

RESOLUTION PC 17-038

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
AMENDING RESOLUTION NO. PC 17-028 APPROVING
CONDITIONAL USE PERMIT 17-005
TO AMEND HOURS OF OPERATION
(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, 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, on May 23, 2017, the Planning Commission adopted Resolution No. PC-17-028 approving Condition Use Permit 17-005 allowing a State Licensed Six (6) table card room within the existing building; and

WHEREAS, Exhibit A to Resolution No. PC 17-028, Project Conditions of Approval, included a condition which specified certain business hours of operation; and

WHEREAS, Section 5.08.055 of the Paso Robles Municipal Code states that cardrooms “shall be permitted to operate twenty-four hours a day;”

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. Based on the provisions of Section 5.08.055 of the Paso Robles Municipal Code, Condition 2 of the Conditions of Approval, as adopted by Resolution No. PC 17-028, is hereby amended to read as follows:

“The business shall be permitted to operate twenty-four hours a day.”

Section 3. Except as amended by this Resolution, all other provisions of Resolution No. PC 17-028 are unchanged

Section 4. Conditional Use Permit 17-005 is approved subject to the following conditions of approval, Exhibit A.

PASSED AND ADOPTED THIS 12th day of September, 2017 by the following roll call vote:

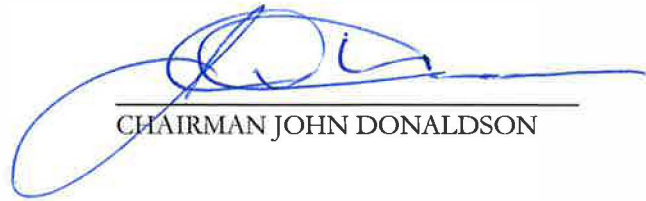
AYES: Commissioners Barth, Brennan, David and Chairman Donaldson

NOES: Commissioners Jorgensen, Agredano and Rollins

ABSENT:

ABSTAIN:

ATTEST:



CHAIRMAN JOHN DONALDSON



WARREN FRASE
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. (This condition was removed due to a conflict with Paso Robles Municipal Code Section 5.08.055)

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.

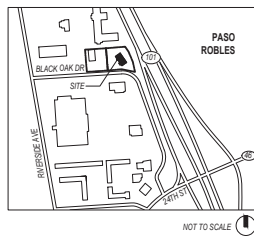
8. Prior to occupancy, the applicant shall install, operate and maintain an interior and exterior Lighting Plan during evening hours of business operation, to the satisfaction of the Chief of Police.
9. The applicant shall ensure that a uniformed security guard is employed during all hours as specified 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.

Exhibit B



PASO ROBLES CASINO CONDITIONAL USE PERMIT SET

LOCATION MAP



CODES

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE CITY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

- * 2016 CALIFORNIA BUILDING CODE
- * 2016 CALIFORNIA ELECTRICAL CODE
- * 2016 CALIFORNIA MECHANICAL CODE
- * 2016 CALIFORNIA FIRE CODE
- * 2016 CALIFORNIA PLUMBING CODE
- * 2016 CALIFORNIA ENERGY CODE
- * TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- * CURRENT CITY ENGINEERING STANDARDS AND SPECIFICATIONS
- * CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSIONS, GRADE, CONFIGURATION AND OTHER ASPECTS OF COMPATIBILITY WITHIN THE WORK OF THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PRECEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.

BUILDING DATA

LOCATION
1124 BLACK OAK DRIVE
PASO ROBLES CA 93446

APN#: 008-051-023

BUILDING DATA
ZONING: RSC (RIVERSIDE CORRIDOR)

SCOPE OF WORK
CARDROOM IN AN EXISTING "RSC" RIVERSIDE CORRIDOR ZONE (COMMERCIAL / RETAIL). THIS CARDROOM WILL BE A RELOCATION OF THAT CURRENTLY LOCATED AT 1124 BLACK OAK DRIVE (THE LOT IMMEDIATELY ADJACENT TO THE PROPOSED LOCATION).

