

# Attachment 6

## DRAFT RESOLUTION NO. PC 25-XXX (B)

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 25-01 AND SPECIFIC PLAN AMENDMENT 25-01 (P24-0098), AND FINDING THE ACTION CATEGORICALLY EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15301**

**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, 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”; 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 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**, on July 8, 2025, the Planning Commission held a duly-noticed public hearing to consider General Plan Amendment 25-01 and Specific Plan Amendment 25-01.

**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 findings:

## *General Plan Amendment Findings*

- A. The proposed amendment is internally consistent with all other provisions of the general plan including:
  - a. Land Use Goal 1, which is to “Strive to maintain a balanced community, where the majority of residents can live, work, and shop” supported by Land Use Policy 1A, which is to “Provide an appropriate mix and diversity of land uses.”
  - b. Land Use Policy 2B, Action Item 2, which is to “Adopt design standards to clearly articulate how important public views, gateways and landmarks are to be maintained/ enhanced”.
  - c. Land Use Policy 2B, Action Item 4, which is to “Continue to enhance the downtown as a priority.”
  - d. Land Use Policy 2D, which is to “Strive to maintain and create livable, vibrant neighborhoods and districts with:
    - Attractive streetscapes,
    - A pedestrian friendly setting,
    - Coordinated site design, architecture, and amenities,
    - Adequate public and private spaces; and,
    - A recognizable and high quality design aesthetic.”

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- e. Land Use Policy 2H, which is to “Continue to revitalize the historic Downtown. Focus efforts on developing Downtown Paso Robles as the specialty retail, government, office, cultural, conference, and entertainment center of the City and North County region” supported by Action Item 1, which is to “Continue requiring new projects to implement the adopted Downtown Design Guidelines and to adhere to the development standards of the Zoning Ordinance.”
  - f. Land Use Policy 2I, which is to “Encourage infill development as a means of accommodating growth, while preserving open space areas, reducing vehicle miles traveled, and enhancing livability/quality of life. Infill includes:
    - 1. Mixed use development in the Downtown and/or in areas within walking distance to transit, employment centers, and commercial services where the environmental impacts of the development would be minimized”.
  - g. Circulation Policy 1B, which is to “Reduce Vehicle Miles Traveled (VMT)”, supported by Action Item 1.e, which is “New specific plans shall include a mix of uses that are well connected for all modes and built at higher densities to help minimize the number of single occupant vehicle trips and reduce vehicle miles traveled”, and Action Item 4, which is “To the extent feasible, maintain a general plan that provides for a reasonable, ongoing balance between jobs and housing units of various types to maximize the potential for residents to live in the community in which they work. This approach reduces the potential for longer vehicle commutes and reduces City-generated and Countywide VMT.”
  - h. Conservation Policy 2B, which is to “Implement programs to reduce the number of vehicle miles traveled (VMT), especially by single occupant vehicles, including providing opportunities for mixed-use projects” supported by Action Item 4, which is to “Encourage infill development.”
- B. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city because it is a commercial development in an existing commercial area. The Community Commercial land use designation has a similar purpose to the Mixed Use designation and the General Plan Amendment is a reasonable extension of the Community Commercial category.
- C. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography; is suitable in terms of the provision of public and emergency vehicle access and public services and utilities; and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

## *Specific Plan Amendment Findings*

- A. The specific plan amendment is consistent with the goals, objectives, and policies of the general plan including Land Use Goal 1 supported by Land Use Policy 1A; Land Use Policy 2B, Action Item 2; Land Use Policy 2B, Action Item 4; Land Use Policy 2D; Land Use Policy 2H supported by Action Item 1; Land Use Policy 2I, Circulation Policy 1B, supported by Action Items 1.e and 4, and Conservation Policy 2B supported by Action Item 4.
- B. The specific plan amendment would not be detrimental to the public health, safety, or welfare of the community because it is a minor expansion of the TC-2 zoning district located immediately south of the subject property.

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- C. The specific plan amendment includes provisions that ensure that adequate public facilities will be available to serve the range of development described in the plan because the project does not include any additional building area, and any future expansion would be subject to development impact fees to ensure the applicant pays a fair share towards public facilities.
- D. The subject property proposed for the specific plan amendment has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards because it is part of the original subdivision of the City and near the downtown area; and
- E. The specific plan amendment results in the development of desirable character and use types that will be compatible with the surrounding area, provides effective buffering from adjacent uses, and includes policies for the protection of prominent ridgelines, oak trees, and other natural resources because it is a minor extension of the adjacent TC-2 zoning district and the property is not on a prominent ridgeline.

**Section 3: Environmental Determination.** The Planning Commission finds 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 because the project is the conversion of an existing commercial building entirely surrounded by urban uses. The mix of uses proposed is not significantly different than the uses currently allowed on the site and the maximum allowed residential density is the same in the T4-F and TC-2 zoning districts.

**Section 4: Recommendation.** Given the foregoing, the Planning Commission recommends that the City Council approve General Plan Amendment 25-01 to change the Land Use Designation from Mixed-Use (MU-12) to Community Commercial (CC), and Specific Plan Amendment 25-01 to change the zoning district from T4-Flex (T4-F) to Town Centre 2 (TC-2).

**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 8<sup>th</sup> 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:

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WARREN FRACE, PLANNING COMMISSION SECRETARY

Exhibits:

1. General Plan Map Amendment 25-01
2. Specific Plan Map Amendment 25-01