



2508 SPRING STREET

PASO ROBLES, CA 93446

SPECIFIC PLAN  
CHECKLIST

PROJECT SCOPE: THIS NEW SUBMITTAL IS THE APPLICATION FOR A SPECIFIC PLAN AMENDMENT AND GENERAL PLAN AMENDMENT TO CHANGE THE ZONING OF THE SITE, AS WELL AS A SITE PLAN REVIEW FOR THE EXTERIOR CHANGES.				
STEP	PG.	ITEM	REQUIREMENT	PROPOSED
IDENTIFY ZONE	5-6	ZONE	(EXISTING ZONING) T-4F [FLEX]	TC-2 (TOWN CENTER)
IDENTIFY LAND USE	5-11	LAND USE	MIXED-USE AS PER TC-2 APPROVED LAND USES	RETAIL: 1 DELI SHOP, 4 SPECIALTY RETAIL UNITS, 4 BEER/WINE UNITS, 1 MEETING ROOM
URBAN STANDARDS	5-25	MAXIMUM HT	26'-0" (2 STORIES) 36'-0" (3 STORIES)	EXISTING HEIGHT: 21' 2"
	5-25	SETBACKS	PRIMARY STREET : 10'-0" MIN., 15'-0" MAX. SIDE YARD : 2 STORY - 8'-0" REAR YARD : 10'-0" MIN. PORCH: 8'-0" MAX @ PRIMARY STREET	EXISTING BUILDING PRIMARY ST: 15' 0" SIDE YARD: 1' 0" REAR: 75' 0"
	5-26	PARKING (ON SITE)	PRIMARY STREET: 50% OF LOT DEPTH REAR YARD: 5'-0" MIN.	EXISITNG PARKING 19 SIDE YARD 11 REAR YARD
	5-26	PARKING (STALLS REQUIRED)	(E) BLD'G: 8,066.7 SF/ 400 = 20.16 STALLS (N) DECKS: 1,211 SF / 400 = 3.03 STALLS  TOTAL: 23.19 STALLS REQUIRED	TOTAL PROPOSED STALLS: 24 (23 AUTO + 1 MC) MOTORCYCLE STALLS: 1 STANDARD STALLS: 19 COMPACT STALLS: 4
BUILDING STANDARDS	5-43	BUILDING TYPE	FLEX SHED	EXISTING BUILDING TO REMAIN
	5-47	A. LOT STANDARDS	LOT WIDTH : 50'-0" MIN., 75'-0" MAX.	LOT WIDTH 73'-0"

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PREPARED FOR DRC-CUP // 05/08/2025

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Attachment 3

A3

SHEET NUMBER



GABRIEL  
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STEP	PG.	ITEM	REQUIREMENT	PROPOSED
	5-47	B. BUILDING MASSING	EXISITING BUILDING	
BUILDING STANDARDS	5-74	D. PARKING AND SERVICE STANDARDS	23.19 STALLS REQUIRED	24 PARKING STALLS PROVIDED (23 AUTO + 1 MC)
	5-74	E. OPEN SPACE STANDARDS	NON RESIDENTIAL NO OPEN SPACE REQUIREMENTS	N/A
	5-74	F. LANDSCAPE STANDARDS	LANDSCAPE SHALL NOT OBSCURE STOREFRONT	STOREFRONT VISIBLE
	5-74	G. FRONTAGE STANDARDS	STREETSIDE FACADES	PER RENDERINGS
FRONTAGE STANDARDS	5-75	FRONTAGE TYPE	FRONT YARD / PORCH	
ARCHITECTURAL STYLE STANDARDS	5-85	ARCHITECTURAL STYLE	WAREHOUSE INDUSTRIAL	WAREHOUSE INDUSTRIAL
SIGN STANDARDS	5-91	ALLOWED SIGNAGE	MONUMENT	REVISED PER RENDERING
ADDITIONAL REQUIREMENTS	5-97	LANDSCAPE	LANDSCAPE SHALL INCORPORATE NATIVE PLANTS	NATIVE & DROUGHT TOLERANT PLANTING
APPLICATION	5-113	APPLICATION	APPLICATION + SUBMITTAL REQUIREMENTS	COMPLETE PACKAGE SHALL BE SUBMITTED

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