



**CITY OF EL PASO DE ROBLES**  
**" The Pass of the Oaks"**  
**Planning Commission Agenda**

**Tuesday, April 14, 2026, 6:30 PM**

**Centennial Park - Norris Room**

**600 Nickerson Drive**

**Paso Robles, CA 93446**

Commissioners Present:

Commissioner Marlow

Chair Pro Tem Roden

Commissioner Christensen

Chairperson Covarrubias

Commissioner Neel

Commissioner Koegler

Commissioner Lorenz

Residents can livestream the meeting at [www.prcity.com/youtube](http://www.prcity.com/youtube), and call **(805)865-7276** to provide public comment via phone. The phone line will open just prior to the start of the meeting and remain open throughout the meeting to ensure the opportunity to comment on each item heard by the Commission, other than brief reports and announcements by staff or the Commission.

Written public comments can be submitted via email to [planning@prcity.com](mailto:planning@prcity.com) **prior to 12:00 noon on the day of the meeting** to be posted as an addendum to the Agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name. Planning Commission meetings will be live-streamed during the meeting and also available to play later on YouTube by accessing the following link: [www.prcity.com/youtube](http://www.prcity.com/youtube). Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review at City Hall, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at [www.prcity.com/meetings](http://www.prcity.com/meetings).

AMERICANS WITH DISABILITIES ACT Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

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Pages

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. STAFF INTRODUCTIONS
  - 1. STAFF PRESENT

**E. GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

**F. AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED**

**G. PUBLIC HEARINGS**

**1. Jan's Place Request for CUP (P26-0031 / CUP26-05) 4**

Request for a Conditional Use Permit to establish a bar in existing tenant space located in the TC-1 zoning district. No substantial changes to the exterior or interior of the building are proposed, and the established bar would utilize and existing type 42 Alcohol Beverage Control (ABC) License (P26-0031/CUP 26-05)

**Address:** Jeff Root, Owner of Jan's Bar

**Applicant:** 842 Norma's Alley (APN: 009-044-012)

**CEQA:** Staff recommends the Planning Commission determine the project is exempt from environmental review as a class 1 categorical exemption for Existing Facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.

**Recommended:**

Approve the project by adopting Resolution PC 26-XXX based on findings and subject to conditions of approval.

**2. Zoning Code Amendment to update permitting and operational standards for food trucks(RZN25-08/P25-0070) 29**

Consideration of Zoning Code Amendment to Repeal and Replace Paso Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts) to modify the Permitting Requirements and Operational Standards consistent with the Food Truck Ad Hoc Committee and City Council recommendations. Planning Commission will be recommending the item to City Council for final approval prior to adoption. (RZN25-08/P25-0070).

**Address:** Citywide

**CEQA:** The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378" and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**Recommended:**

Recommend the City Council adopt the zoning code amendment to repeal and replace section 21.69.120 (Food Trucks and Food Truck Courts) of the Paso Robles Municipal Code (PRMC) by adopting Draft Resolution 26-xxx based on findings.

**H. DISCUSSION ITEMS**

**I. CONSENT CALENDAR**

- 1. March 10, 2026 Planning Commission Minutes 90**
- 2. March 24, 2026 Planning Commission Minutes 93**
- 3. March 9, 2026 Development Review Committee Minutes 98**

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1.	HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT	
2.	DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE	105
K.	PLANNING COMMISSIONERS' COMMENTS	
L.	STAFF COMMENTS	
M.	ADJOURNMENT	



## Planning Commission Agenda Report

From: Sam Ricklefs, Assistant Planner

Subject: Conditional Use Permit to operate a bar in a former winetasting room, located at 842 Norma's Alley.

CEQA: The project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301

Location: 842 Norma's Alley (APN 009-044-012)

Date: April 14, 2026

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### Facts

1. The City of El Paso de Robles ("City") has received an application from Jeff Root, co-owner of the existing bar Jan's Place (1817 Osos Street, San Luis Obispo, CA), for Conditional Use Permit (CUP) 26-20 to allow for the opening of a sister bar establishment of same name.
2. The proposed 860 sq. ft. retail space is located at 842 Norma's Alley (APN 009-042-012).
3. The property has a General Plan land use designation of Downtown Commercial (DC) and is located within the Town Center 1 (TC-1) zoning district of the Uptown/Town Center Specific Plan ( see Vicinity Map, Attachment 1).
4. The TC-1 Zoning District allows for bars and cocktail lounges (with or without a restaurant, and potentially including dancing and live, amplified entertainment) as a conditionally allowed use as per [Uptown/Town Centre Specific Plan Table 5.3-1](#).
5. The proposed business will operate under a Type 42 license, allowing for sale and on-site consumption of beer and wine, from the California Department of Alcoholic Beverage Control (ABC).
6. The property was occupied by a winetasting room, Taste in the Alley, from 2015 to 2026. This former business was operated with a Type 42 license. The proposed business will transfer the existing Type 42 license into their own name but will require a CUP due to the venue's change in use from winetasting to beer and wine sales.
7. No kitchen or hot food service is proposed as part of the proposal. Small shelf-stable food items will be sold as part of business activities, as is allowed under a Type 42 California Department of Alcoholic Beverage Control license.
8. No external or internal construction is proposed for the property, other than the addition of a small projecting sign next to the property's entrance on Norma's Alley.
9. The proposed CUP was reviewed by the Development Review Committee on March 30, 2026. The Development Review Committee found no issues with the proposed usage nor the proposed signage to be added, and did not provide any further site-specific conditions of approval outside of those included in Exhibit A.
10. The project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.

## Community Outreach

Public noticing included a legal notice in the New Times newspaper, postcards mailed to neighbors of the project, and a site notice posted on the property accomplished at least 10 days in advance of the public hearing in accordance with [Chapter 21.26.030 of the Paso Robles Municipal Code](#).

## Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project by adopting Resolution PC 26-XXX based on findings and subject to conditions of approval.
2. Approve the project with modifications by amending and adopting Resolution PC 26-XXX.
3. Refer the project back to the Development Review Committee or Staff for additional analysis.
4. Deny the project by adopting findings of denial.

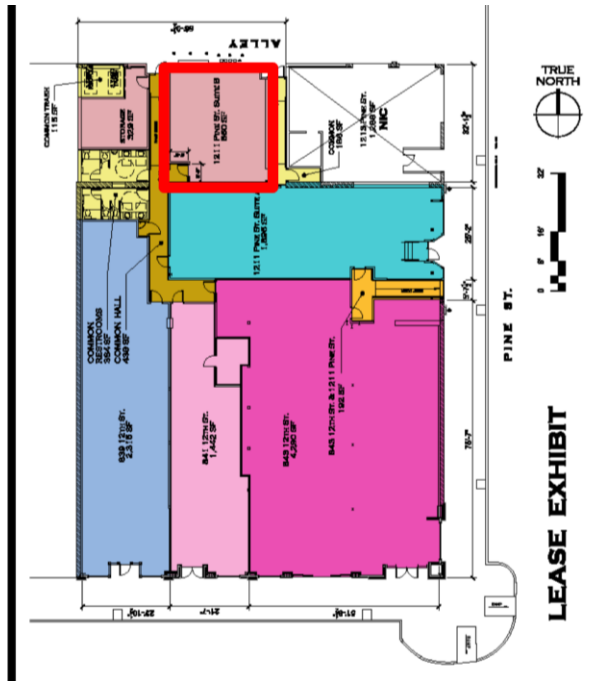
## Analysis and Conclusions

### Project Summary

The project as proposed is for consideration of a Conditional Use Permit (CUP) for on-site beer and wine sales at an existing 860 sq. ft. retail space located at 842 Norma's Alley. This space was previously occupied by a wine-tasting venue, with the applicant proposing usage of the existing layout of the space. No external or internal construction is proposed.



*Aerial photo of location of 842 Norma's Alley*



*Lease space of 842 Norma's Alley, located within property addressed at 1211 Pine Street*

General Plan and Zoning Compatibility

This space is located within the Town Center 1 (TC-1) zoning designation of the Uptown/Town Centre Specific Plan, which applies to the City's historic Downtown core and is designed to "preserve and augment Downtown's unique historical value while enhancing its economic vitality." Uptown/Town Centre Specific Plan Table 5.3-1 allows for bars and cocktail lounges within the TC-1 zoning with the approval of a CUP. There have been no changes in City codes for the TC-1 zoning designation related to this project.

Neighborhood Compatibility

The nature of the proposed usage of the space is consistent with the surrounding area and is compatible with surrounding land uses. Uptown/Town Centre Specific Plan Table 5.3-1 limits bars to the TC-1, TC-2, and RSC zones with the intention of having such establishments within the Downtown area. The space is within a shared building that holds another tenant space, Street Side Ale House and Eatery, that serves beer and wine as part of a restaurant use under a Type 47 ABC license. Multiple other establishments within the TC-1 zoning area also currently operate under a Type 42 license and CUP, as is proposed by the applicant.

Hours of Operation

The applicant proposes the following hours of operation for the proposed use:

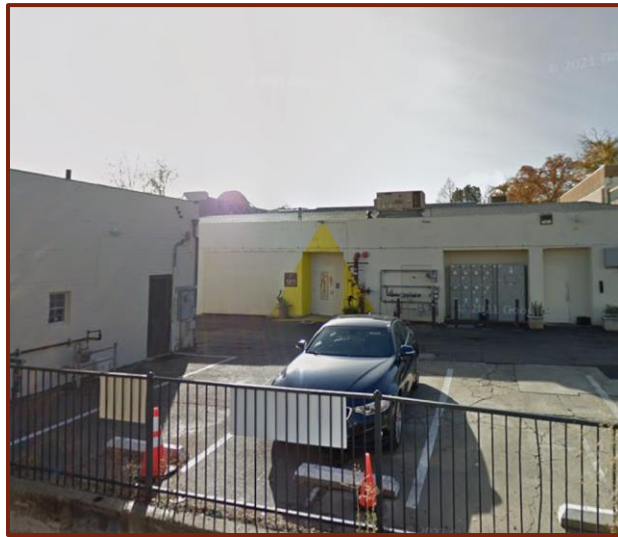
- Monday-Thursday: 1 pm to midnight
- Friday-Saturday: 1 pm to 2 am
- Sunday: 11 am to 10 pm

As part of the review performed by the Development Review Committee (DRC), the applicant noted that the proposed hours are intended to allow for private events to occur within the space on occasion. It was noted that, during normal operation periods, closing times would likely occur earlier than those above.

The hours of operation provided for review are comparable to other properties operating under a Type 42 license in the TC-1 zone.

### *Parking and Circulation*

The primary entrance to the space is located on Norma's Alley, a paved alleyway between Park and Pine Streets that is fully accessible by both pedestrians and vehicles. The entrance is approximately 40 feet west of the alley's intersection with Pine Street. The site is additionally accessible from 13<sup>th</sup> Street via a secondary alley, which connects to Norma's Alley mid-block. [Section 5.7.2.H.2 of the Uptown/Town Centre Specific Plan](#) states, "[d]owntown buildings not meeting current parking requirements that are replaced or reconstructed, shall not be required to provide more on-site parking than existed at the time of demolition or remodel. Expanded floor area beyond what previously existed shall be subject to downtown parking requirements." No expansion of floor area beyond what previously existed is proposed, so no additional parking is required. Parking for the location is provided through both on-street parking stalls and public parking lots located throughout Downtown.



*View of primary entrance on Norma's Alley*

The project will not generate a volume of either pedestrian or vehicle traffic that will exceed the safe capacity of all roads providing access, or beyond the normal traffic volume of the surrounding neighborhood. Capacity of the project is limited to 40 individuals at a given time, and access to the site by both pedestrians and vehicles is spread across multiple locations.

### *Noise*

The project plans the use of pre-recorded music as entertainment during business hours, with no live or amplified entertainment proposed as part of the CUP. No accessible outdoor gathering space is available or proposed for the project, with all activities planned to occur within the existing indoor space.

The project is required to adhere to all noise standards for commercial/retail buildings as laid out in [Table 21.83.060-1](#) of the Paso Robles Municipal Code. It is not expected that the project as proposed would result in a significant noise impact due to its location and indoor nature of proposed uses.

**Fiscal Impact**

There are no specific fiscal impacts associated with approval of this entitlement.

**CEQA**

Staff recommends the Planning Commission find that the project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301. No substantial changes are proposed to either the interior or exterior of the property, and thus there will be no actions that result in a significant new environmental effect.

**Recommendation (Option 1)**

Approve the project by adopting Resolution PC 26-XXX based on findings and subject to conditions of approval.

**Attachments**

1. Attachment 1. Vicinity Map
2. Attachment 2. Draft Resolution PC 26-xxx
  - a. Exhibit A. Site-Specific Conditions of Approval
  - b. Exhibit B. Standard Conditions of Approval
  - c. Exhibit C. Site Plan
  - d. Exhibit D. Floor Plan
3. Attachment 3. Mail Affidavit
4. Attachment 4. News Affidavit
5. Attachment 5. Site Notice Affidavit

# Attachment 1 Vicinity Map



RESOLUTION NO. PC 26-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES APPROVING  
CONDITIONAL USE PERMIT 26-020 FOR A BAR ESTABLISHMENT  
842 NORMA'S ALLEY, APN: 009-044-012

APPLICANT – JEFF ROOT, JAN'S PLACE

**WHEREAS**, Jeff Root, co-owner of existing business Jan's Place (1817 Osos Street, San Luis Obispo, CA) has applied for Conditional Use Permit (CUP) 26-020 to allow for the opening of a sister bar establishment of same name (P26-0031); and

**WHEREAS**, the 860 sq. ft. site is located at 842 Norma's Alley (APN 009-042-012) (the property); and

**WHEREAS**, the property has a General Plan land use designation of Downtown Commercial (DC) and is located within the Town Center 1 (TC-1) zoning district of the Uptown/Town Centre Specific Plan (U/TCSP)(see Vicinity Map, Attachment 1); and

**WHEREAS**, the TC-1 Zoning District allows for bars and cocktail lounges (with or without a restaurant, and potentially including dancing and live, amplified entertainment) as a conditionally allowed use as per Uptown/Town Centre Specific Plan Table 5.3-1.; and

**WHEREAS**, the project is consistent with the Downtown Commercial General Plan Land Use designation as it contributes to the downtown as an entertainment/social center; and

**WHEREAS**, the proposed business will operate under a Type 42 license, allowing for sale and on-site consumption of beer and wine, from the California Department of Alcoholic Beverage Control (ABC); and

**WHEREAS**, the property was occupied by a winetasting venue, Taste in the Alley, from 2015 to 2026. This former business was operated with a Type 42 license. The proposed business will transfer the existing Type 42 license into their own name but will require a CUP due to the venue's change in use from winetasting room to beer and wine sales; and

**WHEREAS**, no kitchen or hot food service is proposed as part of the proposal. Small shelf-stable food items will be sold as part of business activities, as is allowed under a Type 42 license; and

**WHEREAS**, no external or internal construction is proposed for the property, other than the addition of a small projecting sign next to the property's entrance on Norma's Alley; and

**WHEREAS**, the proposed CUP was reviewed by the Development Review Committee on March 30th, 2026. The Development Review Committee found no issues with the proposed usage nor the proposed signage to be added, and did not provide any further site-specific conditions of approval outside of those included in Exhibit A; and

**WHEREAS**, the project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301; and

**WHEREAS**, a duly noticed public hearing was conducted by the Planning Commission on April 14th, 2026, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a development plan.

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 entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings set forth in this Resolution, the Planning Commission approves Conditional Use Permit 26-020 as depicted and conditioned by the following exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan and Floor Plan

**Section 3.** Based on the entire record before the Planning Commission and all written and oral evidence presented, the Planning Commission makes the following findings:

Conditional Use Permit Findings

- A. The proposed use is consistent with the general plan and the Uptown/Town Centre Specific Plan; is allowed within the applicable zoning district, subject to the granting of a conditional use permit or administrative use permit; and complies with all other applicable provisions of the zoning code and the Municipal Code. Cocktail lounges and bars are permitted in the TC-1 zone with approval of a conditional use permit and contribute to the Downtown Commercial General Plan Land Use Designation by providing a source of entertainment.
- B. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. No changes are proposed to the design, location, and size of the site or activity. The approval of the CUP would change a minor characteristic of the activity to include on-site sales and consumption of beer to the existing sale of wine; there are no changes to occupancy, hours or days of operation, or requirement to comply with all applicable laws and regulations.
- C. The site is physically suitable in terms of:
  - Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking. The CUP does not propose any changes to the site design, and no site improvements are required. The property will not be required to provide further on-site parking beyond what is currently available, as per Uptown/Town Centre Specific Plan 5.7.2.H.2, with parking provided in other locations in downtown Paso Robles. TC-1 zoning regulations allow for the presence of bars in the downtown area, with multiple other nearby establishments operating under a Type 42 license.

- Streets and highways adequate to accommodate public and emergency vehicle (such as fire and medical) access. The property is directly accessed via Norma’s Alley, which is fully paved and accessible to the public. Direct access to the alley is available from Pine, Park, and 13<sup>th</sup> Streets, all of which are major downtown roadways. Secondary emergency access to the property is additionally available from 12<sup>th</sup> Street via Side Street Ale House and Eatery, which shares the same building in a separate tenant space.
- Public protection services (such as fire protection, police protection, etc.). The site and existing use are required to abide by all safety provisions provided and enforced by the Emergency Services Department.
- The provision of utilities such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal. No change, addition, or enlargement of the property is being proposed that would trigger an increase in utility usage. The proposed use will not significantly increase usage of existing facilities by customers within the space.

D. The proposed use will not significantly affect the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located. The CUP proposes a minor change in existing land use from Winetasting Room to Bar, Cocktail Lounge. This amendment was reviewed by the police department to ensure there has been no reoccurring nuisance or ongoing adverse effect to health, interest, safety, or general welfare of the public. The project is conditioned to ensure all bar activities and accessory uses are conducted inside the existing building to mitigate any adverse effect to the surrounding land uses.

Section 4. The project is exempt from environmental review as a class 1 categorical exemption for existing facilities pursuant to the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.

Section 5. This Resolution shall become effective fifteen (15) days following its adoption.

APPROVED this 14th day of April 2026, by the following roll-call vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

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ERIC MARLOW, CHAIRPERSON

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY

# Exhibit A

## Site Specific Conditions of Approval – CUP 26-20 (P26-0031)

### Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B.”

NOTE: In the event of conflict or duplication between standard conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition of this Exhibit A shall supersede the standard conditions of Exhibit B.

2. The project shall be constructed and operated in substantial conformance with the Conditions of Approval and it shall be constructed and operated in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>EXHIBIT DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan and Floor Plan

3. Approval of the project is valid for a period of two (2) years from the date of approval. Unless a business license has issued, the approval of Conditional Use Permit 26-20 shall expire on April 14, 2028. The Planning Commission may extend the expiration date if a time extension application has been filed with the City along with the required fee before the expiration date.
4. The project shall comply with all regulations as set by the California Department of Alcoholic Beverage Control (ABC). This includes all requirements related to Responsible Beverage Service (RBS) training and certification for all servers of alcohol and managers of alcohol servers.
5. The project shall comply with all exterior and interior noise standards for commercial/retail buildings as defined within Chapter 21.83 of the Paso Robles Municipal Code (PRMC).
6. The project shall operate and maintain both interior and exterior security cameras with continuous 24/7 filming. All footage will be stored on secure internal servers for at least 30 days prior to deletion.
7. The following hours of operation shall be observed by the project:
  - Monday–Thursday: 1 pm to midnight
  - Friday-Saturday: 1 pm to 2 am
  - Sunday: 11 am to 10 pm
8. Exterior projecting signage installed for the proposed usage must maintain a clearance height of 8 feet 6 inches, as required within the Uptown/Town Center Specific Plan and conditioned as part of the sign’s approval by the Development Review Committee on March 30, 2026.
9. Any condition imposed by the Planning Commission in approving 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

# Exhibit A

of the original permit. No such modification shall be made unless the Planning Commission makes the same findings for the modification as were made for the original approval and 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.

# Exhibit B

CITY OF EL PASO DE ROBLES  
STANDARD DEVELOPMENT CONDITIONS

<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Development Plan Review
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Tentative Tract Map
Approval Body: Planning Commission	Date of Approval: April 14, 2026
Applicant: Jeff Root	Location: 842 Norma's Alley
	APN: 009-044-012

The following conditions that have been checked are standard conditions of approval for the above referenced project. The checked conditions shall be complied with in their entirety before the project can be finalized, unless otherwise specifically indicated. In addition, there may be site specific conditions of approval that apply to this project in the resolution.

