

BACKGROUND INFORMATION: On May 8, 1980 the Planning Commission approved a Special Permit (P-8999) for 425 condominium units. The property subsequently changed ownership and the new owner applied for modification of the site plan and building designs. Very substantial changes were approved by the Commission on October 28, 1982 (P82-228).

Once again, on April 14, 1983 the Commission approved modifications (P-83-083) including a change from condominiums to apartments, a 22% increase in density (to 520 units), and further changes to the building designs. The Commission conditioned the approval of the Special Permit to review and approval of building design and landscaping by the Design Review Preservation Board.

STAFF EVALUATION:

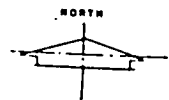
1. Due to the elimination of chimneys and other changes to the building design, and the lack of variety in exterior finishes, staff had found the exterior elevations to be deficient. At the last CPC meeting, staff recommended utilization of stucco or similar materials as well as additional windows and window treatments. The revised elevations, now presented to the Board, show a marked improvement. Cement plaster is now used in combination with the vertical siding that was previously the only exterior wall material intended for use. The end elevations are also modified by projection of upper story windows and part of the gable. Added trim at some windows also provide more visual interest.
2. The submitted landscape plans are not fully developed. Although a preliminary planting list is provided, the drawings do not specify the placement of each species. Rather, the drawings indicate planting in general terms of turf area, ground cover and shrubs, broadleaf trees, and conifer trees. Due to the general lack of detail, the plans cannot be effectively reviewed for compliance with the Multiple Family Residential Design Criteria.

STAFF RECOMMENDATION: Staff recommends approval of the building design and continuance of the landscape review, based upon the following findings of fact:

1. The building design has adequate variation in the use of exterior materials and in elevation and roof design.
2. Submitted landscape plan does not have adequate detail to review for compliance with the Multiple Family Residential Design Criteria.

DR 83-121

5-18-83



UNIT A-104
UNIT B-184
UNIT C-232

520 UNITS

COVERED SPACES 520
OPEN SPACES 260
TOTAL SPACES 780

SITE PLAN

INTERSTATE HIGHWAY 680

SAN JUAN ROAD

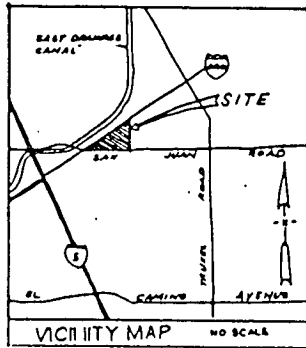
RODOLFO ESPINOZA A.I.A.
architect
1000 EL CAMINO REAL, PASADENA, CALIF.

PACIFIC GENERAL GROUP, INC.

SMOKETREE
SAN JUAN ROAD, CALIFORNIA
SACRAMENTO

DR 83-121

TENTATIVE MAP (ACREAGE REVERSION) SMOKETREE APARTMENTS



OWNER AND SUBDIVISION:
FIRST NATIONAL & FEDERAL SAVINGS AND LOAN 700 Market Street San Francisco, California 94103

PROPERTY:
SCOTLAND SPRINGS APARTMENTS and Planned 2000 21 Camino Avenue, Suite 2 Sacramento, California 95821

