

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Luckey Construction, 2111 W. Shaw Avenue, Fresno, CA 93711		
OWNER	Zubiri Venture, 1451 River Park Drive, Suite 110, Sacramento, CA 95815		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	November 14, 1983	REPORT BY:	RBH:mm
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 225-240-43 and 51

LOCATION: North of West El Camino Avenue, approximately 1100 ft. east of Truxel and approximately 600 ft. west of Erin Drive

PROPOSAL: Project review of 215 condominium units.

PROJECT INFORMATION:

Existing zoning of site: R-1A-R  
Existing land use of site: Vacant

Surrounding Land Use and zoning:

North: Single family; R-1, & townhouses; R-1A  
South: Shopping center and vacant; SC, R-1A & R-3-R  
East: Single family; R-1  
West: Townhouses, apartments, single family; R-2B, R-1A

Parking required: 1 Space  
Ratio required: 1 Space per dwelling unit  
Ratio Provided: 1.5 spaces per dwelling unit

Property Dimensions: Irregular  
Property Area: 49.0 gross acres

Exterior building colors: Gray, charcoal and white  
Exterior building materials: Plywood, T-111 with wood trim,  
Asphalt shingles and aluminum windows

*Mike Anderson*

BACKGROUND: This project was reviewed by the City Planning Commission on October 27, 1983. The CPC staff report referred to concerns about the design of the structures and recommended the project be presented to the Design Review Board for review and approval. At the Planning Commission hearing, there was oral and written testimony presented in opposition to the project, primarily based on the density but there was also some discussion on the designs of the building. The drawings had been made available to staff prior to the Planning Commission hearing only showed two building elevations. At the night of the hearing a three dimensional model and further elevations were presented by the applicant. The staff after reviewing the new information, felt that many of the concerns pertaining to the design of the structure had been answered. The Commission, in making their findings for the issuance of a Special Permit, still felt that the design should be presented to the Design Review Board because of the public controversy. This staff report has copies of the updated building designs and the Board will have the advantage of a three dimensional model to view at the night of the meeting.

STAFF EVALUATION : Staff has the following comments and concerns regarding the project:

1. The architectural design of the residential units appear to staff to be well designed and do not require any additional modifications.
2. The site plan shows only four locations for trash storage. Staff feels because of the density of the project, additional trash storage locations should be provided.
3. The residential design criteria for the project shall be followed throughout in the design and completion of the units. (See Exhibit G).

STAFF RECOMMENDATION: Staff recommends approval of the project as submitted pending any additional changes or conditions which may be imposed by the City Council when they review a third party appeal of the Planning Commission decision at the Council meeting on the night of December 6, 1983.

Staff recommends approval with the following conditions:

1. The applicant shall provide additional trash storage units in order to meet the density requirements of the project.
2. The applicant shall utilize the residential design criteria (Exhibit G) in the development of the project.

Approval is based on the following findings of fact:

1. The buildings as proposed are well designed and will provide the type of amenities desired in a residential development.
2. The buildings and the site layout as designed meet the residential design criteria as outlined in Exhibit G of this report.

EXHIBIT G

Residential Design Criteria

A. General Building Design and Orientation:

1. The monotony of straight building lines of all units shall be remedied through limiting the size of individual buildings or units, staggering of units, variation of exterior building materials on adjacent units, use of intensive landscaping, or other methods.
2. All mechanical equipment (including public utility boxes and particularly exterior wall mounted air conditioning units) shall be attractively screened.
3. Buildings shall be designed and oriented to reduce overview of private areas and windows from second story units.
4. Accessory structures shall be compatible in design and materials with main buildings.
5. Communal facilities shall be centrally located.
6. Recreational facilities shall be located and/or designed so as not to impact adjacent properties.
7. Solar heating and cooling of units should be considered.
8. Site planning shall take into account optimum solar orientation of structures.
9. Site planning shall minimize the incidences of one building shading another.
10. Private garden areas shall be oriented to the south as much as possible.
11. Roofing materials shall be medium wood shake or equivalent aluminum, concrete, or other imitation shakes or tile, subject to Planning Director approval.
12. The location of second story end unit windows shall be varied from the typical plan when appropriate to reduce the incidence of overview into private first floor open space and parking areas, and to provide variety in exterior unit detailing.

B. Multiple Family Design Criteria

1. OFFSTREET PARKING - Offstreet parking shall be provided at a ratio that adequately serves the needs of tenants and guests. The minimum ratio shall be 1.5 to 1 (this ratio may be reduced for projects designed strictly for the elderly). Six foot masonry walls are required on interim property lines between parking lot areas and existing or proposed residential development.
2. For the convenience of tenants and guests, and to encourage use of off-street rather than curbside parking and parking along private drives, parking spaces shall be located as close as possible to the unit or communal facility it is intended to serve.

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~~Jack Morris~~

3. To discourage parking on the street and along private on-site drives, physical barriers such as landscaping, berming, or wall segments shall be incorporated into the project design.
4. Off-street parking shall be screened from the street by undulating landscaped berming with a minimum four foot height (as measured from either the parking surface or street sidewalk, whichever is higher).
5. Parking shall be screened from second story units by trees or lattice work.
6. The project shall comply with the 50% shading of surfaced areas requirement of the Zoning Ordinance.
7. The setback from interior side and rear property lines shall be 10 feet for open stalls and 15 feet for carports.
8. Evergreen trees shall be used for screening purposes along the perimeter of the parking areas.
9. Particularly within large open lots, deciduous trees should be utilized to provide summer shading and winter sun.
10. Within open parking areas, there shall be at least one tree for every five parking spaces.
11. To visually break up the long rows of parking, a landscaped planter with evergreen trees and a minimum width of five feet shall also be located after every tenth parking stall.
12. In PUD projects parking stall depth shall be reduced by two feet.
  - a. The two feet gained shall be incorporated into adjacent landscaping or walkways.
  - b. For angled parking the triangular space at the head of each stall shall be landscaped (as a planter when abutting a sidewalk or incorporated into adjacent landscaped strips).
13. The more efficient 90 degree parking arrangement shall be utilized when possible so as to minimize parking lot size.
14. For the most part, double-loading of parking aisles should be utilized to minimize surfacing devoted to maneuvering area.
15. A minimum setback of 50 feet shall be utilized on multiple family projects from interior property lines abutting existing developments where two story structures are proposed. A minimum setback of 20 feet shall be required where single story structures in multiple family projects abut existing developments.

C. Patio Homes

1. If patio homes are located on corner lots, they shall be designed with the driveway/garage on the opposite street frontage as the front entrance.
2. A variety of elevations shall be used.
3. One and two-story units shall be used.
4. A variation of setbacks shall be provided.
5. A variation in lot widths shall be provided.
6. A two-car garage shall be provided for at least half of the structures.
7. Circular driveways or similar maneuvering areas shall be required on the lots fronting on Truxel Road.

D. ON-SITE CIRCULATION

1. Minimum pedestrian/vehicle conflict should be sought in driveway/walkway system design.
2. A display and unit location map shall be installed at each major driveway entrance and any major walkway entrance to the project as an aid to emergency personnel and a convenience to visitors.
3. Walkway location shall assure convenient access between parking and dwelling units.
4. Central pedestrian/bikepaths shall provide convenient access to bus stops, green belts and public facilities.
5. Pedestrian crossings shall be provided at appropriate locations along main drives and shall be accentuated by a change in surface texture.

