

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bill Cook, 1010 Hurley Way, Sacramento, CA 95825		
OWNER	Sacramento Housing and Redevelopment Agency		
PLANS BY	Tomich & Yee, 1521 'I' Street, Sacramento, CA 95814		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: RBH:dg
NEGATIVE DEC.	N/A	EIR	N/A ASSESSOR'S PCL. NO. 002-153-24

LOCATION: N.E. Corner of 11th & G Streets

PROPOSAL: Construct 20 Condominium units with 36 parking spaces.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Alkali Flat Redevelopment Plan:	Residential

Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-4A
South:	Residential/Office/Parking R-4A/R-0
East:	Parking R-4A
West:	Office R-0

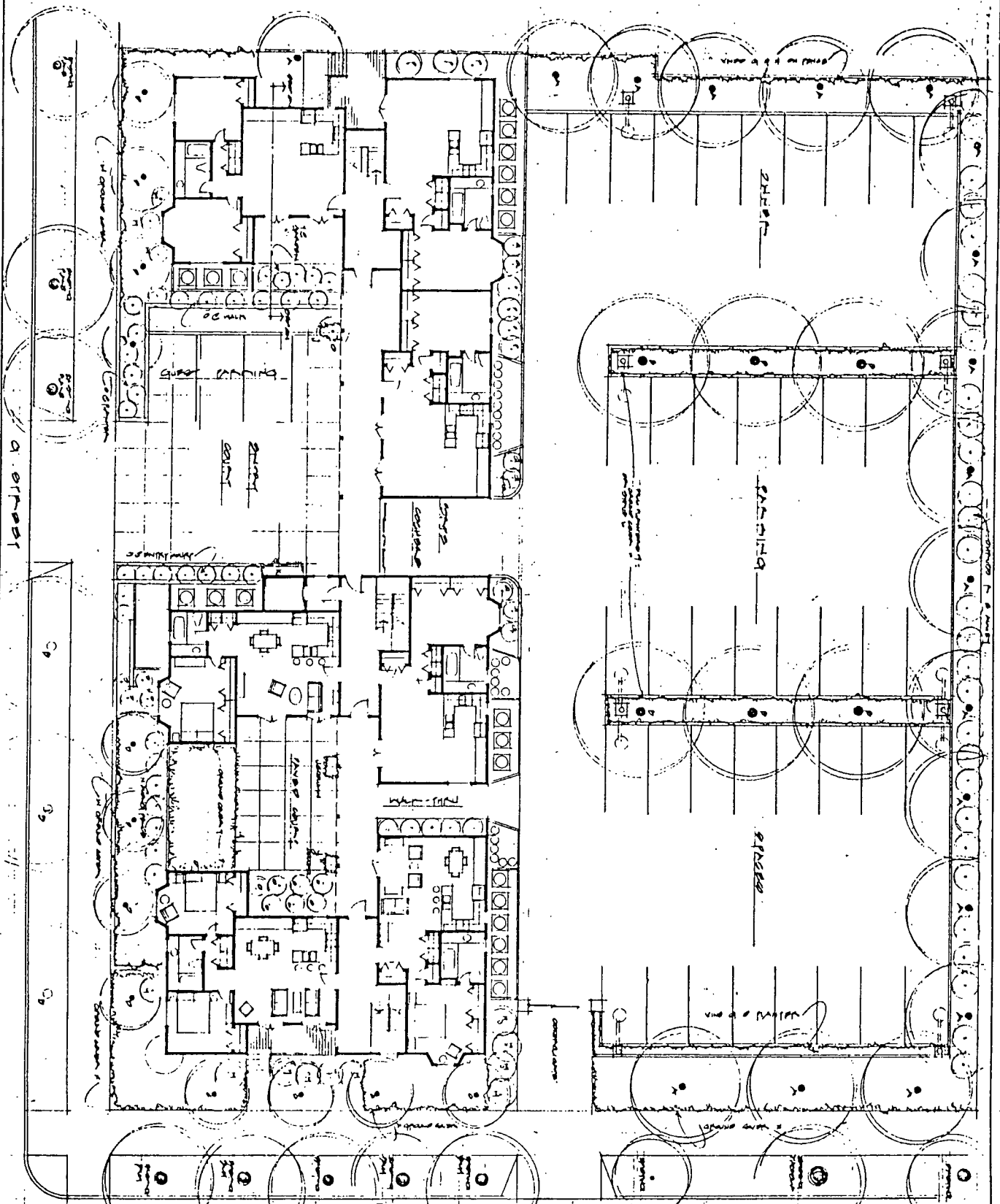
Parking Required:	20 spaces
Parking Provided:	36 spaces
Parking Ratio:	1:unit
Property Dimensions:	160' x 192'
Property Area:	30,973
Square Footage of Building:	17,000
Exterior Building Colors:	White, Red brown roof
Exterior Building Materials:	Stucco, tile roof