**COMMUNITY DEVELOPMENT DEPARTMENT - The applicant shall contact the Community Development Department, (805) 237-3970, for compliance with the following conditions:**

**A. GENERAL CONDITIONS – PD/CUP:**

- 1. This project approval shall expire on April 14, 2028, unless a business license is issued, a time extension request is filed with the Community Development Department, or a State mandated automatic time extension is applied prior to expiration.
- 2. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the development review process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
- 3. The applicant shall defend, indemnify, and hold harmless the City of El Paso de Robles and its officers, employees, and agents from and against any claim, action, or proceeding against the City of El Paso de Robles, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of El Paso de Robles concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, Development Review Committee, Community Development Director, or City Planner. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense

# Exhibit B

of the matter. Applicant understands and acknowledges that City is under no obligation to defend any legal actions challenging the City's actions with respect to the project.

- 4. Any site-specific condition imposed by the Review Authority in approving this project (**CUP26-20, P26-0031**) may be amended 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 approval of this project. No such modification shall be made unless the Review Authority finds that such amendment 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 for this approval.
- 5. The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.
- 6. All signs shall be subject to review and approval as required by Paso Robles Municipal Code Chapter 21.52 and shall require a separate application and approval prior to installation of any sign.
- 7. Prior to the issuance of a Building Permit, a landscape and irrigation plan consistent with Paso Robles Municipal Code Chapter 21.45 and Chapter 21.56, shall be submitted for City review and approval. The plan needs to be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems.
- 8. A reciprocal parking and access easement and agreement for site access, parking, and maintenance of all project entrances, parking areas, landscaping, hardscape, common open space, areas and site lighting standards and fixtures, shall be recorded prior to building occupancy. Said easement and agreement shall apply to all properties, and be referenced in the site Covenants, Conditions and Restrictions (CC&Rs).
- 9. All outdoor storage shall be screened from public view by landscaping and walls or fences consistent with Paso Robles Municipal Code Section 21.69.170.
- 10. For commercial, industrial, office or multi-family projects, all refuse enclosures are required to provide adequate space for garbage, recycling, and green waste bins. The enclosure shall be consistent with Paso Robles Municipal Code 21.51 and shall be architecturally compatible with the primary building. Gates shall be view obscuring and constructed of durable materials. Size and closure details subject to approval of the City Solid Waste Manager.
- 11. For commercial, industrial, office or multi-family projects, all existing and/or new ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the

# Exhibit B

use of decorative walls and/or landscaping consistent with Paso Robles Municipal Code Chapter 21.47 and subject to approval by the Community Development Director or their designee. Details shall be included in the building plans.

- 12. All existing and/or new roof-mounted appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view consistent with Paso Robles Municipal Code Chapter 21.47. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Community Development Director or their designee. Details shall be included in the building plans.
- 13. All new lighting shall be dark-sky compliant consistent with Paso Robles Municipal Code Chapter 21.82.
- 14. Existing lighting shall be brought into conformance with the standards of Chapter 21.82 as specified in Paso Robles Municipal Code Paragraph 21.82.010.B.2 unless otherwise stated in this resolution. The style, location, and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Community Development Director or their designee.
- 15. All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to splitface block, slumpstone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Review Committee, but specifically excluding precision block.
- 16. It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.
- 17. Any existing oak trees located on the project site shall be protected and preserved consistent with Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved oak Tree Removal Permit must be obtained from the City, prior to removal.
- 18. No storage of trash cans or recycling bins shall be permitted within the public right-of-way.
- 19. Prior to recordation of the map or prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or their designee.
- 20. Two sets of the revised Planning Commission approved plans incorporating all Conditions of Approval, standard and site specific, shall be submitted to the Community Development Department prior to the issuance of building permits.

# Exhibit B

- 21. Prior to the issuance of building permits, the
  - Development Review Committee shall approve the following:
  - Planning Division Staff shall approve the following:

**B. GENERAL CONDITIONS – TRACT/PARCEL MAP:**

- 1. In accordance with Government Code Section 66474.9, the subdivider shall defend, indemnify and hold harmless the City, or its agent, officers and employees, from any claim, action or proceeding brought within the time period provided for in Government Code section 66499.37, against the City, or its agents, officers, or employees, to attack, set aside, void, annul the City's approval of this subdivision. The City will promptly notify subdivider of any such claim or action and will cooperate fully in the defense thereof.
- 2. The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Community Development Department, the Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.
- 3. The owner shall petition to annex residential Tract (or Parcel Map) \_\_\_\_\_ into the City of Paso Robles Community Facilities District No. 2005-1 for the purposes of mitigation of impacts on the City's Police and Emergency Services Departments.
- 4. Street names shall be submitted for review and approval by the Planning Commission, prior to approval of the final map.
- 5. The following areas shall be permanently maintained by the property owner, Homeowners' Association, or other means acceptable to the City:

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**ENGINEERING DIVISION- The applicant shall contact the Engineering Division, (805) 237-3860, for compliance with the following conditions:**

All conditions marked are applicable to the above referenced project for the phase indicated.

**C. PRIOR TO ANY PLAN CHECK:**

- 1. The applicant shall enter into an Engineering Plan Check and Inspection Services Agreement with the City.

**D. PRIOR TO ISSUANCE OF A GRADING PERMIT:**

- 1. Prior to approval of a grading plan, the developer shall apply through the City, to FEMA and receive a Letter of Map Amendment (LOMA) issued from FEMA. The

# Exhibit B

developer's engineer shall provide the required supporting data to justify the application. The requirement may be waived if compliance with the City's Floodplain Ordinance is demonstrated to the City Engineer's satisfaction.

- 2. Any existing oak trees located on the project site shall be protected and preserved as required in Paso Robles Municipal Code Chapter 10.01 "Oak Tree Preservation", unless specifically approved to be removed. An oak tree inventory shall be prepared listing the oak trees, their disposition, and the proposed location of any replacement trees required. In the event an oak tree is designated for removal, an approved Oak Tree Removal Permit must be obtained from the City, prior to its removal.
- 3. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
- 4. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
- 5. A Storm Water Pollution Prevention Plan per the State General Permit for Storm Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.

## **E. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- 1. All off-site public improvement plans shall be prepared by a registered civil engineer and shall be submitted to the City Engineer for review and approval. The improvements shall be designed and placed to the Public Works Department Standards and Specifications.
- 2. The applicant shall submit a composite utility plan signed as approved by a representative of each public utility.
- 3. Landscape and irrigation plans for the public right-of-way shall be incorporated into the improvement plans and shall require approval by the Streets Division Supervisor and the Community Development Department.
- 4. In a special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM) the owner shall provide an Elevation Certificate in accordance with the National Flood Insurance program. This form must be completed by a land surveyor or civil engineer licensed in the State of California.

## **F. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDATION OF THE FINAL MAP:**

**The Planning Commission has made a finding that the fulfillment of the construction**

# Exhibit B

**requirements listed below are a necessary prerequisite to the orderly development of the surrounding area.**

- 1. The applicant shall pay any current and outstanding fees for Engineering Plan Checking and Construction Inspection services.
- 2. All public improvements are completed and approved by the City Engineer, and accepted by the City Council for maintenance.
- 3. The owner shall offer to dedicate and improve the following street(s) to the standard indicated:

Street Name	City Standard	Standard Drawing No.
-------------	---------------	----------------------

- 4. If, at the time of approval of the final map, any required public improvements have not been completed and accepted by the City the owner shall be required to enter into a Subdivision Agreement with the City in accordance with the Subdivision Map Act.

Bonds required and the amount shall be as follows:  
 Performance Bond.....100% of improvement costs.  
 Labor and Materials Bond.....50% of performance bond.

- 5. If the existing City street adjacent to the frontage of the project is inadequate for the traffic generated by the project, or will be severely damaged by the construction, the applicant shall excavate the entire structural section and replace it with a standard half-width street plus a 12' wide travel lane and 8' wide graded shoulder adequate to provide for two-way traffic.
- 6. If the existing pavement and structural section of the City street adjacent to the frontage of the project is adequate, the applicant shall provide a new structural section from the proposed curb to the edge of pavement and shall overlay the existing paving to centerline for a smooth transition.
- 7. Due to the number of utility trenches required for this project, the City Council adopted Pavement Management Program requires a pavement overlay on \_\_\_\_\_ along the frontage of the project.
- 8. The applicant shall install all utilities. Street lights shall be installed at locations as required by the City Engineer. All existing overhead utilities adjacent to or within the project shall be relocated underground except for electrical lines 77 kilovolts or greater. All utilities shall be extended to the boundaries of the project.
- 9. The owner shall offer to dedicate to the City the following easement(s). The location and alignment of the easement(s) shall be to the description and satisfaction of the City Engineer:
  - a. Public Utilities Easement;

# Exhibit B

- b. Water Line Easement;
  - c. Sewer Facilities Easement;
  - d. Landscape Easement;
  - e. Storm Drain Easement.
10. The developer shall annex to the City's Landscape and Lighting District for payment of the operating and maintenance costs of the following:
- a. Street lights;
  - b. Parkway/open space landscaping;
  - c. Wall maintenance in conjunction with landscaping;
  - d. Graffiti abatement;
  - e. Maintenance of open space areas.
11. For a building with a Special Flood Hazard Area as indicated on a Flood Insurance Rate Map (FIRM), the developer shall provide an Elevation Certificate in accordance with the National Flood Insurance Program. This form must be completed by a lands surveyor or civil engineer licensed in the State of California.
12. All final property corners shall be installed prior to final occupancy.
13. All areas of the project shall be protected against erosion by hydro seeding or landscaping.
14. All construction refuse shall be separated (i.e. concrete, asphalt concrete, wood gypsum board, etc.) and removed from the project in accordance with the City's Source Reduction and Recycling Element.
15. Clear blackline mylars and paper prints of record drawings, signed by the engineer of record, shall be provided to the City Engineer prior to the final inspection. An electronic autocad drawing file registered to the California State Plane – Zone 5 / NAD83 projected coordinate system, units in survey feet, shall be provided.

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**PASO ROBLES FIRE AND EMERGENCY SERVICES (PRFES) - The applicant shall contact the Department, (805) 227-7560, for compliance with the following conditions:**

**G. GENERAL CONDITIONS**

1. **Prior to the start of construction:**
- Plans shall be reviewed, approved, and permit issued by PRFES for Underground Fire Line (underground fire line shown on any civil set is for reference only and shall indicate so on each civil page).
  - Applicant shall provide documentation to PRFES that required fire flows can be provided to meet project demands. Refer to California Fire Code (CFC)

# Exhibit B

## Appendix B.

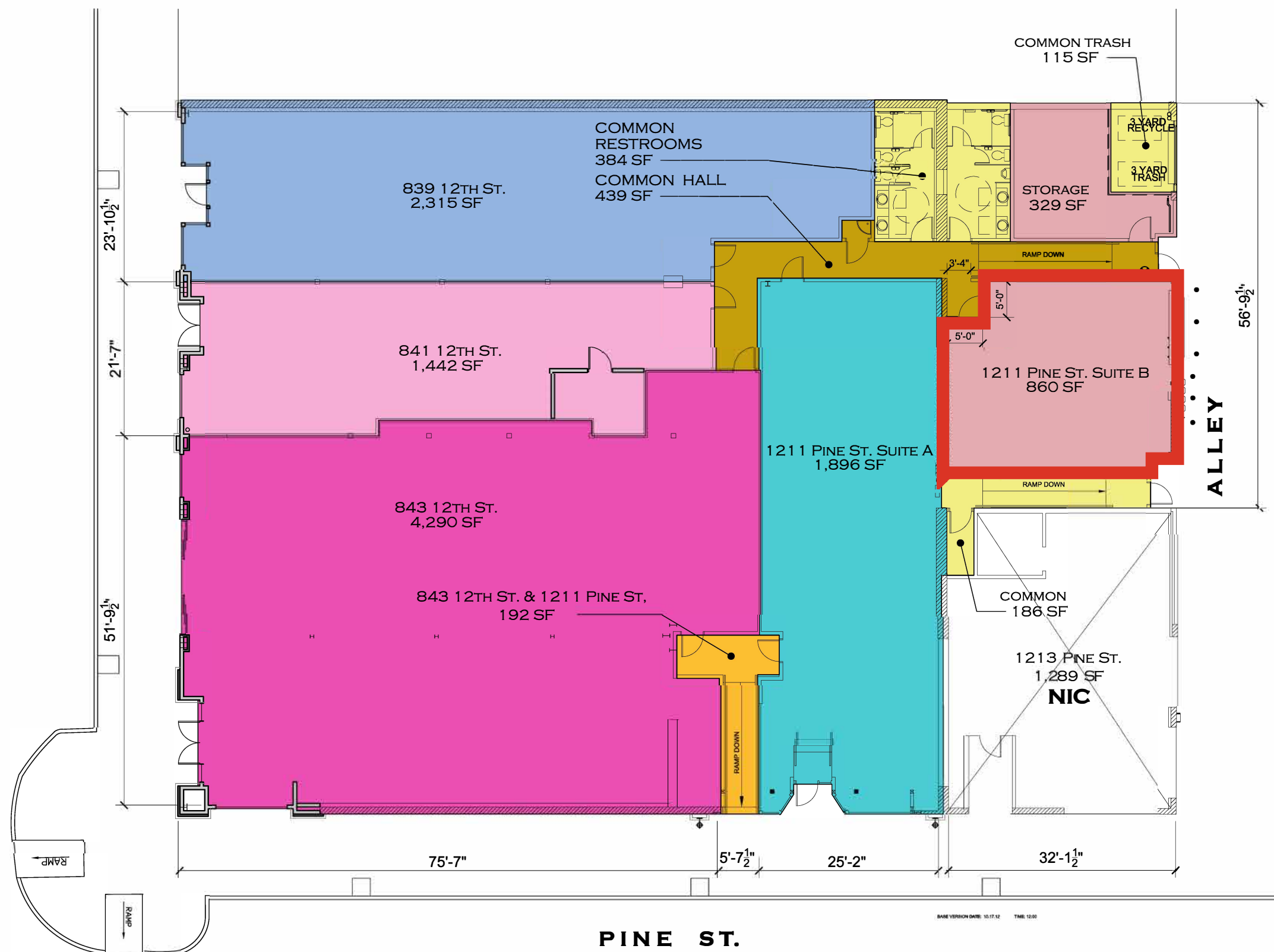
- 2. **Prior to delivery of combustibile materials:**
  - Fire hydrants shall be installed and operative to current, adopted edition of the CFC. Refer to CFC Appendix C & CC.
  - Fire Department Connections (FDC) shall be located on the addressed side of the building and within 150 feet of a fire hydrant, and must not block collector or arterial roadways. Refer to Paso Robles Municipal Code (PRMC).
  - An all-weather access road sufficient to support fire apparatus weighing up to 75,000 lbs. shall be constructed and maintained for the duration of the construction phase of the project. Refer to CFC Appendix D.
  - Access roads shall be at least 20' in width with at least 13' 6" of vertical clearance. All driveway and access roads shall be 10% or less in slope unless approved by PRFES. Refer to CFC Appendix D.
  - Truck access road shall be minimum 26' in width with at least 13' 6" of vertical clearance. Minimum set-back 15', maximum 30'. Refer to CFC Appendix D.
  - Provide temporary turn-around for phased construction streets that exceed 150' in length. Refer to Paso Robles Standard Details and Specifications.
  - Project shall provide a secondary access fire road approved by PRFES. Refer to CFC Appendix D.
- 3. **Provide on address side of building if applicable:**
  - Fire alarm annunciator panel location to be approved by PRFES.
  - Knox Box key entry box or system.
  - FDC location and access path must be approved by PRFES.
  - Minimum 6" high, contrasting background address numbers with location, size, and contrast to be approved by PRFES.
  - For buildings or group of buildings (five units or more) served by an alley or interior driveway, the numbers or alphabetical designation shall be displayed on a directory or annunciator board, approved by the Fire Marshal, at each driveway or alley entrance. Senior housing, retirement villas, hotel and motel annunciator boards shall be of a Graphic type. The property owner, Homeowner's Association or individual in charge of the property shall be responsible for maintaining the directory.
- 4. Provide a central station monitored fire sprinkler system for all residential, commercial

# Exhibit B

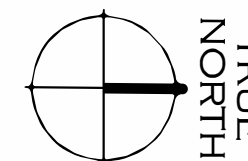
and industrial buildings that require fire sprinklers in the current, adopted edition of the CBC, CFC, and PRMC. Plans shall be reviewed, approved, and permits issued by PRFES for the installation of fire sprinkler and alarm systems.

- 5. Provide class 1 standpipe system(s) with 2 ½" hose connections to supply water for use by fire department personnel at each floor in accordance to NFPA 14 for all residential, commercial and industrial buildings that are or exceed three (3) stories in height or above 30'. Location shall be at the entrance/exit way of the stairway system. Travel distance greater than 200' will compel additional standpipe system(s) in each stairwell.
- 6. Motorized Gates blocking fire access require a separate PRFES permit, must include PRFES Knox Key Switch access (not CALFIRE), and meet CFC requirements. Refer to CFC Appendix D.
- 7. Provide permanent turn-around for driveway/access roads that exceed 150' in length. See Paso Robles Standard Details and Specification Standard.
- 8. Fire extinguisher placement shall be approved by PRFES.
- 9. Landscape plant selections shall be fire resistive within 30' of structures.
- 10. Landscape trees (including potential crown at maturity) must not project into required vertical clearance of the fire access lanes.
- 11. Project shall comply with all requirements in current, adopted edition of CFC and PRMC.
- 12. **Prior to the issuance of Certificate of Occupancy:**
  - Final inspections shall be completed on all underground fire lines, fire sprinkler systems, fire alarm systems and chemical hood fire suppression systems.
  - A site pre-fire plan shall be submitted and approved by the Fire Marshal. Contact the Paso Robles Fire Prevention Office for the exact requirements.
  - A Final Fire Walk-through inspection shall be completed on all buildings.

**Note:** address of proposed site changed from 1211 Pine Street #B to 842 Norma's Alley via Planning Commission Resolution PC24-031, approved 12/4/2024.



## LEASE EXHIBIT



A COMMERCIAL PROPERTY AT:  
**839 12TH ST.**  
PASO ROBLES, CA  
NKT HOLDINGS, LLC

**LE-1**





# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## AFFIDAVIT OF MAIL NOTICES FOR PLANNING COMMISSION

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the April 14<sup>th</sup> Planning Commission for P26-0031 / CUP25-06 on this 31<sup>st</sup> day of March in the year 2026.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Marci Reynoso  
Marci Reynoso



1010 Marsh St., San Luis Obispo, CA 93401  
 (805) 546-8208 • FAX (805) 546-8641

**PROOF OF PUBLICATION**  
 (2015.5 C.C.P.)

Proof of Publication of

STATE OF CALIFORNIA,  
 County of San Luis Obispo,  
 I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the New Times, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789; that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 2

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 2 of April, 2026.

