

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 13th Streets, all of which are major downtown roadways. Secondary emergency access to the property is additionally available from 12th 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:

ERIC MARLOW, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY