

Detailed Project Description

General Plan Amendment & Zoning Map Amendment

Gregory Becker

2508 Spring Street, Paso Robles

March 2025 – Reference Project P24-0098

Proposed Project:

The proposed project is an application for a General Plan Amendment and a Zoning Map Amendment to amend the General Plan designation of a +/-0.5-acre parcel from Mixed Use – 12 (MU-12) to Community Commercial (CC) and to amend the Zoning from T-4F (Flex) to TC-2 (Town Center), Specific Plan Area #3.

Figure 1: Existing Zoning Map

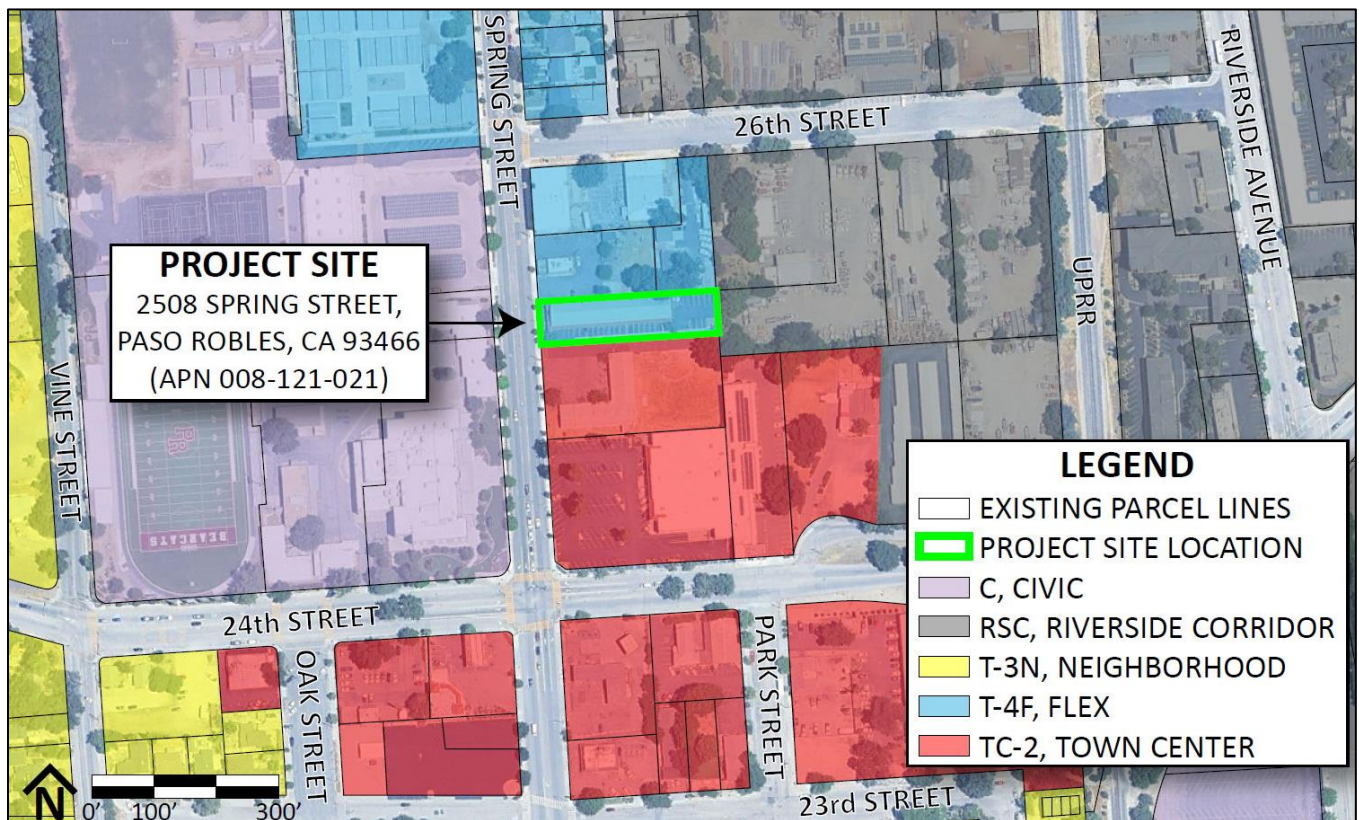


Figure 2: Proposed Zoning Map

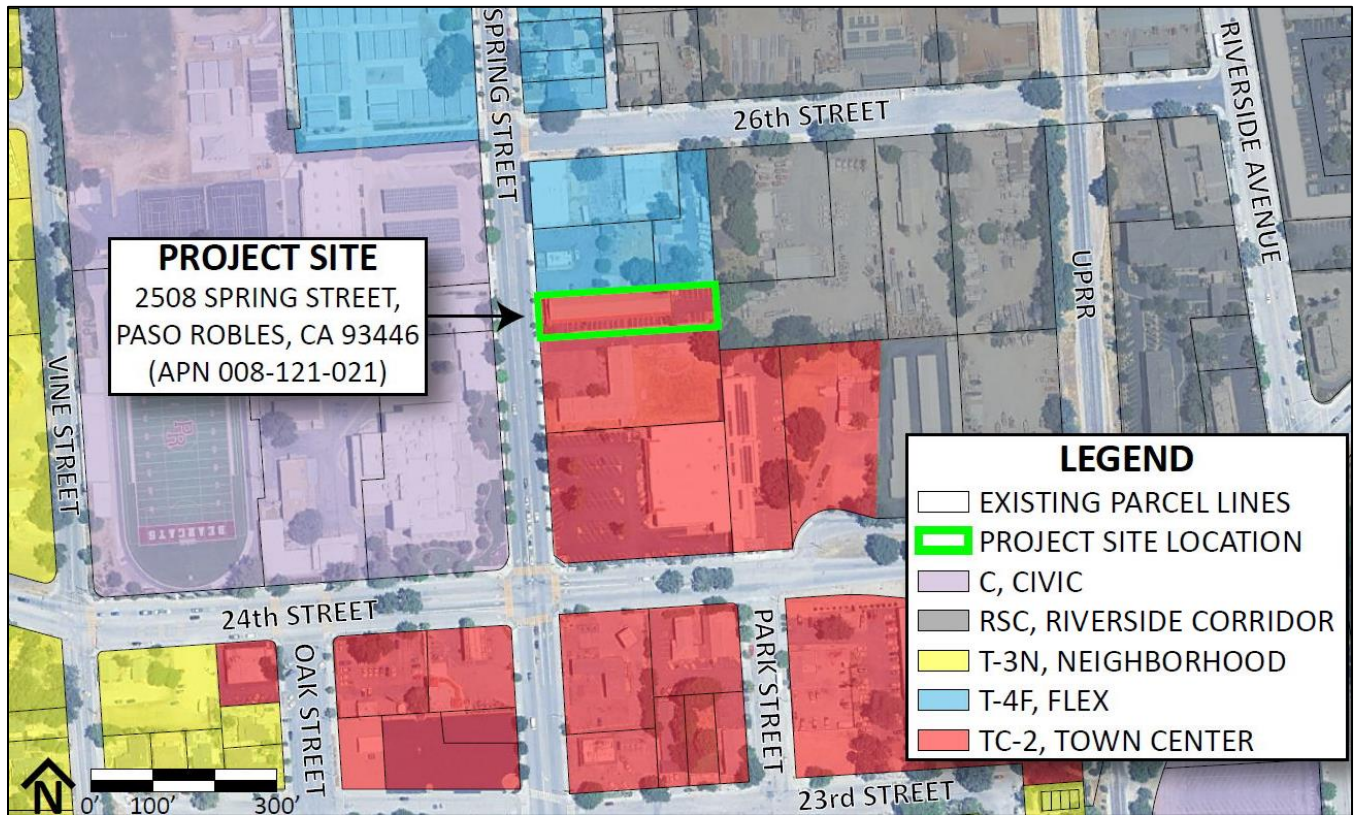


Figure 3: Google Street View – Existing Zoning & General Plan Boundary Adjustment

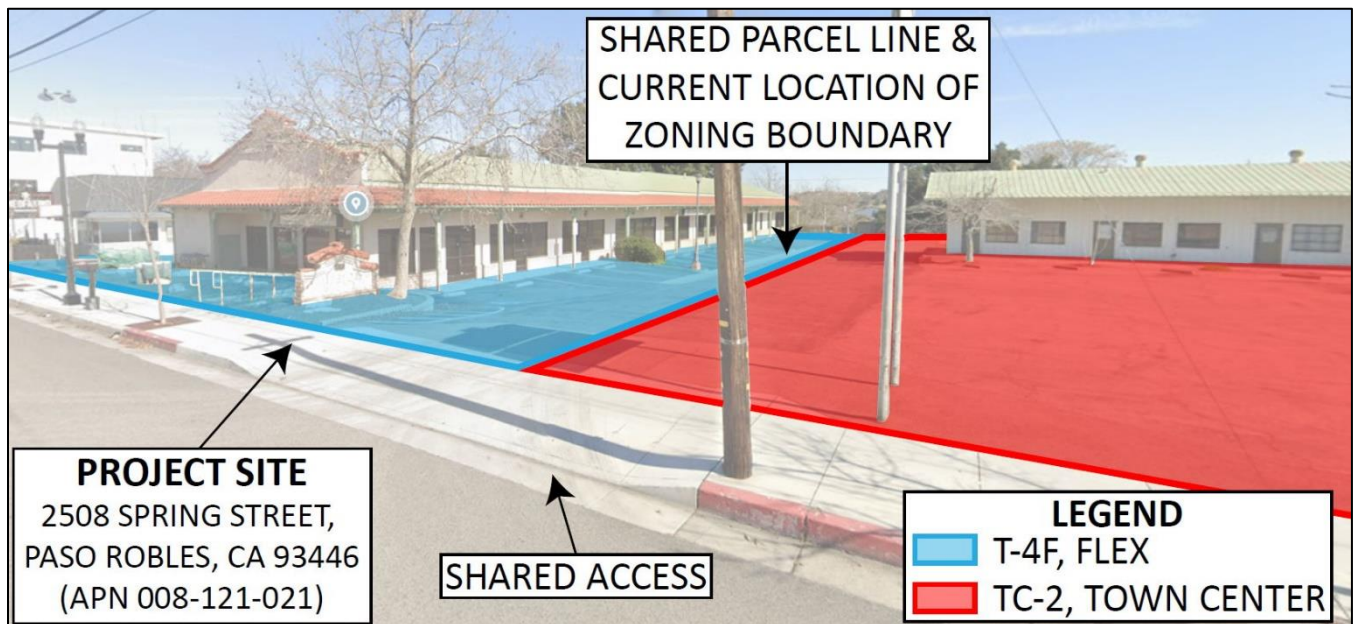
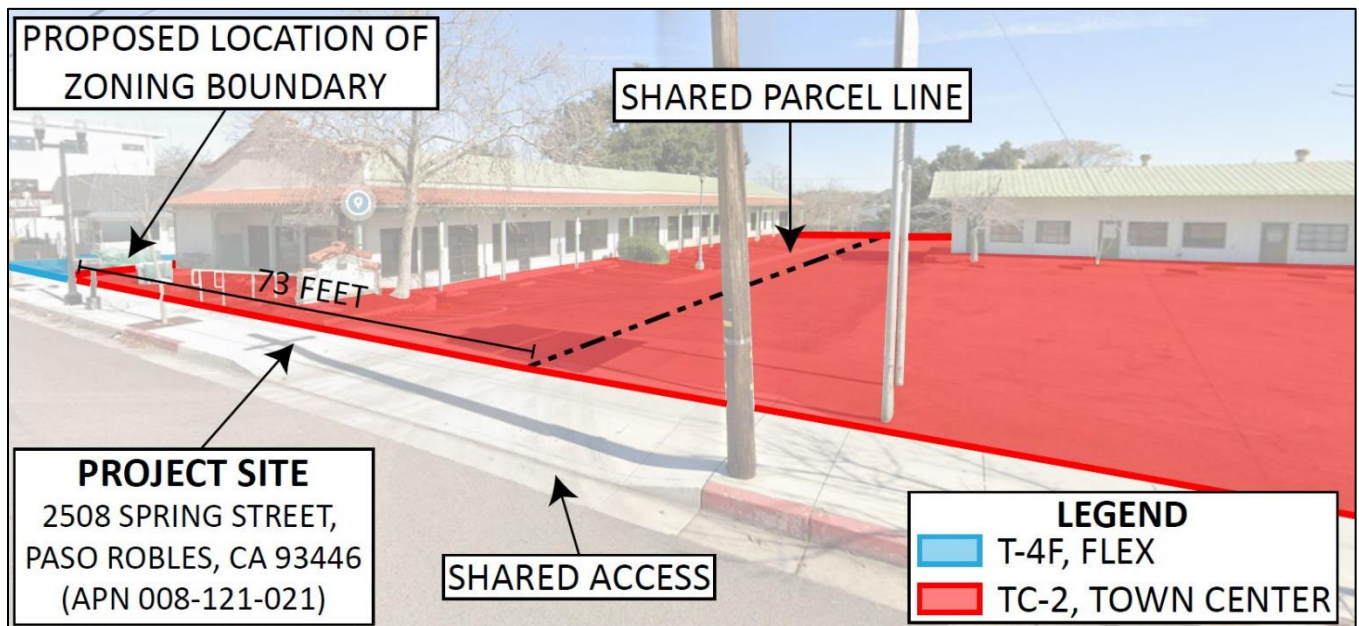
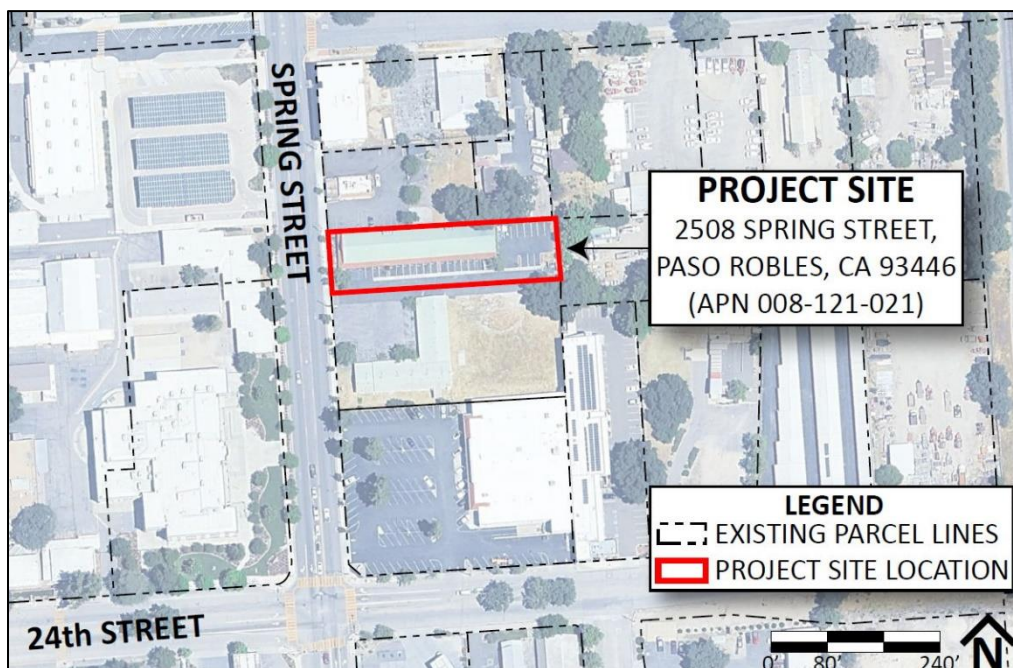