Patricia Horton

Patricia Horton, New Times Legals

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City of Paso Robles Planning Commission will hold a Public Hearing to consider the following project:

<b>Project Description:</b>	Request for a Conditional Use Permit to establish a bar in existing tenant space located in the TC-1 zoning district. No substantial changes to the exterior or interior of the building are proposed, and the established bar would utilize and existing type 42 Alcohol Beverage Control (ABC) License (P26-0031/CUP 26-05)
<b>Applicant:</b>	Jeff Root, Owner of Jan's Bar
<b>Location:</b>	842 Norma's Alley (APN: 009-044-012)
<b>CEQA Determination:</b>	Staff recommends the Planning Commission determine the project is exempt from environmental review as a class 1 categorical exemption for Existing Facilities pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15301.
<b>Hearing Date:</b>	The Planning Commission will hold a Public Hearing on April 14th, 2026, at 6:30 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at [www.prcity.com/youtube](http://www.prcity.com/youtube), and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to [planning@prcity.com](mailto:planning@prcity.com) or US Mail (submit early) to the City Clerk, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website ([www.prcity.com/meetings](http://www.prcity.com/meetings)) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

April 2, 2026

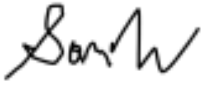


**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**AFFIDAVIT OF SITE NOTICES**  
**FOR PLANNING COMMISSION HEARING**

I, Sam Ricklefs, employee of the City of El Paso de Robles, California, do hereby certify that site notices at least 11 inches x 17 inches in size have been posted in a prominent place on the subject property site for the April 14th, 2026 Planning Commission hearing for Conditional Use Permit (CUP) 26-005, on this 3<sup>rd</sup> day of April 2026.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Sam Ricklefs



## Council Agenda Report

From: Piper Smith, Assistant Planner

Subject: Consideration of Zoning Code Amendment to Paso Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts), Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 ("F" Definitions)

Date: April 14, 2026

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### Facts

1. On October 1, 2024, City Council approved a variety of updates to the Paso Robles Zoning Code, Title 21 of the Paso Robles Municipal Code, including updates to Section 21.69.120, "Food Trucks and Food Truck Courts" (Attachment 1). This section of the municipal code establishes the permit requirements and operational standards for food trucks operating within the City limits. The rules codified staff policy on food trucks that had existed since 2019.
2. All food trucks operating are required to comply with the operational requirements of Section 21.69.120, have a valid City business license, and have an active County of San Luis Obispo Environmental Health Permit.
3. In addition to the above requirements, food trucks operating at one location for more than seven days in a calendar year, but less than one year, are required to obtain a Temporary Use Permit (TUP) and must meet the findings provided in Section 21.20.070, "Findings for Approval and Revocation" (Attachment 2).
4. On August 5, 2025, City Council discussed a 'Legislative Update and Review Regarding Food Truck Regulations'. Staff presented the current permitting process as well as some of the challenges in enforcing the food truck standards and permitting requirements due to ambiguity in the municipal code. Members of the public were invited to participate in the discussion and provided feedback. The City Council voted to establish an Ad Hoc Committee of the City Council to be comprised of Councilmember Gregory and Councilmember Bausch to address food truck regulations and report back to City Council within 6 months with recommendations for future action based on the discussion.
5. The first Food Truck Regulation Review City Council Ad Hoc Committee meeting was held on September 22, 2025. The priority of the meeting was to gather more in-depth feedback from the public. The meeting had a high level of participation from the public. Ad Hoc committee members directed staff to collect additional information on the following topics:
  - a. Generators that can meet Noise Ordinance requirements,
  - b. Comparison of the current food truck policies listed on the City's website and the standards in the Zoning Ordinance,
  - c. Clarification on Fire inspection requirements,
  - d. Additional information on complaints received by the City regarding food trucks,
  - e. Policies and options for food trucks utilizing tables, chairs, and shade structures, and
  - f. Clarification of how the 7-day rule applies to food trucks hired to serve food at special events (not operated by the City).

6. The second Food Truck Regulation Review City Council Ad Hoc Committee meeting was held on November 12th, 2025. The priority of the meeting was to report back on topics brought to light at the first ad hoc meeting. This included details of previous food truck complaints, providing clear and concise rules that align with other departments' requirements, and additional information on fire department inspections. Staff also provided draft recommendations to gather feedback from the Ad Hoc Committee members and from the public. Ad hoc committee members made recommendations were made for the following topics:
  - a. Generator Noise,
  - b. Accessory Furniture,
  - c. Temporary Use Permit permitting requirements,
  - d. Setbacks, and
  - e. Proximity to Downtown.
7. On December 16<sup>th</sup>, 2025 Staff reported the findings and recommendations made at the second Food Truck Regulation Review City Council Ad Hoc Committee back to City Council for review and formal recommendations. City Council provided specific direction to staff regarding operational requirements effective immediately:
  - a. Food trucks will utilize generator acoustic panels to protect adjacent land uses and the public right-of-way from excessive noise and to comply with the Noise Ordinance.
  - b. Accessory furniture is not permitted:
    - i. In the public right of way (e.g., sidewalk or parkways),or
    - ii. Where it will obstruct circulation, ingress, or egress
  - c. The following accessory furniture is permitted:
    - i. 1 shade structure, no more than 120square feet in size;
    - ii. Table(s) totaling no more than 24 square feet in size; and
    - iii. 8 chairs
  - d. Require a minimum setback of 9 feet (half the length of an uncovered parking space) for food trucks with service windows facing the public right-of-way. No setback is required for food truck service window facing internally into the commercial lot. Shade canopies, tables, and chairs area allowed within the food truck setback. Allow the Zoning Administrator to increase or decrease setback requirements for individual temporary use permits to account for unique site configurations.
  - e. Temporary Use Permits will not be granted on private property within 100 feet of City Park.
8. On December 16<sup>th</sup>, 2025, City Council also provided a recommendation to amend Paso Robles Municipal Code (PRMC) Section 21.69.120 to:
  - a. Require a Temporary Use Permit (TUP) for ALL food trucks operating in the City and vending to the public. Exception - food truck operating as a caterer for an event are not required to have a TUP, and;
  - b. Require on-site commercial businesses hosting more than 7 events in a year to obtain a Temporary Use Permit for food trucks to participate in reoccurring events.
9. Staff has prepared amendments to the Paso Robles Municipal Code and Uptown/Town Centre Specific Plan to achieve City Council recommendations to food truck regulations made at the December 16<sup>th</sup>, 2025 City Council meeting to present to the Planning Commission to make a recommendation to the City Council, and;
10. A duly noticed public hearing was conducted for the Planning Commission meeting on April 14th, 2026 to consider the facts as presented in the staff report prepared for this purpose, and to accept public testimony regarding this proposed Paso Robles Municipal Code and Uptown/Town Centre Specific Plan amendment and make a recommendation to City Council, and;

11. The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

### **Community Outreach**

The following list details the outreach efforts that were made to notify the public of the zoning code amendment being considered by the Planning Commission on April 14<sup>th</sup>.

- Post Cards mailed to Temporary Use Permit holders, and mobile Food Truck/Vendor Business License holders (active and pending)
- Emails sent to subscribers of the “Food Truck Ad Hoc Committee”
- Legal Notices published in the New Times

### **Options**

1. Take no action;
2. Recommend the City Council adopt the zoning code amendment to Paso Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts), Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 (“F” Definitions) and Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements) by adopting Draft Resolution 26-xxx based on findings.
3. Recommend the City Council adopt the zoning code amendment to Paso Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts), Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 (“F” Definitions) and Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements) with modifications by amending and adopting Draft Resolution 26-xxx based on findings.
4. Refer the project back to staff for additional analysis.
5. Provide alternative direction to staff.
6. Provide an alternative recommendation to the City Council.

### **Analysis and Conclusions**

#### Background

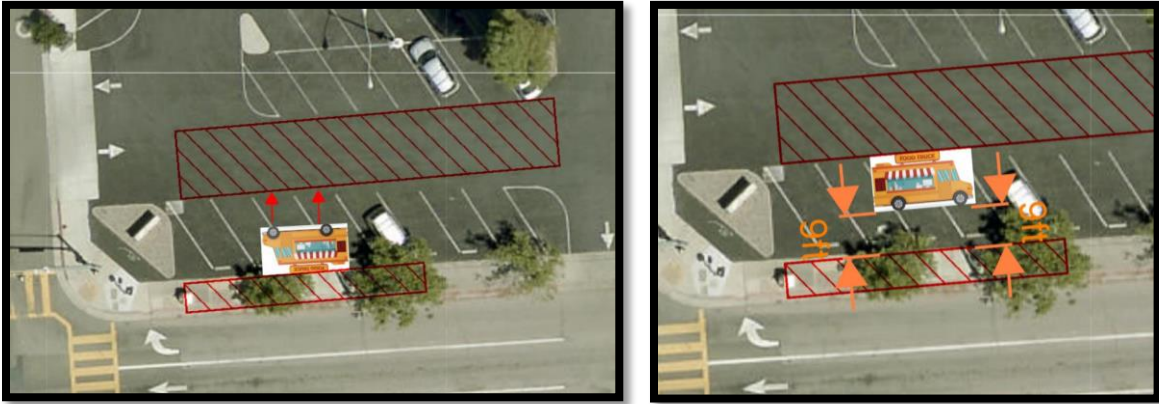
The first Food Truck Regulation Ad Hoc Committee meeting was held on September 12, 2025 and focused on outlining the existing permit requirements and operational standards as well as receiving feedback from the public. The second meeting was held November 12, 2025 and focused on reviewing draft recommendations based on the feedback from the first meeting and additional staff analysis. Spanish translation services were provided at both ad hoc meetings. No changes were made to the food truck regulations after either of the ad hoc meetings.

#### Updated Operational Requirements for Food Trucks

At the December 16<sup>th</sup> City Council Meeting, City Council provided specific direction to staff regarding operational requirements effective immediately:

- a. Food trucks will utilize generator acoustic panels to protect adjacent land uses and the public right-of-way from excessive noise and to comply with the Noise Ordinance.
- b. Accessory furniture is not permitted:
  - i. In the public right of way (e.g., sidewalk or parkways),or

- ii. Where it will obstruct circulation, ingress, or egress
- c. The following accessory furniture is permitted:
  - i. 1 shade structure, no more than 120square feet in size;
  - ii. Table(s) totaling no more than 24 square feet in size; and
  - iii. 8 chairs
- d. Require a minimum setback of 9 feet (half the length of an uncovered parking space) for food trucks with service windows facing the public right-of-way. No setback is required for food truck service window facing internally into the commercial lot. Shade canopies, tables, and chairs area allowed within the food truck setback. Allow the Zoning Administrator to increase or decrease setback requirements for individual temporary use permits to account for unique site configurations.



**Food Truck Setback Illustrations**

- e. Temporary Use Permits will not be granted on private property within 100 feet of City Park.



## 100 ft buffer around City Park

### Zoning Code Amendment

City Council also provided a recommendation to amend Paso Robles Municipal Code (PRMC) Section 21.69120 to:

- Require a Temporary Use Permit (TUP) for ALL food trucks operating in the City and vending to the public. With the exception for food truck operating as a caterer for an event are not required to have a TUP, and;
- Require on-site commercial businesses hosting more than 7 events in a year to obtain a Temporary Use Permit for food trucks to participate in reoccurring events.

Staff has updated language throughout the Zoning Code and the Uptown/Town Center Specific Plan to align with the recommendations from City Council and clean up outdated language and references.

### Section 21.69.120 (Food Trucks and Food Truck Courts)

The purpose of this section is to ensure that food trucks are compatible with surrounding and adjacent land uses and do not create an adverse impact on adjacent properties by reason of noise, parking, and litter. There are no changes to the purpose and applicability of this section with this amendment.

### Special Events that Include Food Trucks

Food Trucks operating on City Property or for a City hosted event are not subject to the requirements or permitting of section 21.69.120. Section 21.69.120.b states:

*The provisions of this Section shall not apply to persons operating a food truck as part of a certified farmer's market, an authorized street fair or other event occurring under a special permit issued by the City of Paso Robles, or as allowed by the City in City parks provided that the food truck is part of the event and is complying with all terms of the permit or permits issued for the event.*

Food trucks operating on City Property are subject to the conditions of the special event permit obtained. Section 21.69.120 applies to food trucks operating on private property. The recreation department has been part of the ongoing process improvements to ensure consistent information and requirements for food truck operators. The proposed zoning code amendment does not change or modify City events that include food trucks and requires food truck operators to coordinate with the respective lead agency/department.

### Catering

City Council recommended amending Paso Robles Municipal Code (PRMC) Section 21.69120 to require a Temporary Use Permit (TUP) for ALL food trucks operating in the City and vending to the public, with the exception that food trucks operating as a caterer for an event are not required to have a TUP.

Staff has drafted Section 21.69.120(c) for the addition of catering as preface to the section as follows:

Caterer. The provisions of Subsection 21.69.120.D(1) (Temporary Use Permit Required) shall not apply to a food truck operating as a caterer (invited by a commercial business to provide food and/or beverages at a commercial business site) at a special event or events for up to 7 days in a fiscal year (July 1 – June 30), if only one food truck is operating at the special event or events at a time. Catering food trucks shall comply with Subsection 21.69.120.F (Operational Requirements for All Food Trucks).

This will allow food trucks operating as caterers to be exempt from the permitting requirements of Section 21.69.120 but still ensure operational requirements are being met. Therefore, food trucks would still obtain the necessary County Environmental Health permit, fire inspection, business licenses, and wastewater approval to safely operate without triggering the need for a temporary use permit, given they are not operating at one specific site.

Furthermore, pursuant to chapter 21.20, certain events lasting 7 days or more are subject to a temporary use permit (TUP) including parking lot sales, promotional events, temporary food services, fairs, and festivals, and other similar events as determined by the Zoning Administrator (PRMC Section 21.20.030). These uses often utilize a food truck or food trucks to cater their event. The temporary use permit for the event would allow staff to evaluate all aspects including any participating food truck vendor(s). Therefore, food trucks catering events at the same site for more than 7 days in the fiscal year would be reviewed in conjunction with the event's TUP as opposed to the food truck operator needing a separate temporary use permit for catering different events.

Staff has drafted Section 21.69.120(D)(1)(b) to clarify when certain event operators must obtain a TUP when such events include food trucks as follows:

**Commercial Business Sites.** A commercial business site shall require approval of a Temporary Use Permit (Chapter 21.20) if the site hosts catering food trucks, as defined and regulated in Subsection 21.69.120.C, at a special event or events for more than 7 days in a fiscal year.

#### Permitting Requirements for Food Trucks

The existing permitting requirements for food trucks listed in Section 21.69.120(C) differentiate permit requirements by length of time operating at one site (Attachment 1). Community Service officers vocalized it was difficult to track the number of days a food truck is operating at one site and this created a discrepancy between permitting requirements in code and efforts to enforce in the field. Community Service officers recommended removing the 7-day threshold triggering a temporary use permit to requiring TUPs when independently vending to the public. This would help alleviate enforcement efforts and help direct food truck operators to the Planning Department to obtain a temporary use permit if they wish to continue operation on site.

Based on City Council recommendations, staff is requesting to amend the permit requirements to require a temporary use permit for food trucks operating on private property vending to the public from day one of operating:

*“a) Temporary Use Permit Required. Food trucks shall not operate without approval of a Temporary Use Permit (Chapter 21.20). No Temporary Use Permit shall be issued for a food truck unless it conforms to the requirements of Subsection 21.69.120.E (Temporary Use Permits for Food Trucks) and Subsection 21.69.120.F (Operational Requirements for Food Trucks).”*

Therefore, if a food truck is not operating as a caterer or in conjunction with a City event as stated in the section preface (Section 120.69.120 a-c), the food truck would have to obtain a temporary use permit.

In addition, staff has outlined temporary use permit duration, payment and site requirements specific to food trucks.

*E. Temporary Use Permits for Food Trucks. In addition to the standards in Chapter 21.20 (Temporary Use Permits), Temporary Use Permits for Food Trucks shall be subject to the following:*

- 1. Duration. Food Truck Temporary Use Permits shall last no more than 365 days and shall expire at the end of the fiscal year (as defined by Section 3.28.200 (Business license tax—How and when payable)) in which it is issued.*
- 2. Payment. Food Truck Temporary Use Permits are subject to the adopted fee for a Temporary Use Permit and are not prorated for portions of a fiscal year.*
- 3. Sites. Up to 2 specific locations included in a single submittal for a Food Truck Temporary Use Permit application are eligible to be reviewed and included in the issuance of the permit.*

The duration of the TUP shall align with the expiration of the business licensing allowing staff to coordinate correspondence and outreach with the Finance Department and allow the food truck operator to renew their business license and temporary use permit concurrently. This will aid with streamlining the process for the applicant and permit tracking and enforcement efforts for staff. In addition, food truck operators expressed desire to apply for more than one location in on application given their mobile nature. Therefore, the zoning code amendment would permit two sites to be reviewed in one temporary use permit application if included at the time of application submittal.

Staff also recommends the removal of Site Plan approval subject to PRMC 21.17 to for food trucks operating on one site over a year:

*Food Truck (single vehicle operating in one location 1 year or more). Temporary food trucks operating for more than 1 year in a single location shall not operate without the approval of a Site Plan (Chapter 21.17). Applications for a food truck shall conform to the requirements of Subsections 21.69.120.D (Operational Requirements for Food Trucks)*

Since approval of the update to the Paso Robles Zoning Code, Title 21 of the Paso Robles Municipal Code in October 2024, no Site Plan applications have been submitted for. Site Plan approval is a vested right and would trigger permanent improvements to the requested site which does not align with the temporary and mobile nature of food truck operations. Food trucks still have an avenue to operate on a specific site for over a year if their temporary use permit is renewed and in compliance each year. This allows all departments to analyze the food truck and sites compliance each year without risking a non-conforming vested right to one particular site or food truck operator.

#### Requirements for Food Trucks

Section 21.69.120(F) defines operational requirements for all food trucks. The proposed text changes to the operational requirements for food trucks are intended to clean up outdated code references.

- Temporary Shade Structures:

On December 16<sup>th</sup>, 2026, City Council adopted operational standards to allow food truck operators to utilize 1 shade structure no more than 120 square feet in size, table(s) totaling no more than 24 square feet in size, and 8 chairs. Operational requirement 6, Temporary Shade Structures has been removed as the requirement for food trucks and accessory structures is stated in operational requirement 14:

*Equipment Storage. Food trucks and associated equipment shall not be stored overnight at the location of vending.*

This Amendment is intended to alleviate confusion of accessory structure allowance and remove duplicate language in the municipal code about the requirement to remove structures when not vending.

- **Business Licenses Required:**

Food truck vendors are required to have a valid business license to operate within City limits. Operational requirement 9, “Business Licenses Required” has been modified to correctly cite Title 3, Chapter 3.28 (Business License Tax). In addition, insurance and liability language has been removed as liability for use of the food truck on private property is to the discretion of the food truck operator and private property owner. The amended language for Business License Requirements would be as follows:

*The vendor shall have a valid business license issued by the city pursuant to Municipal Code Title 3, Chapter 3.28 (Business License Tax).*

- **Fire Department Inspections:**

Current Paso Robles Municipal Code Section 21.69.120.D.11 states,

*All food trucks shall be inspected and approved by the Paso Robles Fire and Emergency Services Department prior to issuance of its initial business license and from time to time thereafter in the discretion of the Paso Robles Fire and Emergency Services Department. At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguish system. A Class K fire extinguisher shall be provided within each vending vehicle at an accessible location. All fire protection equipment shall be property maintained and serviced at intervals required by the California Fore code.*

Between January 1, 2023 and December 31, 2025, fire inspections of food trucks were delegated to the County of San Luis Obispo Environmental Health Department, which caused some confusion among food truck operators. However, the 2025 Fire Code will allow the City of Paso Robles Fire Department to regain control and conduct necessary inspections to ensure fire safety on all food trucks. Effective January 1, 2026, the City of Paso Robles Fire Department will again be the agency responsible for inspection food trucks annually and hood systems biannually.

In addition, the Central Coast Fire Prevention Association is developing a collaborative, regional system for inspecting food trucks one time instead of separately for each jurisdiction. Once the program is in place, a food truck operator would receive an inspection by one of the participating jurisdictions, which would then be valid throughout the county. Additional information will be made available to the public as soon as possible.

To align with the Central Coast Fire Prevention Association inspections, staff has amended the language of operational requirement 11, Fire Department Inspection to be as follows:

*Fire Department Inspection. All food trucks shall be inspected and approved by a jurisdiction within the Central Coast Fire Prevention Association (CCFPA) prior to issuance of its initial business license and from time to time thereafter in the discretion of a jurisdiction within the Central Coast Fire Prevention Association (CCFPA). At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguishing system. A Class K fire extinguisher shall be provided within*

*each vending vehicle at an accessible location. All fire protection equipment shall be properly maintained and serviced at intervals required by the California Fire Code.*

Chapter 21.20 (Temporary Use Permits)

Based on the recommended amendments to Section 21.69.120 (Food Trucks and Food Truck Courts), staff has revised language in Chapter 21.20 (Temporary Use Permits) to align with the proposed permitting process. Staff has removed, “Single food truck operating in one location less than seven days (subject to Section 21.69.120).” from Section 21.20.020 (Exempt Temporary Uses) and revised the related information in section 21.20.030 (Allowed Temporary Uses) to be “Single food truck operating in one location no more than one year (subject to Section 21.69.120).” No other changes to this Chapter are proposed.

