

May 31, 2022

Katie Banister, Project Manager
Community Development Department
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446
Via email: kbanister@prcity.com

**RE: REVISED Project Description for Peterbilt Project at 2805 Theatre Drive;
APN 009-851-022; Compliance with Design Guidelines**

Proposed Project

Peterbilt is proposing to develop this 6.6-acre site with a service center for semi-trucks, a retail parts department, and a dealership. The site amenities include offices for employees, a lounge area for customers, an outdoor display area, and customer parking. The on-site circulation provides easy and functional maneuvering for semi-trucks, delivery trucks, and service trucks.

Compliance with Commercial and Industrial design Guidelines

Site Design Guidelines

1. Site Design

Peterbilt building's architectural style and profile compliments Daylight Garden, KIA Dealership and the Chevrolet Dealership. The proposed building reflects similar front setbacks to allow display areas of merchandise, building height and form, site layout and on-site circulation and parking.

2. Site Landscaping

Water efficient landscaping is proposed for all areas to be landscaped. The proposed landscaping along Nutwood Circle will showcase a variety of trees, shrubs, and groundcovers in various textures and seasonal colors. The side setback along the Nutwood permits tiered landscaping. This adds interest and creates an elegant frontage along Nutwood Circle. Theatre Drive is design with a variety of flowering groundcovers, small and medium flowering shrubs, and ornamental grasses. Walnut Hills Mutual Water Company requested that no street trees be planted along Theatre Drive due to a water main in the street.

The surrounding area's landscaping is established with trees, shrubs, and grasses that are not native or water wise. Hopefully this project will inspire future projects in the area to comply with the City's requirements.

3. Parking Areas

The dominant feature on the site will be the Peterbilt building. Since this is a retail sales site for Peterbilt semi-trucks, the front of the site will be used for displaying their inventory. This is similar to the KIA and Chevrolet Dealerships and Daylight Gardens. Customer parking is located adjacent to the building and employee parking is located towards the back of the site. EV parking spots are incorporated into the site plan.

Loading docks are provide in the rear half of the site and split on both sides of the building to reduce the repetitive design of service doors.

4. Screening

Theatre Drive and Nutwood Circle will be landscaped with trees, shrubs, and groundcovers softening the visual development of the site. The service bay is set back from the front of the building approximately 50 feet and trailer parking is located against the rear property line.

5. Trash Enclosures

The trash enclosure is located in the rear half of the site, in a screened enclosure, and in an area providing easy maneuverability for garbage trucks.

6. Site Development Constraints

The site has no natural amenities to preserve. It is relatively flat; the site is so level it was difficult for the civil engineer to grade it for proper drainage.

Building Design Guidelines

1. General Building Design and Construction Materials

The building fits in with the surrounding developments – Daylight Gardens, KIA Dealership, Chevrolet Dealership, the RV sales lot and the buildings servicing Debt Pro and the small industrial buildings north of this site. However, the Peterbilt building is of superior quality and aesthetics since the building's façade has pop-outs, banding, a porte cochere, and accent colors.

2. Entry

The building's entry is oriented towards Theatre Drive - the predominant public view. This provides an attractive street frontage.

3. Scale and Massing

The scale of the building is compatible with surrounding development. Vertical and horizontal relief is provided by using color, pop-outs, various textured metal siding, tilt up concrete with pigment, tilt up concrete with a stamped pattern, and a porte cochere. These elements add interest preventing a monotonous repetitive building façade.

4. Roof Design

The roof is not a dominate feature of the building – it is low profile and any mechanical devices required will be screened from public view.

5. Metal/ Concrete Tilt Up Building Design

The building is articulated with pop-outs, banding, textured panels, and colors that are judiciously mixed to present an attractive metal and tilt up concrete building. The entry incorporates a pop-out feature that emphasizes the entrance.

Signage

The project proposes to install a 35-foot pole sign at the corner of Theatre Dive and Nutwood Circle. Please refer to separate application for a sign Exception per Section 21.19.090.

If you have any questions, please contact me at 805-801-0453 or at planningsolutions@charter.net.

Sincerely,
Pamela Jardini J.D.
Planning Solutions