BACKGROUND INFORMATION: This project has changed potential owners and as such the new potential owner brought revised plans to the Architectural Review Board on January 6, 1982. (See Attachment 1.) Staff at that time recommended denial. The Board voted to continue the project and the architect was to revise the drawings to meet the Board's concerns. The architect has redesigned the project and is resubmitting the drawings for Board review and comments only. (See Attachment No. 2.)

STAFF EVALUATION: The project uses elements of the mediterranean revival style. The style itself is foreign to Alkali Flat but the design presents an interesting set of elevations. The structures have a movement of major and minor elements which gives a pleasing feel to the complex. The use of stucco and roof tile is in keeping with the overall design.

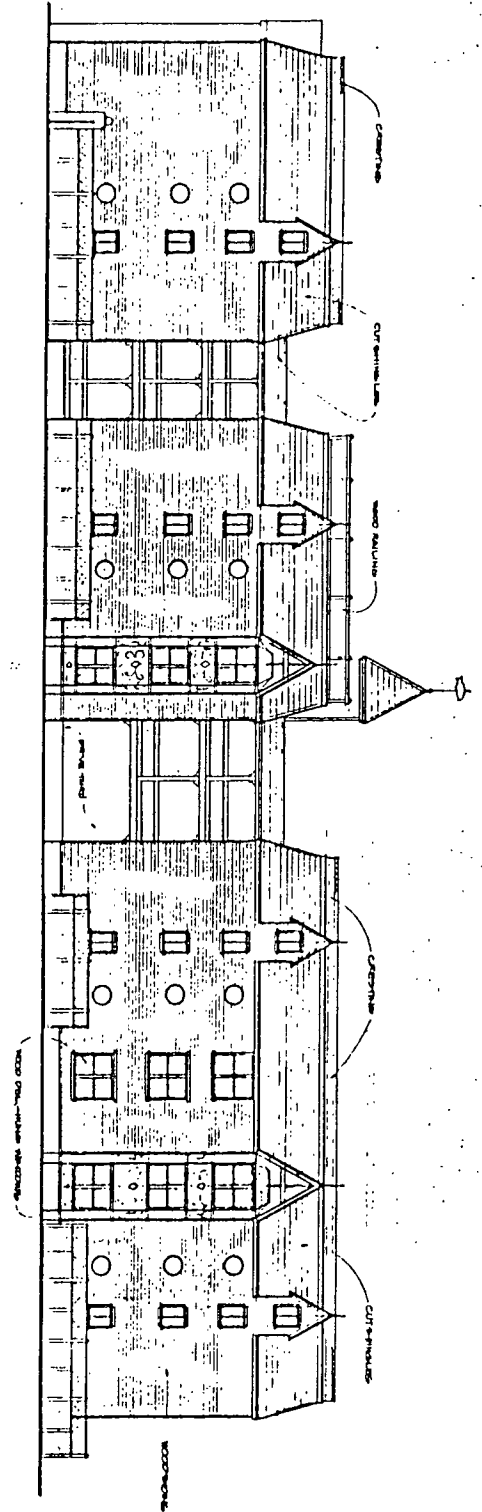
The office building to the west of the site is finished in stucco and of a much larger mass. The new office structure to the south-east is of a very modern design and of a