Section 21.91.070 (“F” Definitions)

The County of San Luis Obispo Environmental Health department defines food trucks as:

*“Mobile Food Facilities: any vehicle used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail. A “mobile food facility” does not include a “transporter” used to transport packaged food from a food facility, or other approved source to the consumer.”*

Staff has revised the “food truck” definition in Section 21.91.070 (“F” Definitions) to include “mobile food facilities” to correlate the two jurisdictions permitting requirements more closely:

*Food Truck. A vending vehicle or mobile food facility selling food and/or beverages in an operable motorized coach or trailer with current department of motor vehicles registration and a current food safety permit acceptable to the San Luis Obispo County Environmental Health Services Division.*

No other changes are proposed to this section.

Table 21.32-1 (Zoning District Use Regulations)

Table 21.32-1 has been revised to align with the recommended amendments to Section 21.69.120 (Food Trucks and Food Truck Courts). Previously, the chart reflected food trucks as permitted or requiring a temporary use permit based on the duration of operation at one site. With the recommended amendment, the Zoning District Use Regulations matrix would illustrate the need for to obtain a temporary use permit subject to the amended section 21.120.69 (Food Trucks and Food Truck Courts) unless operating as a caterer or in conjunction with a City event. The other change is removing the language referencing Site Plan approval for operating on a site over a year. No changes are proposed to the zones that permit or prohibit food trucks. No changes are proposed to the food truck court line item.

Food truck	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	T	T	-	-	-	-	See Section 21.69.120 (Food Trucks and Food Truck Courts)
Food truck court	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	-	-	-	-	See Section 21.69.120 (Food Trucks and Food Truck Courts)

**Proposed Table 21.32-1(Zoning District Use Regulations)**

*Uptown/Town Center Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements)*  
 Table 5.3-1 (Allowed Land Uses and Permitting Requirements) in the Uptown/Town Center Specific Plan did not have a line item for food trucks or food truck courts. Food Trucks are required to operate on private property with existing commercial use pursuant to Section 21.69.120.F.1 (Operational Requirements for Food Trucks). Staff has amended the Allowed Land Uses and Permitting Requirements matrix to reflect this operational requirement in the Uptown/Town Center Specific Plan. Therefore, this amendment neither allows food trucks in zones where they were previously prohibited nor restrict them in zones where they were already allowed to operate. Food trucks are not permitted to operate in residential zones or open space/vacant land. Therefore, food trucks are not permitted in the T3-N, T-4N, OS. This proposed amendment aims to create more transparency for food truck operating in the Uptown/Town Center Specific Plan area.

Land Use Type	PERMIT REQUIREMENTS BY ZONE										Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RSC	OS		
Food Truck	-	TUP	-	TUP	TUP	TUP	TUP	TUP	TUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)
Food Truck Court	-	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)

**Proposed Table 5.3-1 (Allowed Land Uses and Permitting Requirements)**

**Fiscal Impact**

The zoning code amendment would not directly impact the City’s fiscal resources.

**CEQA**

The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**Recommendation (Option 2)**

Recommend the City Council adopt the zoning code amendment to repeal and replace section 21.69.120 (Food Trucks and Food Truck Courts) of the Paso Robles Municipal Code (PRMC) by adopting Draft Resolution 26-xxx based on findings.

**Attachments**

1. Existing Paso Robles Municipal Code Section 21.69.120, "Food Trucks and Food Truck Courts"
2. Existing Paso Robles Municipal Code Chapter 21.20, "Temporary Use Permits"
3. Proposed Amendments to Paso Robles Municipal Code and UTCSP
4. Proposed Redlined Amendments to Paso Robles Municipal Code and UTCSP
5. PC Reso -26-xx Recommendation to City Council to Amend Paso Robles Municipal Code and UTCSP
6. CC Reso - 26-xx Amendment to Paso Robles Municipal Code and UTCSP
7. Mail Affidavit
8. Legal Affidavit

## 21.69.120. FOOD TRUCKS AND FOOD TRUCK COURTS

- A. **Purpose and Applicability.** The purpose of this Section is to ensure that food trucks are compatible with surrounding and adjacent uses and do not create an adverse impact on adjacent properties by reason of noise, parking, and litter.
- B. **Special Events that Include Food Trucks.** The provisions of this Section shall not apply to persons operating a food truck as part of a certified farmer's market, an authorized street fair or other event occurring under a special permit issued by the City of Paso Robles, or as allowed by the City in City parks provided that the food truck is part of the event and is complying with all terms of the permit or permits issued for the event.
- C. **Permit Requirements Food Trucks.**
1. **Food Truck (single vehicle operating in one location 7 days or less).** Temporary food trucks lasting less than 7 days in a single location are subject to the requirements of Subsection 21.69.120.D (Operational Requirements for Food Trucks).
  2. **Food Truck (single vehicle operating in one location more than 7 days but less than 1 year).** Temporary food trucks lasting 7 or more days (not to exceed 1 year) in a single location require approval of a Temporary Use Permit (Chapter 21.20). No Temporary Use Permit shall be issued for a food truck unless it conforms to the requirements of Subsections 21.69.120.D (Operational Requirements for Food Trucks).
  3. **Food Truck (single vehicle operating in one location 1 year or more).** Temporary food trucks operating for more than 1 year in a single location shall not operate without the approval of a Site Plan (Chapter 21.17). Applications for a food truck shall conform to the requirements of Subsections 21.69.120.D (Operational Requirements for Food Trucks).
  4. **Food Truck Court (2 or more).** Two or more food trucks located on the same property require approval of a Conditional Use Permit (Chapter 21.19). Applications for a food truck court shall conform to the requirements of this Subsection 21.69.120.D (Operational Requirements for Food Trucks).
- D. **Operational Requirements for Food Trucks.** All food trucks shall comply with the following requirements:
1. **Private Property.** Food trucks shall operate only on private property with an existing commercial use and only as an accessory use to an existing business.
  2. **Written Approval of Owner.** The written approval of the owner of the location shall be obtained. A copy of this approval shall be provided to the Zoning Administrator with the permit application, prior to operating at the location. The vendor shall maintain proof of the owner's approval in the vehicle. The person operating the food truck shall present this proof upon the demand of a peace officer or City employee authorized to enforce.
  3. **Permanent Surface Parking.** The food truck shall only be stopped, standing, or parked on a permanent surface paved with concrete, asphalt, or similar as determined by the review authority.

# Attachment 1

4. **Litter Removal.** Each vendor shall provide adequate garbage receptacles accessible to customers for disposal of garbage. The food truck and surrounding property shall be maintained in a safe and clean manner at all times. The mobile vendor shall remove litter caused by its products from any public and private property within a 25-foot radius of the food truck's location.
5. **No Discharge of Liquid.** The vendor shall not discharge any liquid (e.g., water, grease, oil, etc.) onto or into City streets, storm drains, catch basins, or sewer facilities. All discharges shall be contained and properly disposed of by the vendor.
6. **Temporary Shade Structures.** Temporary shade structures shall be removed whenever the food truck is not in operation.
7. **Noise.** The vendor shall be subject to the noise provisions set forth in Chapter 21.82 (Noise). The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions. The vendor shall prohibit loitering at the site and shall control noisy patrons on-site and those leaving the premises. No amplified music or loudspeakers shall be permitted.
8. **Hours of Operation.** Food truck vending hours shall be established by the review authority with the required permit.
9. **Business License Required.** The vendor shall have a valid business license issued by the City pursuant to Municipal Code Title 5 (Permits and Regulations). As part of its application for a business license, the vendor shall furnish to the City evidence of insurance, as deemed acceptable in the reasonable discretion of the City, against liability for death or injury to any person as a result of ownership, operation, or use of its food truck.
10. **Health Permit Required for Food Sales.** Vendors operating a food trucks shall have a valid permit issued by the San Luis Obispo County Health Agency. All required County Health permits shall be in the possession of the mobile food vendor at all times during which it operates within the City.
11. **Fire Department Inspection.** All food trucks shall be inspected and approved by the Paso Robles Fire and Emergency Services Department prior to issuance of its initial business license and from time to time thereafter in the discretion of the Paso Robles Fire and Emergency Services Department. At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguishing system. A Class K fire extinguisher shall be provided within each vending vehicle at an accessible location. All fire protection equipment shall be properly maintained and serviced at intervals required by the California Fire Code.
12. **Circulation.** Food trucks and trailers and associated equipment (such as tables, chairs, garbage receptacles, etc.) shall not alter the circulation pattern of parking lots nor shall they be parked in restricted areas marked for "no parking", "fire lane", etc.
13. **Egress.** Food trucks shall not block egress from a building.

# Attachment 1

14. **Equipment Storage.** Food trucks and associated equipment shall not be stored overnight at the location of vending.
15. **Conditions of Approval.** Food trucks shall comply with all conditions of approval required by the review authority approving a temporary use permit, site plan, or conditional use permit.

## CHAPTER 21.20. TEMPORARY USE PERMITS

### 21.20.010. PURPOSE AND APPLICABILITY

- A. **Purpose.** This Chapter establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.
- B. **Applicability.** For purposes of this Chapter, a temporary land use activity is defined as a land use that is interim, non-permanent, and/or seasonal in nature, located on private property, and lasting from 1 to 30 days, and generally not more than 30 consecutive days in duration. Temporary uses shall consist of the following categories:
1. **Exempt Temporary Uses.** Exempt temporary uses, as identified in Section 21.20.020 (Exempt Temporary Uses), that do not require issuance of a Temporary Use Permit.
  2. **Allowed Temporary Uses.** Non-exempt temporary uses, including special events, as identified in Section 21.20.030 (Allowed Temporary Uses), that require a Temporary Use Permit.

### 21.20.020. EXEMPT TEMPORARY USES

The following uses do not require a Temporary Use Permit:

- A. Seasonal stands (such as pumpkin and Christmas tree sales) without a caretaker unit lasting up to 90 days.
- B. Construction offices in conjunction with construction of a building or other approved development project.
- C. Parking lot sales and other promotional events where only on-site businesses are participating and lasting no more than 7 days.
- D. Garage and rummage sales (subject to Section 21.20.040).
- E. Single food truck operating in one location less than 7 days (subject to Section 21.69.120).
- F. Temporary food service (such as barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event lasting less than 7 days.
- G. Sidewalk vending (subject to Subsection 21.20.040.B).

### 21.20.030. ALLOWED TEMPORARY USES

- A. The following activities may be approved by a Temporary Use Permit:
1. Real estate sales offices (within approved development projects).
  2. Parking lot sales and other promotional events where only on-site businesses are participating and lasting 7 or more days (if less than 7 days, no Temporary Use Permit is required).

# Attachment 2

3. Trailers/temporary buildings in conjunction with an existing on-site business and remaining no more than 12 months.
4. Single food truck operating in one location 7 or more days but not more than 1 year (subject to Section 21.69.120)
5. Temporary food service (such as barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event lasting 7 or more days.
6. Seasonal stands (such as pumpkin and Christmas tree sales) with a caretaker unit lasting up to 90 days.
7. Circuses, carnivals, fairs, festivals, and concerts lasting up to 30 days.
8. Off-site construction yards with a valid building permit (no Temporary Use Permit is required if on an immediately adjacent property).
9. Similar temporary uses as determined by the Zoning Administrator.

B. **Temporary Uses Requiring an Administrative Use Permit.** Other temporary events and special events, outdoor sales, and displays may be allowed with the approval of an Administrative Use Permit pursuant to Chapter 21.19 (Conditional Use Permits and Administrative Use Permits) so long as they are determined to not impact neighboring uses or otherwise create significant impacts.

## 21.20.040. USES REQUIRING SPECIAL REGULATORY PROVISIONS

Because of the temporary nature and unique aspects of certain activities, special regulatory provisions are established for the following:

- A. **Rummage Sales.** Rummage sales are expressly prohibited within the City limits, except when conducted by a charitable or nonprofit organization within a completely enclosed permanent building or structure, or when located on the site of an existing church, social hall, school, clubhouse, auditorium, recreation building, theater, or a location of similar nature.
- B. **Garage or Yard Sales.**
  1. Garage or yard sales may be conducted at dwellings throughout the City; provided, that the merchandise which has been placed on sale is the result of the normal accumulation of used items acquired by a single family or group of families, and is not in any way connected with an established business.
  2. The occupants of a dwelling shall be limited to 2 garage or yard sales per year, each having a duration of no more than 2 consecutive days.
  3. Signs advertising garage or yard sales shall not be posted on public property. Signs on private property shall be removed within 24 hours after the sale.

- C. **Food Trucks.** See Section 21.69.120 (Food Trucks and Food Truck Courts).
- D. **Sidewalk Vending.** Sidewalk vendors are subject to the following provisions:
1. Sidewalk vending is permitted only on paved sidewalks within the public right-of-way and City parks.
  2. Sidewalk vending shall not block the accessible path of travel nor curb ramps.
  3. Sidewalk vending is not permitted within parks with a concession agreement.
  4. Stationary vending is not permitted in residential zoning districts.
  5. Sidewalk vendors shall have a valid City of Paso Robles business license.
  6. No motorized vehicles are permitted on City sidewalks or within parks.
  7. Carts, tables, and other equipment and supplies shall not be left unaccompanied nor stored in the public right-of-way or parks overnight.

## 21.20.050. APPLICATION PROCESSING

An application for a Temporary Use Permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). An application for a Temporary Use Permit for a seasonal stand with a caretaker unit, circus, carnival, fair, festival, and concert shall be filed no less than 60 days prior to the date on which the temporary use is planned to commence. An application for a Temporary Use Permit for all other allowed uses shall be filed no less than 2 weeks prior to the date on which the temporary use is planned to commence. The Zoning Administrator may waive this time period requirement based on circumstances which prevent a timely filing.

## 21.20.060. ACTION BY THE ZONING ADMINISTRATOR

All requests for Temporary Use Permits on private property may be approved, conditionally approved, or denied by the Zoning Administrator (subject to agreement by other affected departments). The Zoning Administrator may refer applications to the Planning Commission or its designated subcommittees.

## 21.20.070. FINDINGS FOR APPROVAL AND REVOCATION

- A. **Required Findings.** The review authority may approve or conditionally approve a Temporary Use Permit application only if it first makes all of the following findings:
1. The proposed use is temporarily permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the Building and Fire Codes.
  2. The subject site is physically suitable for the type and density/intensity of the proposed use.

# Attachment 2

3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
4. The proposed temporary use will not adversely impact the public health, safety, or welfare.
5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
6. There are adequate provisions for public access, parking, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.

B. **Revocation.** A Temporary Use Permit may be revoked or modified by the Zoning Administrator if any one of the following findings can be made:

1. That circumstances have changed so that one or more of the required findings can no longer be made;
2. That the Temporary Use Permit was obtained by fraud or misrepresentation;
3. That one or more of the conditions of the Temporary Use Permit have not been met; and
4. That the use is in violation of any statute, ordinance, law, or regulation.

## 21.20.080. CONDITIONS OF APPROVAL

- A. **General.** In approving a Temporary Use Permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Subsection 21.20.070.A (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. **Conditions.** Conditions may include, but are not limited to, the following: hours of operation, provisions for parking areas, lighting and signage, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties.

## 21.20.090. PERMIT DURATION

In no case shall a Temporary Use Permit be approved for longer than 12 months. Approval of a Temporary Use Permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

## 21.20.100. CONDITION OF SITE FOLLOWING TEMPORARY USE

Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use and shall continue to be used in compliance with this Title.

# Attachment 3

## **21.69.120 Food trucks and food truck courts.**

- A. Purpose and Applicability.** The purpose of this section is to ensure that food trucks are compatible with surrounding and adjacent uses and do not create an adverse impact on adjacent properties by reason of noise, parking, and litter.
- B. Special Events that Include Food Trucks.** The provisions of this section shall not apply to persons operating a food truck as part of a certified farmer's market, an authorized street fair or other event occurring under a special permit issued by the City of Paso Robles, or as allowed by the City in city parks provided that the food truck is part of the event and is complying with all terms of the permit or permits issued for the event.
- C. Caterer.** The provisions of Subsection 21.69.120.D(1) (Temporary Use Permit Required) shall not apply to a food truck operating as a caterer (invited by a commercial business to provide food and/or beverages at a commercial business site) at a special event or events for up to 7 days in a fiscal year (July 1 – June 30), if only one food truck is operating at the special event or events at a time. Catering food trucks shall comply with Subsection 21.69.120.F (Operational Requirements for All Food Trucks).
- D. Permit Requirements Food Trucks.** All food trucks shall comply with the operational requirements of Subsection 21.69.120.F (Operational Requirements for All Food Trucks). In addition, the following Zoning Approvals are required.
  - 1. Temporary Use Permit Required.**
    - a) **Food Trucks.** Food trucks shall not operate without approval of a Temporary Use Permit (Chapter 21.20). No Temporary Use Permit shall be issued for a food truck unless it conforms to the requirements of Subsection 21.69.120.E (Temporary Use Permits for Food Trucks) and Subsection 21.69.120.F (Operational Requirements for Food Trucks).
    - b) **Commercial Business Sites.** A commercial business site shall require approval of a Temporary Use Permit (Chapter 21.20) if the site hosts catering food trucks, as defined and regulated in Subsection 21.69.120.C, at a special event or events for more than 7 days in a fiscal year.
  - 2. Conditional Use Permit Required.** Food Truck Courts require approval of a Conditional Use Permit (Chapter 21.19). Applications for a Conditional Use Permit shall demonstrate permanent improvements to accommodate the Food Truck Court and shall conform to the requirements of Subsection 21.69.120.F (Operational Requirements for Food Trucks) to the satisfaction of the Review Authority.
- E. Temporary Use Permits for Food Trucks.** In addition to the standards in Chapter 21.20 (Temporary Use Permits), Temporary Use Permits for Food Trucks shall be subject to the following:
  - 1. Duration.** Food Truck Temporary Use Permits shall last no more than 365 days and shall expire at the end of the fiscal year (as defined by Section 3.28.200 (Business license tax—How and when payable)) in which it is issued.

# Attachment 3

**2. Payment.** Food Truck Temporary Use Permits are subject to the adopted fee for a Temporary Use Permit and are not prorated for portions of a fiscal year.

**3. Sites.** Up to 2 specific locations included in a single submittal for a Food Truck Temporary Use Permit application are eligible to be reviewed and included in the issuance of the permit.

**F. Operational Requirements for Food Trucks.** All food trucks shall comply with the following requirements:

- 1. Private Property.** Food trucks shall operate only on private property with an existing commercial use and only as an accessory use to an existing business.
- 2. Written Approval of Owner.** The written approval of the owner of the location shall be obtained. A copy of this approval shall be provided to the zoning administrator with the permit application, prior to operating at the location. The vendor shall maintain proof of the owner's approval in the vehicle. The person operating the food truck shall present this proof upon the demand of a peace officer or city employee authorized to enforce.
- 3. Permanent Surface Parking.** The food truck shall only be stopped, standing, or parked on a permanent surface paved with concrete, asphalt, or similar as determined by the review authority.
- 4. Litter Removal.** Each vendor shall provide adequate garbage receptacles accessible to customers for disposal of garbage. The food truck and surrounding property shall be maintained in a safe and clean manner at all times. The mobile vendor shall remove litter caused by its products from any public and private property within a twenty-five-foot radius of the food truck's location.
- 5. No Discharge of Liquid.** The vendor shall not discharge any liquid (e.g., water, grease, oil, etc.) onto or into city streets, storm drains, catch basins, or sewer facilities. All discharges shall be contained and properly disposed of by the vendor.
- 6. Noise.** The vendor shall be subject to the noise provisions set forth in Chapter 21.82 (Noise). The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions. The vendor shall prohibit loitering at the site and shall control noisy patrons on-site and those leaving the premises. No amplified music or loudspeakers shall be permitted.
- 7. Hours of Operation.** Food truck vending hours shall be established by the review authority with the required permit.
- 8. Business License Required.** The vendor shall have a valid business license issued by the city pursuant to Municipal Code Title 3, Chapter 3.28 (Business License Tax).
- 9. Health Permit Required for Food Sales.** Vendors operating a food trucks shall have a valid permit issued by the San Luis Obispo County Health Agency. All required county health permits shall be in the possession of the mobile food vendor at all times during which it operates within the city.

