



Council Agenda Report

From: Katie Banister, Associate Planner

Subject: Introduction and First Reading by Title Only of an Ordinance to Rezone the Property at 2508 Spring Street from the T4-F to the TC-2 Zoning District (SPA 25-01, P24-0098) under the Uptown/Town Centre Specific Plan.

CEQA Determination: On August 5, 2025, the City Council found the project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption for Existing Structures, pursuant to the State CEQA Guidelines Section 15301.

Date: September 16, 2025

Facts

1. The project is located at 2508 Spring Street - APN 008-121-021 (See Vicinity Map, Attachment 1).
2. On August 5, 2025, the City Council approved the entitlements listed below:
 - a. General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use 12 (MU-12) to Community Commercial (CC); and
 - b. Conditional Use Permit 24-10 to establish a private meeting facility; and
 - c. Site Plan Review 24-13 for exterior changes to a commercial building (P24-0098).
3. The project also includes a request to amend the Uptown/Town Centre Specific Plan to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2) (Specific Plan Amendment 25-01).
4. Paso Robles Municipal Code Section 21.14.060.C requires adoption of an ordinance for amendments to a specific plan "that act as zoning regulations for the areas covered by specific plans."
5. Currently, the project site is in the T4-Flex (T4-F) zoning district where restaurants and retail markets are allowed uses, private meeting facilities are conditionally allowed use, and winetasting is a prohibited use.
6. The TC-2 zoning district is "applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively underdeveloped, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods."
7. The Planning Commission held a duly noticed public hearing to consider the project on July 8, 2025. On a vote of 4-0 (Commissioners Christensen, Covarrubias, and Roden absent), the Planning Commission adopted Resolution PC 25-016 to recommend the City Council approve General Plan Amendment 25-01 and Specific Plan Amendment 25-01; and on a subsequent vote of 4-0 (Commissioners Christensen, Covarrubias, and Roden absent), the Planning Commission adopted Resolution PC 25-017 to recommend the City Council approve Site Plan Review 24-13, and Conditional Use Permit 24-10.
8. The City Council held a noticed public hearing to consider General Plan Amendment 25-01, Conditional Use Permit 24-10, and Site Plan Review 24-13 on [August 5, 2025](#). On a vote of 4-1 (Councilperson Beal voting no), the Council adopted [Resolution 25-085](#) to approve the General Plan Amendment. On a vote of 4-1 (Councilperson Beal voting no), the Council adopted [Resolution 25-086](#) approving the Conditional Use Permit and Site Plan Review.

9. The public hearing for Specific Plan Amendment 25-01 on August 5, 2025 was not properly noticed because the action must be adopted by an ordinance under the City's Municipal Code. The Council's approval of the specific plan amendment is not valid until 30 days after the second reading of the proposed ordinance (Attachment 2).
10. On August 5, 2025, the City Council found the project exempt from environmental review as a Class 1 categorical exemption for Existing Buildings pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301, which is also applicable to the proposed ordinance to amend the Uptown/Town Centre Specific Plan for this project.

Community Outreach

Noticing was conducted for the project, including publishing a legal advertisement in the New Times, posting a notice on the site, and mailing a notice to owners and occupants of properties within 300 feet of the site for each of the public hearings held by the Planning Commission and City Council. The Planning Commission held a public hearing on the project application on July 8, 2025 and the City Council held a public hearing on the project on August 5, 2025. The Specific Plan Amendment must be adopted by ordinance, which requires special noticing that did not occur for the August 5, 2025 hearing. All noticing required for introduction of an ordinance was conducted for this hearing.

Options

After consideration of any public testimony, the City Council should consider the following options:

1. Take no action, which will leave the property's General Plan land use designation into conflict with its Zoning district and preclude winetasting and other uses allowed in the TC-2 district on the property.
2. Reiterate the intention of the majority of the Council to approve Specific Plan Amendment 25-01 by introducing the draft ordinance for first reading to amend the Uptown/Town Centre Specific Plan to rezone 2508 Spring Street to the TC-2 zoning district.
3. Refer the project back to the Planning Commission for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

Staff presented the project to the Council on [August 5, 2025](#). At that time, the majority of the Council voted to approve the project. Unfortunately, staff prepared a resolution for the City Council to adopt the Specific Plan Amendment, whereas Paso Robles Municipal Code Section 21.14.060.C specifically requires adoption of an ordinance for this action. Draft Ordinance XXXX (Attachment 2) would change the zoning of the property from T4-F to TC-2 to allow the project to proceed, consistent with the intent of the Council's previous action.

The Project

The project is the reuse of an existing 8,067 square-foot commercial building for a mix of proposed commercial uses, including a deli/restaurant, beer and winetasting booths, a market, and a private meeting space. The deli and market are allowed uses, the private meeting space is a conditionally allowed use, and beer and winetasting are prohibited uses in the T4-F zoning district. The applicant has requested the zoning district be amended to TC-2 to allow the project to proceed as designed. The deli, market, and winetasting rooms are allowed uses, and the private meeting space is a conditionally allowed use in the TC-2 zoning district.

Fiscal Impact

The project will not have a significant fiscal impact on the City. The retail uses would generate a modest amount in sales taxes. The City will continue to receive a portion of the property tax revenue generated by the property.

**Figure 1:
Architect's Rendering of Proposed Building Facade**



CEQA

On August 5, 2025, the City Council adopted [Resolution 25-085](#), which approved General Plan Amendment 25-01 and found the project exempt from environmental review as a Class 1 categorical exemption for Existing Buildings pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301. Section 15301 is also applicable to the proposed ordinance to amend the Uptown/Town Centre Specific Plan designation for this project.

Recommendation (Option 1)

Approve Specific Plan Amendment 25-01 by introducing and conducting first reading by title only of Ordinance XXXX amending the Uptown/Town Centre Specific Plan to rezone 2508 Spring Street to the TC-2 zoning district.

Attachments

1. Vicinity Map
2. Ordinance XXXX - Rezoning 2508 Spring Street
 - a. Exhibit A - Specific Plan Map Amendment 25-01