

RESOLUTION NO: 96-37

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
APPROVING USE OF DESIGN GUIDELINES FOR IMPLEMENTING
ZONING CODE AMENDMENT 95-013
(NEO-TRADITIONAL CODE; CITY INITIATED)

WHEREAS, the City has initiated a Zoning Code Amendment to provide for a Neo-Traditional Development Option (Zoning Code Amendment 95-013) to provide for an alternative design approach for residential and commercial development; and

WHEREAS, in addition to the adoption of a Development Code Option, a set of Design Guidelines have been prepared to assist both the public and City staff/officials in implementing the code provisions contained in Zoning Code Amendment 95-013. The Design Guidelines are attached as Exhibit "B"; and

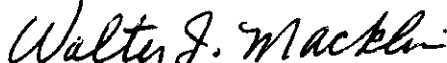
WHEREAS, a public hearing was conducted by the Planning Commission on November 27, 1995 and by the City Council on December 19, 1995, January 16, 1996, February 20, 1996 and March 5, 1996 to consider the adoption of the Zoning Code Amendment and accompanying Design Guidelines, and

WHEREAS, it may be necessary and appropriate to amend and supplement the attached Design Guidelines to implement the purpose and intent of the Zoning Code Amendment, and it shall be the intent of the City Council to delegate the periodic refinement of these Design Guidelines to the Planning Commission or, at the Commission's option, the Development Review Committee (DRC).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles does hereby approve use of the attached Design Guidelines for implementing the Neo-Traditional Development Code Option (Zoning Code Amendment 95-013).

PASSED AND ADOPTED THIS 2nd day of April, 1996 by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, Macklin
NOES: None
ABSTAIN: None
ABSENT: None

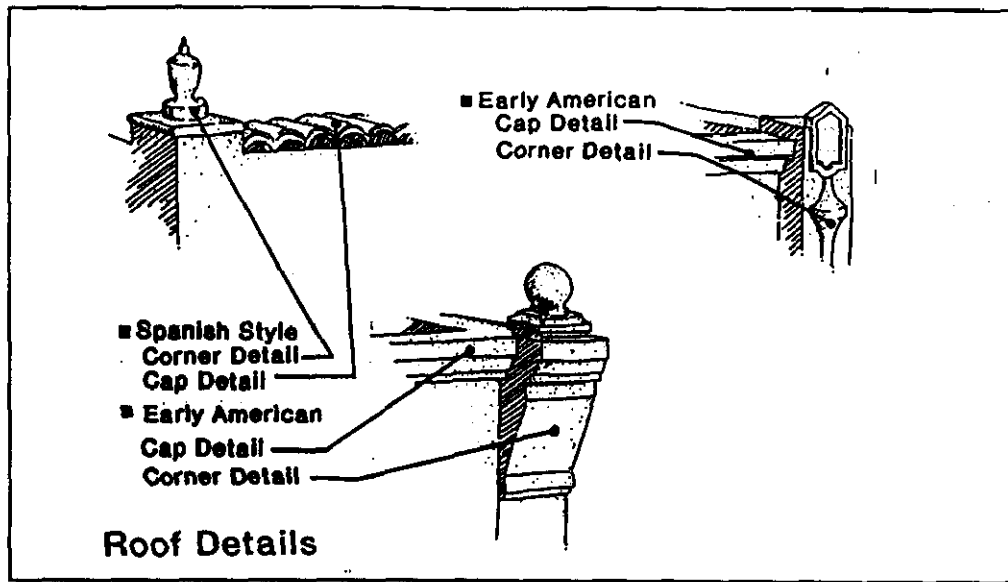

MAYOR WALTER J. MACKLIN

ATTEST:

RICHARD J. RAMIREZ, CITY MANAGER / CITY CLERK

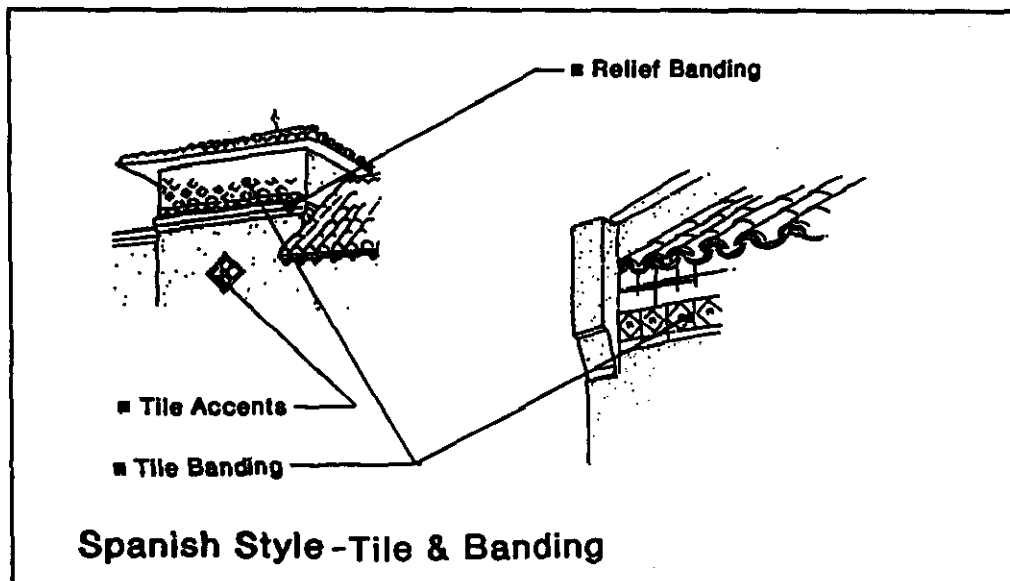
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RIMC Code: Com Dev
Date: 2 Apr 96
File Plan/GE Cat.: Adv Plan
Subject: Nec Trad
Location: _____
Retention: P
Other: _____