E. BICYCLE STORAGE

Bicycle racks and lockers shall be provided throughout the development.

F. LANDSCAPE AND OPEN SPACE

1. Landscape materials selected shall be:
  - a. Compatible with one another and with existing material on the adjacent site.
  - b. Complimentary to building design and architectural theme.
  - c. Varied in size (one and five gallon shrubs, five and 15 gallon, and 24 inch box trees).

2. Landscape treatment shall include:

- a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc., may result in erosion or other problems.
- b. Larger specimens of shrubs and trees along the site periphery.
- c. Greater intensity of landscaping at the end of buildings when those elevations lack window and door openings or other details that provide adequate visual interest. This is especially significant at the street frontage and interior side and rear property lines and for two story structures.
- d. Consistency with energy conservation efforts.
- e. Trees located so as to screen parking areas and private first floor areas and windows from second story units.
- f. Undulating landscaped berms located along street frontage and achieving a minimum height of four feet measured off of the street sidewalk or the adjacent building pad or parking lot, whichever is higher.

3. Landscaping of parking areas is discussed in Section B.

G. TRASH ENCLOSURES

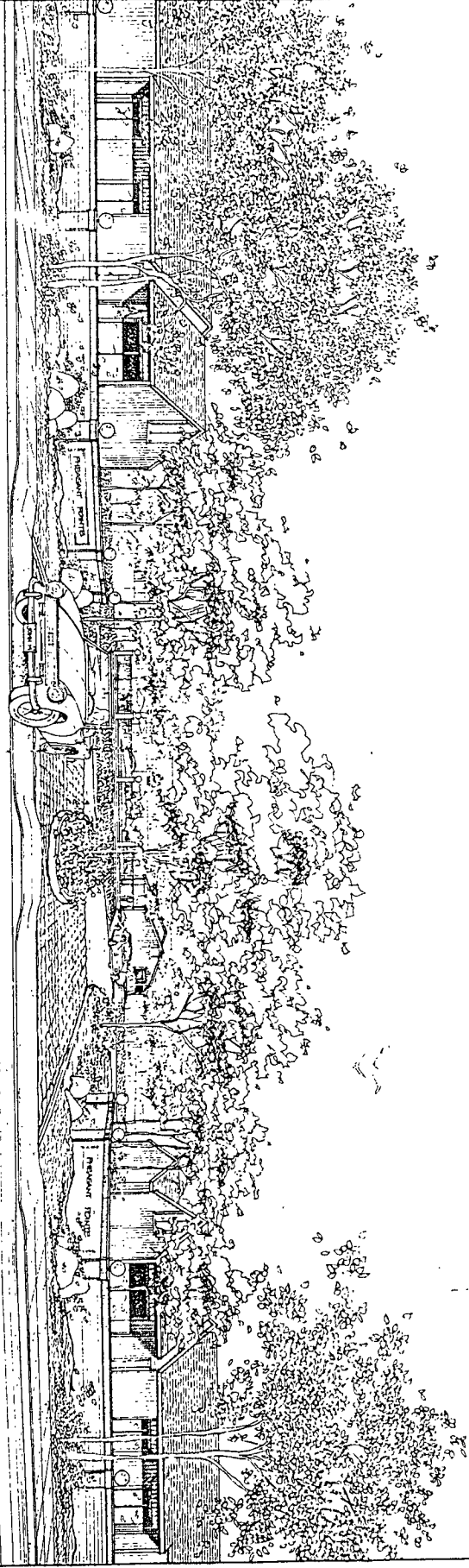
1. Sturdy enclosure walls shall be constructed to reduce maintenance.
2. Design and materials shall match or complement the residential structures.
3. Metal plate doors, if used, shall have wood veneer and/or wood battens.
4. Walls shall be a minimum six feet in height; more if necessary for adequate screening.
5. The enclosures shall be screened with landscaping.
6. The enclosures shall be adequate in capacity, number, and distribution.

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# PHILASANT POINTE



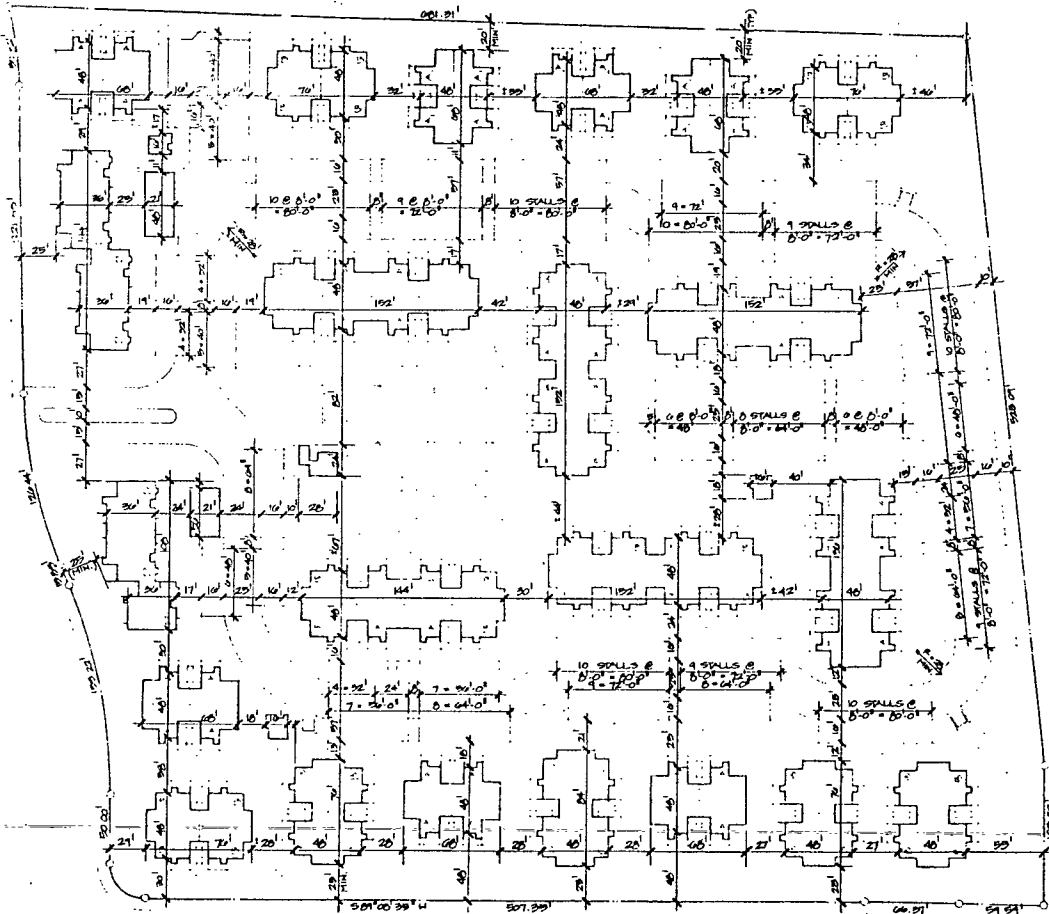
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Thompson Architectural Group, Inc.  
 1177 W Shaw Avenue Fresno, California 93701 (209) 255-3232