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10. **Fire Department Inspection.** All food trucks shall be inspected and approved by a jurisdiction within the Central Coast Fire Prevention Association (CCFPA) prior to issuance of its initial business license and from time to time thereafter in the discretion of a jurisdiction within the Central Coast Fire Prevention Association (CCFPA). At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguishing system. A Class K fire extinguisher shall be provided within each vending vehicle at an accessible location. All fire protection equipment shall be properly maintained and serviced at intervals required by the California Fire Code.
  11. **Circulation.** Food trucks and trailers and associated equipment shall not alter the circulation pattern of parking lots nor shall they be parked in restricted areas marked for "no parking", "fire lane", etc.
  12. **Egress.** Food trucks shall not block egress from a building.
  13. **Equipment Storage.** Food trucks and associated equipment shall not be stored overnight at the location of vending.
  14. **Conditions of Approval.** Food trucks shall comply with all conditions of approval required by the review authority approving a temporary use permit, site plan, or conditional use permit.
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## ***Chapter 21.20 TEMPORARY USE PERMITS***

### **21.20.010 Purpose and applicability.**

- A. Purpose. This chapter establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.
- B. Applicability. For purposes of this chapter, a temporary land use activity is defined as a land use that is interim, non-permanent, and/or seasonal in nature, located on private property, and lasting from one to thirty days, and generally not more than thirty consecutive days in duration. Temporary uses shall consist of the following categories:
  1. Exempt Temporary Uses. Exempt temporary uses, as identified in Section 21.20.020 (Exempt Temporary Uses), that do not require issuance of a temporary use permit.
  2. Allowed Temporary Uses. Non-exempt temporary uses, including special events, as identified in Section 21.20.030 (Allowed Temporary Uses), that require a temporary use permit.

### **21.20.020 Exempt temporary uses.**

The following uses do not require a temporary use Permit:

- A. Seasonal stands (such as pumpkin and Christmas tree sales) without a caretaker unit lasting up to ninety days.

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- B. Construction offices in conjunction with construction of a building or other approved development project.
- C. Parking lot sales and other promotional events where only on-site businesses are participating and lasting no more than seven days.
- D. Garage and rummage sales (subject to Section 21.20.040).
- E. Temporary food service (such as barbecues) when located at the business's permanent location or in conjunction with a non-profit fundraising event lasting less than seven days.
- F. Sidewalk vending (subject to Subsection 21.20.040(B)).

## **21.20.030 Allowed temporary uses.**

- A. The following activities may be approved by a temporary use permit:
  - 1. Real estate sales offices (within approved development projects).
  - 2. Parking lot sales and other promotional events where only on-site businesses are participating and lasting seven or more days (if less than seven days, no temporary use permit is required).
  - 3. Trailers/temporary buildings in conjunction with an existing on-site business and remaining no more than twelve months.
  - 4. Single food truck operating in one location no more than one year (subject to Section 21.69.120).
  - 5. Temporary food service (such as barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event lasting seven or more days.
  - 6. Seasonal stands (such as pumpkin and Christmas tree sales) with a caretaker unit lasting up to ninety days.
  - 7. Circuses, carnivals, fairs, festivals, and concerts lasting up to thirty days.
  - 8. Off-site construction yards with a valid building permit (no temporary use permit is required if on an immediately adjacent property).
  - 9. Similar temporary uses as determined by the zoning administrator.
- B. Temporary Uses Requiring an Administrative Use Permit. Other temporary events and special events, outdoor sales, and displays may be allowed with the approval of an administrative use permit pursuant to Chapter 21.19 (Conditional Use Permits and Administrative Use Permits) so long as they are determined to not impact neighboring uses or otherwise create significant impacts.

## **21.20.040 Uses requiring special regulatory provisions.**

Because of the temporary nature and unique aspects of certain activities, special regulatory provisions are established for the following:

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- A. Rummage Sales. Rummage sales are expressly prohibited within the city limits, except when conducted by a charitable or nonprofit organization within a completely enclosed permanent building or structure, or when located on the site of an existing church, social hall, school, clubhouse, auditorium, recreation building, theater, or a location of similar nature.
- B. Garage or Yard Sales.
  - 1. Garage or yard sales may be conducted at dwellings throughout the city; provided, that the merchandise which has been placed on sale is the result of the normal accumulation of used items acquired by a single family or group of families, and is not in any way connected with an established business.
  - 2. The occupants of a dwelling shall be limited to two garage or yard sales per year, each having a duration of no more than two consecutive days.
  - 3. Signs advertising garage or yard sales shall not be posted on public property. Signs on private property shall be removed within twenty-four hours after the sale.
- C. Food Trucks. See Section 21.69.120 (Food Trucks and Food Truck Courts).
- D. Sidewalk Vending. Sidewalk vendors are subject to the following provisions:
  - 1. Sidewalk vending is permitted only on paved sidewalks within the public right-of-way and city parks.
  - 2. Sidewalk vending shall not block the accessible path of travel nor curb ramps.
  - 3. Sidewalk vending is not permitted within parks with a concession agreement.
  - 4. Stationary vending is not permitted in residential zoning districts.
  - 5. Sidewalk vendors shall have a valid city of Paso Robles business license.
  - 6. No motorized vehicles are permitted on city sidewalks or within parks.
  - 7. Carts, tables, and other equipment and supplies shall not be left unaccompanied nor stored in the public right-of-way or parks overnight.

## **21.20.050 Application processing.**

An application for a temporary use permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). An application for a temporary use permit for a seasonal stand with a caretaker unit, circus, carnival, fair, festival, and concert shall be filed no less than sixty days prior to the date on which the temporary use is planned to commence. An application for a temporary use permit for all other allowed uses shall be filed no less than two weeks prior to the date on which the temporary use is planned to commence. The zoning administrator may waive this time period requirement based on circumstances which prevent a timely filing.

## **21.20.060 Action by the zoning administrator.**

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All requests for temporary use permits on private property may be approved, conditionally approved, or denied by the zoning administrator (subject to agreement by other affected departments). The zoning administrator may refer applications to the planning commission or its designated subcommittees.

## **21.20.070 Findings for approval and revocation.**

- A. Required Findings. The review authority may approve or conditionally approve a temporary use permit application only if it first makes all of the following findings:
  - 1. The proposed use is temporarily permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the building and fire codes.
  - 2. The subject site is physically suitable for the type and density/intensity of the proposed use.
  - 3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
  - 4. The proposed temporary use will not adversely impact the public health, safety, or welfare.
  - 5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
  - 6. There are adequate provisions for public access, parking, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.
- B. Revocation. A temporary use permit may be revoked or modified by the zoning administrator if any one of the following findings can be made:
  - 1. That circumstances have changed so that one or more of the required findings can no longer be made;
  - 2. That the temporary use permit was obtained by fraud or misrepresentation;
  - 3. That one or more of the conditions of the temporary use permit have not been met; and
  - 4. That the use is in violation of any statute, ordinance, law, or regulation.

## **21.20.080 Conditions of approval.**

- A. General. In approving a temporary use permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Subsection 21.20.070(A) (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. Conditions. Conditions may include, but are not limited to, the following: hours of operation, provisions for parking areas, lighting and signage, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties.

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## **21.20.090 Permit duration.**

In no case shall a temporary use permit be approved for longer than twelve months. Approval of a temporary use permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

## **21.20.100 Condition of site following temporary use.**

Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use and shall continue to be used in compliance with this title.

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## **21.91.070 "F" definitions.**

**Family Day Care Home.** A day-care facility for children under the age of eighteen for periods of fewer than twenty-four hours a day licensed by the state, which is located in a dwelling unit, where a resident of the dwelling provides care and supervision for fourteen or fewer children (or capacity limits as set forth by the state, including children who reside at the home and are under the age of ten. See Health and Safety Code Section 1596.78. For larger and commercial facilities see "Day Care Center".

**Farmers' Market.** See "certified farmers market and year-round roadside produce stands".

**Financial Institutions.** A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. Does not include check cashing stores.

**Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption including groceries, supermarkets, mini-marts, delis, liquor stores, specialty food stores.

**Food and Kindred Products Processing.** Facilities that cook, manufacture, package, label, or store food and related products including animal processing for consumption off site but do not provide products directly to a consumer. Uses do not include any retail components unless such retail sales are permitted in the applicable zoning district. This use classification excludes "wineries, breweries and distilleries", which is defined separately. see also "industrial - artisan" for small scale facilities that include onsite sales.

**Food Truck.** A vending vehicle or mobile food facility selling food and/or beverages in an operable motorized coach or trailer with current department of motor vehicles registration and a current food safety permit acceptable to the San Luis Obispo County Environmental Health Services Division.

**Food Truck Court.** An area designated for two or more food trucks to park for the purpose of selling food and beverages.

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Fuel Sales. See "vehicle fuel sales" and "vehicle charging station".

Funeral Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses may include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

**Table 21.32-1: Zoning District Use Regulations (portion)**

Land Uses	R-A	R-1	R-2	R-3	R-4	R-5	OP	CP	C-1	C-2	C-3	RC	RL	M	PM	AP	AG	POS	OS	PF	
Temporary food service	—	—	—	—	—	—	—	T	T	T	T	T	T	T	T	T	T	—	—	—	When located at the business's permanent location or in conjunction with a non-profit fundraising event (longer than 7 days) See Chapter 21.20 (Temporary Use Permits)
Food truck	—	—	—	—	—	—	—	T	T	T	T	T	T	T	T	T	—	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts)
Food truck court	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C	—	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts)

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Temporary off-site construction yards	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	—	T	T	In conjunction with a valid building permit See Chapter 21.20 (Temporary Use Permits)
Temporary real estate sales offices	T	T	T	T	T	T	T	T	T	T	T	T	—	T	T	T	—	—	—	—	Within approved development projects See Chapter 21.20 (Temporary Use Permits)
Trailer/Temporary Building Use																					

**Table 5.3-1: Allowed Land Uses and Permit Requirements (Uptown Town Centre Specific Plan) (portion)**

Land Use Type	PERMIT REQUIREMENTS BY ZONE										Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RSC	OS		
Temporary food service (e.g barbecues) when located at a business' permanent location or in conjunction with a non-profit fundraising event	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Food Truck	-	TUP	-	TUP	TUP	TUP	TUP	TUP	TUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)
Food Truck Court	-	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)
Temporary off-site construction with a valid	P	P	P	P	P	P	P	P	P	-	

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building (unless on the immediately adjacent property)										
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## 21.69.120 Food trucks and food truck courts.

- A. **Purpose and Applicability.** The purpose of this section is to ensure that food trucks are compatible with surrounding and adjacent uses and do not create an adverse impact on adjacent properties by reason of noise, parking, and litter.
- B. **Special Events that Include Food Trucks.** The provisions of this section shall not apply to persons operating a food truck as part of a certified farmer's market, an authorized street fair or other event occurring under a special permit issued by the City of Paso Robles, or as allowed by the City in city parks provided that the food truck is part of the event and is complying with all terms of the permit or permits issued for the event.
- C. **Caterer.** The provisions of Subsection 21.69.120.D(1) (Temporary Use Permit Required) shall not apply to a food truck operating as a caterer (invited by a commercial business to provide food and/or beverages at a commercial business site) at a special event or events for up to 7 days in a fiscal year (July 1 – June 30), if only one food truck is operating at the special event or events at a time. Catering food trucks shall comply with Subsection 21.69.120.F (Operational Requirements for All Food Trucks).
- D. **Permit Requirements Food Trucks.** All food trucks shall comply with the operational requirements of Subsection 21.69.120.F (Operational Requirements for All Food Trucks). In addition, the following Zoning Approvals are required.
  - 1. ~~Food Truck (single vehicle operating in one location seven days or less).~~ Temporary food trucks lasting less than seven days in a single location are subject to the requirements of Subsection 21.69.120(D) (Operational Requirements for Food Trucks).—
  - 2. ~~Food Truck (single vehicle operating in one location more than seven days but less than one year).~~ Temporary food trucks lasting seven or more days (not to exceed one year) in a single location require approval of a temporary use permit (Chapter 21.20). No temporary use permit shall be issued for a food truck unless it conforms to the requirements of Subsections 21.69.120(D) (Operational Requirements for Food Trucks).—
  - 3. ~~Food Truck (single vehicle operating in one location one year or more).~~ Temporary food trucks operating for more than one year in a single location shall not operate without the approval of a site plan (Chapter 21.17). Applications for a food truck shall conform to the requirements of Subsections 21.69.120(D) (Operational Requirements for Food Trucks).—
  - 4. ~~Food Truck Court (two or more).~~ Two or more food trucks located on the same property require approval of a conditional use permit (Chapter 21.19). Applications for a food truck court shall conform to the requirements of this Subsection 21.69.120(D) (Operational Requirements for Food Trucks).
    - 1. **Temporary Use Permit Required.**
      - a. **Food Trucks.** Food trucks shall not operate without approval of a Temporary Use Permit (Chapter 21.20). No Temporary Use Permit shall be issued for a food truck unless it conforms to the requirements of Subsection

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21.69.120.E (Temporary Use Permits for Food Trucks) and Subsection 21.69.120.F (Operational Requirements for Food Trucks).

- b. **Commercial Business Sites.** A commercial business site shall require approval of a Temporary Use Permit (Chapter 21.20) if the site hosts catering food trucks, as defined and regulated in Subsection 21.69.120.C, at a special event or events for more than 7 days in a fiscal year.

**2. Conditional Use Permit Required.** Food Truck Courts require approval of a Conditional Use Permit (Chapter 21.19). Applications for a Conditional Use Permit shall demonstrate permanent improvements to accommodate the Food Truck Court and shall conform to the requirements of Subsection 21.69.120.F (Operational Requirements for Food Trucks) to the satisfaction of the Review Authority.

**E. Temporary Use Permits for Food Trucks.** In addition to the standards in Chapter 21.20 (Temporary Use Permits), Temporary Use Permits for Food Trucks shall be subject to the following:

- 1. Duration.** Food Truck Temporary Use Permits shall last no more than 365 days and shall expire at the end of the fiscal year (as defined by Section 3.28.200 (Business license tax—How and when payable)) in which it is issued.
- 2. Payment.** Food Truck Temporary Use Permits are subject to the adopted fee for a Temporary Use Permit and are not prorated for portions of a fiscal year.
- 3. Sites.** Up to 2 specific locations included in a single submittal for a Food Truck Temporary Use Permit application are eligible to be reviewed and included in the issuance of the permit.

**F. Operational Requirements for Food Trucks.** All food trucks shall comply with the following requirements:

- 1. Private Property.** Food trucks shall operate only on private property with an existing commercial use and only as an accessory use to an existing business.
- 2. Written Approval of Owner.** The written approval of the owner of the location shall be obtained. A copy of this approval shall be provided to the zoning administrator with the permit application, prior to operating at the location. The vendor shall maintain proof of the owner's approval in the vehicle. The person operating the food truck shall present this proof upon the demand of a peace officer or city employee authorized to enforce.

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3. **Permanent Surface Parking.** The food truck shall only be stopped, standing, or parked on a permanent surface paved with concrete, asphalt, or similar as determined by the review authority.
4. **Litter Removal.** Each vendor shall provide adequate garbage receptacles accessible to customers for disposal of garbage. The food truck and surrounding property shall be maintained in a safe and clean manner at all times. The mobile vendor shall remove litter caused by its products from any public and private property within a twenty-five-foot radius of the food truck's location.
5. **No Discharge of Liquid.** The vendor shall not discharge any liquid (e.g., water, grease, oil, etc.) onto or into city streets, storm drains, catch basins, or sewer facilities. All discharges shall be contained and properly disposed of by the vendor.
- ~~6. **Temporary Shade Structures.** Temporary shade structures shall be removed whenever the food truck is not in operation.~~
7. **Noise.** The vendor shall be subject to the noise provisions set forth in Chapter 21.82 (Noise). The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions. The vendor shall prohibit loitering at the site and shall control noisy patrons on-site and those leaving the premises. No amplified music or loudspeakers shall be permitted.
8. **Hours of Operation.** Food truck vending hours shall be established by the review authority with the required permit.
9. **Business License Required.** The vendor shall have a valid business license issued by the city pursuant to Municipal Code Title 5 (Permits and Regulations) ~~Title 3, Chapter 3.28 (Business License Tax)~~. As part of its application for a business license, the vendor shall furnish to the city evidence of insurance, as deemed acceptable in the reasonable discretion of the city, against liability for death or injury to any person as a result of ownership, operation, or use of its food truck.
10. **Health Permit Required for Food Sales.** Vendors operating a food trucks shall have a valid permit issued by the San Luis Obispo County Health Agency. All required county health permits shall be in the possession of the mobile food vendor at all times during which it operates within the city.
11. **Fire Department Inspection.** All food trucks shall be inspected and approved by ~~the Paso Robles Fire and Emergency Services Department~~ a jurisdiction within the Central Coast Fire Prevention Association (CCFPA) prior to issuance of its initial business license and from time to time thereafter in the discretion of ~~the Paso Robles Fire and Emergency Services Department~~ a jurisdiction within the Central Coast Fire Prevention Association (CCFPA). At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguishing system. A Class K fire extinguisher shall be provided within each vending vehicle at an accessible location. All fire protection equipment shall be properly maintained and serviced at intervals required by the California Fire Code.
12. **Circulation.** Food trucks and trailers and associated equipment (~~such as tables, chairs, garbage receptacles, etc.~~) shall not alter the circulation pattern of parking lots nor shall they be parked in restricted areas marked for "no parking", "fire lane", etc.

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13. **Egress.** Food trucks shall not block egress from a building.
  14. **Equipment Storage.** Food trucks and associated equipment shall not be stored overnight at the location of vending.
  15. **Conditions of Approval.** Food trucks shall comply with all conditions of approval required by the review authority approving a temporary use permit, site plan, or conditional use permit.
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## **Chapter 21.20 TEMPORARY USE PERMITS**

### **21.20.010 Purpose and applicability.**

- A. Purpose. This chapter establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.
- B. Applicability. For purposes of this chapter, a temporary land use activity is defined as a land use that is interim, non-permanent, and/or seasonal in nature, located on private property, and lasting from one to thirty days, and generally not more than thirty consecutive days in duration. Temporary uses shall consist of the following categories:
  1. Exempt Temporary Uses. Exempt temporary uses, as identified in Section 21.20.020 (Exempt Temporary Uses), that do not require issuance of a temporary use permit.
  2. Allowed Temporary Uses. Non-exempt temporary uses, including special events, as identified in Section 21.20.030 (Allowed Temporary Uses), that require a temporary use permit.

### **21.20.020 Exempt temporary uses.**

The following uses do not require a temporary use Permit:

- A. Seasonal stands (such as pumpkin and Christmas tree sales) without a caretaker unit lasting up to ninety days.
- B. Construction offices in conjunction with construction of a building or other approved development project.
- C. Parking lot sales and other promotional events where only on-site businesses are participating and lasting no more than seven days.
- D. Garage and rummage sales (subject to Section 21.20.040).
- E. ~~Single food truck operating in one location less than seven days (subject to Section 21.69.120).~~
- F. Temporary food service (such as barbecues) when located at the business's permanent location or in conjunction with a non-profit fundraising event lasting less than seven days.
- G. Sidewalk vending (subject to Subsection 21.20.040(B)).

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## 21.20.030 Allowed temporary uses.

- A. The following activities may be approved by a temporary use permit:
  - 1. Real estate sales offices (within approved development projects).
  - 2. Parking lot sales and other promotional events where only on-site businesses are participating and lasting seven or more days (if less than seven days, no temporary use permit is required).
  - 3. Trailers/temporary buildings in conjunction with an existing on-site business and remaining no more than twelve months.
  - 4. Single food truck operating in one location ~~seven or more days but not~~ **no** more than one year (subject to Section 21.69.120).
  - 5. Temporary food service (such barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event lasting seven or more days.
  - 6. Seasonal stands (such as pumpkin and Christmas tree sales) with a caretaker unit lasting up to ninety days.
  - 7. Circuses, carnivals, fairs, festivals, and concerts lasting up to thirty days.
  - 8. Off-site construction yards with a valid building permit (no temporary use permit is required if on an immediately adjacent property).
  - 9. Similar temporary uses as determined by the zoning administrator.
- B. Temporary Uses Requiring an Administrative Use Permit. Other temporary events and special events, outdoor sales, and displays may be allowed with the approval of an administrative use permit pursuant to Chapter 21.19 (Conditional Use Permits and Administrative Use Permits) so long as they are determined to not impact neighboring uses or otherwise create significant impacts.

