



## Planning Commission Agenda Report

From: Katie Banister, Associate Planner

Subject: The project is the conversion of an existing building into a mix of uses including winetasting, beer tasting, specialty retail, market, deli, and private meeting space. The application includes a General Plan Amendment to change the Land Use Designation

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

Location: 2508 Spring Street (APN 008-121-021)

Date: July 8, 2025

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### Facts

1. The project is located at 2508 Spring Street (See Vicinity Map, Attachment 1).
2. Veraison Wine Country Properties, LLC (applicant) has requested the entitlements listed below in order to convert an existing building into a mix of uses, some of which are not permitted in the T4-F zoning district, where the property is currently located.
  - a. General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use 12 (MU-12) to Community Commercial (CC); and
  - b. Specific Plan Amendment 25-01 to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2); and
  - c. Conditional Use Permit 24-10 to establish a private meeting facility; and
  - d. Site Plan Review 24-13 for exterior changes to a commercial building (P24-0098).
3. Currently, the project site has a General Plan land use designation of Mixed Use 12 (MU-12) and is 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.
4. The purpose of the Mixed-Use 12 land use designation is to "allow a mix of multi-family residential at 12 units per acre and limited commercial uses such as offices, personal services, neighborhood markets, banks, retail shops, and restaurants."
5. The purpose of the Community Commercial land use designation is to "provide a land use category for commercial centers that serve the City as a whole, such as the historic downtown and designated shopping centers."
6. The T4-F zoning district is "applied to areas currently lining portions of Spring Street, 12th Street, 21<sup>st</sup> Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone."
7. 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.”

8. The Uptown/Town Centre Specific Plan divides the downtown of the City into 7 distinct neighborhoods. The site is part of the Uptown Neighborhood, which is bounded by Vine Street to the west, 24<sup>th</sup> Street to the south, the railroad tracks to the east, and the northern city boundary. The Uptown Neighborhood is described by the Uptown/Town Centre Specific Plan as having developed in a “piecemeal and jumbled fashion, quite different and separate from the Downtown neighborhoods”. The vision for the Uptown neighborhood includes completing the street network, constructing new parks and plazas, and adding buildings with welcoming frontages and pedestrian-scaled facades.
9. The site is 0.5 acre.
10. City records indicate the majority of the building was constructed in the late 1960s with a major remodel and addition in 1992.
11. Most recently, the building housed offices for Western Quartz and a dance studio.
12. The project was reviewed by the Development Review Committee for the first time on March 3, 2025. The Development Review Committee discussed the proposed uses and determined the project as designed was not permitted within the T4-F zoning district specifically because of the individual beer and winetasting kiosks. The applicant was encouraged to design a floor plan showing a bone fide market or other allowed use(s).
13. The project was reviewed by the Development Review Committee for the second time on March 31, 2025. The applicant provided additional information and included a request to rezone the property to allow beer and winetasting. The Development Review Committee requested additional information about signage and parking and recommended the project next be considered by the Planning Commission.
14. Consistent with Paso Robles Municipal Code Section 21.08.020, the City Council is the review authority for General Plan Map Amendments and Specific Plan Map Amendments. Consistent with Paso Robles Municipal Code Section 21.09.020.B, multiple applications for the same project shall be processed concurrently and approved or denied by the highest review authority designated for any of the applications.
15. If the Planning Commission recommends the City Council reject the applicant’s request for a zoning amendment, the project is statutorily exempt from environmental review because the California Environmental Quality Act does not apply to projects which are rejected or disapproved by a public agency pursuant to the State’s Guidelines to Implement the California Environmental Quality Act, Section 15061(b)(4). If the Council approves the project, it 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.

### **Community Outreach**

The required 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.

