

RESOLUTION NO: PC 17-028

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 17-005
ALLOWING A STATE LICENSED SIX (6) TABLE CARD ROOM
WITHIN THE EXISTING BUILDING**

**(1144 Black Oak Drive – Paso Robles Card Room)
APN: 008-051-023**

WHEREAS, the applicant, Paso Robles Central Coast Casino, Inc. dba Paso Robles Cardroom, has filed a Conditional Use Permit (CUP) application to establish a six (6) table card room within the existing building at 1144 Black Oak Drive. This application would relocate the existing card room, Paso Robles Casino, from their current location at 1124 Black Oak Drive; and

WHEREAS, Table 5.3-1 of the Uptown/ Town Center Specific Plan requires a Conditional Use Permit (CUP) for a card room in the Riverside Corridor (RSC) zone; and

WHEREAS, the card room is licensed by the California Gambling Control Commission, which has jurisdiction over operation, concentration, and supervision of gambling establishments and over all persons related to the operations of gambling establishments in the State of California; and

WHEREAS, the card room is also regulated by the local Police Department for patron safety, security and surveillance; and

WHEREAS, the applicant currently holds a Type 42 Alcoholic Beverage Control (ABC) license, which authorizes the sale of beer and wine for consumption on or off the premises where sold. Since the card room relocation is in the same census tract, a determination of Public Convenience or Necessity will not be required by the California Department of Alcoholic Beverage Control; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 23, 2017, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 - Findings: based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. The proposed use is consistent with the General Plan and Uptown / Town Center Specific Plan; and
2. The proposed use satisfies the applicable provisions of this Paso Robles Zoning Ordinance; and

3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood; and
6. The proposed project, as conditioned by the Police Department, would not create any significant impacts to public safety or Police Department resource allocations.

Section 3- Environmental Determination: This application is Categorically Exempt from environmental review per Section 15301 (existing building) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Section 3 - Approval: Conditional Use Permit 17-005 is approved subject to the following:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|--------------------|
| A | Project Conditions |
| B | Project Plans |

PASSED AND ADOPTED THIS 23rd Day of May 2017 by the following Roll Call Vote:

AYES: Commissioners Agredano, Davis, Jorgensen and Rollins

NOES: Chairman Donaldson

ABSENT: Commissioners Barth and Brennan

ABSTAIN:



CHAIRMAN JOHN DONALDSON

ATTEST:



WARREN FRACE,
PLANNING COMMISSION SECRETARY

Exhibit A

Project Conditions of Approval – CUP 17-005

Planning Division Conditions:

1. This Conditional Use Permit Amendment (CUP) authorizes the establishment of a card room operation and California Gambling Control Commission license for a six (6) table card room within the existing building at 1144 Black Oak Drive.
2. The businesses hours of operation are as follows:
 - a. Tuesday through Thursday from 11:00 AM to Midnight
 - b. Friday through Saturday from 11:00 AM to 2:00 AM
 - c. Sundays from 11:00 AM to Midnight
3. This project approval shall expire on May 24, 2019, if the use has not begun operation, or a time extension request has not been filed with the Community Development Department prior to expiration.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process, shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Prior to the issuance of a building permit, the Development Review Committee shall approve the following:
 - a. Final site plan and architectural elevations;
 - b. Floor Plans;
 - c. Detailed building elevations of all structures indicating materials, colors, and architectural treatments.
 - d. Landscape Replanting Plan
 - e. Lighting Plan (no glare / down lighting fixtures required)
 - f. Surveillance Plan
6. A sign application shall be submitted and reviewed by the Development Review Committee prior to approval and installation of any business signs.
7. Prior to occupancy, the applicant shall install, operate and maintain an interior and exterior Surveillance Plan utilizing video cameras during all hours of business operation, to the satisfaction of the Chief of Police.
 - a. Video surveillance footage shall be archived and available for up to seven (7) days after the footage is recorded.
8. Prior to occupancy, the applicant shall install, operate and maintain an interior and exterior Lighting Plan during evening hours of business operation, to the satisfaction of the Chief of Police.

9. The applicant shall ensure that a uniformed security guard is employed during all hours as specified by the Chief of Police during business operation. Said uniformed security guard shall escort business customers to their vehicles upon request by customers.
10. This Conditional Use Permit application shall be reviewed by the Chief of Police annually to determine if this business has resulted in security/police incidents of concern to the Police Department. If the Chief of Police determines that this business may be resulting in detrimental security and safety issues then the Conditional Use Permit shall be reconsidered by the Planning Commission to determine if the business and Conditional Use Permit should be revoked.
11. Any site specific condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