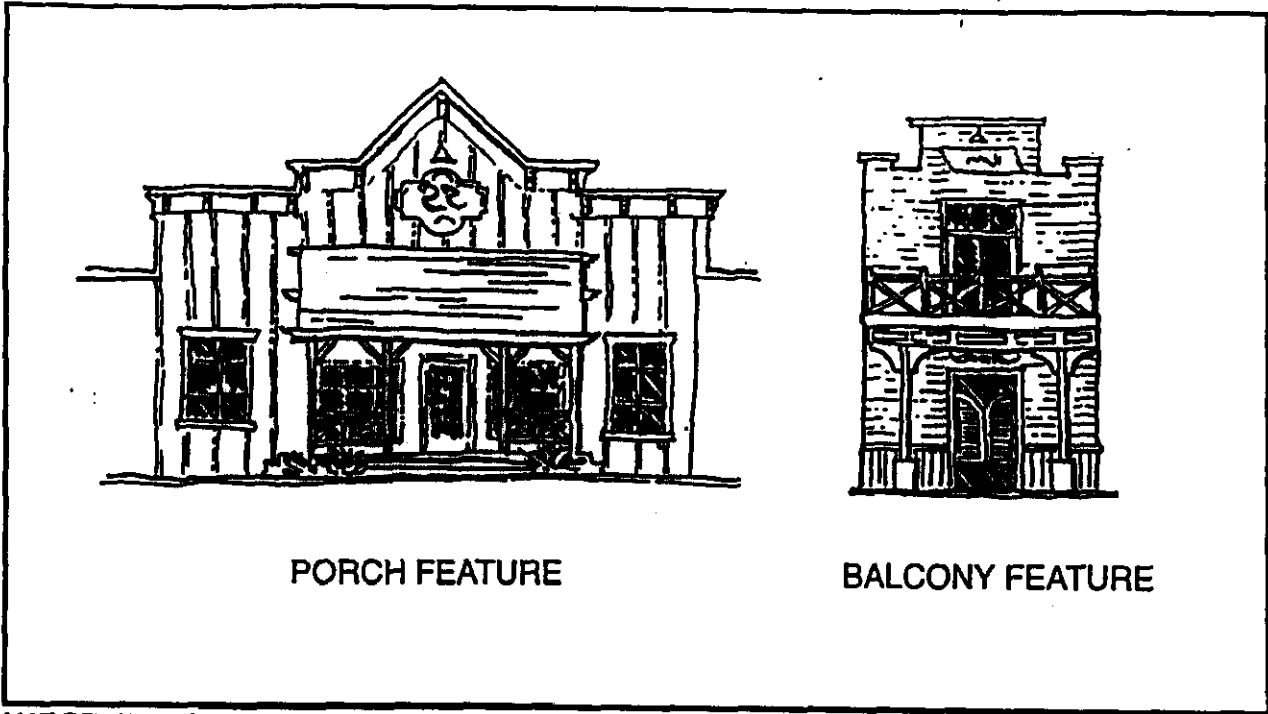


Parapet Wall Caps and Corner Details

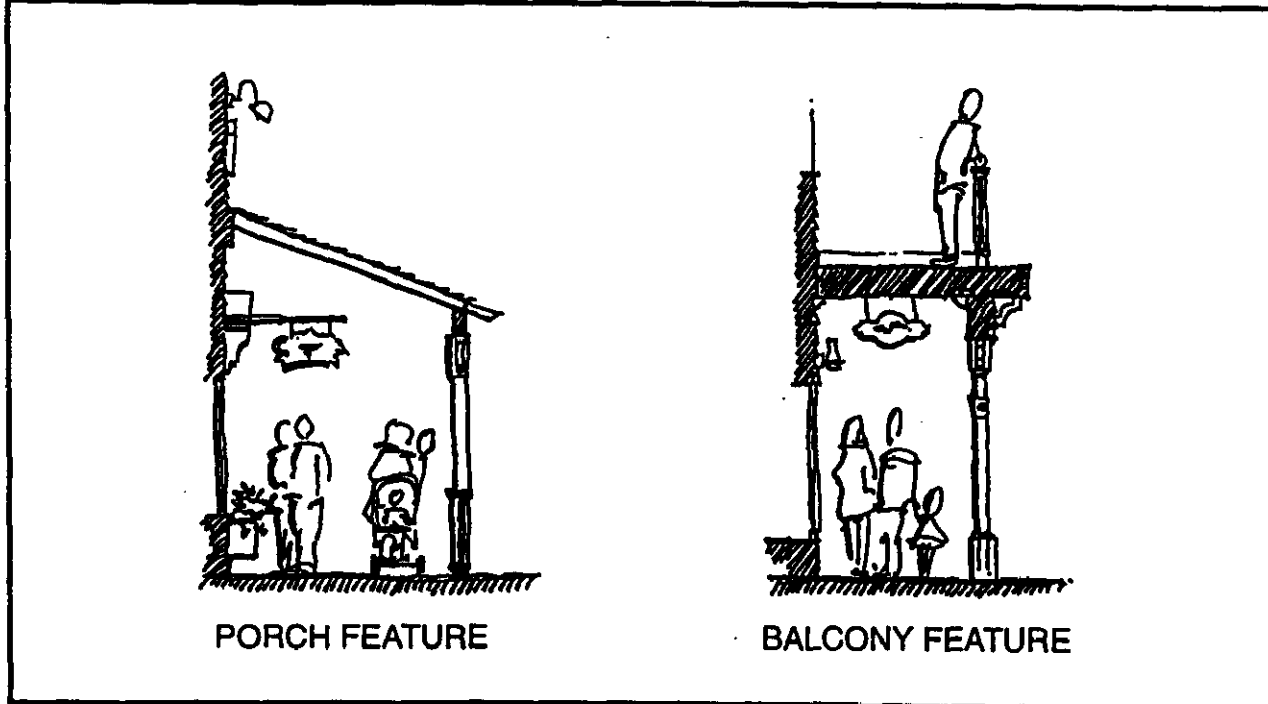
Parapet walls, whether simple or ornate, should always include a cap/cornice detail. Corner details should be used to further enhance a building's identity.