## Options

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

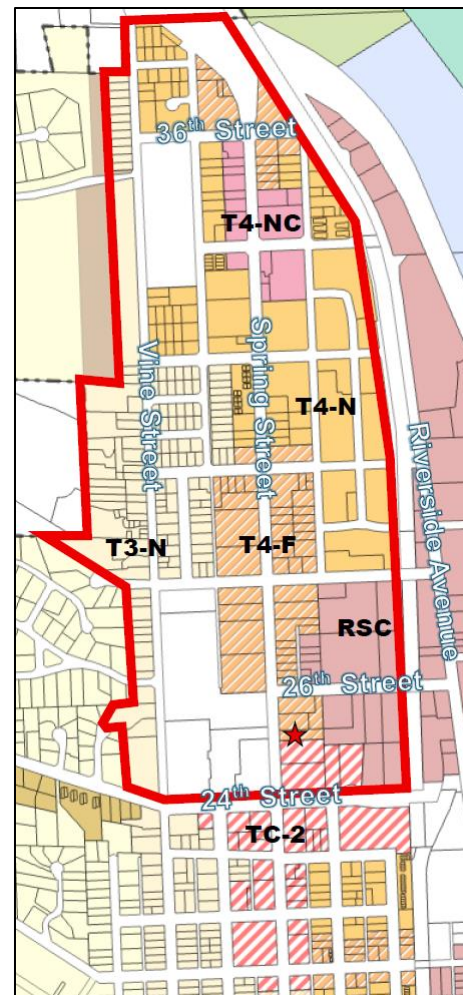
1. Adopt Resolution PC 25-XXX (A) to recommend the City Council deny the applicant's request for a Specific Plan Amendment to rezone the property to the TC-2 district and further deny the request for a General Plan Amendment, Conditional Use Permit, and Site Plan Review, in which case the proposed floor plan showing individual winetasting booths would not be permitted.
2. Recommend the City Council approve the project by:
  - a. Adopting Resolution PC 25-XXX (B) to recommend the City Council approve the General Plan Amendment and Specific Plan Amendment, and
  - b. Adopt Resolution PC 25-XXX (C) to recommend the City Council approve the Conditional Use Permit for a private meeting facility and Site Plan Review for the physical changes to the site and building.
3. Amend and adopt Resolutions PC 25-XXX (B) and PC 25-XXX (C) to recommend the City Council approve the project with changes.
4. Refer the project back to the Development Review Committee or Staff for additional analysis.

## Analysis and Conclusions

The applicant has requested the City Council amend the Uptown/Town Centre Specific Plan zoning map to change the zoning of a single property from T4-F to TC-2. Figure 1 shows the boundaries of the Uptown Neighborhood, the TC-2, T4-F, T4-NC, T3-N, and T4-N zoning districts. Currently the TC-1 zoning district is applied only to the 2 properties closest to the intersection of Spring and 24<sup>th</sup> Streets, both identified as arterials by the Circulation Element.

The maximum residential density allowed in both the T4-F and TC-2 is 30 density units/acre. The differences between uses allowed and conditionally allowed in the T4-F and TC-2 zoning districts are listed in Table 1. Generally, TC-2 is a more permissive land use district, with a number of tourist-serving, alcohol oriented, and car-oriented uses allowed that are prohibited in the T4-F district. The Planning Commission is asked to make a recommendation as to whether these uses are appropriate on the site due to its proximity to Lewis Flamson Junior High School and the desire to maintain a separate identity for the Uptown Neighborhood.

**Figure 1:**  
**Uptown Neighborhood Zoning Map**



**Table 1: Differences between land uses allowed in the T4-F and TC-2 zoning districts**

Land Use	Permit Required by Zone	
	T4-F	TC-2
COMMERCIAL: RETAIL, SERVICE, OFFICE		
Appliance Repair	-	P
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	P
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	CUP
Auto Rental	-	P
Auto/vehicle parts sales (indoors, without installation)	-	P
Auto Detailing (does not include carwashes)	-	P
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	CUP
Bowling alleys	-	P
Breweries and Distilleries with on-site consumption	-	P / CUP
Building Materials sales	-	P
Business, Trade Schools	-	P
Card rooms	-	CUP
Carwashes	-	CUP
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	P
Indoor sports: racquetball courts, skating rink, etc.	-	P
Meeting facilities, public or private	CUP	P
Museums, art galleries	CUP	P
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	P
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	TUP
Parking facility, public or commercial	-	CUP
Pet stores	-	P
Produce stand, winery, etc.; does not include Certified Farmers Markets)	CUP	-
Produce: Certified Farmers Markets	-	CUP
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)	-	P
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	CUP
Service Stations (including auto repair as secondary use)	-	CUP
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	P
Winery with on-site consumption	-	CUP
Winetasting Rooms	-	P
COMMERCIAL LODGING		
Bed and Breakfast Inns	CUP	P
Boardinghouse, roominghouse	CUP	-
Hotels, motels (does not include bed and breakfast inns)	-	P
LIGHT INDUSTRIAL		
Transmission & receiving stations	-	CUP
RESIDENTIAL		
Convalescent care facilities/nursing homes	CUP	-
Domestic violence center	P	-
Guest House	P	-
Group Care Homes	P	-
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	-
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	-
OTHER		
Meeting facilities, public or private	CUP	CUP