THE PROPOSED PROJECT LOCATION FEATURES AN UNOCCUPIED BUILDING THAT WAS FORMERLY A RESTAURANT. THE PROPOSED TENANT IMPROVEMENT (SUBMITTED SEPARATELY) SHALL INCLUDE A NEW CARD ROOM AREA AND NEW BAR AREA, IN ADDITION TO RETAINING THE EXISTING INDOOR + PATIO DINING AREAS, COMMERCIAL KITCHEN + STORAGE, AND ADA RESTROOMS. THE NEW CARDROOM AREA WILL BE A TRANSFER OF THE EXISTING CARD ROOM AT THE FORMER LOCATION (1124 BLACK OAK DRIVE) AND WILL FEATURE THE SAME NUMBER AND TYPE OF TABLES (6 IN TOTAL).

THE EXTERIOR FACADE SHALL FEATURE NEW COLORS AND SIGNAGE. LANDSCAPE IS TO REMAIN THE SAME (NO CHANGE).

BUILDING SUMMARY:
GROUP OCCUPANCY: A-2 (CARD ROOM)

SEPARATION: NONE
TYPE OF CONSTRUCTION: V-4 (SPRINKLERED)
NUMBER OF FLOORS: 1
FIRE SPRINKLERS: NO
ALLOWABLE AREA (PER TABLE 503): 11,500 SF
ALLOWABLE HEIGHT (PER TABLE 503): 50'-0"

AREA OF BUILDING / ZONES (SUBJECT TO CHANGE PENDING FINAL BUILDING DEPARTMENT TENANT IMPROVEMENT SUBMITTAL):

INTERIOR:	
GAMING FLOOR:	1,200 SF
OFFICE:	60 SF
DINING / BAR KITCHEN:	1,220 SF
STORAGE:	120 SF
RESTROOMS:	275 SF
UTILITIES:	145 SF
TOTAL:	3,020 SF

EXTERIOR:
OUTDOOR PATIO: 1,885 SF

SEE SHEET A1.0 FOR MORE INFORMATION

PROJECT DIRECTORY

PROJECT OWNER
DONALD G. EZZELL
FRCC, INC. dba PASO ROBLES CARDROOM
1124 BLACK OAK DRIVE / PASO ROBLES CA 93446
760.485.1004
don@pasoroblescasino.com

ARCHITECT OF RECORD
LARRY GABRIEL, ARCHITECT
PROJECT COORDINATOR
530 10TH STREET / PASO ROBLES, CA 93446
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DRAWING INDEX

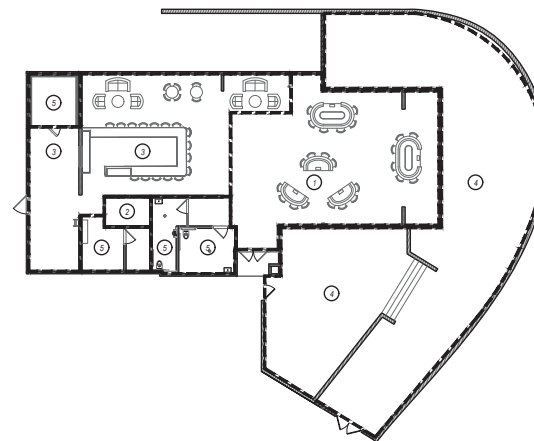
- TS - TITLE SHEET**
TS 1.0 PROJECT DATA
PARKING REQUIREMENTS
- L - LANDSCAPE**
L 1.0 LANDSCAPE PLAN
- A - ARCHITECTURAL**
A 1.0 SITE PLAN
A 3.0 SECURITY PLAN
A 6.0 EXTERIOR ELEVATIONS

DEFERRED ITEMS

TENANT IMPROVEMENT BUILDING PERMIT (INCLUDING SLO ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL)
SIGNAGE (DESIGN REVIEW COMMITTEE APPROVAL REQUIRED)