Tile accents and relief bands are simple ways to add relief and character to building facades. These are common architectural elements used in Spanish style architecture and are recommended.

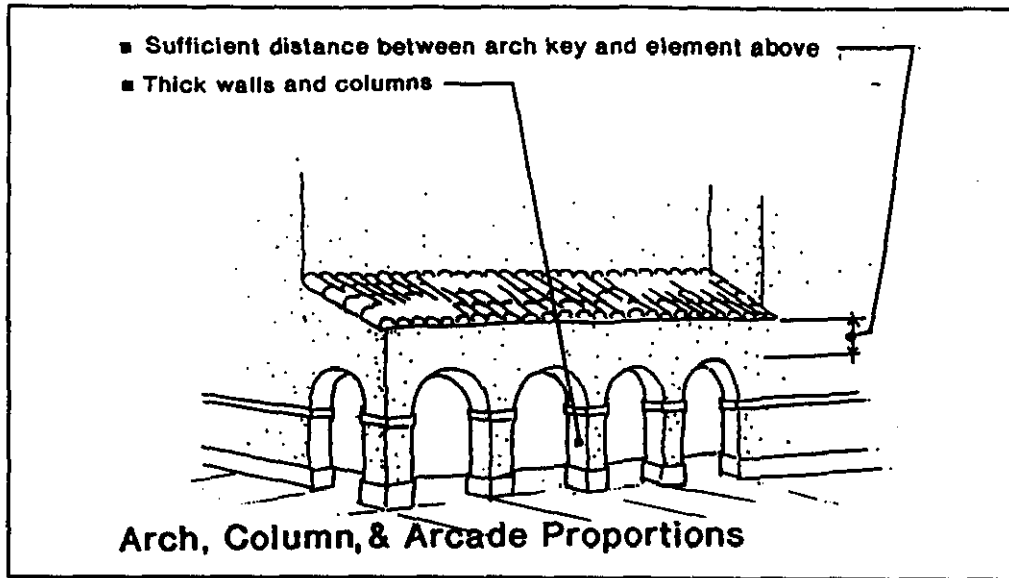


WESTERN FACADES



PORCH AND BALCONY SECTIONS

Porch and balcony features are common elements of Western style architecture which help create pedestrian scale along the street as well as provide protection from sun and rain.



When incorporating columns and arches into a building, the columns should be proportionate to the size of the arch. Spindly and undersized columns are not appropriate.

NEO-TRADITIONAL DESIGN GUIDELINES

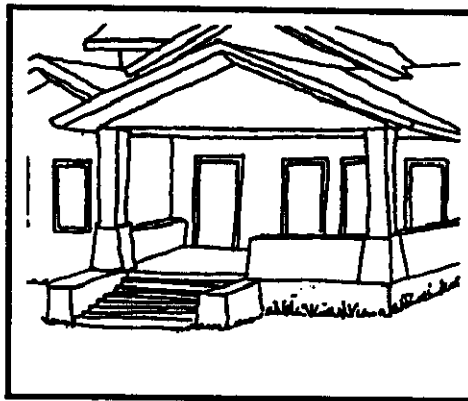
Neo-traditional architecture is derived from architectural styles from the early Twentieth Century. Traditional styles common to Paso Robles such as California Bungalow, Craftsman, Cape Cod, and Spanish/Mission are encouraged. Each style consists of design features which all contribute to the architectural character of that style.

RESIDENTIAL

The Residential section of this code has identified "basic" and "extra" design features. "Basic" design features are essential in creating a neo-traditional style home. "Extra" design features will enhance the basic design and create a more authentic architectural character. Below is a list of the basic features with graphic examples following.