PROPOSED USE:
RESIDENTIAL CONDORSIUM

PROPOSED UNIT:
A 128

EXISTING ZONING:
CITY OF SACRAMENTO

PROPOSED ZONING:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

SEWERAGE SERVICE:
CITY OF SACRAMENTO

STORM DRAINAGE:
CITY OF SACRAMENTO

NUMBER OF LOTS:
4

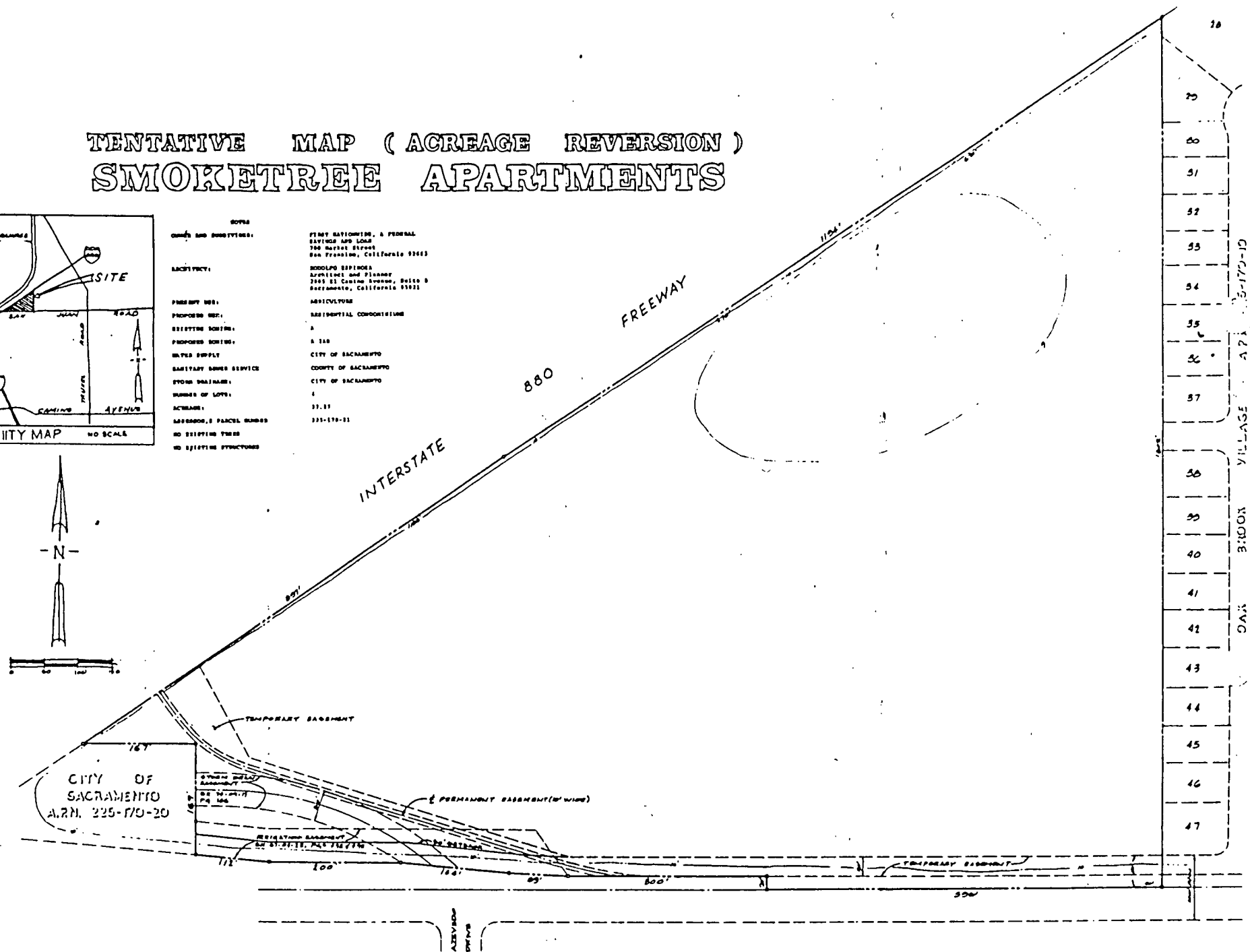
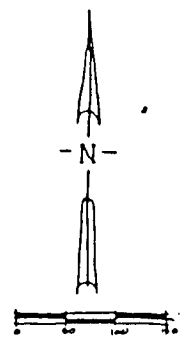
ACREAGE:
37.37