Figure 4: Google Street View – Proposed Zoning & General Plan Boundary Adjustment



The property is a +/-21,900 sq. ft. parcel located just north of 24th Street. The site is developed with an existing 8,000 sq. ft. commercial building and 30 surfaced parking spaces. The existing building shares access with the adjacent property to the south (APN 008-121-013). Prior to the owner purchasing the property, the existing building was utilized as a dance studio (back three units) and a thrift store (front two units)

Figure 5: Project Site Map

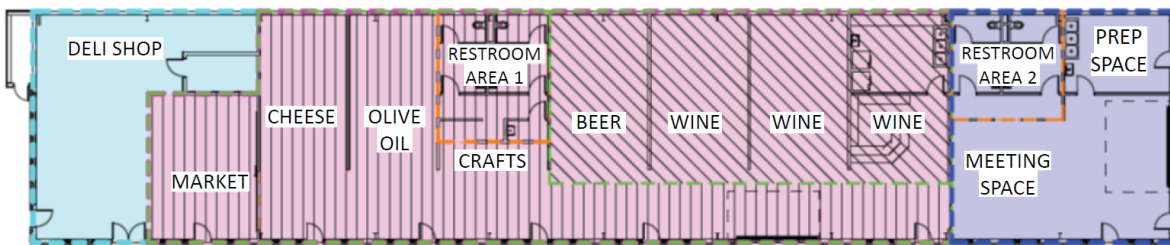


Attachment 2

The General Plan and Zoning Map amendment would support the owners' visions for a mixed-use commercial project, supporting both daytime and evening business, which would provide retail opportunities and experiences for Uptown neighborhood residents, the greater community, and visitors.