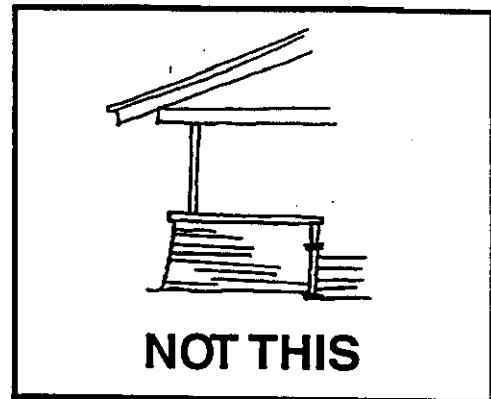
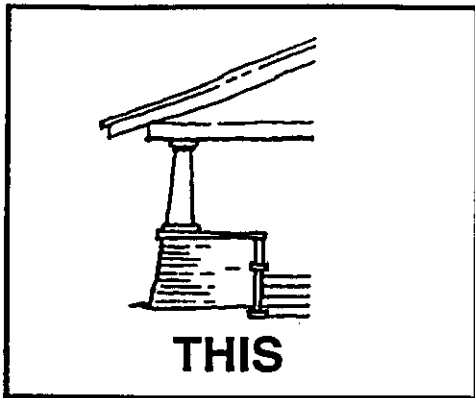
"Basic" Design Features

- ~~Raised~~ front porch
- Massed columns on porch supports
- Exposed rafter tails/beams and overhangs - when consistent with architectural style
- No flat roofs
- Vertical orientation of windows
- Window and door trim
- Recessed arched window(s) - when consistent with architectural style.
- Garage door treatment (for garages facing street only) - recessed, windows, ornamentation
- Consistency of materials and colors with style of architecture

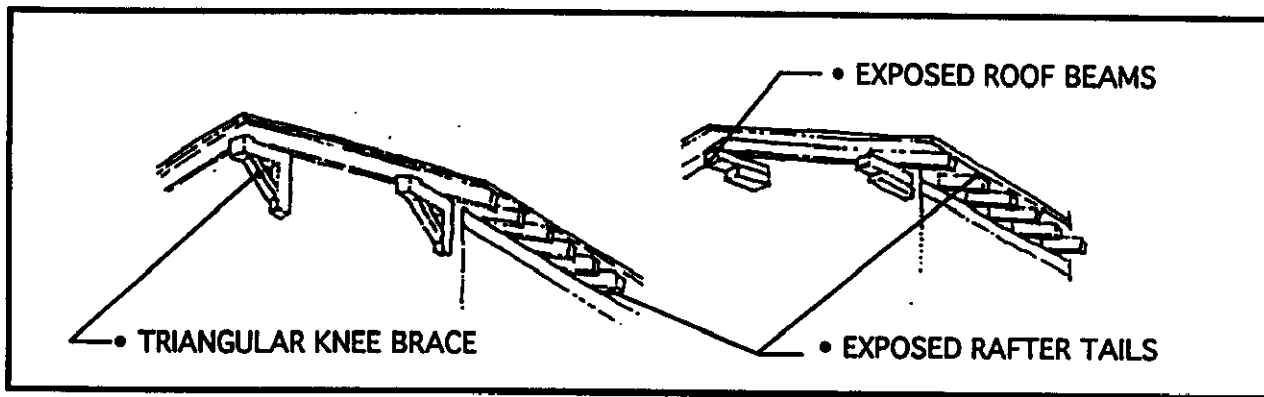


~~RAISED~~ FRONT PORCH

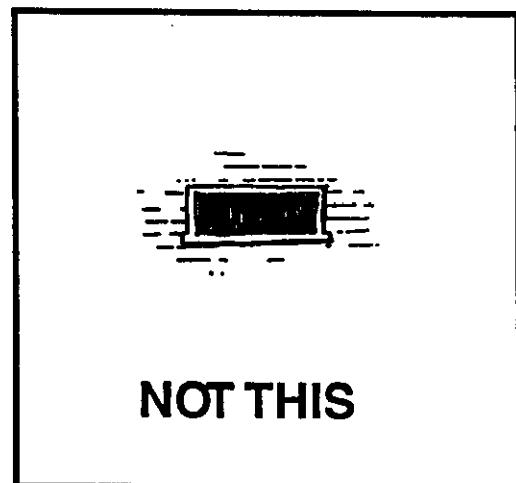
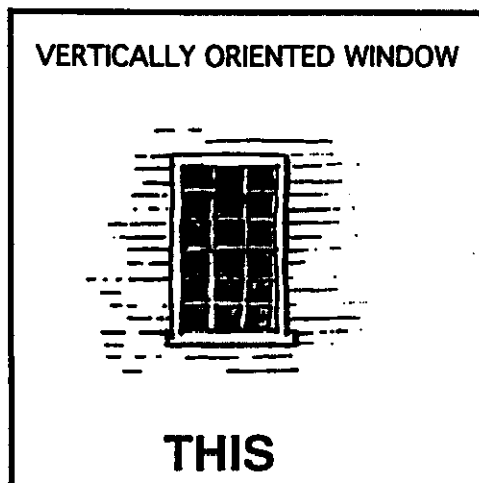
EXHIBIT "B"



