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DRAFT RESOLUTION NO. PC 25-XXX (A)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL REJECT GENERAL PLAN AMENDMENT 25-01, SPECIFIC PLAN AMENDMENT 25-01, CONDITIONAL USE PERMIT 24-10, AND SITE PLAN REVIEW 24-13 (P24-0098), AND FINDING THE ACTION STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080

WHEREAS, Veraison Wine Country Properties, LLC (applicant) has requested entitlements to establish a mix of uses including winetasting in an existing building at 2508 Spring Street (APN 008-121-021); and

WHEREAS, the property is in Mixed Use (MU-12) General Plan land use classification, the purpose of which 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”; and

WHEREAS, the applicant has requested General Plan Amendment 25-01 to amend the Land Use Map so the property is in the Community Commercial land use classification, the purpose of which 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”; and

WHEREAS, the property is in the T4-Flex (T4-F) zoning district, which 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”; and

WHEREAS, the applicant has requested Specific Plan Amendment 25-01 to amend the zoning map so the property is in the Town Centre - 2 (TC-2) zoning district, which 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, 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, 24th 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; and

WHEREAS, the applicant has requested a Conditional Use Permit 24-10 to establish a private meeting facility; and

WHEREAS, the applicant has requested Site Plan Review 24-13 for development review of proposed changes to the site and building; and

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WHEREAS, 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); and

WHEREAS, 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; and

WHEREAS, consistent with Paso Robles Municipal Code Sections 21.08.020, 21.10.050, and 21.14.040, the City Council is the review authority for General Plan Amendments and Specific Plan Amendments based on a recommendation by the Planning Commission. 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; and

WHEREAS, Paso Robles Municipal Code Section 21.10.050 does not require the City Council to take further action when the Planning Commission recommends the City Council reject a General Plan Amendment, unless an appeal is filed in accordance with Paso Robles Municipal Code Chapter 21.25; and

WHEREAS, on July 8, 2025, the Planning Commission held a duly noticed public hearing to consider the project including General Plan Amendment 25-01, Specific Plan Amendment 25-01, Conditional Use Permit 24-10, and Site Plan Review 24-13.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2: Findings. Based upon the facts and analysis presented in the staff report and public testimony received, the Planning Commission makes the following finding:

- A. The proposed General Plan Amendment and Specific Plan Amendment will be detrimental to the public interest and welfare of the City because uses allowed in the TC-2 zoning district are inconsistent with the vision for the Uptown Neighborhood and are not appropriate near a public school.

The Uptown neighborhood is envisioned as a distinct neighborhood separate from the Midtown (16th-24th Streets), Downtown (10th-16th Streets), and South of Downtown (1st-10th Streets) neighborhoods. Historically, most tourist-serving uses in the City have been concentrated in the Downtown. More recently, tourist-oriented uses have been developed in the Midtown neighborhood (e.g., the Paso Market Walk and Tobin James Mixed Use developments) and South of Downtown neighborhood (e.g. Oxford Suites and Paso Robles Brewing Company). Many of the residential streets in the Uptown Neighborhood are relatively disadvantaged when compared to other neighborhoods in the City. Commercial businesses in this area are typically neighborhood serving businesses fronting Spring Street. The public interest is not served by expanding the TC-

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2 district, which would allow more tourist-serving land uses including bars and night clubs, breweries and distilleries, winetasting, hotels, and card rooms in this quieter part of downtown immediately across Spring Street from Lewis Flamson Junior High School.

Similarly, while not proposed by the applicant, there are a number of auto service uses not allowed in the T4-F zoning district that are allowed or conditionally allowed in the TC-2 zoning district. These uses include auto sales, auto repair, and service stations. If the specific plan is amended, these uses, which often have an undesirable appearance, could also expand into the Uptown Neighborhood.

- B. As designed, the project is not consistent with the policies and development standards established by the Uptown/Town Centre Specific Plan for the T4F zoning district, because winetasting and breweries with onsite tasting are prohibited. The establishment of these uses requires a specific plan map amendment, which would be detrimental to the public interest and welfare of the City, as described above.

Section 3: Environmental Determination. The Planning Commission finds that the project is statutorily exempt from environmental review because the California Environmental Quality Act does not apply to projects that are rejected or disapproved by a public agency pursuant to Public Resources Code Section 21080.

Section 4: Recommendation. Given the foregoing, the Planning Commission recommends that the City Council reject:

- 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 development review of physical changes to the site and building.

Section 5: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City's offices at 1000 Spring Street, Paso Robles, CA 93446. The Secretary to the Planning Commission is the custodian of the record of proceedings.

Section 6: Execution of Resolution. This Resolution shall become effective upon its adoption. The Chairperson of the Planning Commission shall sign this Resolution and the Secretary to the Commission shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED THIS 8th day of July 2025, at a regular meeting of the Planning Commission of the City of El Paso de Robles by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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ROBERT COVARRUBIAS, CHAIRPERSON

ATTEST:

WARREN FRACE, PLANNING COMMISSION SECRETARY