OLD DRAWINGS ATTACHMENT NO. 1

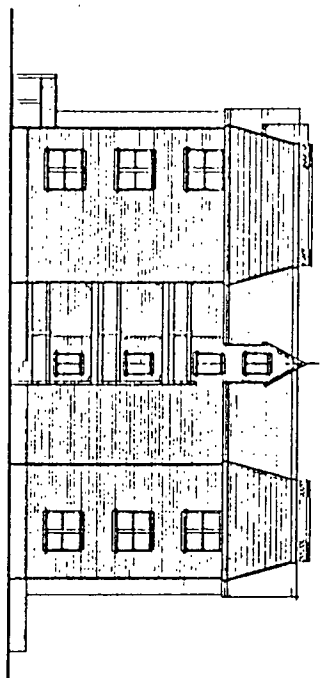


- LEGEND:**
 - A. wall
 - B. door
 - C. window
 - D. furniture
- NOTES:**
 - 1. see notes
 - 2. see notes
 - 3. see notes
 - 4. see notes
 - 5. see notes
 - 6. see notes
 - 7. see notes
 - 8. see notes
 - 9. see notes
 - 10. see notes
- SCALE:**
 - 1" = 1'-0"
- DATE:**
 - July 7, 1982

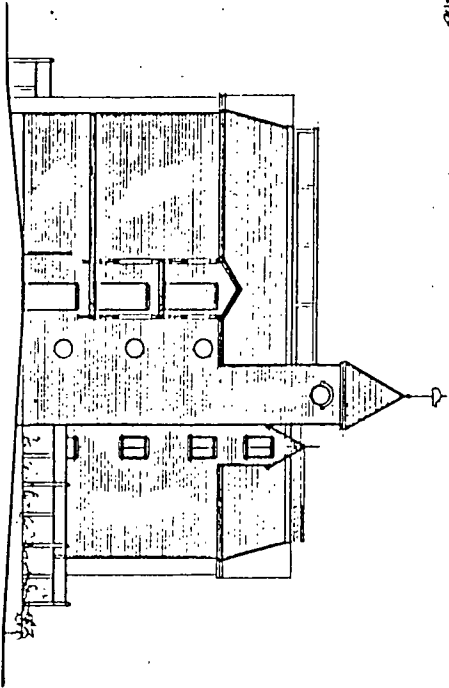
ATTACHMENT NO. 1



NORTH ELEVATION



WEST ELEVATION



SECTION & DRIVE THRU

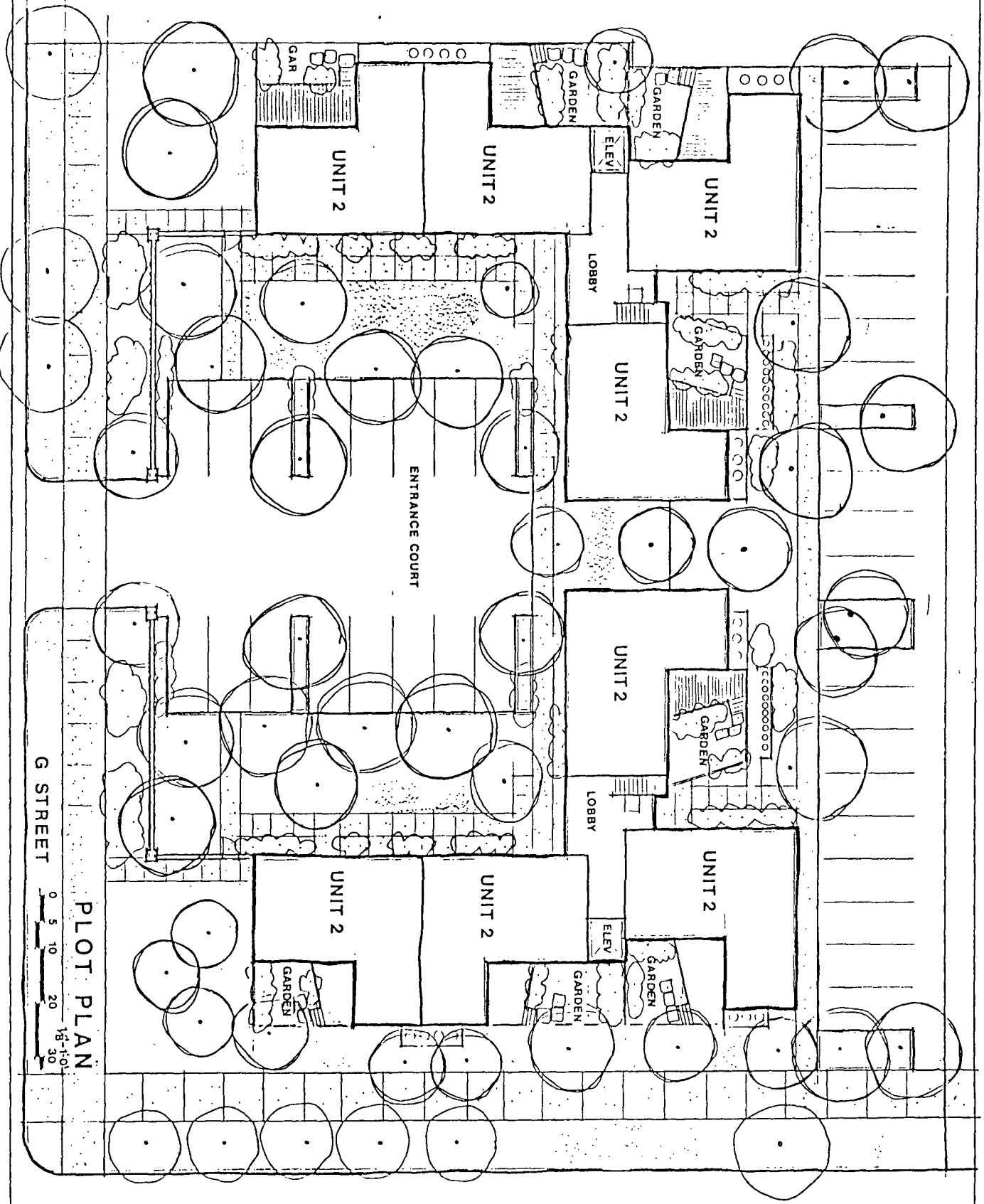


TOMICH AND YEE
ARCHITECTS AND PLANNERS, INC.