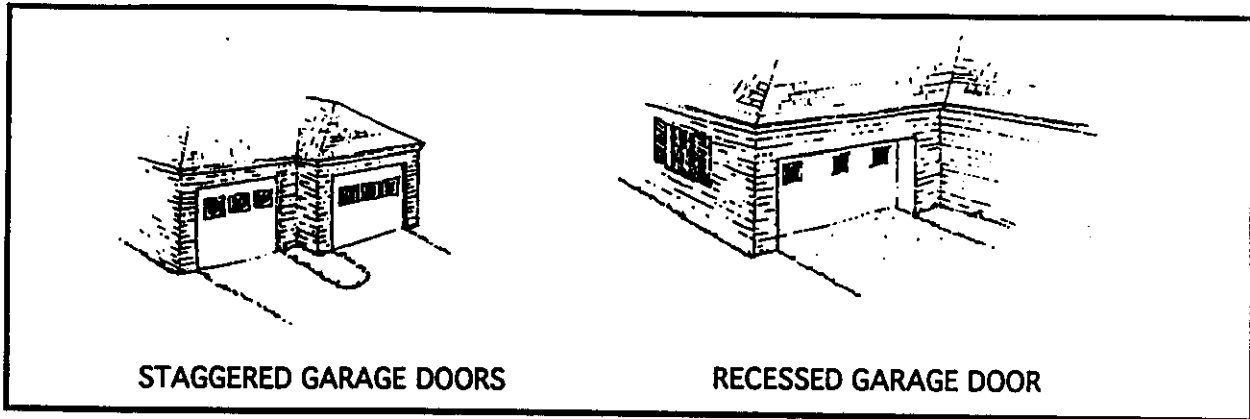
MASSED COLUMNS ON PORCH SUPPORT



EXPOSED RAFTER TAILS/BEAMS AND OVERHANGS



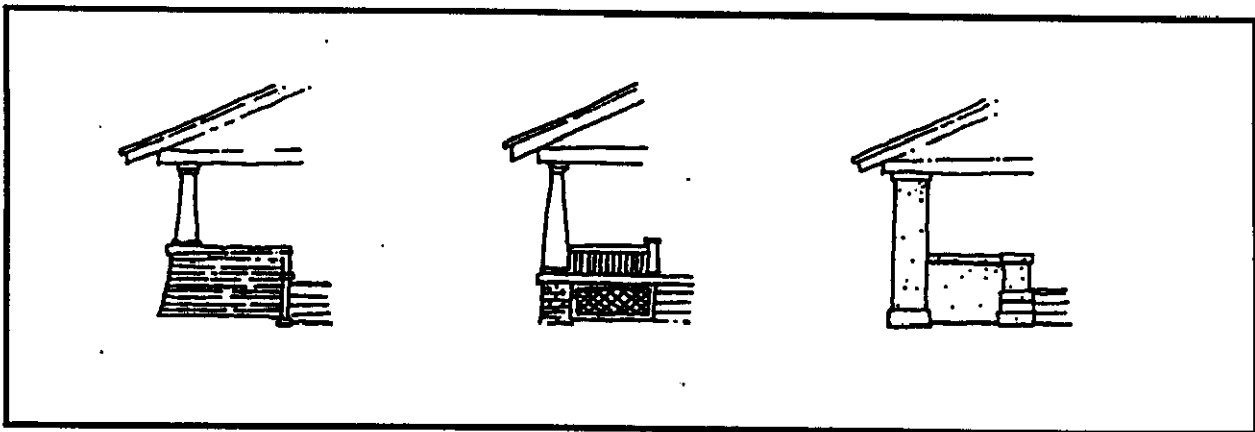
WINDOW PROPORTIONS



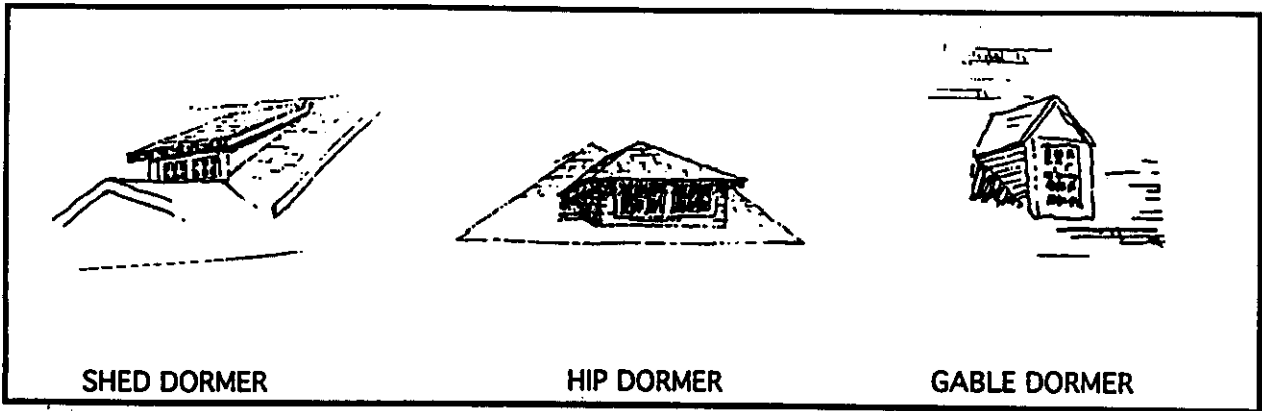
GARAGE DOOR TREATMENT

"Extra" Design Features

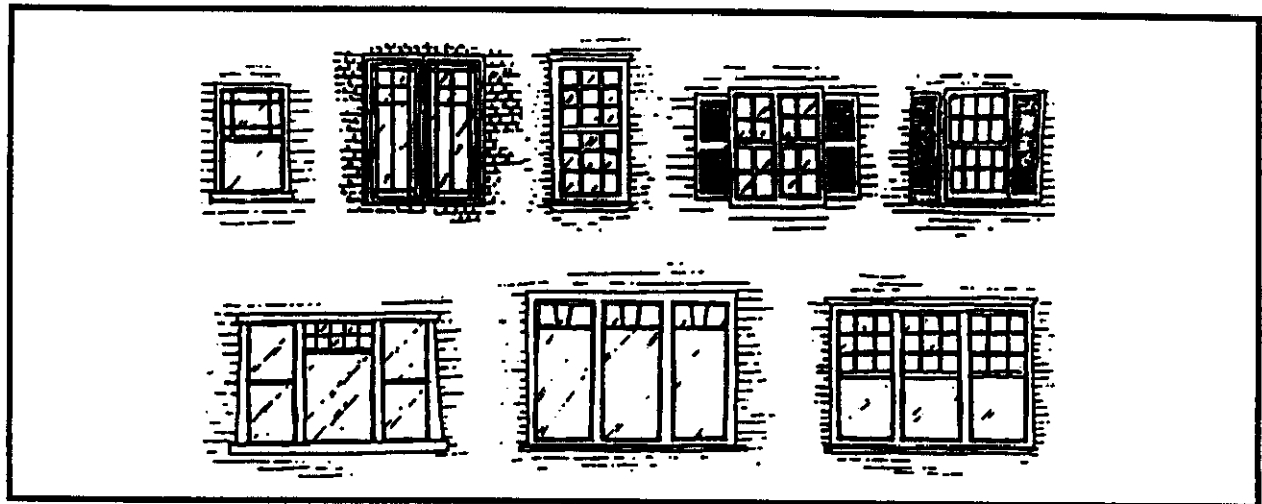
- Detailed porch supports/railings
- Dormer(s)
- Chimney
- Balconies
- Multi-paned doors and windows
- Bay window
- Massed window frames/recessed windows
- Shutters
- Window box(es)
- Ornamentation - grill work over windows, tile accents, pop outs/relief bands, etc.



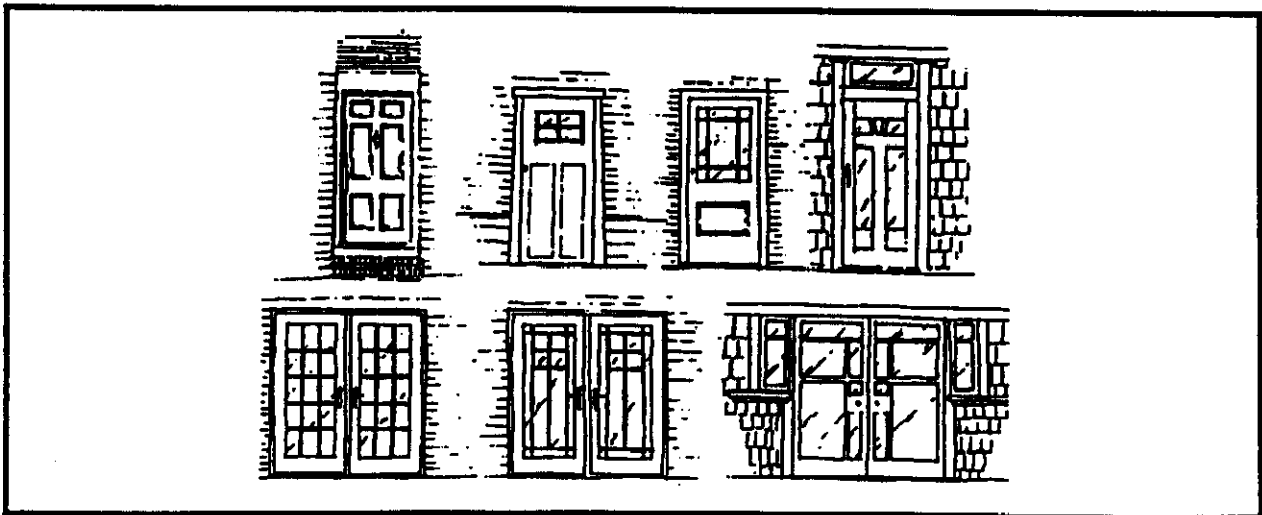