The current proposal (P24-0098) includes an eclectic and complementary mix of uses including a market/deli, specialty retail, which would include local food and craft producers such as olive oil and cheese and/or other artisan style local products, an area reserved for wine and/or beer tasting, and a flex space that would be available for rent from either the tenants or community members / groups. All proposed uses, except the wine and beer tasting, are allowed in both the TC-2 and T-4F zoning, with the flex space (meeting facilities) being a Conditional Use in the current T-4F zoning and a Permitted Use in the TC-2 zoning.

Figure 6: Proposed Floor Plan



-DELI SHOP: 1,092 SF GROSS

-SPECIALTY RETAIL / MARKETPLACE: 3,289.4 SF GROSS

-MEETING ROOM: 1,571.74 SF GROSS

-WINE/BEER TASTING: 2,112.7 SF GROSS

The owners' vision, related to the wine tasting kiosks, is to provide small tasting areas (+/- 400 sq. ft. each) for boutique start-up wineries, with affordable rents. These are not winery tasting rooms that would compete with the downtown tasting rooms. The tasting rooms would be much smaller and in a quasi-separate but shared space. The goal is to provide an opportunity for a start-up winery to build their brand so they could eventually move to a downtown location or to their winery location. The small tasting area(s) of 400 sq.ft. supply an affordable niche space that is currently unavailable in the area.

Table 1: Project Summary

Description	Area (SF)
Deli Shop	1,092.00
Specialty Retail / Market Place	3,289.40
Wine / Beer Tasting	2,112.70
Meeting Room	1,571.74
Total:	8,065.84

Purpose and Character Statements from the Uptown Specific Plan

The Specific Plan describes and applies the T-4 Flex Zone (T-4F) as follows:

The T-4F zone is applied to areas currently lining portions of Spring Street, 12th Street, 21st 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.

The Specific Plan describes and applies the Town Center 2 (TC-2) Zone as follows:

The TC-2 zone 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.

When evaluating the property in its existing condition, the property aligns with the character statement for the TC-2 Zone. It is a strip center with an unremarkable building. It is unclear why the defining line between T-4F and TC-2 was placed where it is, especially considering the buildings on the subject property and the buildings on property to the south face each other and share deeded access. From a land use and planning perspective, moving the Land Use / Zoning boundary 73-feet north, to the back of the applicants building, will not result in a significant, or even discernible change to the existing physical conditions.

The result of the GP/Zoning change will be an adaptive reuse and renovation of a dated, under utilized, and average strip mall. At completion, the building will support a mix of commercial uses that will support each other and benefit this underserved area of town. The proposed project will also include site improvements which will enhance curb appeal and provide a significant aesthetic upgrade to this important retail corner block. The site lends itself to commercial uses more so than a residential mixed-use project as envisioned in the T-4F zone, especially considering the interface with the TC-2 property to the south and the shared access between the parcels. The project would create an attractive bookend for the TC-2 Spring Street / 24th Street corner and could be the catalyst for the rehabilitation of the property directly south of the subject site.

CEQA:

Exempt Status/Findings:

This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

Reasons why Project is Exempt:

The project qualifies for the General Rule Exemption because the project involves a General Plan

Attachment 2

Amendment and Zoning Map Amendment which will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Sec. 15060(c)(2)). The site is currently developed with an 8,000 sq.ft. building and surface parking. The General Plan and Zoning Map amendment would allow uses similar in nature and intensity to what is currently allowed on the property under existing conditions. The project, and any future development on the project site, will conform to the applicable General Plan and Specific Plan standards, and no measures beyond those required by City Code are necessary to address the environmental impacts associated with the proposed project.