

**TOWN OF PARADISE
RESOLUTION NO. 10-05**

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF PARADISE
ADOPTING DESIGN STANDARDS TO BE APPLIED
WHEN REVIEWING PROJECTS IN THE PROCESS OF
DESIGN REVIEW**

WHEREAS, the Town Council of the Town of Paradise adopted an Ordinance to require Design Review on a town-wide basis for all new or expanded commercial, quasi-commercial, community service, office, public-funded or multi-family development projects; and

WHEREAS, the Design Review Board has developed town-wide design standards that will be used as a tool to assist staff when evaluating projects through the design review process; and

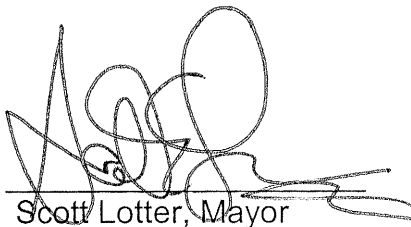
WHEREAS, the Design Standards, if adopted, will better assist property owners and businesses in their efforts to enhance the design of their commercial and residential building structures and building facades.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF PARADISE DOES HEREBY RESOLVE AS FOLLOWS:

1. The Town Council hereby adopts the town-wide Design Standards, as shown in the attached as Exhibit A, which includes changes as numerated in the attached staff report.
2. This resolution is effective immediately upon adoption.

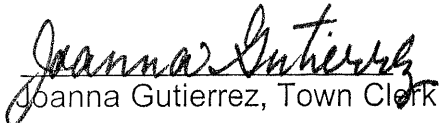
PASSED AND ADOPTED by the Town Council of the Town of Paradise this 9th day of March 2010 by the following vote:

| | |
|-------------|--|
| AYES: | Steve "Woody" Culleton, Joe DiDuca, Frankie Rutledge, Alan White, and Scott Lotter, Mayor |
| NOES: | None |
| ABSENT: | None |
| NOT VOTING: | None |



Scott Lotter, Mayor

ATTEST:



Joanna Gutierrez, Town Clerk

APPROVED AS TO LEGAL FORM:



Dwight L. Moore, Town Attorney

EXHIBIT A

SUMMARY OF CHANGES

Note: The following are changes that were made to the Downtown Section of the Paradise Design Standards. Similar changes were then made to other sections, where applicable.

| Pg | Change |
|----|--|
| 5 | Typographical error: change "dominate" to "dominant" |
| 6 | Details: Delete..."than larger building volumes, allowing commercial and multi-use buildings to feel less intimidating to individuals." |
| 7 | Windows: Delete ..."If the ceiling inside the structure has been lowered the ceiling should be sloped up to 2-3 feet to meet the transom, allowing light to penetrate the interior of the building." |
| 9 | Color Choice: Delete ..."The colors chosen for any facade should relate to the neighboring building or building facade and to the areas as a whole." |
| 9 | Base Color: Add "Lighter-colored finishes on a building's exterior can help deflect heat in the summer months." |
| 10 | Color: Delete ..."Colors that fade easily, such as red and burgundy are discouraged." |
| 11 | Use of Windows: Delete ..."located at the ground floor sidewalk level" |
| 12 | Main Entrance: Change to: "On historical or "period" buildings, reuse the historic door where applicable. If not, consider replacing it with a new door of same or similar design." |
| 13 | Design: Change to An awning or canopy can soften the look of rear facades and provide a pleasant protected entrance space. |
| 20 | On-center: Change to "on-center spacing shall not follow a specified formula but should provide for a visually uniform canopy that creates minimum conflict with signage, street lighting or building entries. |
| 25 | Trash and Recycling Enclosure Design: Prior to the design of a trash enclosure it is recommended that the applicant consult with the trash hauler company providing refuse collection services to the property. The enclosure shall be integrated with the building through the use of compatible materials and detailing; |
| 27 | Building Design Elements: Change to: ... Minimize "south" and west facing windows. |
| 30 | <p>Change to:</p> <p>SIGN COLOR</p> <p>Sign color is just as important as the textual content. To be effective, the color should contribute to the legibility and design integrity of the affected property and should complement the colors of the building. Due to our geographical setting, natural, earth-tone colors are the preferred color palette for buildings and signs in the Downtown.</p> <p>SIGN FONT</p> <p>A sign which contains too many fonts can be difficult to read, confusing and may appear disorganized. Some fonts can be very difficult to read at any reasonable distance.</p> |

RDA Section: Similar changes to pages 23, 24, 25, 26, 27, 28

Clark Road: Similar changes to 13, 23, 24, 25, 26, 27, 28

Gateway: Similar changes to 15, 16, 29, 30

Business/Industrial: Similar changes to 15, 16, 21, 22, 23, 24, 25, 26