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**BUILDING LAYOUT PLAN**

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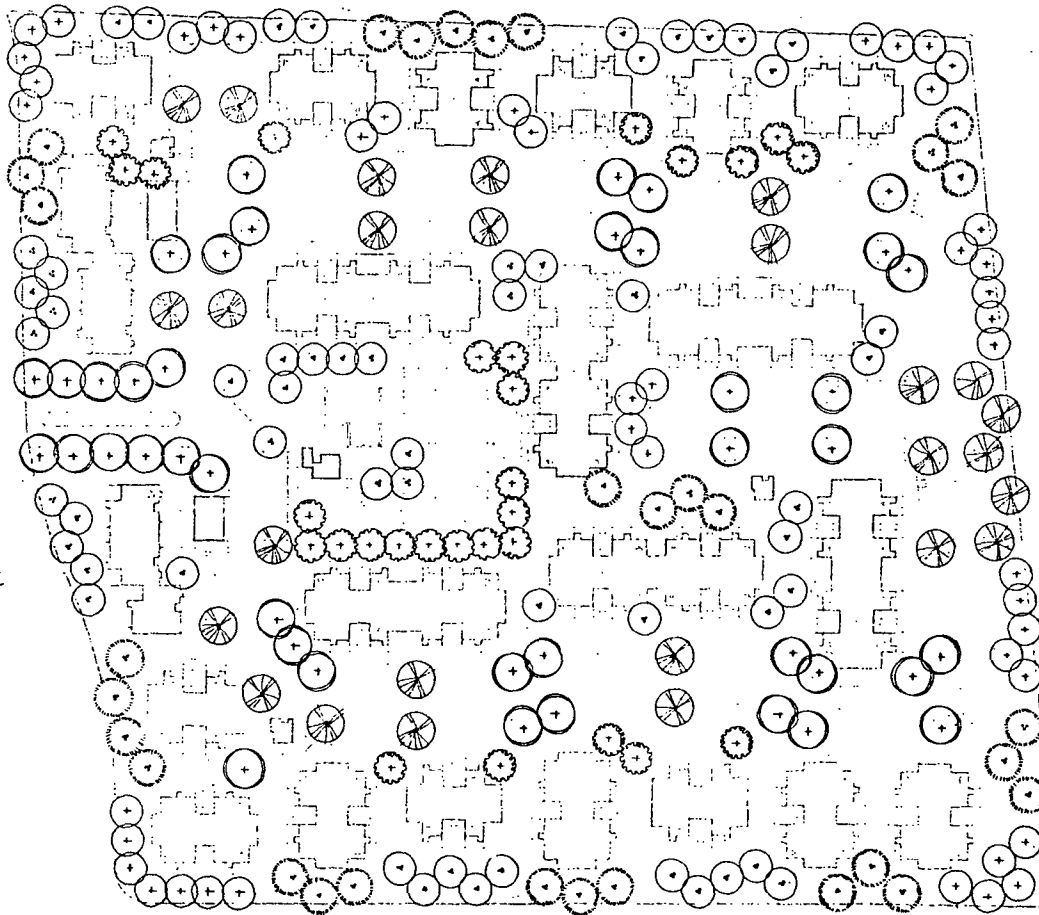
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PHEASANT CREEK DR.

WEST EL CAMINO AVE.



PROPOSED PLANT LIST

-  ALNUS CORONATA  
ITALIAN ALDER
-  CINNAMOMUM CAMPHORA  
CAMPHOR TREE
-  LIQUIDAMBER STRYACIFLUA  
AMERICAN SWEET GUM
-  PISTACIA CHINENSIS  
CHINESE PISTACHE
-  PYRUS CALLERYANA "BRADFORD"  
BRADFORD PEAR
-  QUERCUS ILEX  
HOLLY OAK

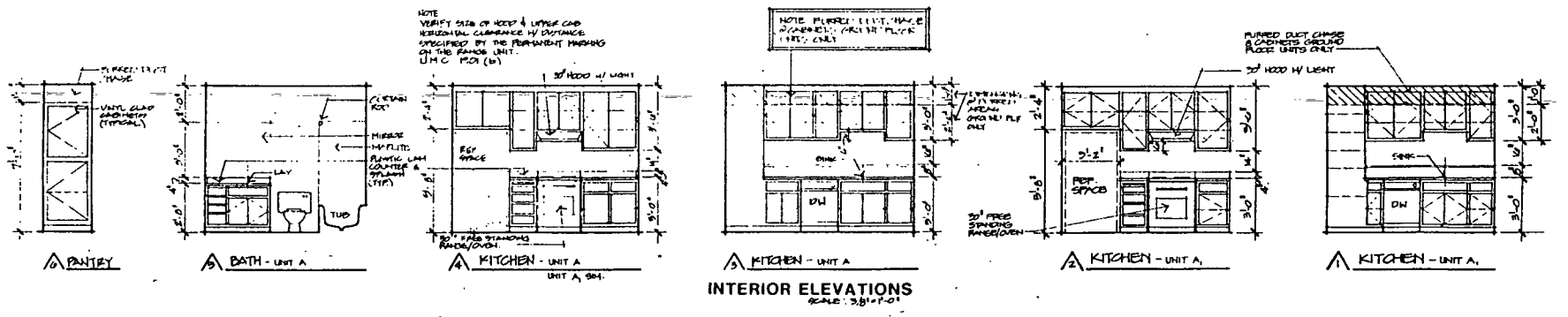
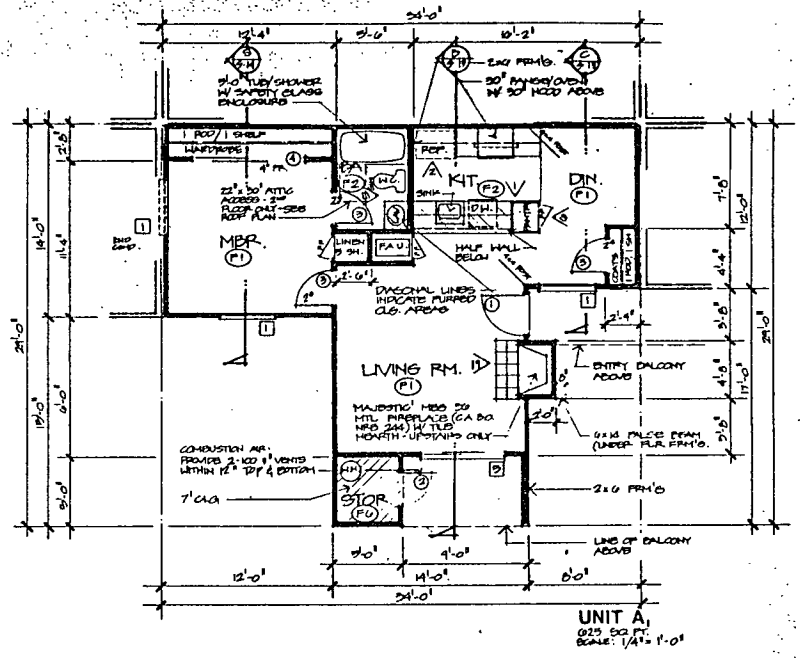
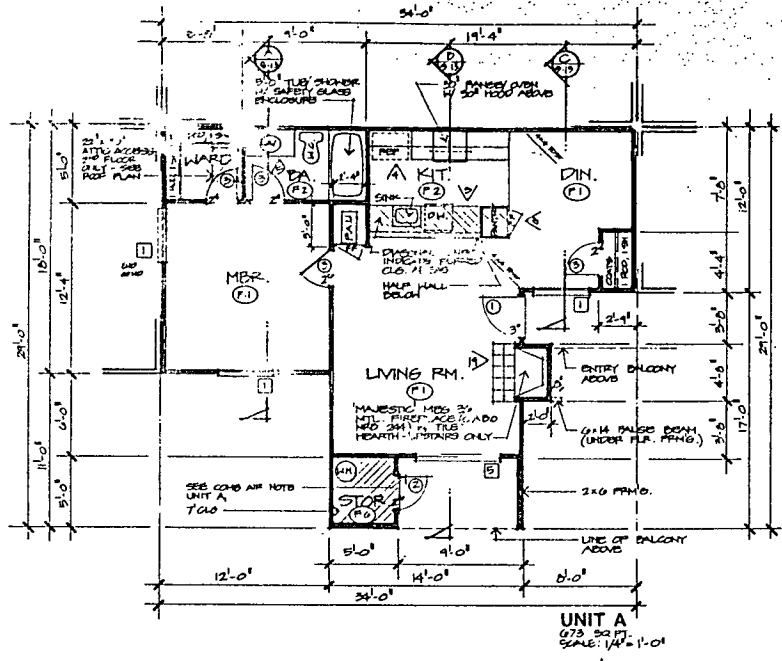
-  ABELIA GRANDIFLORA
-  CISTUS VARIETIES
-  ESCALLONIA RUPEA
-  NADINA COMPOSITA 'COMPACTA'
-  PHOTINIA FRABERI
-  KYBLOEMA CONGESTUM
-  TRACHELOSTEMUM JASMINOIDES
-  VINCA MINOR
-  LAWN



