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ORDINANCE NO. XXXX N.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING SPECIFIC PLAN AMENDMENT 25-01 TO AMEND THE ZONING MAP OF THE UPTOWN/TOWN CENTRE SPECIFIC PLAN OF THE CITY OF EL PASO DE ROBLES FOR 2508 SPRING STREET (P24-0098)

WHEREAS, this project is located at 2508 Spring Street (APN 008-121-021), and contemplates 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; and

WHEREAS, this ordinance would amend the Zoning Map of the Uptown Town/Centre Specific Plan for the property at 2508 Spring Street - APN 008-121-021, which is required for the project to proceed; and

WHEREAS, on August 5, 2025, the City Council adopted Resolution 25-085 to approve General Plan Amendment 25-01 to change the Land Use Designation of the property from Mixed-Use 12 (MU-12) to Community Commercial (CC). While the resolution approved Specific Plan Amendment 25-01 to rezone the property, the Paso Robles Municipal Code requires that an amendment to the Uptown Town/Centre Specific Plan must be approved by ordinance; and

WHEREAS, also on August 5, 2025, the City Council adopted Resolution 25-086 to approve Conditional Use Permit 24-10 to establish a private meeting facility, and Site Plan Review 24-13 for exterior changes to a commercial building (P24-0098) associated with this project; and

WHEREAS, the property is currently in the T4-Flex (T4-F) zoning district where restaurants and retail markets are allowed uses, private meeting facilities are a conditionally allowed use, and winetasting is a prohibited use. Specific Plan Amendment 25-01 would amend the zoning map, so the property is in the Town Center 2 (TC-2) zoning district ; and

WHEREAS, 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”; and

WHEREAS, restaurants, retail markets, and winetasting are allowed uses, and private meeting facilities are a conditionally allowed use in the TC-2 zoning district; and

WHEREAS, 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; and

WHEREAS, 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

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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, and

WHEREAS, the City Council held a duly noticed public hearing to introduce this ordinance for first reading on September 16, 2025 to consider Specific Plan Amendment 25-01 for the project, which is required to be adopted by ordinance under the Paso Robles Municipal Code.

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

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

Section 2. Based on the facts and analysis presented to it, including all written and oral testimony, the City Council hereby finds and determines:

- a. The specific plan amendment is consistent with the goals, objectives, and policies of the general plan including
 - i. Land Use Goal 1, which is to “Strive to maintain a balanced community, where the majority of residents can live, work, and shop” supported by Land Use Policy 1A, which is to “Provide an appropriate mix and diversity of land uses.”
 - ii. Land Use Policy 2B, Action Item 2, which is to “Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/ enhanced”.
 - iii. Land Use Policy 2B, Action Item 4, which is to “Continue to enhance the downtown as a priority.”
 - iv. Land Use Policy 2D, which is to “Strive to maintain and create livable, vibrant neighborhoods and districts with:
 - Attractive streetscapes,
 - A pedestrian friendly setting,
 - Coordinated site design, architecture, and amenities,
 - Adequate public and private spaces; and,
 - A recognizable and high-quality design aesthetic.
 - v. Land Use Policy 2H, which is to “Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region” supported by Action Item 1, which is to “Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.”
 - vi. Land Use Policy 2I, which is to “Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:
 1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized.”
 - vii. Circulation Policy 1B, which is to “Reduce Vehicle Miles Traveled (VMT)”, supported by Action Item 1.e, which is “New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to

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help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled”, and Action Item 4, which is “To the extent feasible, maintain a general plan that provides for a reasonable, ongoing balance between jobs and housing units of various types to maximize the potential for residents to live in the community in which they work. This approach reduces the potential for longer vehicle commutes and reduces City-generated and Countywide VMT.”

- viii. Conservation Policy 2B, which is to “Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects” supported by Action Item 4, which is to “Encourage infill development.”
 - ix. Additionally, this specific plan amendment is consistent with the general plan amendment considered and adopted by the City Council on August 5, 2025.
- b. The specific plan amendment would not be detrimental to the public health, safety, or welfare of the community because it is a minor expansion of the TC-2 zoning district located immediately south of the subject property. There are no particular characteristics of the subject property or its surrounding uses which would cause the expansion of the TC-2 zoning district to be detrimental to the public health, safety, or welfare of the community, and the expansion is consistent with the goals, objectives, and policies of the general plan within the downtown area;
 - c. The specific plan amendment includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan because the project does not include any additional building area, and any future expansion would be subject to development impact fees to ensure the applicant pays a fair share towards public facilities.
 - d. The subject property proposed for the specific plan amendment has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards because it is part of the original subdivision of the City and the goals, objectives, and policies of the general plan for the downtown area; and
 - e. The specific plan amendment results in the development of desirable character and use types that will be compatible with the surrounding area, provides effective buffering from adjacent uses, and includes policies for the protection of prominent ridgelines, oak trees, and other natural resources because it is a minor extension of the adjacent TC-2 zoning district and the property is not on a prominent ridgeline.

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Section 3. The City Council hereby ordains the property located at 2508 Spring Street - APN 008-121-021 shall be rezoned to the Town Center-2 (TC-2) zoning district as depicted in Exhibit A attached hereto and incorporated herein by reference.

Section 4. The project is 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. Specifically, because the project is the conversion of an existing commercial building entirely surrounded by urban uses. The mix of uses proposed is not significantly different than the uses currently allowed on the site and the maximum allowed residential density is the same in the T4-F and TC-2 zoning districts.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after its passage and adoption as provided by Government Code section 36397.

Section 7. Publication. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed Ordinance is to be adopted and shall post a certified copy of the proposed Ordinance in the Office of the City Clerk. Within fifteen (15) days of the adoption of the Ordinance, the City Clerk shall cause a summary of the Ordinance to be published, including the vote for and against the same, in accordance with Government Code Section 36937.

INTRODUCED at a regular meeting of the City Council held on September 16, 2025, for first reading by the City Council of the City of El Paso de Robles, and adopted on the ___ day of _____, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Exhibit A – Zoning Map Amendment