## 21.20.040 Uses requiring special regulatory provisions.

Because of the temporary nature and unique aspects of certain activities, special regulatory provisions are established for the following:

- A. Rummage Sales. Rummage sales are expressly prohibited within the city limits, except when conducted by a charitable or nonprofit organization within a completely enclosed permanent building or structure, or when located on the site of an existing church, social hall, school, clubhouse, auditorium, recreation building, theater, or a location of similar nature.
- B. Garage or Yard Sales.
  - 1. Garage or yard sales may be conducted at dwellings throughout the city; provided, that the merchandise which has been placed on sale is the result of the normal accumulation of used items acquired by a single family or group of families, and is not in any way connected with an established business.

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2. The occupants of a dwelling shall be limited to two garage or yard sales per year, each having a duration of no more than two consecutive days.
3. Signs advertising garage or yard sales shall not be posted on public property. Signs on private property shall be removed within twenty-four hours after the sale.
- C. Food Trucks. See Section 21.69.120 (Food Trucks and Food Truck Courts).
- D. Sidewalk Vending. Sidewalk vendors are subject to the following provisions:
  1. Sidewalk vending is permitted only on paved sidewalks within the public right-of-way and city parks.
  2. Sidewalk vending shall not block the accessible path of travel nor curb ramps.
  3. Sidewalk vending is not permitted within parks with a concession agreement.
  4. Stationary vending is not permitted in residential zoning districts.
  5. Sidewalk vendors shall have a valid city of Paso Robles business license.
  6. No motorized vehicles are permitted on city sidewalks or within parks.
  7. Carts, tables, and other equipment and supplies shall not be left unaccompanied nor stored in the public right-of-way or parks overnight.

## **21.20.050 Application processing.**

An application for a temporary use permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). An application for a temporary use permit for a seasonal stand with a caretaker unit, circus, carnival, fair, festival, and concert shall be filed no less than sixty days prior to the date on which the temporary use is planned to commence. An application for a temporary use permit for all other allowed uses shall be filed no less than two weeks prior to the date on which the temporary use is planned to commence. The zoning administrator may waive this time period requirement based on circumstances which prevent a timely filing.

## **21.20.060 Action by the zoning administrator.**

All requests for temporary use permits on private property may be approved, conditionally approved, or denied by the zoning administrator (subject to agreement by other affected departments). The zoning administrator may refer applications to the planning commission or its designated subcommittees.

## **21.20.070 Findings for approval and revocation.**

- A. Required Findings. The review authority may approve or conditionally approve a temporary use permit application only if it first makes all of the following findings:

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1. The proposed use is temporarily permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the building and fire codes.
  2. The subject site is physically suitable for the type and density/intensity of the proposed use.
  3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
  4. The proposed temporary use will not adversely impact the public health, safety, or welfare.
  5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
  6. There are adequate provisions for public access, parking, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.
- B. Revocation. A temporary use permit may be revoked or modified by the zoning administrator if any one of the following findings can be made:
1. That circumstances have changed so that one or more of the required findings can no longer be made;
  2. That the temporary use permit was obtained by fraud or misrepresentation;
  3. That one or more of the conditions of the temporary use permit have not been met; and
  4. That the use is in violation of any statute, ordinance, law, or regulation.

## **21.20.080 Conditions of approval.**

- A. General. In approving a temporary use permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Subsection 21.20.070(A) (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. Conditions. Conditions may include, but are not limited to, the following: hours of operation, provisions for parking areas, lighting and signage, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties.

## **21.20.090 Permit duration.**

In no case shall a temporary use permit be approved for longer than twelve months. Approval of a temporary use permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

## **21.20.100 Condition of site following temporary use.**

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Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use and shall continue to be used in compliance with this title.

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## **21.91.070 "F" definitions.**

**Family Day Care Home.** A day-care facility for children under the age of eighteen for periods of fewer than twenty-four hours a day licensed by the state, which is located in a dwelling unit, where a resident of the dwelling provides care and supervision for fourteen or fewer children (or capacity limits as set forth by the state, including children who reside at the home and are under the age of ten. See Health and Safety Code Section 1596.78. For larger and commercial facilities see "Day Care Center".

**Farmers' Market.** See "certified farmers market and year-round roadside produce stands".

**Financial Institutions.** A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. Does not include check cashing stores.

**Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption including groceries, supermarkets, mini-marts, delis, liquor stores, specialty food stores.

**Food and Kindred Products Processing.** Facilities that cook, manufacture, package, label, or store food and related products including animal processing for consumption off site but do not provide products directly to a consumer. Uses do not include any retail components unless such retail sales are permitted in the applicable zoning district. This use classification excludes "wineries, breweries and distilleries", which is defined separately. see also "industrial - artisan" for small scale facilities that include onsite sales.

**Food Truck.** A vending vehicle **or mobile food facility** selling food and/or beverages in an operable motorized coach or trailer with current department of motor vehicles registration and a current food safety permit acceptable to the San Luis Obispo County Environmental Health Services Division.

**Food Truck Court.** An area designated for two or more food trucks to park for the purpose of selling food and beverages.

**Fuel Sales.** See "vehicle fuel sales" and "vehicle charging station".

**Funeral Services.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses may include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

# Attachment 4

**Table 21.32-1: Zoning District Use Regulations (portion)**

Temporary food service	—	—	—	—	—	—	—	T	T	T	T	T	T	T	T	T	—	—	—	When located at the business's permanent location or in conjunction with a non-profit fundraising event (longer than 7 days) See Chapter 21.20 (Temporary Use Permits)
Food truck	—	—	—	—	—	—	—	P/ T*	P/ T*	P/ T*	P/ T*	P/ T*	P/ T*	P/ T*	P/ T*	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts) <del>*Permits for one year or more require a site plan review (Chapter 21.17)</del>	
Food truck court	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts)	

# Attachment 4

Temporary off-site construction yards	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	In conjunction with a valid building permit See Chapter 21.20 (Temporary Use Permits)
Temporary real estate sales offices	T	T	T	T	T	T	T	T	T	T	T	T	-	T	T	T	-	-	-	-	Within approved development projects See Chapter 21.20 (Temporary Use Permits)
Trailer/Temporary Building Use																					

**Table 5.3-1: Allowed Land Uses and Permit Requirements (Uptown Town Centre Specific Plan) (portion)**

Land Use Type	PERMIT REQUIREMENTS BY ZONE										Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RSC	OS		
Temporary food service (e.g barbecues) when located at a business' permanent location or in conjunction with a non-profit fundraising event	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Food Truck	-	TUP	-	TUP	TUP	TUP	TUP	TUP	TUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)
Food Truck Court	-	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	-	See Paso Robles Municipal Code Section 21.69.120 (Food Trucks and Food Truck Courts)

# Attachment 4

Temporary off-site construction with a valid building (unless on the immediately adjacent property)	P	P	P	P	P	P	P	P	-	
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# Attachment 5

## RESOLUTION NO. PC 26-xx

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES

**TO RECOMMEND ADOPTION OF ORDINANCE xxx AMENDING PASO ROBLES MUNICIPAL CODE (PRMC) SECTION 21.69.120 (FOOD TRUCKS AND FOOD TRUCK COURTS), CHAPTER 21.20 (TEMPORARY USE PERMITS), TABLE 21.32-1 (ZONING DISTRICT USE REGULATIONS), SECTION 21.91.070 (“F” DEFINITIONS) AND UPTOWN/TOWN CENTRE SPECIFIC PLAN (UTCSP) TABLE 5.3-1 (ALLOWED LAND USES AND PERMITTING REQUIREMENTS), AND FINDING THE ACTION NOT A PROJECT SUBJECT TO CEQA**

### APPLICANT – CITY OF PASO ROBLES

**WHEREAS**, on October 1, 2024, City Council approved a variety of updates to the Paso Robles Zoning Code, Title 21 of the Paso Robles Municipal Code, including updates to Section 21.69.120, “Food Trucks and Food Truck Courts” (Attachment 1). This section of the municipal code establishes the permit requirements and operational standards for food trucks operating within the City limits. The rules codified staff policy on food trucks that had existed since 2019, and;

**WHEREAS**, all food trucks operating are required to comply with the operational requirements of Section 21.69.120, have a valid City business license, and have an active County of San Luis Obispo Environmental Health Permit, and;

**WHEREAS**, in addition to the above requirements, food trucks operating at one location for more than seven days in a calendar year, but less than one year, are required to obtain a Temporary Use Permit (TUP) and must meet the findings provided in Section 21.20.070, “Findings for Approval and Revocation”, and;

**WHEREAS**, on August 5, 2025, City Council discussed a ‘Legislative Update and Review Regarding Food Truck Regulations’. Staff presented the current permitting process as well as some of the challenges in enforcing the food truck standards and permitting requirements due to ambiguity in the municipal code. Members of the public were invited to participate in the discussion and provided feedback. The City Council voted to establish an Ad Hoc Committee of the City Council to be comprised of Councilmember Gregory and Councilmember Bausch to address food truck regulations and report back to City Council within 6 months with recommendations for future action based on the discussion, and;

**WHEREAS**, the first Food Truck Regulation Review City Council Ad Hoc Committee meeting was held on September 22, 2025. The priority of the meeting was to gather more in-depth feedback from the public. The meeting had a high level of participation from the public. Ad Hoc committee members directed staff to collect additional information on the following topics:

# Attachment 5

- a. Generators that can meet Noise Ordinance requirements,
- b. Comparison of the current food truck policies listed on the City's website and the standards in the Zoning Ordinance,
- c. Clarification on Fire inspection requirements,
- d. Additional information on complaints received by the City regarding food trucks,
- e. Policies and options for food trucks utilizing tables, chairs, and shade structures, and
- f. Clarification of how the 7-day rule applies to food trucks hired to serve food at special events (not operated by the City), and;

**WHEREAS**, the second Food Truck Regulation Review City Council Ad Hoc Committee meeting was held on November 12th, 2025. The priority of the meeting was to report back on topics brought to light at the first ad hoc meeting. This included details of previous food truck complaints, providing clear and concise rules that align with other departments' requirements, and additional information on fire department inspections. Staff also provided draft recommendations to gather feedback from the Ad Hoc Committee members and from the public. Ad hoc committee members made recommendations were made for the following topics:

- a. Generator Noise,
- b. Accessory Furniture,
- c. Temporary Use Permit permitting requirements,
- d. Setbacks, and
- e. Proximity to Downtown, and;

**WHEREAS**, on December 16<sup>th</sup>, 2025 Staff reported the findings and recommendations made at the second Food Truck Regulation Review City Council Ad Hoc Committee back to City Council for review and formal recommendations. City Council provided specific direction to staff regarding operational requirements effective immediately:

- a. Food trucks will utilize generator acoustic panels to protect adjacent land uses and the public right-of-way from excessive noise and to comply with the Noise Ordinance.
- b. Accessory furniture is not permitted:
  - i. In the public right of way (e.g., sidewalk or parkways),or
  - ii. Where it will obstruct circulation, ingress, or egress
- c. The following accessory furniture is permitted:
  - i. 1 shade structure, no more than 120square feet in size;
  - ii. Table(s) totaling no more than 24 square feet in size; and
  - iii. 8 chairs
- d. Require a minimum setback of 9 feet (half the length of an uncovered parking space) for food trucks with service windows facing the public right-of-way. No setback is required for food truck service window facing internally into the commercial lot. Shade canopies, tables, and chairs area allowed within the food truck setback. Allow the Zoning Administrator to increase or decrease

# Attachment 5

setback requirements for individual temporary use permits to account for unique site configurations.

- e. Temporary Use Permits will not be granted on private property within 100 feet of City Park, and;

**WHEREAS**, on December 16<sup>th</sup>, 2025, City Council also provided a recommendation to amend Paso Robles Municipal Code (PRMC) Section 21.69.120 to:

- f. Require a Temporary Use Permit (TUP) for ALL food trucks operating in the City and vending to the public. Exception - food truck operating as a caterer for an event are not required to have a TUP, and;
- g. Require on-site commercial businesses hosting more than 7 events in a year to obtain a Temporary Use Permit for food trucks to participate in reoccurring events, and;

**WHEREAS**, staff has prepared amendments to the Paso Robles Municipal Code and Uptown/Town Centre Specific Plan to achieve City Council recommendations to food truck regulations made at the December 16<sup>th</sup>, 2025 City Council meeting to present to the Planning Commission to make a recommendation to the City Council, and;

**WHEREAS**, a duly noticed public hearing was conducted for the Planning Commission meeting on April 14<sup>th</sup>, 2026 to consider the facts as presented in the staff report prepared for this purpose, and to accept public testimony regarding this proposed Paso Robles Municipal Code and Uptown/Town Centre Specific Plan amendment and make a recommendation to City Council, and;

**WHEREAS**, the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of El Paso de Robles, as follows:

**Section 1: Recitals.** The above recitals are hereby found to be true and correct and are incorporated herein.

**Section 2: Findings.** Having considered the staff report and facts surrounding this matter, and having heard public testimony, the Planning Commission of the City of El Paso de Robles makes the following findings with respect to the proposed amendment of Title 21 of the Municipal Code and the Uptown/Town Center Specific Plan:

# Attachment 5

1. The proposed amendment is consistent with the General Plan and any applicable specific plan;
  - a. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan Land Use element commercial land uses as this amendment maintains accommodation for food trucks as a potential commercial use on commercially zoned properties. This amendment maintains the ability to provide the public access to a commercial good while maintaining aesthetically appeal of City viewsheds and gateway.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare;
  - a. The proposed amendment requires food trucks vending to the public obtain a temporary use permit issued through the Community Development Department. This provision allows staff to review food trucks in a site-specific context. In addition, food truck temporary use permits are reviewed by the Fire department, Industrial Wastewater department, and is required to have County of San Luis Obispo Health permit. All food trucks operating within City limits are required to abide by the operational requirements listed in Section 21.69.120 (Food Trucks and Food Truck Courts) to ensure the food trucks are not detrimental to public health and safety.
3. The proposed amendment is internally consistent with other applicable provisions of the zoning code.
  - a. In addition to the City Council’s recommendation to amend Paso Robles Municipal Code Section 21.69.120 (Food Truck and Food Truck Courts), staff has proposed amendments to Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 (“F” Definitions) and Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements) to ensure consistent language and regulation of food trucks and food truck courts throughout the Zoning Code.

**Section 3: CEQA.** The Planning Commission’s recommendation for adoption of the proposed Ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**Section 4: Recommendation to City Council.** Having considered the staff report and facts surrounding this matter, and having heard public testimony, the Planning Commission of the City of El Paso de Robles does hereby recommend that the City Council adopt Ordinance xxx, attached as Exhibit A approving amendments to Paso Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts), Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 (“F” Definitions) and

# Attachment 5

Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements).

PASSED AND ADOPTED THIS 14<sup>th</sup> day of April 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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SHARON RODEN, CHAIR-PRO TEM

ATTEST:

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WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibit A: Proposed Ordinance xxx

# Attachment 6

## Exhibit A

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING PASO ROBLES MUNICIPAL CODE (PRMC) SECTION 21.69.120 (FOOD TRUCKS  
AND FOOD TRUCK COURTS), CHAPTER 21.20 (TEMPORARY USE PERMITS), TABLE 21.32-1  
(ZONING DISTRICT USE REGULATIONS), SECTION 21.91.070 (“F” DEFINITIONS) AND  
UPTOWN/TOWN CENTRE SPECIFIC PLAN (UTCSP) TABLE 5.3-1 (ALLOWED LAND USES  
AND PERMITTING REQUIREMENTS), AND FINDING THE ACTION NOT A PROJECT SUBJECT  
TO CEQA

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**WHEREAS**, on October 1, 2024, City Council approved a variety of updates to the Paso Robles Zoning Code, Title 21 of the Paso Robles Municipal Code, including updates to Section 21.69.120, “Food Trucks and Food Truck Courts” (Attachment 1). This section of the municipal code establishes the permit requirements and operational standards for food trucks operating within the City limits. The rules codified staff policy on food trucks that had existed since 2019, and;

**WHEREAS**, all food trucks operating are required to comply with the operational requirements of Section 21.69.120, have a valid City business license, and have an active County of San Luis Obispo Environmental Health Permit, and;

**WHEREAS**, in addition to the above requirements, food trucks operating at one location for more than seven days in a calendar year, but less than one year, are required to obtain a Temporary Use Permit (TUP) and must meet the findings provided in Section 21.20.070, “Findings for Approval and Revocation”, and;

**WHEREAS**, on August 5, 2025, City Council discussed a ‘Legislative Update and Review Regarding Food Truck Regulations’. Staff presented the current permitting process as well as some of the challenges in enforcing the food truck standards and permitting requirements due to ambiguity in the municipal code. Members of the public were invited to participate in the discussion and provided feedback. The City Council voted to establish an Ad Hoc Committee of the City Council to be comprised of Councilmember Gregory and Councilmember Bausch to address food truck regulations and report back to City Council within 6 months with recommendations for future action based on the discussion, and;

**WHEREAS**, the first Food Truck Regulation Review City Council Ad Hoc Committee meeting was held on September 22, 2025. The priority of the meeting was to gather more in-depth feedback from the public. The meeting had a high level of participation from the public. Ad Hoc committee members directed staff to collect additional information on the following topics:

- a. Generators that can meet Noise Ordinance requirements,

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## Exhibit A

- b. Comparison of the current food truck policies listed on the City’s website and the standards in the Zoning Ordinance,
- c. Clarification on Fire inspection requirements,
- d. Additional information on complaints received by the City regarding food trucks,
- e. Policies and options for food trucks utilizing tables, chairs, and shade structures, and
- f. Clarification of how the 7-day rule applies to food trucks hired to serve food at special events (not operated by the City), and;

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- c. Temporary Use Permit permitting requirements,
- d. Setbacks, and
- e. Proximity to Downtown, and;

**WHEREAS**, on December 16<sup>th</sup>, 2025 Staff reported the findings and recommendations made at the second Food Truck Regulation Review City Council Ad Hoc Committee back to City Council for review and formal recommendations. City Council provided specific direction to staff regarding operational requirements effective immediately:

- a. Food trucks will utilize generator acoustic panels to protect adjacent land uses and the public right-of-way from excessive noise and to comply with the Noise Ordinance.
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  - i. In the public right of way (e.g., sidewalk or parkways),or
  - ii. Where it will obstruct circulation, ingress, or egress
- c. The following accessory furniture is permitted:
  - i. 1 shade structure, no more than 120square feet in size;
  - ii. Table(s) totaling no more than 24 square feet in size; and
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- d. Require a minimum setback of 9 feet (half the length of an uncovered parking space) for food trucks with service windows facing the public right-of-way. No setback is required for food truck service window facing internally into the commercial lot. Shade canopies, tables, and chairs area allowed within the food truck setback. Allow the Zoning Administrator to

# Attachment 6

## Exhibit A

increase or decrease setback requirements for individual temporary use permits to account for unique site configurations.

- e. Temporary Use Permits will not be granted on private property within 100 feet of City Park, and;

**WHEREAS**, On December 16<sup>th</sup>, 2025, City Council also provided a recommendation to amend Paso Robles Municipal Code (PRMC) Section 21.69.120 to:

- f. Require a Temporary Use Permit (TUP) for ALL food trucks operating in the City and vending to the public. Exception - food truck operating as a caterer for an event are not required to have a TUP, and;
- g. Require on-site commercial businesses hosting more than 7 events in a year to obtain a Temporary Use Permit for food trucks to participate in reoccurring events, and;

**WHEREAS**, staff has prepared amendments to the Paso Robles Municipal Code and Uptown/Town Centre Specific Plan to achieve City Council recommendations to food truck regulations made at the December 16<sup>th</sup>, 2025 City Council meeting to present to the Planning Commission to make a recommendation to the City Council, and;

**WHEREAS**, a duly noticed public hearing was conducted for the Planning Commission meeting on April 14<sup>th</sup>, 2026 to consider the facts as presented in the staff report prepared for this purpose, and to accept public testimony regarding this proposed Paso Robles Municipal Code and Uptown/Town Centre Specific Plan amendment and make a recommendation to City Council, and;

**WHEREAS**, the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The recitals set forth above are hereby adopted as the findings of the City Council in connection with the adoption of this ordinance. In support of the recitals stated above, the City Council hereby finds and determines that it is necessary to adopt an ordinance to establish permitting guidelines and operational requirements to be consistent with the General Plan, Municipal Code, and Uptown/Town Centre Specific Plan and to protect the public interest health, safety, and welfare.