**LANDSCAPE SITE PLAN**

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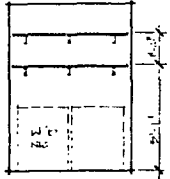
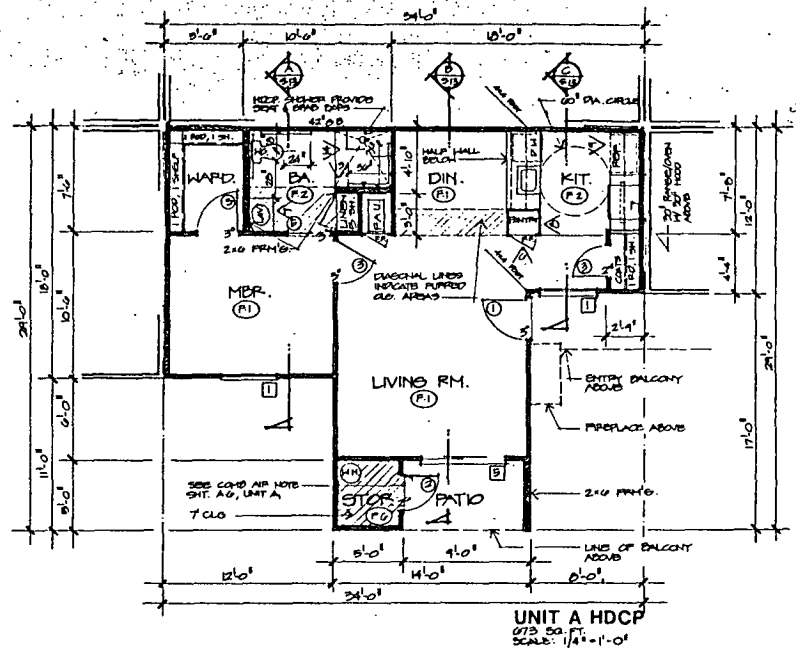
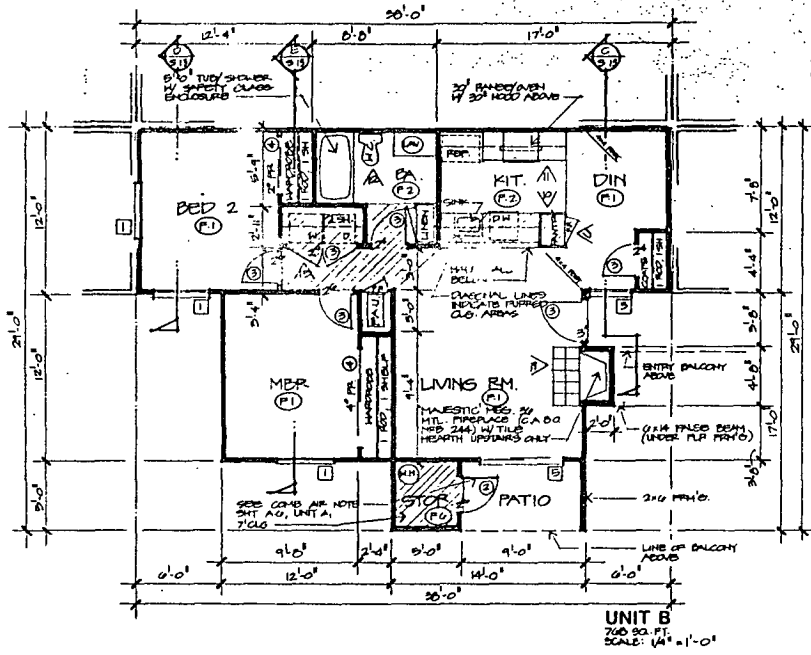
FLOOR PLANS

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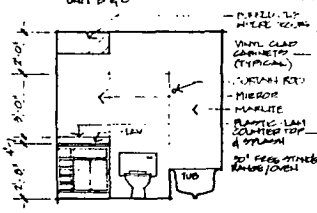
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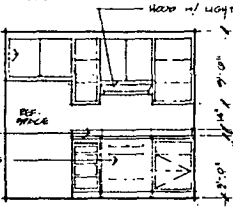


LAUNDRY UNIT B/C

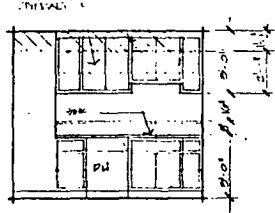
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BATH - UNIT B/C UNIT D 504

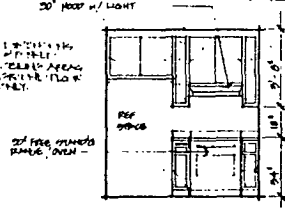


KITCHEN - UNIT B/C

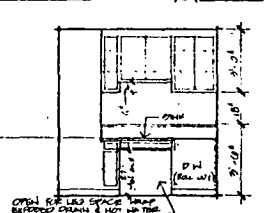


KITCHEN - UNIT B/C INTERIOR ELEV. 3'-2 1/2\"/>

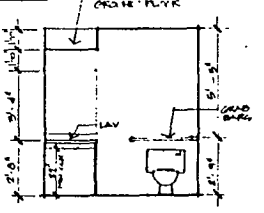
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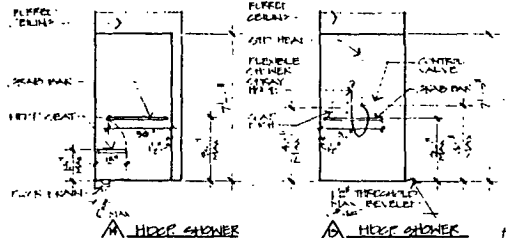
KITCHEN - UNIT A HDCP