OVERALL PARKING REQUIREMENTS

SPACE:	PARKING REQUIRED:	
① GAMING AREAS:	1 PERSON PER CHAIR: 1 DEALER PER TABLE:	24 PEOPLE / STALLS 5 PEOPLE / STALLS
② OFFICE / SECURITY:	60 SF @ 3 STALLS PER 1,000 SF:	1 STALLS
③ KITCHEN / DINING:	1,220 SF @ 3 STALLS PER 1,000 SF:	4 STALLS
④ OUTDOOR PATIO:	1,885 SF @ 3 STALLS PER 1,000 SF:	6 STALLS
⑤ STORAGE / CIRCULATION / UTILITIES / RESTROOMS:		0 STALLS
	TOTAL PARKING REQUIRED:	40 STALLS REQUIRED
	TOTAL PARKING PROVIDED:	EXISTING 9 PARKING STALLS AVAILABLE + 33 ADDITIONAL SHARED STALLS WITH ADJACENT LOT 1124 BLACK OAK DRIVE (SEE SITE PLAN ON SHEET A1.0 FOR PARKING LAYOUT) 42 STALLS PROVIDED



SCALE: N.T.S.



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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

DESIGNED BY: KR
CHECKED BY: LG

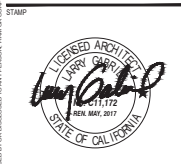
PROJECT DATA + DIRECTORY
PROJECT NUMBER: 17-702.01
DATE: 03/21/2017

TS 1.0

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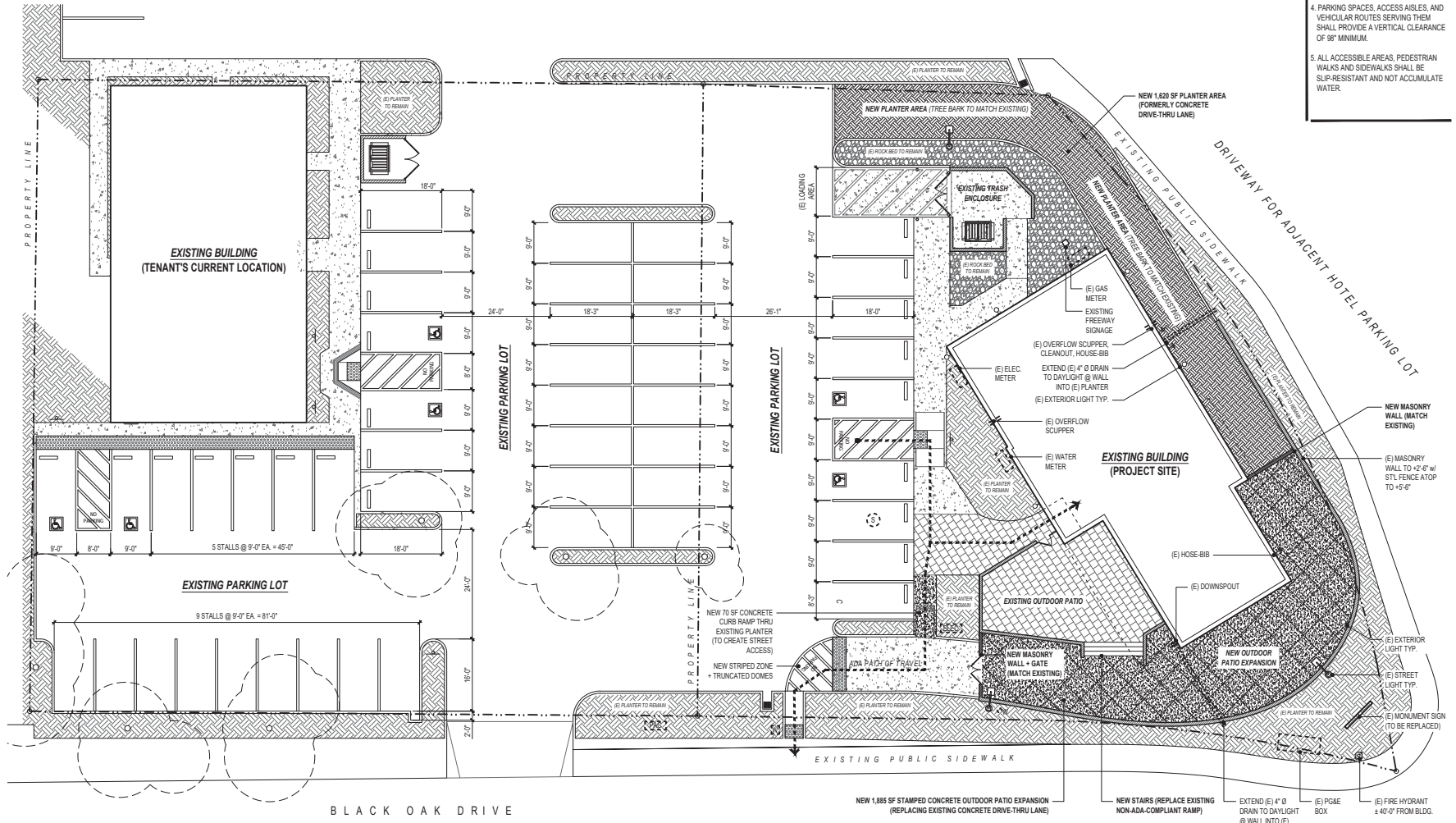
CONSULTANT