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## Exhibit A

**Section 2.** The City Council hereby makes the following findings with respect to the proposed amendment of Title 21 of the Municipal Code and the Uptown/Town Centre Specific Plan:

1. The proposed amendment is consistent with the General Plan and any applicable specific plan;
  - a. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan Land Use as this amendment accommodates for food trucks as a permitted commercial use on commercially zoned properties. This amendment maintains the ability to provide the public access to a commercial good while maintaining aesthetically appeal of City viewsheds and gateway.
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare;
  - a. The proposed amendment requires food trucks vending to the public obtain a temporary use permit issued through the Community Development Department. This provision allows staff to review food trucks in a site-specific context. In addition, food truck temporary use permits are reviewed by the Fire department, Industrial Wastewater department, and is required to have County of San Luis Obispo Health permit. All food trucks operating within City limits are required to abide by the operational requirements listed in Section 21.69.120( Food Trucks and Food Truck Courts) to ensure the food trucks are not detrimental to public health and safety.
3. The proposed amendment is internally consistent with other applicable provisions of the zoning code.
  - a. In addition to the City Councils recommendation to amend Paso Robles Municipal Code Section 21.69.120 (Food Truck and Food Truck Courts). Staff has proposed amendments to Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 (“F” Definitions) and Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements) to ensure consistent language and regulation of food trucks and food truck courts throughout the Zoning Code.
4. The Planning Commission’s recommendation for adoption of the proposed Ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty

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that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**Section 3.** Section 21.69.120 of the Paso Robles Municipal Code is hereby amended in its entirety to read in full as follows:

**“21.69.120 Food trucks and food truck courts.**

- A. Purpose and Applicability.** The purpose of this section is to ensure that food trucks are compatible with surrounding and adjacent uses and do not create an adverse impact on adjacent properties by reason of noise, parking, and litter.
- B. Special Events that Include Food Trucks.** The provisions of this section shall not apply to persons operating a food truck as part of a certified farmer's market, an authorized street fair or other event occurring under a special permit issued by the City of Paso Robles, or as allowed by the City in city parks provided that the food truck is part of the event and is complying with all terms of the permit or permits issued for the event.
- C. Caterer.** The provisions of Subsection 21.69.120.D(1) (Temporary Use Permit Required) shall not apply to a food truck operating as a caterer (invited by a commercial business to provide food and/or beverages at a commercial business site) at a special event or events for up to 7 days in a fiscal year (July 1 – June 30), if only one food truck is operating at the special event or events at a time. Catering food trucks shall comply with Subsection 21.69.120.F (Operational Requirements for All Food Trucks).
- D. Permit Requirements Food Trucks.** All food trucks shall comply with the operational requirements of Subsection 21.69.120.F (Operational Requirements for All Food Trucks). In addition, the following Zoning Approvals are required.
  - 1. Temporary Use Permit Required.**
    - a) Food trucks shall not operate without approval of a Temporary Use Permit (Chapter 21.20). No Temporary Use Permit shall be issued for a food truck unless it conforms to the requirements of Subsection 21.69.120.E (Temporary Use Permits for Food Trucks) and Subsection 21.69.120.F (Operational Requirements for Food Trucks).
    - b) Commercial Business Sites.** A commercial business site shall require approval of a Temporary Use Permit (Chapter 21.20) if the site hosts catering food trucks, as defined and regulated in Subsection 21.69.120.C, at a special event or events for more than 7 days in a fiscal year.
  - 2. Conditional Use Permit Required.** Food Truck Courts require approval of a Conditional Use Permit (Chapter 21.19). Applications for a Conditional Use Permit shall demonstrate permanent improvements to accommodate the Food Truck Court and shall conform to the requirements of Subsection

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21.69.120.F (Operational Requirements for Food Trucks) to the satisfaction of the Review Authority.

- E. Temporary Use Permits for Food Trucks.** In addition to the standards in Chapter 21.20 (Temporary Use Permits), Temporary Use Permits for Food Trucks shall be subject to the following:
- 1. Duration.** Food Truck Temporary Use Permits shall last no more than 365 days and shall expire at the end of the fiscal year (as defined by Section 3.28.200 (Business license tax—How and when payable)) in which it is issued.
  - 2. Payment.** Food Truck Temporary Use Permits are subject to the adopted fee for a Temporary Use Permit and are not prorated for portions of a fiscal year.
  - 3. Sites.** Up to 2 specific locations included in a single submittal for a Food Truck Temporary Use Permit application are eligible to be reviewed and included in the issuance of the permit.
- F. Operational Requirements for Food Trucks.** All food trucks shall comply with the following requirements:
- 1. Private Property.** Food trucks shall operate only on private property with an existing commercial use and only as an accessory use to an existing business.
  - 2. Written Approval of Owner.** The written approval of the owner of the location shall be obtained. A copy of this approval shall be provided to the zoning administrator with the permit application, prior to operating at the location. The vendor shall maintain proof of the owner's approval in the vehicle. The person operating the food truck shall present this proof upon the demand of a peace officer or city employee authorized to enforce.
  - 3. Permanent Surface Parking.** The food truck shall only be stopped, standing, or parked on a permanent surface paved with concrete, asphalt, or similar as determined by the review authority.
  - 4. Litter Removal.** Each vendor shall provide adequate garbage receptacles accessible to customers for disposal of garbage. The food truck and surrounding property shall be maintained in a safe and clean manner at all times. The mobile vendor shall remove litter caused by its products from any public and private property within a twenty-five-foot radius of the food truck's location.
  - 5. No Discharge of Liquid.** The vendor shall not discharge any liquid (e.g., water, grease, oil, etc.) onto or into city streets, storm drains, catch basins, or sewer facilities. All discharges shall be contained and properly disposed of by the vendor.

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## Exhibit A

6. **Noise.** The vendor shall be subject to the noise provisions set forth in Chapter 21.82 (Noise). The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking, or other actions. The vendor shall prohibit loitering at the site and shall control noisy patrons on-site and those leaving the premises. No amplified music or loudspeakers shall be permitted.
7. **Hours of Operation.** Food truck vending hours shall be established by the review authority with the required permit.
8. **Business License Required.** The vendor shall have a valid business license issued by the city pursuant to Municipal Code Title 3, Chapter 3.28 (Business License Tax).
9. **Health Permit Required for Food Sales.** Vendors operating a food trucks shall have a valid permit issued by the San Luis Obispo County Health Agency. All required county health permits shall be in the possession of the mobile food vendor at all times during which it operates within the city.
10. **Fire Department Inspection.** All food trucks shall be inspected and approved by a jurisdiction within the Central Coast Fire Prevention Association (CCFPA) prior to issuance of its initial business license and from time to time thereafter in the discretion of a jurisdiction within the Central Coast Fire Prevention Association (CCFPA). At a minimum, all cooking equipment producing grease-laden vapors shall be protected by a UL 300 listed automatic fire extinguishing system. A Class K fire extinguisher shall be provided within each vending vehicle at an accessible location. All fire protection equipment shall be properly maintained and serviced at intervals required by the California Fire Code.
11. **Circulation.** Food trucks and trailers and associated equipment shall not alter the circulation pattern of parking lots nor shall they be parked in restricted areas marked for "no parking", "fire lane", etc.
12. **Egress.** Food trucks shall not block egress from a building.
13. **Equipment Storage.** Food trucks and associated equipment shall not be stored overnight at the location of vending.
14. **Conditions of Approval.** Food trucks shall comply with all conditions of approval required by the review authority approving a temporary use permit, site plan, or conditional use permit."

**Section 4.** Chapter 21.20 of the Paso Robles Municipal Code is hereby amended in its entirety to read in full as follows:

***“Chapter 21.20 TEMPORARY USE PERMITS***  
**21.20.010 Purpose and applicability.**

# Attachment 6

## Exhibit A

- A. Purpose. This chapter establishes a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur.
- B. Applicability. For purposes of this chapter, a temporary land use activity is defined as a land use that is interim, non-permanent, and/or seasonal in nature, located on private property, and lasting from one to thirty days, and generally not more than thirty consecutive days in duration. Temporary uses shall consist of the following categories:
  - 1. Exempt Temporary Uses. Exempt temporary uses, as identified in Section 21.20.020 (Exempt Temporary Uses), that do not require issuance of a temporary use permit.
  - 2. Allowed Temporary Uses. Non-exempt temporary uses, including special events, as identified in Section 21.20.030 (Allowed Temporary Uses), that require a temporary use permit.

### **21.20.020 Exempt temporary uses.**

The following uses do not require a temporary use Permit:

- A. Seasonal stands (such as pumpkin and Christmas tree sales) without a caretaker unit lasting up to ninety days.
- B. Construction offices in conjunction with construction of a building or other approved development project.
- C. Parking lot sales and other promotional events where only on-site businesses are participating and lasting no more than seven days.
- D. Garage and rummage sales (subject to Section 21.20.040).
- E. Temporary food service (such as barbecues) when located at the business's permanent location or in conjunction with a non-profit fundraising event lasting less than seven days.
- F. Sidewalk vending (subject to Subsection 21.20.040(B)).

### **21.20.030 Allowed temporary uses.**

- A. The following activities may be approved by a temporary use permit:
  - 1. Real estate sales offices (within approved development projects).
  - 2. Parking lot sales and other promotional events where only on-site businesses are participating and lasting seven or more days (if less than seven days, no temporary use permit is required).
  - 3. Trailers/temporary buildings in conjunction with an existing on-site business and remaining no more than twelve months.
  - 4. Single food truck operating in one location no more than one year (subject to Section 21.69.120).
  - 5. Temporary food service (such as barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event lasting seven or more days.

# Attachment 6

## Exhibit A

6. Seasonal stands (such as pumpkin and Christmas tree sales) with a caretaker unit lasting up to ninety days.
  7. Circuses, carnivals, fairs, festivals, and concerts lasting up to thirty days.
  8. Off-site construction yards with a valid building permit (no temporary use permit is required if on an immediately adjacent property).
  9. Similar temporary uses as determined by the zoning administrator.
- B. Temporary Uses Requiring an Administrative Use Permit. Other temporary events and special events, outdoor sales, and displays may be allowed with the approval of an administrative use permit pursuant to Chapter 21.19 (Conditional Use Permits and Administrative Use Permits) so long as they are determined to not impact neighboring uses or otherwise create significant impacts.

### **21.20.040 Uses requiring special regulatory provisions.**

Because of the temporary nature and unique aspects of certain activities, special regulatory provisions are established for the following:

- A. Rummage Sales. Rummage sales are expressly prohibited within the city limits, except when conducted by a charitable or nonprofit organization within a completely enclosed permanent building or structure, or when located on the site of an existing church, social hall, school, clubhouse, auditorium, recreation building, theater, or a location of similar nature.
- B. Garage or Yard Sales.
  1. Garage or yard sales may be conducted at dwellings throughout the city; provided, that the merchandise which has been placed on sale is the result of the normal accumulation of used items acquired by a single family or group of families, and is not in any way connected with an established business.
  2. The occupants of a dwelling shall be limited to two garage or yard sales per year, each having a duration of no more than two consecutive days.
  3. Signs advertising garage or yard sales shall not be posted on public property. Signs on private property shall be removed within twenty-four hours after the sale.
- C. Food Trucks. See Section 21.69.120 (Food Trucks and Food Truck Courts).
- D. Sidewalk Vending. Sidewalk vendors are subject to the following provisions:
  1. Sidewalk vending is permitted only on paved sidewalks within the public right-of-way and city parks.
  2. Sidewalk vending shall not block the accessible path of travel nor curb ramps.
  3. Sidewalk vending is not permitted within parks with a concession agreement.
  4. Stationary vending is not permitted in residential zoning districts.
  5. Sidewalk vendors shall have a valid city of Paso Robles business license.
  6. No motorized vehicles are permitted on city sidewalks or within parks.

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## Exhibit A

7. Carts, tables, and other equipment and supplies shall not be left unaccompanied nor stored in the public right-of-way or parks overnight.

### **21.20.050 Application processing.**

An application for a temporary use permit shall be filed and processed on the prescribed application forms in accordance with the procedures in Chapter 21.09 (Application Processing and Common Procedures). An application for a temporary use permit for a seasonal stand with a caretaker unit, circus, carnival, fair, festival, and concert shall be filed no less than sixty days prior to the date on which the temporary use is planned to commence. An application for a temporary use permit for all other allowed uses shall be filed no less than two weeks prior to the date on which the temporary use is planned to commence. The zoning administrator may waive this time period requirement based on circumstances which prevent a timely filing.

### **21.20.060 Action by the zoning administrator.**

All requests for temporary use permits on private property may be approved, conditionally approved, or denied by the zoning administrator (subject to agreement by other affected departments). The zoning administrator may refer applications to the planning commission or its designated subcommittees.

### **21.20.070 Findings for approval and revocation.**

- A. Required Findings. The review authority may approve or conditionally approve a temporary use permit application only if it first makes all of the following findings:
  1. The proposed use is temporarily permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of the building and fire codes.
  2. The subject site is physically suitable for the type and density/intensity of the proposed use.
  3. The location, size, design, and operating characteristics of the proposed temporary use will not adversely impact surrounding properties.
  4. The proposed temporary use will not adversely impact the public health, safety, or welfare.
  5. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.
  6. There are adequate provisions for public access, parking, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public health and safety.
- B. Revocation. A temporary use permit may be revoked or modified by the zoning administrator if any one of the following findings can be made:

# Attachment 6

## Exhibit A

1. That circumstances have changed so that one or more of the required findings can no longer be made;
2. That the temporary use permit was obtained by fraud or misrepresentation;
3. That one or more of the conditions of the temporary use permit have not been met; and
4. That the use is in violation of any statute, ordinance, law, or regulation.

### **21.20.080 Conditions of approval.**

- A. General. In approving a temporary use permit, the review authority may impose conditions deemed necessary to ensure compliance with adopted standards or the findings required in Subsection 21.20.070(A) (Required Findings) and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- B. Conditions. Conditions may include, but are not limited to, the following: hours of operation, provisions for parking areas, lighting and signage, traffic circulation and access, performance standards, and other measures necessary to not adversely impact surrounding properties.

### **21.20.090 Permit duration.**

In no case shall a temporary use permit be approved for longer than twelve months. Approval of a temporary use permit shall not be an entitlement that runs with the land and shall not be assignable or transferable to any other person.

### **21.20.100 Condition of site following temporary use.**

Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use and shall continue to be used in compliance with this title. “

**Section 5.** Section 21.91.070 of the Paso Robles Municipal Code is hereby amended in its entirety to read in full as follows::

### **“21.91.070 "F" definitions.**

**Family Day Care Home.** A day-care facility for children under the age of eighteen for periods of fewer than twenty-four hours a day licensed by the state, which is located in a dwelling unit, where a resident of the dwelling provides care and supervision for fourteen or fewer children (or capacity limits as set forth by the state, including children who reside at the home and are under the age of ten. See Health and Safety Code Section 1596.78. For larger and commercial facilities see "Day Care Center".

**Farmers' Market.** See "certified farmers market and year-round roadside produce stands".

**Financial Institutions.** A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses

# Attachment 6

## Exhibit A

include only those institutions engaged in the on-site circulation of cash money. Does not include check cashing stores.

**Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption including groceries, supermarkets, mini-marts, delis, liquor stores, specialty food stores.

**Food and Kindred Products Processing.** Facilities that cook, manufacture, package, label, or store food and related products including animal processing for consumption off site but do not provide products directly to a consumer. Uses do not include any retail components unless such retail sales are permitted in the applicable zoning district. This use classification excludes "wineries, breweries and distilleries", which is defined separately. see also "industrial - artisan" for small scale facilities that include onsite sales.

**Food Truck.** A vending vehicle or mobile food facility selling food and/or beverages in an operable motorized coach or trailer with current department of motor vehicles registration and a current food safety permit acceptable to the San Luis Obispo County Environmental Health Services Division.

**Food Truck Court.** An area designated for two or more food trucks to park for the purpose of selling food and beverages.

**Fuel Sales.** See "vehicle fuel sales" and "vehicle charging station".

**Funeral Services.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses may include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes."

**Section 6.** A portion of Table 21.16.200 of Title 21, Chapter 21.32 of the Paso Robles Municipal Code is amended by modifying the permit requirements on the – chart to accurately reflect the amended permit requirements of Chapter 21.69.120 (Food Trucks and Food Truck Courts) to read as follows:

**Table 21.32-1: Zoning District Use Regulations (portion)**

Land Uses	R-A	R-1	R-2	R-3	R-4	R-5	OP	CP	C-1	C-2	C-3	RC	RL	M	PM	AP	AG	POS	OS	PF	
Temporary food service	—	—	—	—	—	—	—	T	T	T	T	T	T	T	T	T	T	—	—	—	When located at the business's permanent location or in conjunction with a non-profit fundraising event (longer than 7 days) See Chapter 21.20 (Temporary Use Permits)

# Attachment 6

## Exhibit A

Food truck	—	—	—	—	—	—	—	T	T	T	T	T	T	T	T	T	—	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts)
Food truck court	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	C	—	—	—	—	See Section 21.69.120 (Food Trucks and Food Truck Courts)
Temporary off-site construction yards	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	—	T	T	In conjunction with a valid building permit See Chapter 21.20 (Temporary Use Permits)	
Temporary real estate sales offices	T	T	T	T	T	T	T	T	T	T	T	—	T	T	T	—	—	—	—	Within approved development projects See Chapter 21.20 (Temporary Use Permits)	
Trailer/Temporary Building Use																					

**Section 7.** A portion of Table 5.3-1 of the Uptown/Town Centre Specific Plan is amended by adding a land use line item to accurately reflect the amended permit requirements of Chapter 21.69.120 (Food Trucks and Food Truck Courts) to read as follows:

**Table 5.3-1: Allowed Land Uses and Permit Requirements (Uptown Town Centre Specific Plan) (portion)**

Land Use Type	PERMIT REQUIREMENTS BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RSC	OS	
Temporary food service (e.g barbecues) when located at a business' permanent location or in conjunction with a non-profit	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	

# Attachment 6

## Exhibit A

fundraising event										
Food Truck	-	TUP	-	TUP	TUP	TUP	TUP	TUP	-	See Paso Robles Municipal Code Section 21.69.120 ( Food Trucks and Food Truck Courts)
Food Truck Court	-	CUP	-	CUP	CUP	CUP	CUP	CUP	-	See Paso Robles Municipal Code Section 21.69.120 ( Food Trucks and Food Truck Courts)
Temporary off-site construction with a valid building (unless on the immediately adjacent property)	P	P	P	P	P	P	P	P	-	

**Section 8.** This Ordinance shall be effective thirty days from the date of its adoption.

**Section 9.** The City Clerk shall certify to the adoption of this Ordinance and shall post or publish this Ordinance as required by law.

**Section 10.** The adoption of the proposed Ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. State CEQA Guidelines §15060(c) provides that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378” and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.

**Section 11.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or place, is for any reason held to be unconstitutional or invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or places.

# Attachment 6

## Exhibit A

Introduced at a regular meeting of the City Council held on \_\_\_\_\_ day of \_\_\_\_ 2026, and passed and adopted by the City Council of the City of El Paso de Robles on the \_\_\_\_\_ day of \_\_\_\_\_ 2026 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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John R. Hamon, Mayor

ATTEST:

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Melissa Boyer, City Clerk



**AFFIDAVIT  
OF MAIL NOTICES FOR  
PLANNING COMMISSION**

I, Marci Reynoso, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the April 14<sup>th</sup> Planning Commission for P25-0070 / RZN25-08 on this 31<sup>st</sup> day of March in the year 2026.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Marci Reynoso  
Marci Reynoso



1010 Marsh St., San Luis Obispo, CA 93401  
 (805) 546-8208 • FAX (805) 546-8641

**PROOF OF PUBLICATION**  
 (2015.5 C.C.P.)

STATE OF CALIFORNIA,  
 County of San Luis Obispo,  
 I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party interested in the above entitled matter. I am the principal clerk of the printer of the *New Times*, a newspaper of general circulation, printed and published weekly in the City of San Luis Obispo, County of San Luis Obispo, and which has been adjudged a newspaper of general circulation by the Superior Court of the County of San Luis Obispo, State of California, under the date of February 5, 1993, Case number CV72789; that notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 2

in the year 2026.