KITCHEN - UNIT A HDCP



BATH - UNIT A HDCP



HEEP CABINETS

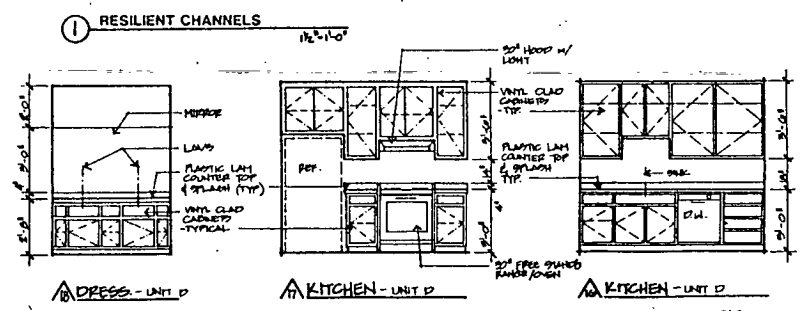
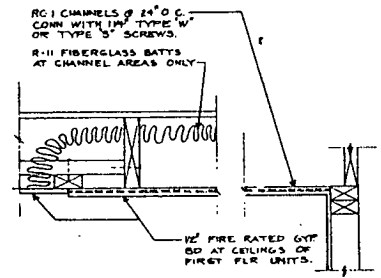
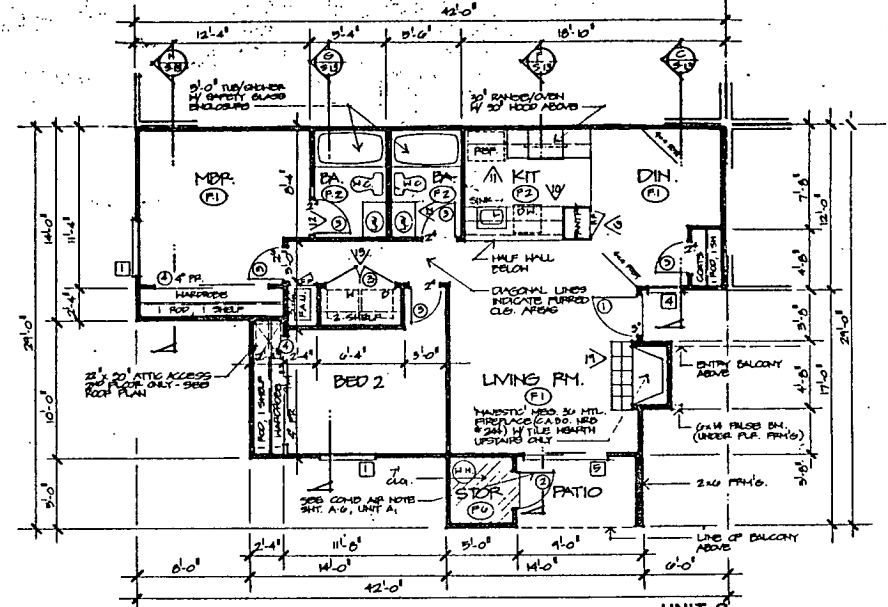
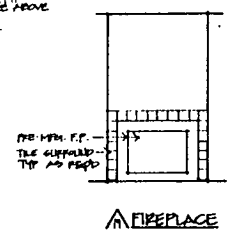
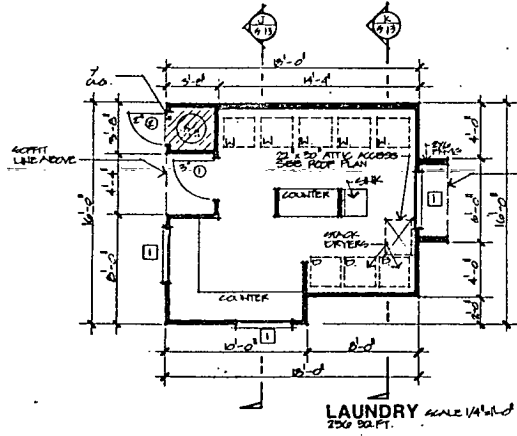
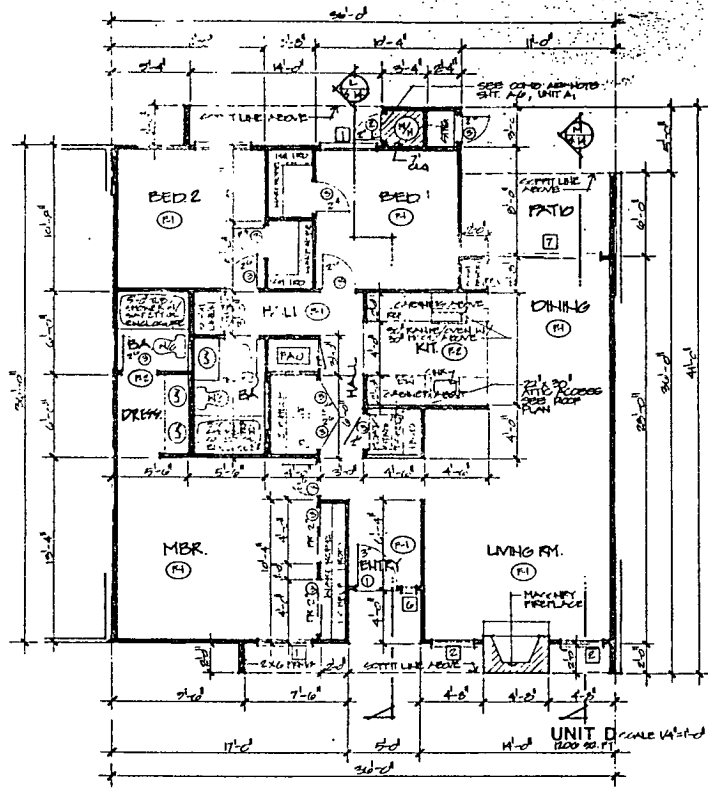
HEEP SHOWER

F. FLOOR ELEV. MARKED ON THE FLOOR PLAN

INTERIOR ELEVATIONS FLOOR PLANS

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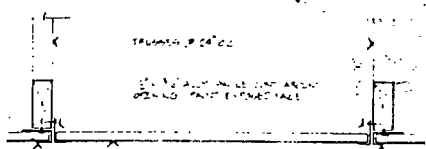
INTERIOR ELEVATIONS  
FLOOR PLANS

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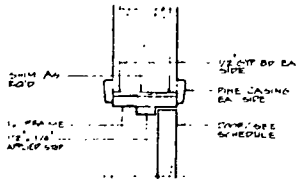
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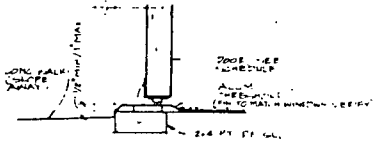
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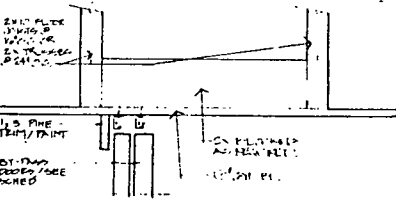
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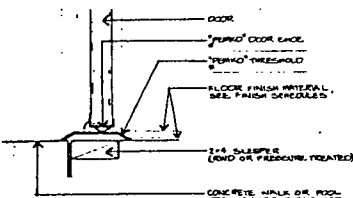
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(JAMB SIM.) SCALE 3/4" = 1'-0"