ADDRESS, & PARCEL NUMBER:
225-170-21

NO EXISTING TREES

NO EXISTING STRUCTURES

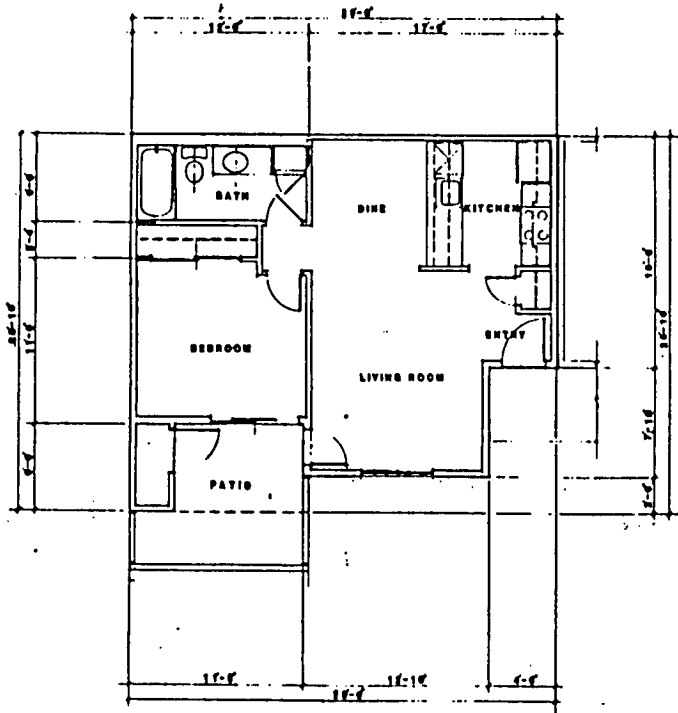
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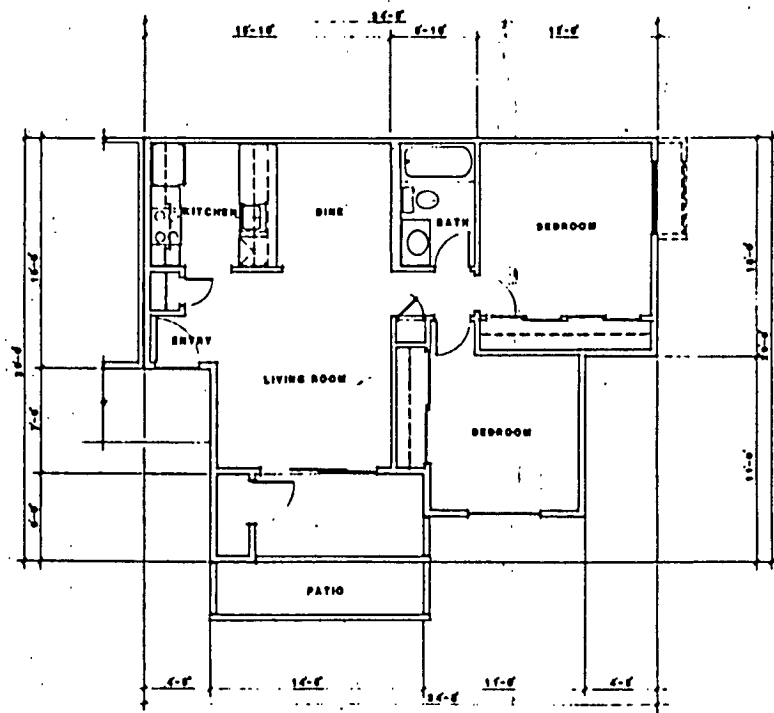
43

DAE 83-121

5-18-83

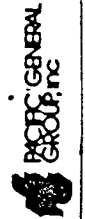


FLOOR PLAN - UNIT A
300 S.F.



FLOOR PLAN - UNIT B
700 S.F.

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ARCHITECT AND PLANNER
4000 EL CAMINO AVENUE SUITE 2
SACRAMENTO, CA 95821 (916) 486-9798



