

# Attachment 7

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

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT 24-10, AND SITE PLAN REVIEW 24-13 (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 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**, 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 findings:

## Conditional Use Permit Findings

- A. Consistency. The proposed use is consistent with the general plan and any applicable specific plan; and is allowed within the applicable zoning district, subject to the granting of a conditional use permit or administrative use permit, and complies with all other applicable provisions of this zoning code and the Municipal Code because the City Council is concurrently amending the General Plan Land Use designation for the site from Mixed Use to Community Commercial.
- B. Compatibility. The design, location, size, and operating characteristics of the private meeting facility will be compatible with the existing and future land uses in the vicinity because the meeting facility is 1,572 square feet with a 306 square-foot back patio adjacent to the space. Due to its size and configuration, the meeting space is likely to have an impact similar to a restaurant, an allowed use, because of the relatively small number of people that it will be able to accommodate. The meeting facility is at the rear of the building. There are several residences on the lots adjacent to the rear entrance and north of the rear deck. As conditioned, the hours of operation for the back patio will be limited to between the hours of 10am and 8pm. Noise generation on the patio will be subject to the standards of the Noise Ordinance at all times.

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- C. Suitability.
  - 1. The site is physically suitable in terms of:
    - a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking because the site is in a commercial area and includes sufficient parking spaces to meet its parking requirement.
    - b. Streets and highways adequate to accommodate public and emergency vehicle (such as fire and medical) access because the site is adjacent to Spring Street, an arterial road, and the proposed uses will not generate trips that would exceed the capacity of local roads.
    - c. Public protection services (such as fire protection, police protection, etc.) because the shared driveway is of sufficient width to accommodate fire apparatus and a fire truck turnaround will be provided near the rear of the lot.
    - d. The provision of utilities (such as potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc. because water, sewer, and other utilities are available to the site and commercial uses were anticipated on this site by the City's planning for water, sewer and solid waste. The project will be required to address existing undersized stormwater facilities at the rear of the lot.
  - 2. The type, density, and intensity of the private meeting facility will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located because the use is modest in size and primarily indoors. Outdoor spaces are conditioned to reduce their potential impacts.

## Site Plan Review Findings

- A. The design and intensity (density) of the proposed project is consistent with the following:
  - 1. The goals and policies established by the general plan because the City Council is concurrently amending the General Plan Land Use designation for the site from Mixed Use to Community Commercial.
  - 2. The policies and development standards established by the Uptown Town Centre Specific Plan because the City Council is concurrently amending the Specific Plan Zoning Map for the site from T4-F to TC-2.
  - 3. The zoning code, including the purpose and intent of the zoning districts in which a development project is located as well as applicable design and development standards because the site is in the Uptown/Town Centre Specific Plan, which includes its own Development Code; and
  - 4. All other adopted codes, policies, standards, and plans of the city, including design guidelines adopted by resolution by the planning commission because the architectural styles in the Uptown/Town Centre Specific Plan are only guidelines.
- B. The proposed project will not be detrimental to the public health, safety, or welfare, or be injurious to property or other improvements in the vicinity because the project is the remodeling of an existing commercial building with attractive exterior colors and materials.
- C. The proposed project accommodates the aesthetic quality of the city as a whole, especially where development will be visible from gateways to the city and scenic corridors and contributes to the orderly development of the city as a whole because the project is the remodeling of an existing commercial building with attractive exterior colors and materials.

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- D. The proposed project is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (such as privacy) impacts because the project is the remodeling of an existing commercial building with attractive exterior colors and materials. Exterior use areas are conditioned with limited hours to reduce noise impacts.
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stream courses, oak trees, vistas, historic buildings and structures because the project is on an infill site without significant natural resources. The large oak tree near the rear of the lot will be retained.

**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 physical changes are limited to interior and exterior changes involving interior partitions, plumbing, and electrical conveyances. The addition of exterior patios increases the floor area of the project by 1,211 square feet, which is less than 50% of the existing floor area and less than 2,500 square feet (the thresholds of significance in Section 15301).

**Section 4: Recommendation.** Given the foregoing, the Planning Commission recommends that the City Council, subject to the Exhibits attached hereto and incorporated herein by reference, approve:

- a. Conditional Use Permit 24-10 to establish a private meeting facility; and
- b. 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 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

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## Exhibits

1. Site-Specific Conditions of Approval
2. Standard Conditions of Approval
3. Project Plans