4 THRESHOLD DETAIL  
SCALE 3/4" = 1'-0"



5 HEAD DET. AT BY-PASS WARDROBE DOOR  
SCALE 3/4" = 1'-0"



6 THRESHOLD (HANDICAP COND.)  
SCALE 3/4" = 1'-0"

FINISH SCHEDULE

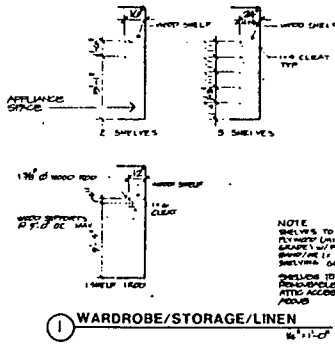
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WINDOW SCHEDULE

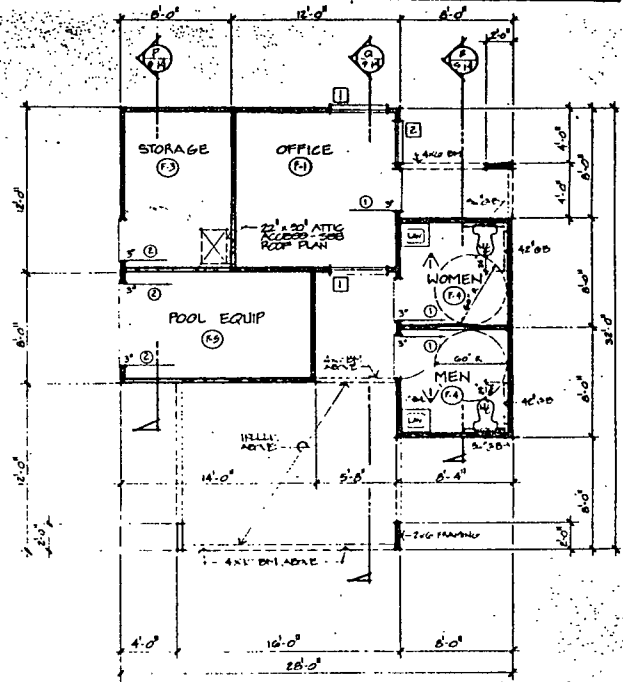
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DOOR SCHEDULE

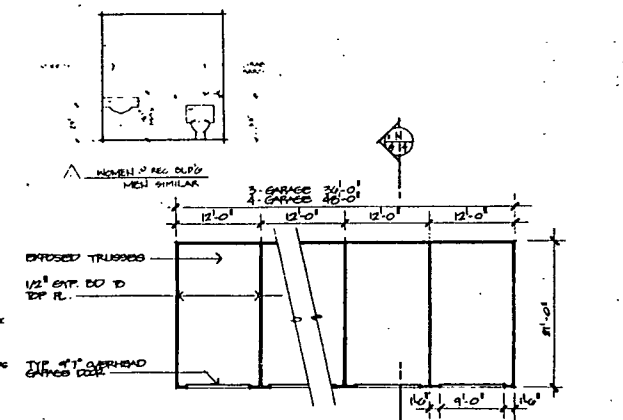
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1 WARDROBE/STORAGE/LINEN  
SCALE 1/2" = 1'-0"



REC. BLDG. SCALE 1/4" = 1'-0"



GARAGES SCALE: 1/8" = 1'-0"