VEDRA PARK CONDOMINIUMS
1102 #9 STREET, ALBUQUERQUE

7-7-82

6



G STREET

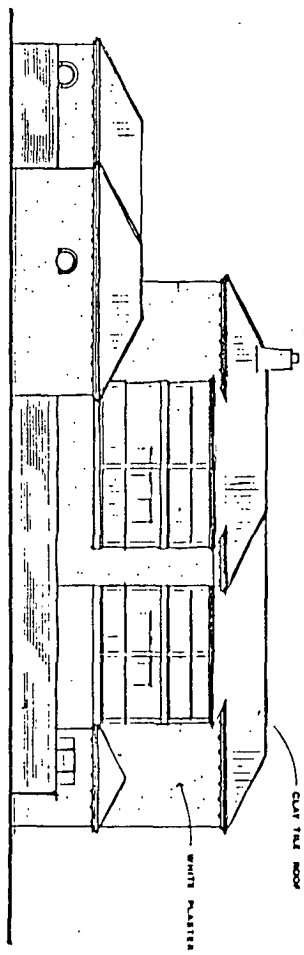
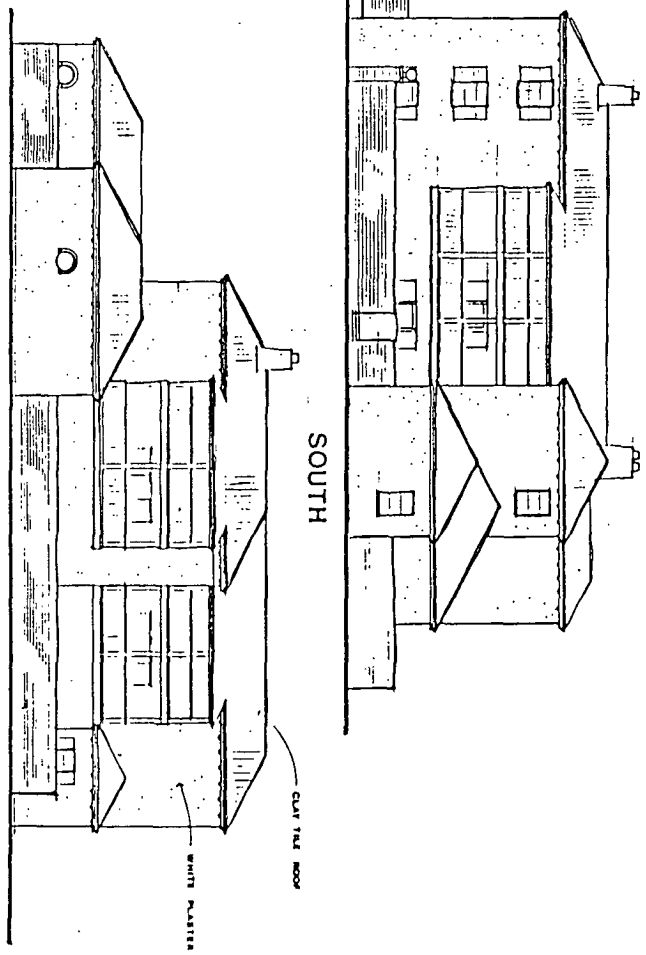
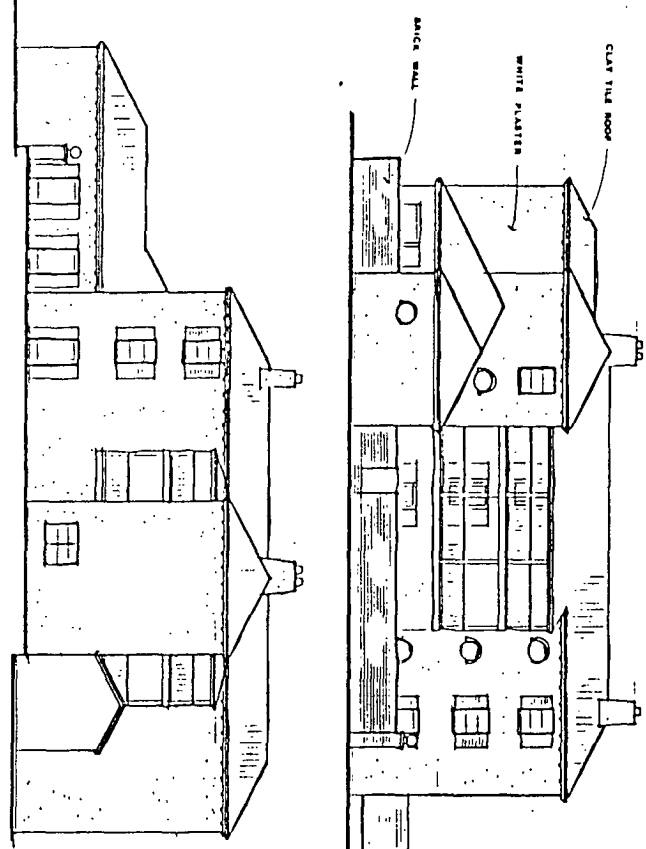
PLOT PLAN



11 STREET



ATTACHMENT NO. 2



ELEVATIONS
1/8" = 1'-0"

0 5 10 20 30



TOMICH AND YEE
ARCHITECTS AND PLANNERS, INC.

VICTORIA PARK
11" & O' STREETS
SACRAMENTO CALIFORNIA