GENERAL NOTES

1. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" CLEAR IN WIDTH AND HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEED 1/4" IN HEIGHT.
2. WHEN ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
3. OBSTRUCTIONS OVERHANGING WALKWAYS SHALL BE AT LEAST 80" CLEAR ABOVE THE WALKING SURFACE. OBSTRUCTIONS SHALL NOT REDUCE THE WALK CLEAR WIDTH BY MORE THAN 12".
4. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 8' MINIMUM.
5. ALL ACCESSIBLE AREAS, PEDESTRIAN WALKS AND SIDEWALKS SHALL BE SLIP-RESISTANT AND NOT ACCUMULATE WATER.

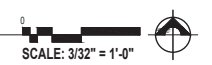
LEGEND

--- ADA PATH OF TRAVEL
 PROVIDE 1:20 MAX. SLOPE IN DIRECTION OF TRAVEL AND 1:48 MAX. CROSS-SLOPE WHERE PATH OF TRAVEL OCCURS



OVERALL SITE PLAN + UTILITIES (PROPOSED CHANGES)

ALL PARKING STALLS IN BOTH LOTS SHOWN ARE FOR USE BY THE TENANT AT 1144 BLACK OAK DRIVE PER THE PARKING AGREEMENT INCLUDED WITH THIS DRAWING SET PACKAGE.



CONDITIONAL USE PERMIT FOR



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

NO.	DESCRIPTION	DATE
△	C.U.P. SUBMITTAL	03-21-2017

DESIGNED BY: KR
 CHECKED BY: LG

PROPOSED PLAN : OVERALL SITE PLAN

PROJECT NO: 17-702.01
 DATE: 03-21-2017



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PROJECT
CONDITIONAL USE PERMIT
FOR