I certify (or declare) under the the penalty of perjury that the foregoing is true and correct.

Dated at San Luis Obispo, California, this day 2 of April, 2026.

*Patricia Horton*

Patricia Horton, New Times Legals

Proof of Publication of

**NOTICE OF PLANNING  
COMMISSION PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Paso Robles Planning Commission will hold a Public Hearing to consider the following project:

<b>Project Description:</b>	Consideration of Zoning Code Amendment to Robles Municipal Code (PRMC) Section 21.69.120 (Food Trucks and Food Truck Courts), Chapter 21.20 (Temporary Use Permits), Table 21.32-1 (Zoning District Use Regulations), Section 21.91.070 ("F" Definitions) and Uptown/Town Centre Specific Plan (UTCSP) Table 5.3-1 (Allowed Land Uses and Permitting Requirements) to modify the Permitting Requirements and Operational Standards consistent with the Food Truck Ad Hoc Committee and City Council recommendations. Planning Commission will be recommending the item to City Council for final approval prior to adoption. (RZN25-08/P25-0070).
<b>Location:</b>	Citywide
<b>CEQA Determination:</b>	The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a "project" under CEQA. State CEQA Guidelines §15060(c) provides that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378" and, alternatively, is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment.
<b>Hearing Date:</b>	The Planning Commission will hold a Public Hearing on April 14th, 2026, at 6:30 p.m. at the Norris Room, Centennial Park, 600 Nickerson Drive, Paso Robles, CA 93446.

The public has the option to attend the meeting in person or to participate remotely. To participate remotely, residents can livestream the meeting at [www.prcity.com/youtube](http://www.prcity.com/youtube), and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting.

Written public comments can be submitted via email to [planning@prcity.com](mailto:planning@prcity.com) or US Mail (submit early) to the Community Development, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name. Comments on the proposed application must be received prior to the time of the hearing to be considered by the Planning Commission.

Challenge to the application in court will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the project staff report will be available for review on the City's website ([www.prcity.com/meetings](http://www.prcity.com/meetings)) on the Friday preceding the hearing. If you have any questions, please contact the Community Development Department at (805) 237-3970.

April 2, 2026



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

March 10, 2026, 6:30 p.m.  
Centennial Park - Norris Room  
600 Nickerson Drive  
Paso Robles, CA 93446

Commissioners Present: Chair Pro Tem Roden, Commissioner Covarrubias, Commissioner Neel,  
Commissioner Koegler

Commissioners Absent: Chairperson Marlow, Commissioner Christensen, Commissioner  
Lorenz

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A. **CALL TO ORDER**

The meeting was called to order at 6:30pm.

B. **PLEDGE OF ALLEGIANCE**

C. **ROLL CALL**

Commissioners Lorenz, Marlow and Christensen are absent.

D. **STAFF INTRODUCTIONS**

1. **STAFF PRESENT**

Darren Nash, Darcy Delgado, Sam Ricklefs, Marci Reynoso, Jessica Ferguson &  
Sarah Locklin.

E. **GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

F. **AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED**

G. **PUBLIC HEARINGS**

1. **Two-year Time Extension for Covelop P22-0123, PD22-20, TEX26-01, OTR23-11,  
CUP23-14**

Chair Pro Tem Roden had ex-parte conversations with the applicant.

**AYES:** Commissioner Koegler, Covarrubias, Neel and Chair Pro Tem Roden  
**ABSENT:** Commissioner Lorenz, Marlow and Christensen.  
**STAFF:** Sam Ricklefs  
**PUBLIC COMMENT:** None

**Moved by:** Commissioner Koegler  
**Seconded by:** Commissioner Covarrubias

A motion was made by Commissioner Koegler and Second by Commissioner Covarrubias to adoption Draft Resolution PC 26-011 based on findings and subject to conditions of approval.

**Roll Call Vote Passed**

**2. Amendment to Chapter 21.52 of the Paso Robles Municipal Code ("Signs")  
RZN25-07, P25-0117**

**AYES:** Commissioner Covarrubias, Neel, Koegler and Chair Pro Tem Roden.  
**ABSENT:** Commissioner Lorenz, Marlow and Christensen.  
**STAFF:** Darcy Delgado  
**PUBLIC COMMENT:** None

**Moved by:** Commissioner Covarrubias  
**Seconded by:** Commissioner Neel

Recommend the City Council adopt an Ordinance to amend Chapter 21.52 of the Paso Robles Municipal Code by adopting Draft Resolution PC 26-012 based on findings.

**Roll Call Vote Passed**

**H. DISCUSSION ITEMS**

**I. CONSENT CALENDAR**

**Moved by:** Commissioner Covarrubias  
**Seconded by:** Commissioner Neel

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Neel to approve the minutes as presented

**AYES:** Commissioner Covarrubias, Neel, Koegler and Chair Pro Tem Roden.  
**ABSENT:** Commissioner Lorenz, Marlow and Christensen.

**Roll Call Vote Passed**

**1. February 24, 2026 Planning Commission Minutes**

2

Planning Commission Minutes March 10, 2026

2. January 12, 2026 Development Review Committee Minutes
3. January 26, 2026 Development Review Committee Minutes
4. February 2, 2026 Development Review Committee Minutes

J. OTHER REPORTS

1. HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT
2. DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE

K. PLANNING COMMISSIONERS' COMMENTS

L. STAFF COMMENTS

M. ADJOURNMENT

The meeting was adjourned 6:52pm.

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Marci Reynoso, Permit Technician



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Planning Commission Minutes

March 24, 2026, 6:30 p.m.  
Centennial Park - Norris Room  
600 Nickerson Drive  
Paso Robles, CA 93446

Commissioners Present: Chair Pro Tem Roden, Commissioner Christensen, Commissioner Covarrubias, Commissioner Neel, Commissioner Koepler, Commissioner Lorenz

Commissioners Absent: Chairperson Marlow

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A. **CALL TO ORDER**

The meeting was called to order at 6:32pm.

B. **PLEDGE OF ALLEGIANCE**

C. **ROLL CALL**

Commissioner Marlow is absent.

D. **STAFF INTRODUCTIONS**

1. **STAFF PRESENT**

Warren Frace, Darren Nash, Darcy Delgado, Katie Banister, Piper Smith, Marci Reynoso, Jessica Ferguson, Sarah Locklin, Dante Pecchenino & Leslie Frazier.

E. **GENERAL PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

Public Comment Received

F. **AGENDA ITEMS PROPOSED TO BE TABLED OR RE-SCHEDULED**

G. **PUBLIC HEARINGS**

1. **Amendment to the Rodeo Bar's Conditional Use Permit to update the Alcohol Beverage Control (ABC) license CUP02-10, AMD26-01, P26-0007**

**AYES:** Commissioner Covarrubias, Neel, Christensen, Lorenz and Commissioner Koegler, and Chair Pro Tem Roden

**ABSENT:** Chairperson Marlow

**STAFF:** Piper Smith, Assistant Planner

**PUBLIC COMMENT:** Daniel Carnile (Owner)

**Moved by:** Commissioner Covarrubias

**Seconded by:** Commissioner Neel

A motion was made by Commissioner Covarrubias and Seconded by Commissioner Neel to approve the project by adopting Resolution PC 26-013 on findings and subject to conditions of approval with a condition that food vendors must go through the proper channels.

**Roll Call Vote Passed**

**2. Utter Light Industrial Buildings PD25-13, MOD25-09, and P25-0058**

**AYES:** Commissioner Nee, Koegler, Christensen, Lorenz and Commissioner Covarrubias, and Chair Pro Tem Roden

**ABSENT:** Chairperson Marlow

**STAFF:** Katie Banister, Associate Planner

**PUBLIC COMMENT:** Larry Gabriel (Architect)

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Koegler

A motion was made by Commissioner Neel and Seconded by Commissioner Koegler to adopt Resolution 26-014 approving Development Plan 25-13 and Development Plan Modification 25-09, based on findings and subject to conditions of approval with the addition of allowing staff to change the square footage in the Conditions of Approval and sheet 8 to show the correct master plan.

**Roll Call Vote Passed**

**3. Oak at Ardmore Residential Subdivision (Previously Covelop Commercial space) PD25-14, RZN 25-03, VTTM 3255, CUP25-05, OTR 25-09, P25-0080**

Chair Pro Tem Roden disclosed that she had an ex-parte meeting with the Applicant.

**AYES:** Commissioner

**ABSENT:** Commissioner

**STAFF:** Darcy Delgado, Associate Planner & Leslie Frazier, City Engineer

**PUBLIC COMMENT:** Ian McCarville (Kirk Consulting), Thomas Zehnder (Wallace Group), Michael Stoltey (MD3 Investments), Jeff Carr

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Covarrubias

**AYES:** Commissioner Neel, Covarrubias, Koegler, and Commissioner Lorenz, and Chairperson Roden

**ABSENT:** Commissioner Marlow

**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel, and Seconded by Commissioner Covarrubias to recommend the City Council approve the project by adopting Resolution PC 26-015, recommending the City Council adopt an Addendum to a Mitigated Negative Declaration for Planned Development 25-14, Rezone 25-03, Modification 26-04, Vesting Tentative Tract Map 3255, Conditional Use Permit 25-05, and Oak Tree Removal 25-09; and

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Lorenz

**AYES:** Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden

**ABSENT:** Commissioner Marlow

**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Lorenz to approve Resolution PC 26-016, recommending the City Council approve Rezone 25-03 regarding updates to the El Paso de Robles Zoning Code and Zoning Map; and

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Lorenz

**AYES:** Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden

**ABSENT:** Commissioner Marlow

**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel and Seconded Lorenz by Commissioner to recommend the City Council approve Resolution PC 26-017, recommending City Council approve an allocation of 154 Surplus Density Units to Parcel 025-362-050; and

**Moved by:** Commissioner Neel

**Seconded by:** Commissioner Lorenz

**AYES:** Commissioner Neel, Lorenz, Covarrubias, Koegler, and Chairperson Roden  
**ABSENT:** Commissioner Marlow  
**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Lorenz to recommend the City Council approve Resolution PC 26-018, recommending City Council approve Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04; and including the addition that staff include a condition for the applicant to work with staff to evaluate alternatives for the rear yard fencing for the two townhome buildings with the backyards facing Ardmore Road and for the fences to be taller and more durable; and for staff to provide a condition of approval alerting buyers to acknowledge the site's proximity to commercial (C3) uses and to craft language to protect and minimize impacts on existing uses; and

**Moved by:** Commissioner Neel  
**Seconded by:** Commissioner Covarrubias

**AYES:** Commissioner Neel, Covarrubias, Koegler, Lorenz, and Chairperson Roden  
**ABSENT:** Commissioner Marlow  
**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Covarrubias to recommend the City Council approve Resolution PC 26-019, recommending City Council approve Vesting Tentative Tract Map 3255; and for staff to provide a condition of approval alerting buyers to acknowledge the site's proximity to commercial (C3) uses and to craft language to protect and minimize impacts on existing uses; and

**Moved by:** Commissioner Neel  
**Seconded by:** Commissioner Koegler

**AYES:** Commissioner Neel, Koegler, Covarrubias, Lorenz, and Chairperson Roden  
**ABSENT:** Commissioner Marlow  
**NOES:** Commissioner Christensen

A motion was made by Commissioner Neel and Seconded by Commissioner Koegler to recommend the City Council approve Resolution PC 26-020, recommending City Council approve Oak Tree Removal 25-09.

## H. DISCUSSION ITEMS

4

**I. CONSENT CALENDAR**

Covarrubias Koegler

**Moved by:** Commissioner Covarrubias

**Seconded by:** Commissioner Koegler

**ABSENT:** Commissioner Marlow

Motion was made by Commissioner Covarrubias and Seconded by Commissioner Koegler to approve the minutes as presented.

**Roll Call Vote Passed**

1. **January 12, 2026 Development Review Committee Minutes**
2. **February 9, 2026 Development Review Committee Minutes**
3. **February 23, 2026 Development Review Committee Minutes**
4. **March 1, 2026 Planning Commission Reorganization Special Meeting Minutes**

**J. OTHER REPORTS**

1. **HOUSING CONSTRAINTS AND OPPORTUNITIES COMMITTEE (HCOC) / ZONING CODE UPDATE REPORT**
2. **DEVELOPMENT REVIEW COMMITTEE ROTATION SCHEDULE**

Commissioner Lorenz to cover for Commissioner Marlow for April.

**K. PLANNING COMMISSIONERS' COMMENTS**

**L. STAFF COMMENTS**

**M. ADJOURNMENT**

The meeting was adjourned at 8:52 pm

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Marci Reynoso, Permit Technician



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 9, 2026, 4:00 p.m.  
Large Conference Room - 2nd Floor  
1000 SPRING ST  
Paso Robles, CA 93446

**Commissioners present:** Rob Covarrubias, Ashley Lorenz, and Sharon Roden

**Staff present:** Darcy Delgado, Marci Reynoso, Katie Banister, and Sam Ricklefs

**Applicants and others present:** Nelson Bernal, Young Won, David Ford (remote), and Brian Johnson (remote)

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A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

**File #:** B26-0129 / SGN26-08 / P26-0024

**Requested Action:** DRC Final Action

**Application:** Review of 3 new wall-mounted signs for Miner's Ace Hardware.

**Location:** 1151 Creston Road

**Applicant:** All Sign Services

**Discussion:** No issue found for the proposed sign.

**Action:** Approved as proposed

2. **Item 2**

**File #:** B25-1173 / E26-0010

**Requested Action:** DRC Final Action

**Application:** Review of revised elevations, materials for proposed SFR. Follow up from prior DRC on 2/9/2026.

**Location:** 1920 Catahoula Court

**Applicant:** Nelson Bernal

**Discussion:**

**Action:** Approved as presented.

**D. ADJOURNMENT**

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THESE MINUTES ARE NOT OFFICIAL OR A PERMANENT PART OF THE RECORDS UNTIL APPROVED  
BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 16, 2026, 4:00 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

**Commissioners present:** Sharon Roden, Ashley Lorenz and Robert Covarrubias

**Staff present:** Piper Smith, Marci Reynoso, Darren Nash and Katie Banister

**Applicants and others present:** Larry Gabriel, Bianca Koenig, Newlin Hastings, Nick Brose & Danny Brose

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A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

**File #:** P26-0007 / AMD26-02

**Requested Action:** Recommend to Planning Commission for final determination

**Application:** Request for an amendment to Conditional Use Permit (CUP) 02-010 for a bar establishment at 622 12<sup>th</sup> Street. The Amendment (AMD26-01) modifies site specific condition number 2 on CUP 02-010 to update the Alcohol Beverage Control (ABC) license from a Type 42 (On-Sale Beer & Wine – Public Premise) to a Type 48 (On-Sale General - Public Premise)

**Location:** 622 12<sup>th</sup> (APN 009-093-035)

**Applicant:** Daniel Cardinale

**Discussion:** Staff discussed the requested amendment to update ABC license and permit on site consumption and sales of distilled spirits with a Type 48 license. Staff showed the effort that has gone into bringing the site back into compliance with the existing CUP conditions by removing unpermitted outdoor seating area and DRC members raised concern about food vendors on site.

**Action:** Recommended to Planning Commission with modification to add condition regarding blocking egress on driveway.

2. **Item 2**

**Discussion:** Staff discussed the overall project and the requirement to obtain DRC approval due to exterior changes. DRC members liked the final design with gables but understand the applicants need to phase the project and complete relocating the door prior to installing architectural features.

**Action:** DRC approved with condition to do final exterior change with gable prior to certificate of occupancy.

**3. Item 3**

**Discussion:** Staff presented the approved Olsen South Chander Specific Plan design for PA 20 & 21 (open space). Due to the existing powerlines and easements, Olsen 212, the applicant, has been coordinating with PG&E to ensure consistency with their safety requirements and the specific plan approved design. This resulted in a draft design with no tennis court, reduced lighting, no vineyards, and other elements as originally approved in the OSCSP design guidelines. This was replaced with a walking path with natural features, native vegetation, etc. and incorporating the existing mature oak trees and planting additional canopy trees. The entirety of the walking path would be a light 10-20 minute walk for individuals, and still serve as a public amenity to the adjacent neighborhoods that connect to the trail

**Action:** Approved as proposed. DRC members directed applicant to work with the Engineering Department to provide minor modification to the trail where it intersects with roadways so that traffic disruption and pedestrian safety is considered with the design.

**D. ADJOURNMENT**

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CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 23, 2026, 4:00 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

**Commissioners present:** Rob Covarrubias, Eric Marlow and Ashley Lorenz

**Staff present:** Sam Ricklefs, Marci Reynoso, and Darcy Delgado

**Applicants and others present:** Jen Galvin, Erick Tolentino, and Sharon Roden

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A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

**File #:** P26-0030

**Requested Action:** DRC Final Action

**Application:** Review of wall-mounted sign for US Bank branch located within grocery store at 189 Niblick Road.

**Location:** 189 Niblick Road

**Applicant:** Jennifer Galvin

**Discussion:** No discussion.

**Action:** Approved as presented.

2. **Item 2**

**File #:** P26-0013 / P26-0023

**Requested Action:** DRC Final Action

**Application:** Review of wall-mounted sign and pergola for proposed new location for Ben Franklin's Deli

**Location:** 521 Spring Street

**Applicant:** Mohamed A Rezk

**Discussion:** Staff raised concern regarding allowability of LED internal illumination of the sign in Uptown/Town Center Specific Plan. Discussion occurred with applicant regarding alternatives for halo lighting, with applicant citing budget as a preventative factor. DRC noted that the sign does not require

illumination and approved the sign on the condition that no internal illumination is allowed. DRC encouraged applicant to determine if existing light sources may be modified to illuminate sign externally.

DRC noted that pergola blocks some views of the sign, but otherwise approved as presented.

**Action:** Pergola approved as presented. Sign approved with the condition that no internal illumination is allowed.

**D. ADJOURNMENT**

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CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Minutes

March 30, 2026, 4:00 p.m.

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

**Commissioners present:** Robert Covarrubias, Ashley Lorenz, and Sharon Roden

**Staff present:** Sam Ricklefs, Darcy Delgado, and Piper Smith

**Applicants and others present:** Jeff Root

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A. **CALL TO ORDER**

B. **ROLL CALL**

C. **DISCUSSION ITEMS**

1. **Item 1**

**File #:** P26-0031

**Requested Action:** Recommendation to Planning Commission

**Application:** A request for a Conditional Use Permit (CUP) for a bar establishment in an existing tenant space.

**Location:** 842 Norma's Alley

**Applicant:** Jeff Root, Owner of Jan's Bar

**Discussion:** Staff discussed the proposed transfer of the existing Type 42 license from the previous winetasting room on site to new owner. DRC approved proposed hanging sign on exterior of site on condition that the sign meets clearance requirements in Uptown/Town Center Specific Plan. Applicant and staff provided information on parking agreement, the planned sales of shelf-stable food (no kitchen), a planned reservation system to avoid crowding in Norma's Alley, and installation of a new security system.

**Action:** Recommended to Planning Commission with no modifications. Site-specific conditions provided for review by staff additionally recommended to Planning Condition with no additions.

D. **ADJOURNMENT**

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**2026 DRC Schedule**

**Mondays at 4:00pm**

**Conference Room 2, City Hall 2<sup>nd</sup> Floor**

**1000 Spring Street, Paso Robles CA**

<b>Month</b>	<b>Commissioners</b>		
<b>February 2026</b>	Neel	Roden	Christensen
<b>March 2026</b>	Covarrubias	Lorenz	Marlow
<b>April 2026</b>	Roden	Neel	Marlow Lorenz
<b>May 2026</b>	Koegler	Christensen	Covarrubias
<b>June 2026</b>	Roden	Lorenz	Neel
<b>July 2026</b>	Koegler	Christensen	Covarrubias
<b>August 2026</b>	Marlow	Roden	Lorenz
<b>September 2026</b>	Koegler	Neel	Christensen
<b>October 2026</b>	Roden	Covarrubias	Marlow
<b>November 2026</b>	Koegler	Lorenz	Christensen
<b>December 2026</b>	Neel	Covarrubias	Marlow
<b>January 2027</b>	Roden	Koegler	Lorenz
<b>February 2027</b>	Neel	Covarrubias	Christensen