DETAILS/SCHEDULES/FLOOR PLANS

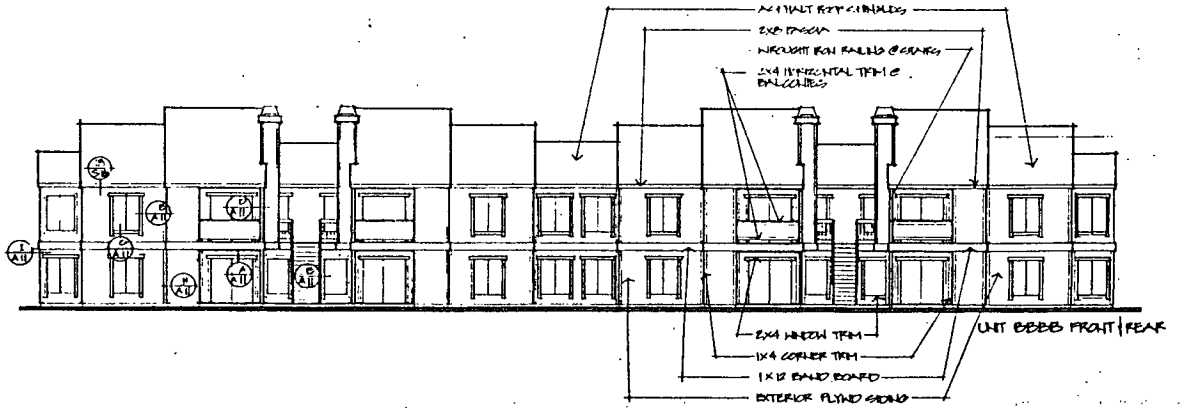
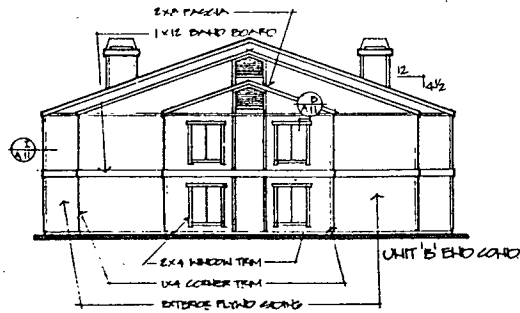
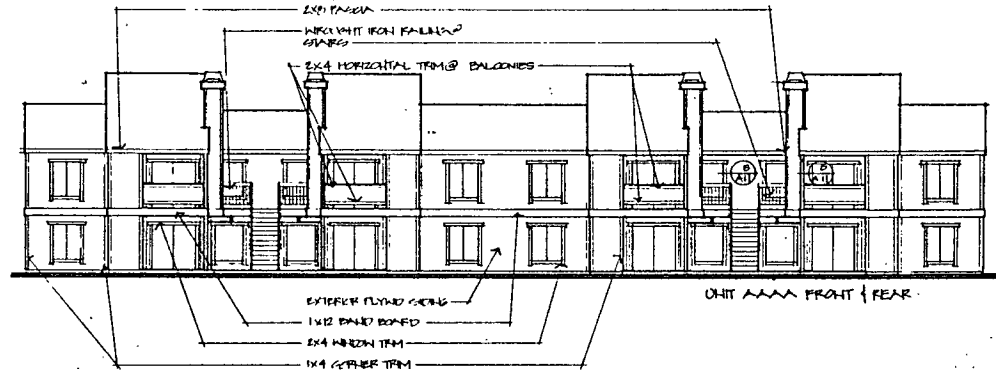
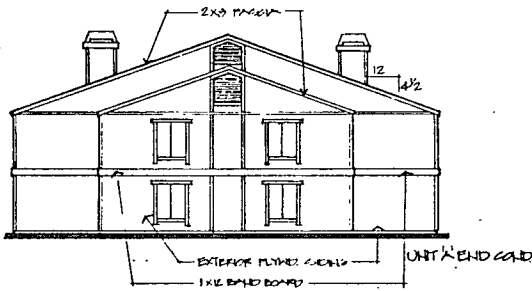
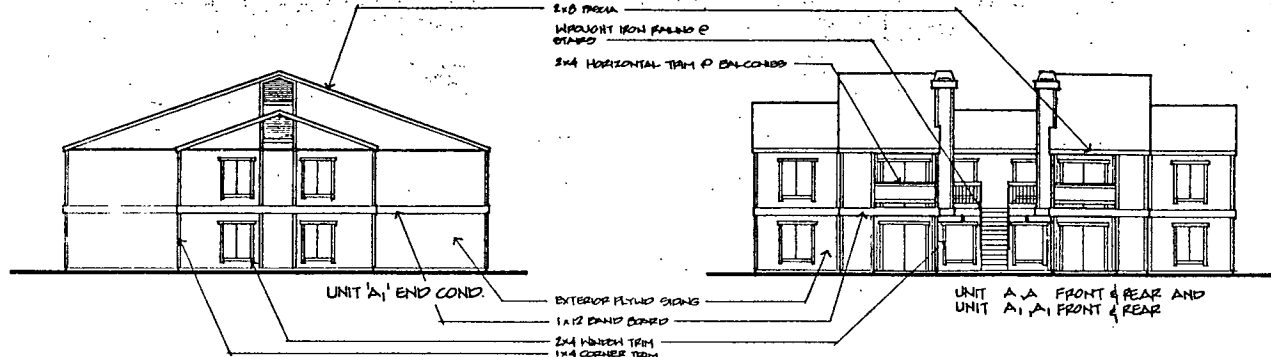
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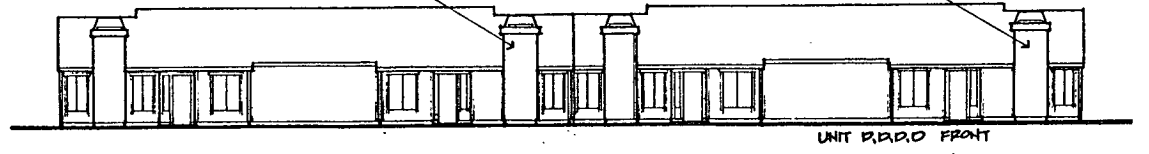
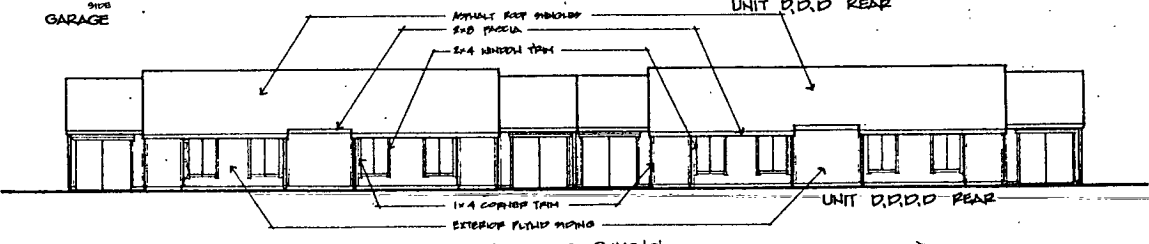
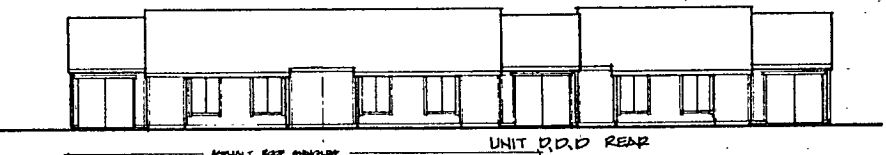
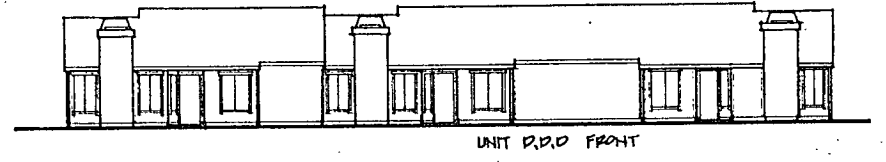
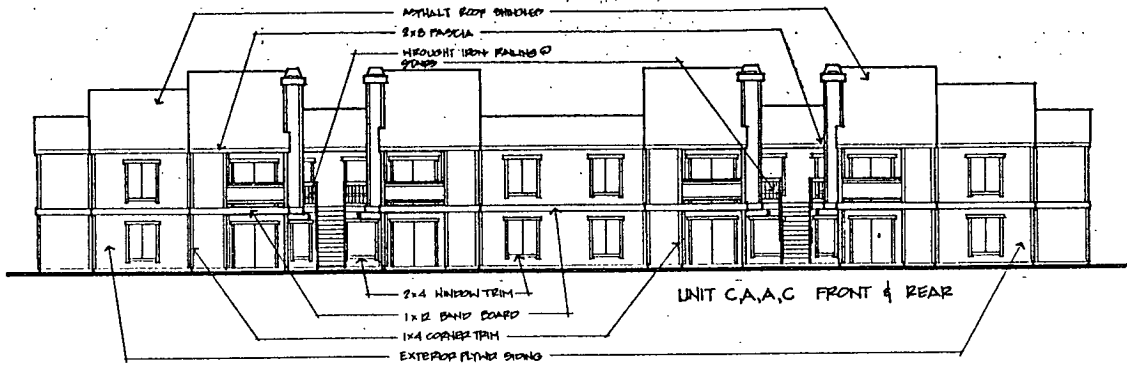
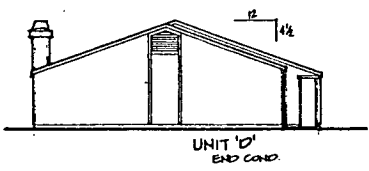
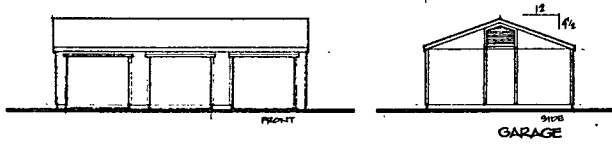
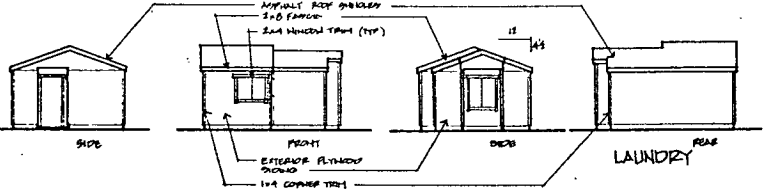
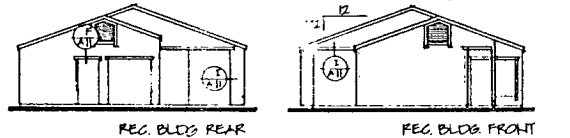
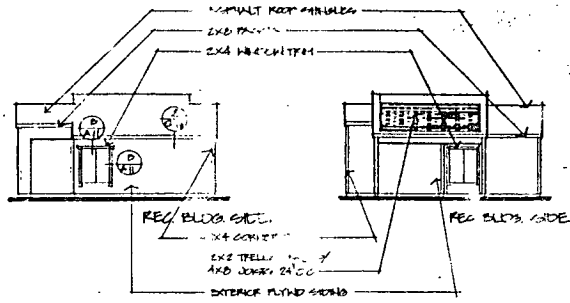
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**EXTERIOR ELEVATIONS**