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

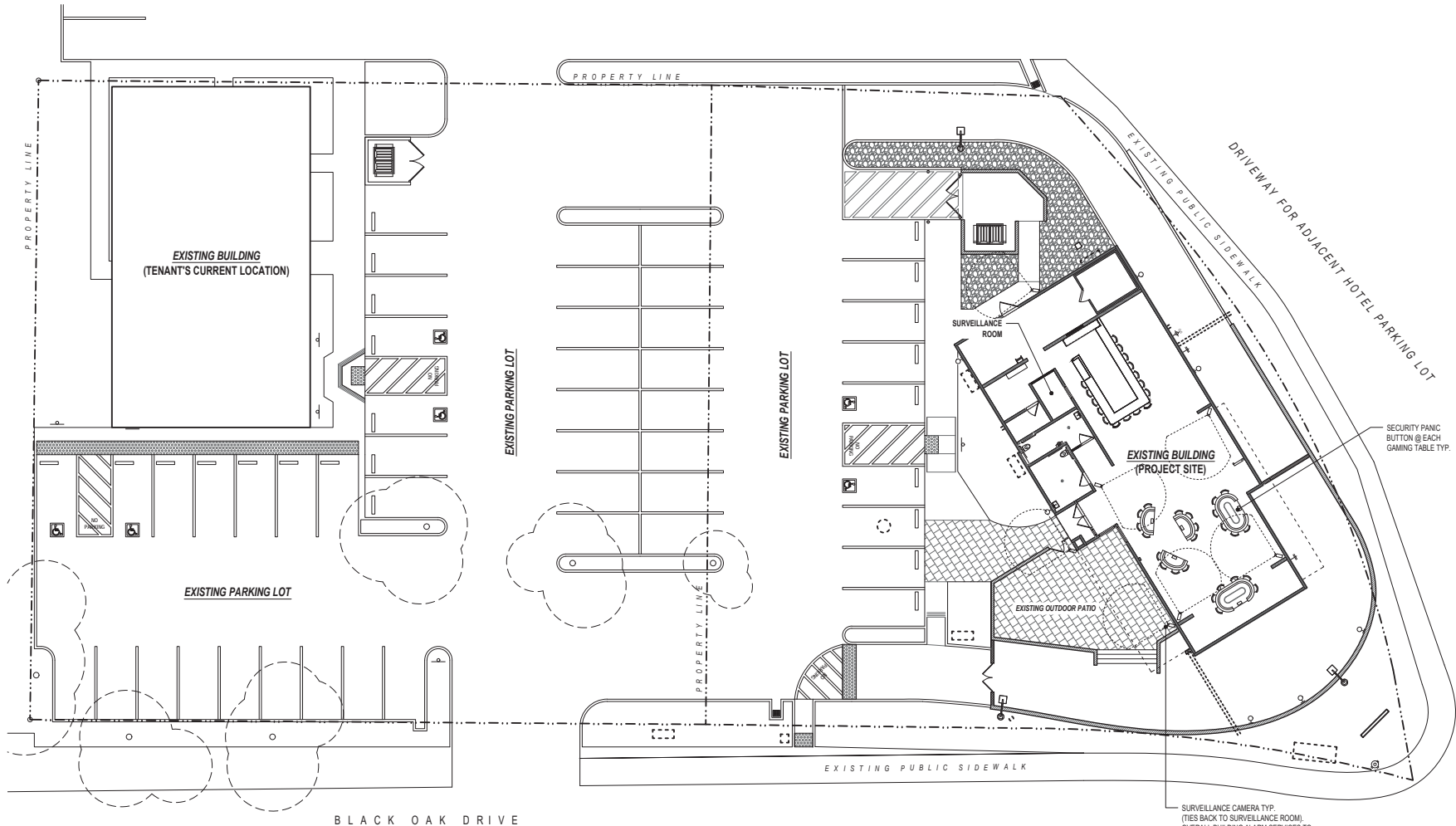
NO.	DESCRIPTION	DATE
1	C.U.P. SUBMITTAL	03-21-2017

OWNER: KR DESIGNER: LG
ARCHITECT

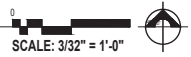
PROPOSED PLAN :
SECURITY PLAN

PROJECT NUMBER: 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

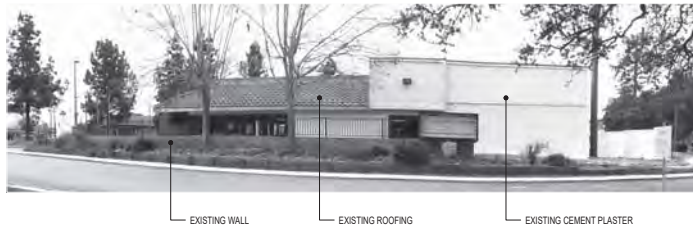


SECURITY PLAN LAYOUT

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

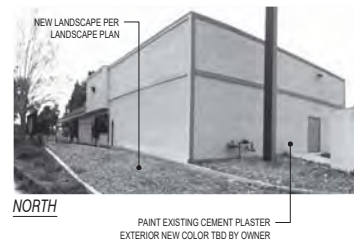
PROJECT NO. 17-702.01 - 1144 BLACK OAK DRIVE PASO ROBLES CA 93446 - 1144 BLACK OAK DRIVE PASO ROBLES CA 93446

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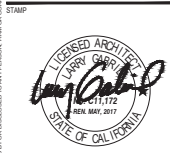
EXTERIOR ELEVATIONS : EXISTING

SCALE: N.T.S.



EXTERIOR ELEVATIONS : PROPOSED

SCALE: N.T.S.



CONSULTANT

PROJECT

CONDITIONAL USE PERMIT FOR

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

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1	C.U.P. SUBMITTAL	03-21-2017

OWNER: KR
DESIGNER: LG

EXISTING + PROPOSED
EXTERIOR ELEVATIONS

PROJECT NUMBER: 17-702.01

DATE PLOTTED:

A 6.0