PORCH SUPPORT AND RAILINGS



DORMER EXAMPLES



WINDOW EXAMPLES



DOOR EXAMPLES

Examples of Various Architectural Styles:

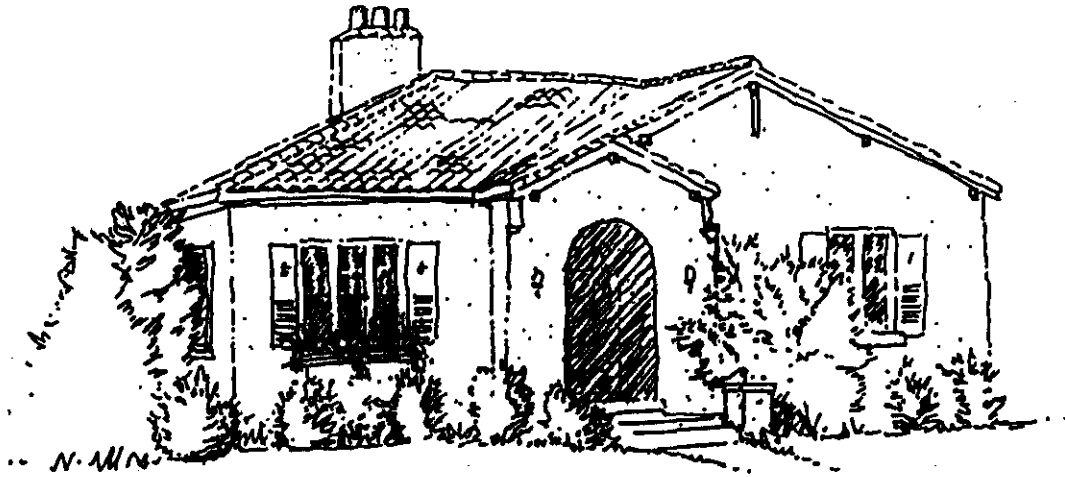


Craftsman Style architecture is characterized by the gently pitched gable roof, large overhangs with exposed roof beams and rafter tails, and wood shake or lap siding. Craftsman architecture tends to incorporate more stone and brick for accenting on the base of the building, chimney, patio, walls and paving. Windows, though not exclusively, are most often vertically oriented and in groups of 3 to 5 instead of single. Grouping the windows can be advantageous in capturing views.