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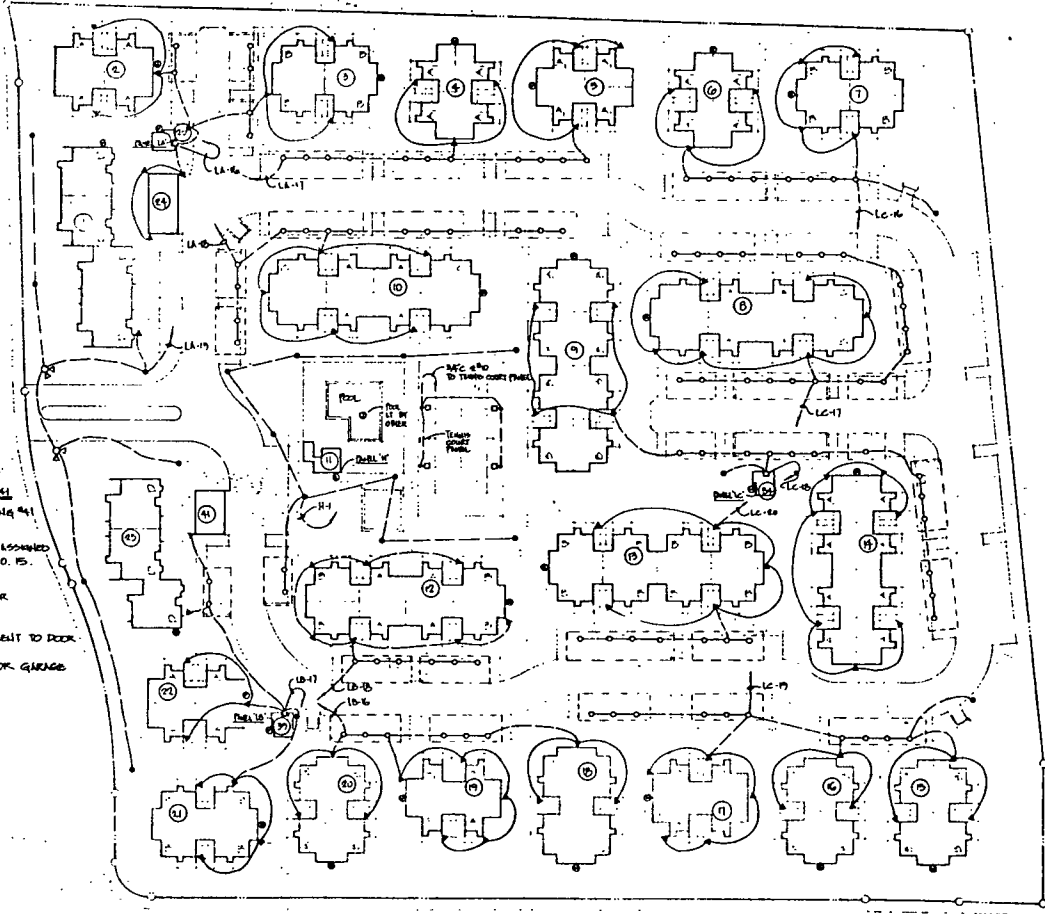
EXTERIOR ELEVATIONS

#7

DR 83-184

12-7-83

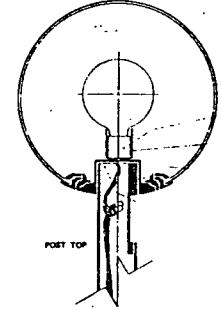
#7



- NOTE FOR GARAGE BUILDING #24 & 25**
- BUILDING #24 WITH (4) GARAGE & BUILDING #25 WITH (2) GARAGE.
  - PROVIDE SEPARATE CIRCUIT FROM EACH LOGGERS UNIT TYPE 'D', PANEL 'D' CIRCUIT NO. 15.
  - EACH GARAGE SHALL HAVE:
    - 40 AMP DISCONNECT SWITCH AS PER REC. 200-84 (2).
    - LIGHT FIXTURE TYPE 'L'.
    - GFI RECEPTACLE AT 48" ADJACENT TO DOOR.
    - SINGLE POLE LIGHT SWITCH.
    - CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPENER.

**GENERAL NOTES:**

- TRAVIS COURT PANEL TO BE MOUNTED ON THE OUTSIDE MOUNTED ON POST OR FREE STANDING WITH (1) 50% CIRCUIT BREAKER FOR (6) 750W M.H. LIGHTS, (1) 40A CIRCUIT BREAKER FOR CONTROL EQUIPMENT. CONTROL EQUIPMENT TO BE MOUNTED WITHIN PANEL FOR THE FUNCTION LISTED BELOW.
  - PHOTOCELL AND TIME CLOCK TO LIMIT HOURS OF NIGHT USE.
  - CON OPERATED TIME DEVICE TO ALLOW ONE HOUR OF LIGHT USE FOR MAINTENANCE OF 0.00 TO 2.00 AS INDICATED BY DEVELOPER.
  - WARNING BUZZER TO BE ON 15 MINUTE BEFORE THE ONE HOUR PERIOD FOR 30 SECONDS. WITH PROPER INSTRUCTION BY PLEASER DELETED. DEPARTMENTS ADDITIONAL MAINTENANCE OR LIGHTS WILL BE OFF IN 15 MINUTE. RE-STARTING LIGHT AFTER LIGHTS OFF WILL REQUIRE 15 MINUTE WAITING TIME.
- ALL SITE LIGHTING CIRCUIT WIRING CONNECTED TO ANY LIGHT MOUNTED ON SEPARATE BUILDING AS DEFINED BY S.B.C. AND/OR BUILDING DEPARTMENT, TO BE PROVIDED WITH DISCONNECT MEANS AS PER N.E.C. 190-84 (2).
- ⊙ DENOTES METER LOCATION, SEE LINE DIAGRAM & LOAD CALCULATION.
- ⊙ POST LIGHT IN CONCRETE PAD, TYPE (R) - 100W.
- ⊙ HIGH FLOOD LIGHT, TYPE (G) - 1/200W.
- ⊙ CREEPER LIGHT, SURFACE MOUNTED FLUORESCENT LIGHT BELLWADE # 201A 12 WATT 120V.
- ⊙ WALL MOUNTED FLUORESCENT FLOOD LIGHT BELLWADE # 201 10 WATT 120V.
- ⊙ TRAVIS COURT LIGHT 410W 750W M.H. MIDDLELL # 24M-750H-5 / TPL-4024-0. VENTURON TOL # D202-D-0A-500 PRIME PAINT, PRIME PAINT AS SELECTED BY DEVELOPER.
- ⊙ DIMMED FIXTURE TYPE (P) AT LIBRARY ENTRANCE.



TYPICAL POST LIGHT SECTION  
NO SCALE



**ELECTRICAL SITE PLAN**

Thompson Architectural Group, Inc.