Land Use	Permit Required by Zone	
	T4-F	TC-2
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	P
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	P
Outdoor display of merchandise for sale or rental *	-	P
Schools, private (preschool – high school)	CUP	-

Similarly, in the TC-2 zoning district, the development standards are generally more permissive than in the T4-F district. A few examples are listed in Table 2. The Planning Commission is asked to make a recommendation as to whether relaxed development standards are suitable in the Uptown Neighborhood away from 24<sup>th</sup> Street.

**Table 2: Sample of differences in development standards in the T4-F and TC-2 zoning districts**

Development Standard	T4-F	TC-2
Front Setback	10-15 feet	0-10 feet
Interior Side Setback	5-10 feet	0-10 feet
Street Side Setback	10-12 feet	0-10 feet
Rear Setback	10 feet	5 feet
Building Height	36 feet	50 feet

#### *The Project*

The project is the reuse of an existing 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, the private meeting space is conditionally allowed, and beer and winetasting are prohibited in the T4-F zoning district, which is why the applicant has requested the General Plan and Specific Plan map amendments.

The structure is 8,067 square feet and was formerly offices and a dance studio. The applicant received Building Permit B24-0390 to allow selective demolition of interior walls to evaluate structural requirements in preparation of remodeling the building. In addition to new interior walls, kiosks, food preparation areas, and bathrooms, the project includes 3 new outdoor seating areas at the front, south side, and rear of the building. The exterior walls and roof would be painted with new accent wall materials applied to a portion of the front elevation. New landscaping is proposed throughout.

Project plans are included as Exhibit C to Resolution PC 25-XXX (C) (Attachment 7).

#### **Fiscal Impact**

The project will not have a significant fiscal impact on the City. The retail uses will generate sales taxes.

#### **CEQA**

Staff recommends one of two environmental determinations depending on the action taken by the Planning Commission.

1. If the Planning Commission adopts Resolution PC 25-XXX (A), recommending the Council reject the applicant's request for a zoning amendment, they may determine the project is statutorily exempt from environmental review because the California Environmental Quality Act does not

apply to projects which are rejected or disapproved by a public agency pursuant to the State's Guidelines to Implement the California Environmental Quality Act, Section 15061(b)(4).

2. If the Planning Commission adopts Resolutions PC 25-XXX (B) and PC 25-XXX (C) recommending the Council approve the project, they may determine the project is exempt from environmental review as a class 1 categorical exemption for Existing Structures pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301.

**Recommendation (Option 1)**

Recommend the City Council deny the applicant's request for a Specific Plan Amendment to rezone the property to TC-2 and further deny the request for a General Plan Amendment, Conditional Use Permit, and Site Plan Review.

**Attachments**

1. Attachment 1. Vicinity Map
2. Attachment 2. Project Justification Statement
3. Attachment 3. Project Information
4. Attachment 4. Renderings
5. Attachment 5. Resolution PC 25-XXX (A)
6. Attachment 6. Resolution PC 25-XXX (B)
  - a. Exhibit A. General Plan Map Amendment 25-01
  - b. Exhibit B. Specific Plan Map Amendment 25-01
7. Attachment 7. Resolution PC 25-XXX (C)
  - a. Exhibit A. Site-Specific Conditions of Approval
  - a. Exhibit B. Standard Conditions of Approval
  - b. Exhibit C. Project Plans
8. Attachment 8. Legal Notice Affidavit
9. Attachment 9. Mail Notice Affidavit