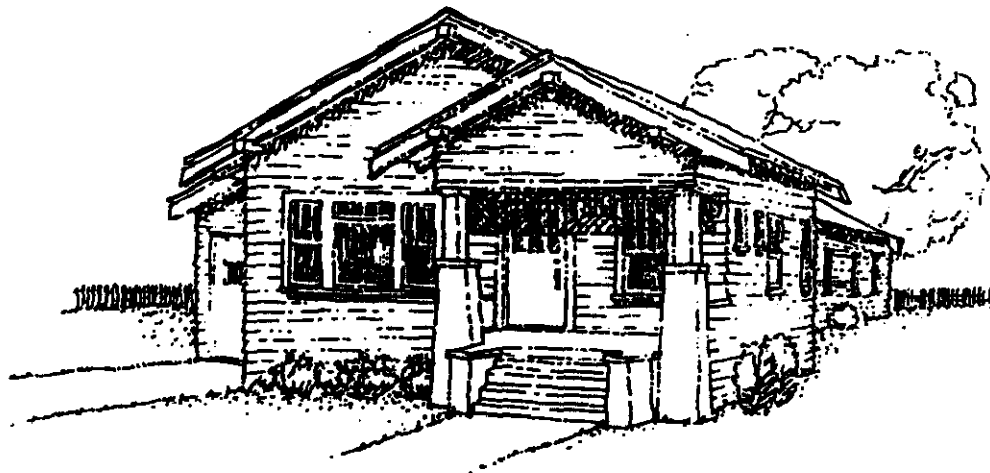


This is a good example of an Early Colonial style home with its symmetry, dormers, high pitched roof, minimal overhang, large front porch, vertically oriented multi-paned windows, shutters, and wood siding.

**City of Paso Robles
Neo Traditional Design Guidelines
DRAFT/ August, 1995**



Spanish/Mission style bungalows tend to have smaller roof overhangs with exposed roof beams and rafter tails. Windows are usually recessed, vertically oriented, and multi-paned, often incorporating arches, window boxes, and shutters. The exterior materials consist of stucco wall surfaces with red tile roofing.



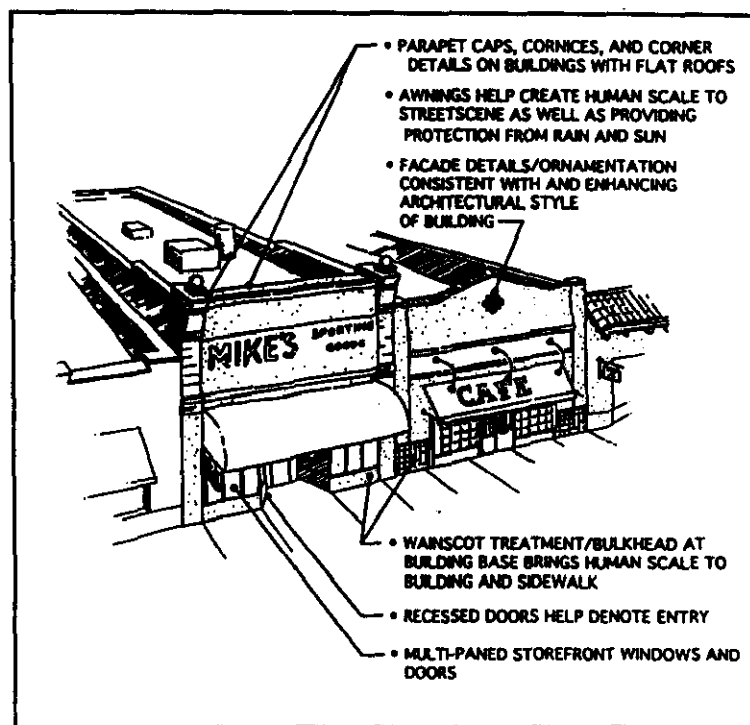
The Traditional California Bungalow is derived from the Craftsman Style of architecture and characterized by the low pitched gabled roof, large overhangs, exposed roof beams and rafter tails, vertically oriented multi-paned windows, and lap siding. Bungalows, more than any other style, incorporate large front porches and often locate the garage behind the home.