STAMP



CONSULTANT

PROJECT

CONDITIONAL USE PERMIT
FOR



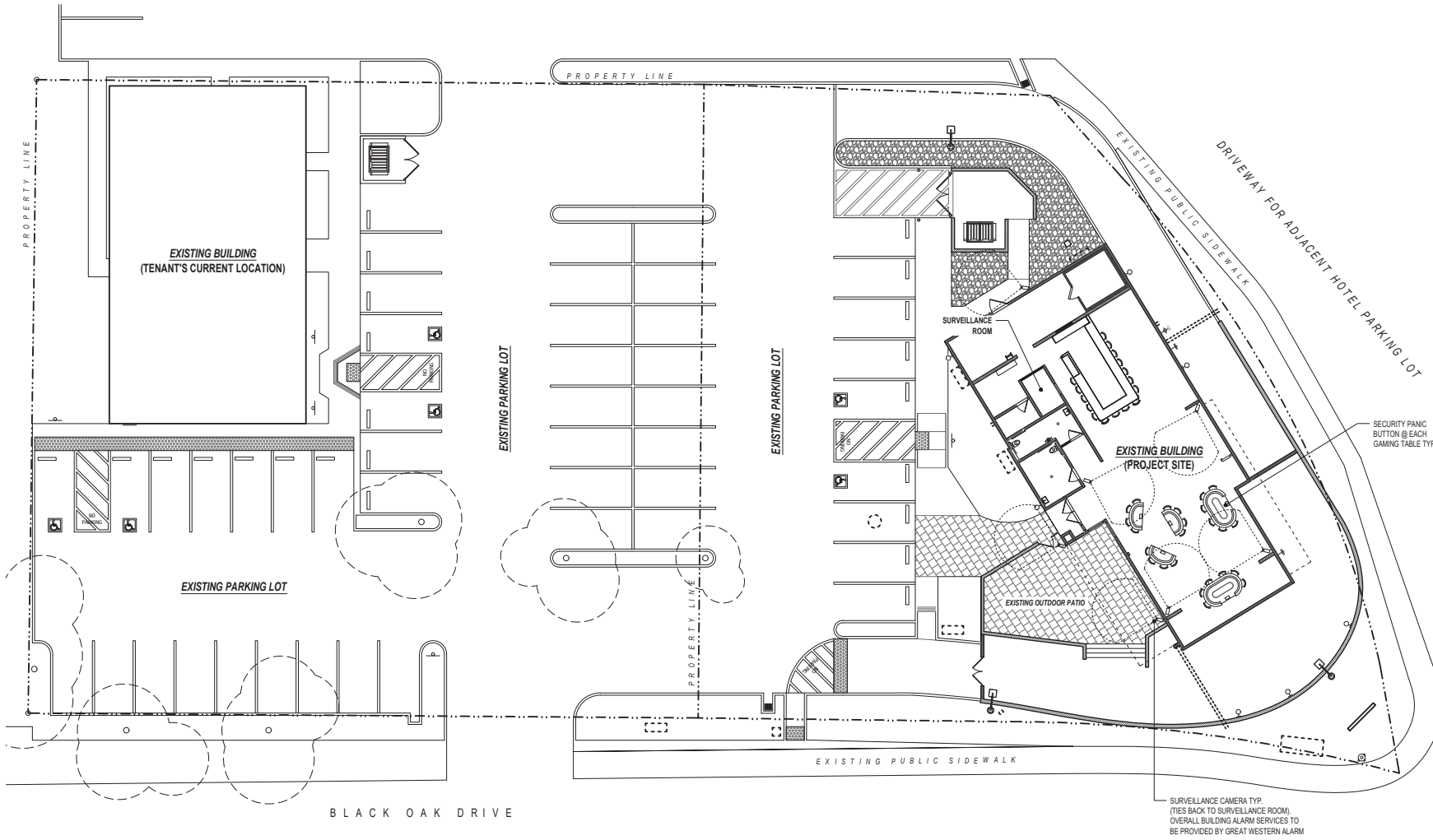
PASO ROBLES CASINO
 1144 BLACK OAK DRIVE
 PASO ROBLES CA 93446
 APN: 008-051-023

| NO. | DESCRIPTION | DATE |
|--------------------|-------------|------------|
| △ C.U.P. SUBMITTAL | | 03-21-2017 |
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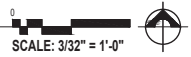
PROPOSED PLAN :
SECURITY PLAN

17-702.01

A 3.0



SURVEILLANCE CAMERA TYP.
 (TIES BACK TO SURVEILLANCE ROOM).
 OVERALL BUILDING ALARM SERVICES TO
 BE PROVIDED BY GREAT WESTERN ALARM

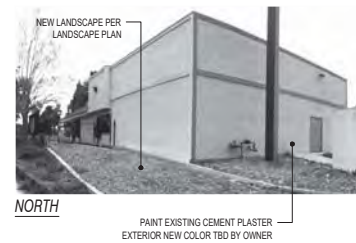
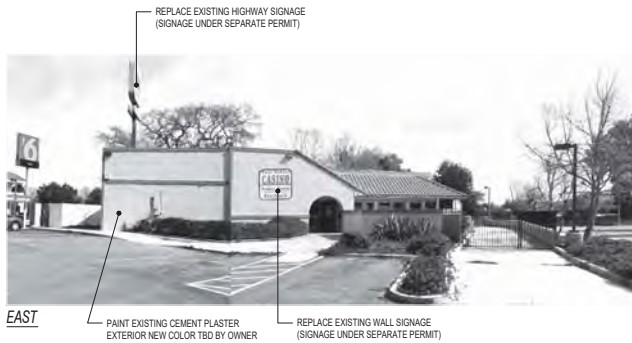


SECURITY PLAN LAYOUT
 FINAL LAYOUT OF SECURITY EQUIPMENT MAY VARY DEPENDING ON FINAL FLOOR PLAN LAYOUT AS DETERMINED BY THE FINAL APPROVED BUILDING PERMIT CONSTRUCTION DOCUMENT SET



EXTERIOR ELEVATIONS : EXISTING

SCALE: N.T.S.



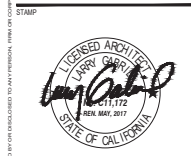
EXTERIOR ELEVATIONS : PROPOSED

SCALE: N.T.S.

Exhibit B
LARRY GABRIEL ARCHITECT

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CONSULTANT

CONDITIONAL USE PERMIT FOR



PASO ROBLES CASINO
1144 BLACK OAK DRIVE
PASO ROBLES CA 93446
APN: 008-051-023

| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 1 | C.U.P. SUBMITTAL | 03-21-2017 |
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EXISTING + PROPOSED EXTERIOR ELEVATIONS

PROJECT NUMBER: 17-702.01

A 6.0

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