COMMERCIAL

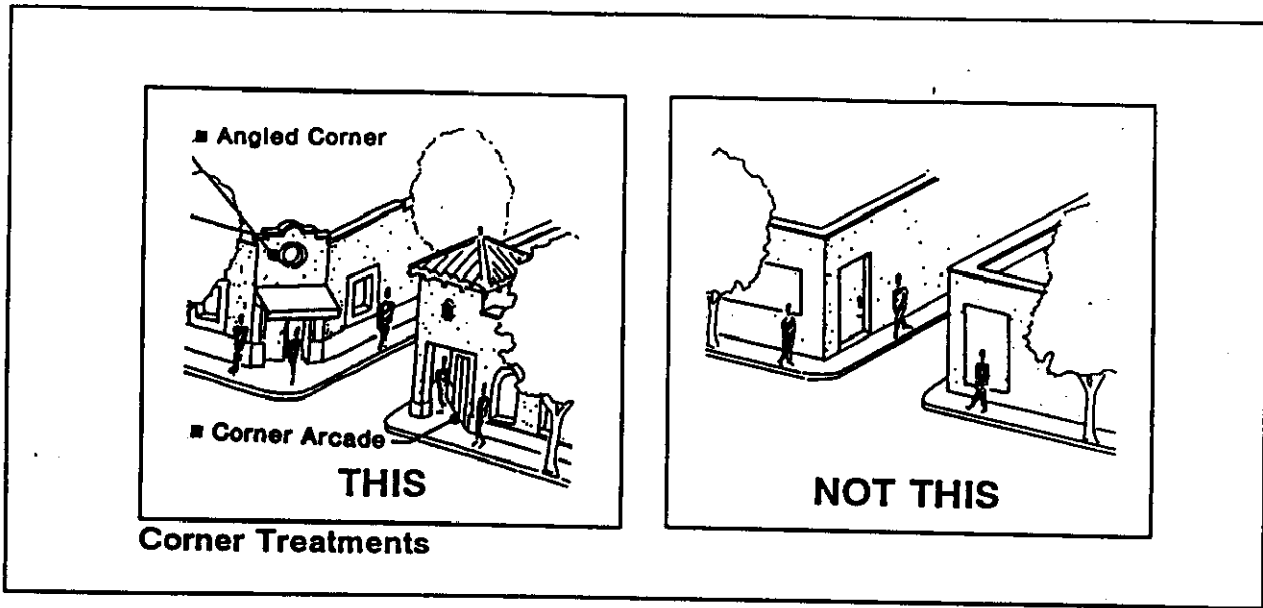
Neo-traditional design of commercial buildings suitable for Paso Robles may include Early American, Western, Barn and Spanish/Mission styles. Incorporating design features true to the chosen architectural style of a building will enhance the commercial building as well as the surrounding neighborhood. Acceptable building materials may range from stucco, brick, tile banding, to wood.

Commercial Design Features

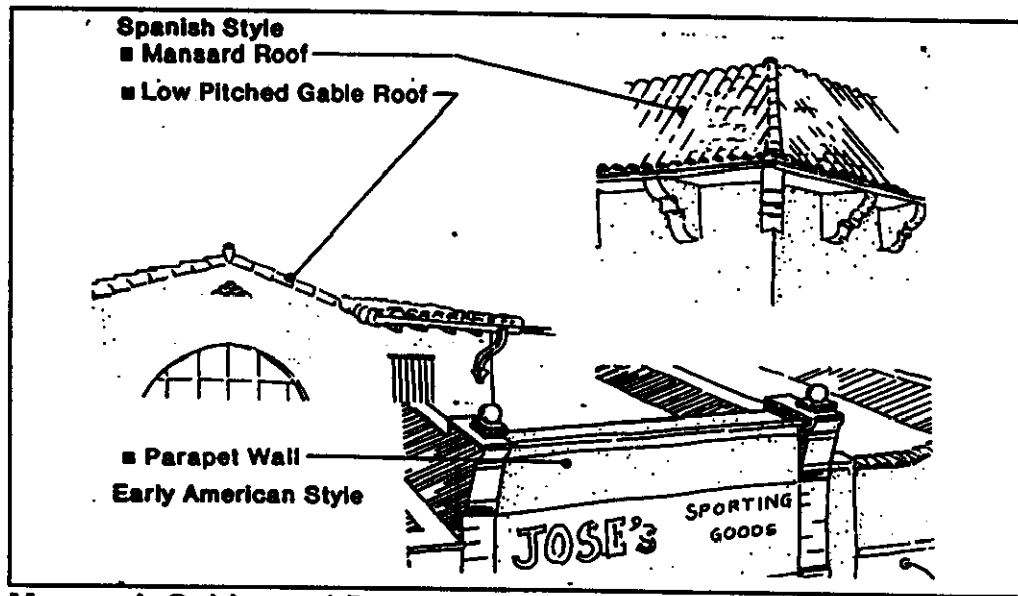
- Awnings
- Wainscot/bulkhead treatment
- Recessed entry
- Angled corners/Walk-through arcades
- Tower elements on corner buildings at street intersections
- Roof forms consistent with architectural style
- Parapet walls with cap/cornice detail on flat roofs
- Corner details on flat roofs
- Exposed roof beams/rafter tails - when consistent with architectural style
- Awnings, balconies and porch features
- Multi-paned storefront windows/doors
- Vertical orientation of windows
- Window boxes
- Recessed arched window(s) when consistent with architectural style
- Consistency of materials and colors with style of architecture
- Ornamentation - tile accents, relief bands, grill work over windows, etc.



NEO-TRADITIONAL DESIGN FEATURES - COMMERCIAL



To provide convenient pedestrian circulation and architectural interest, corner buildings should incorporate features such as angled corners, walk-through arcades, and tower elements.



Mansard, Gable, and Parapet Roof Forms

Simple low pitched gable, mansard and shed roofs should be used to promote Spanish and Barn style architecture. Flat roofs are common with Early American, Spanish, and Western styles.

Parapet wall designs should be used on flat roofs to conceal roof-mounted mechanical equipment.