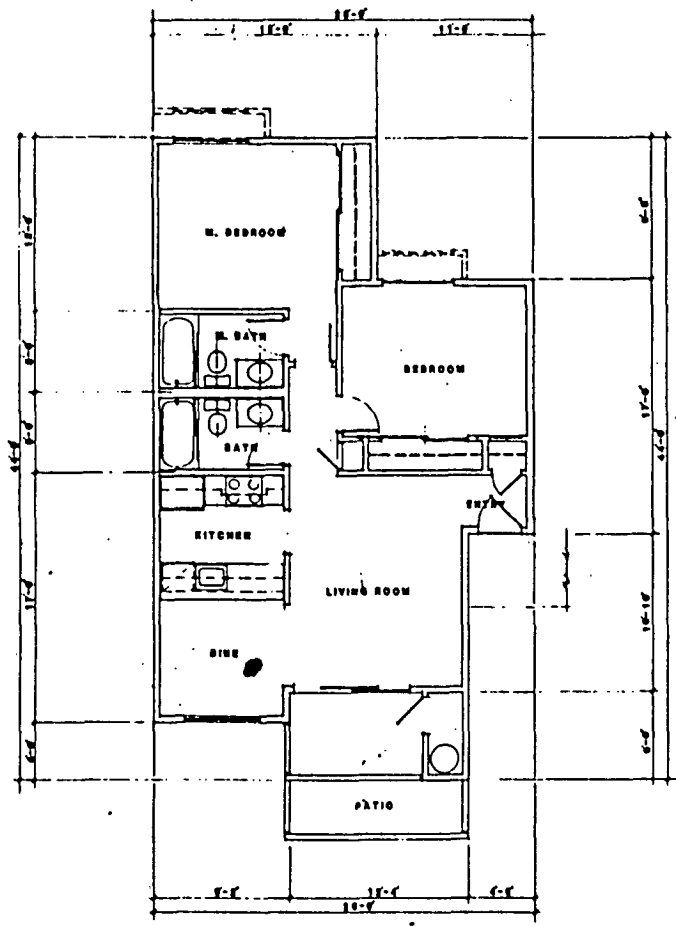
SMOKETRE
1411 PULAN ROAD
SACRAMENTO, CALIFORNIA

#3

DE 83.121

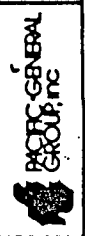
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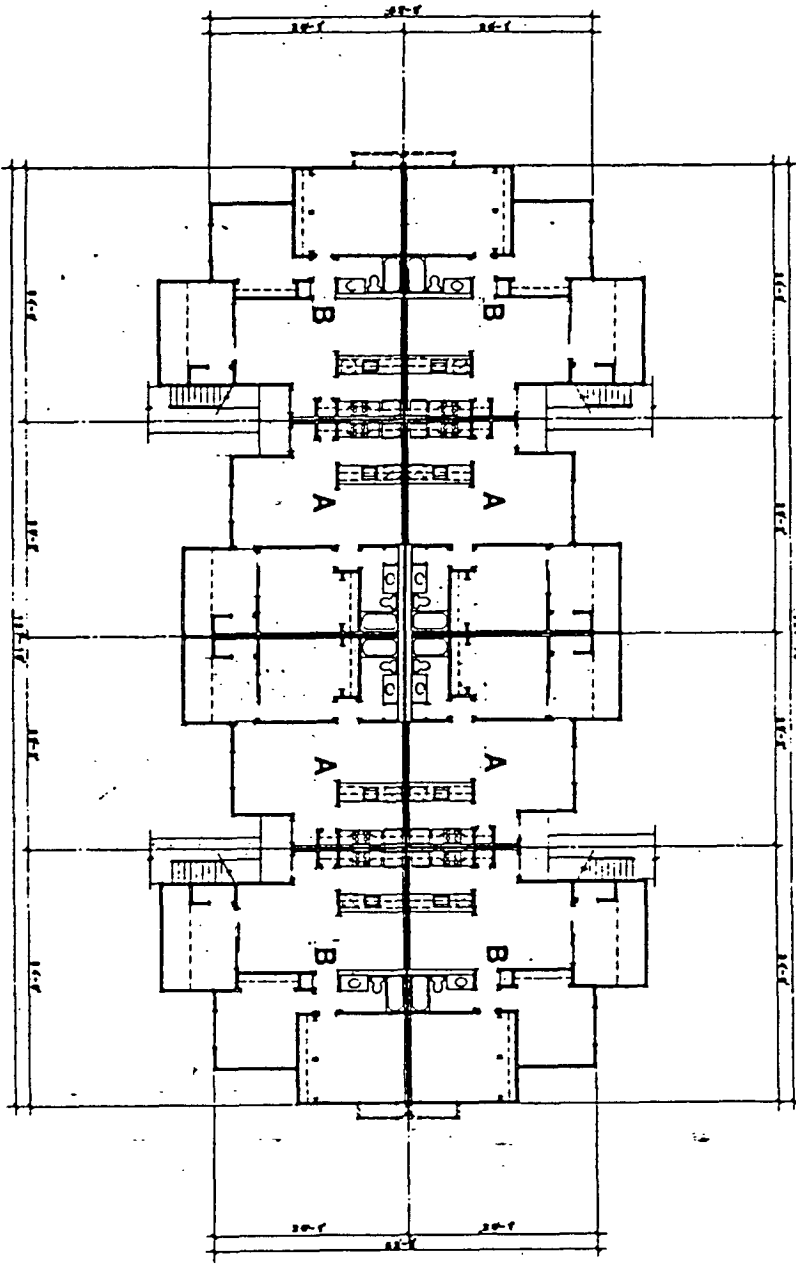
FLOOR PLAN - UNIT C 1/4" = 1'-0"
 800 S.F.

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 architect and planner
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 BERRINGHAM, CA 94501 (916) 484-9744



SMOKETREE
 3400 PULASKI ROAD
 SACRAMENTO, CALIFORNIA

FLOOR PLAN - BUILDING TYPE A



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5-18-83

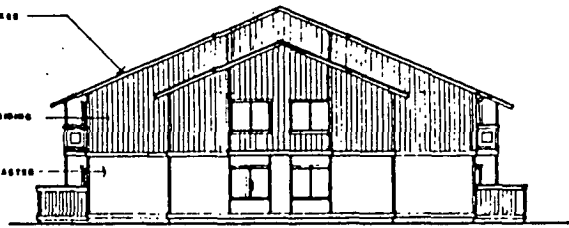
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FRONT ALTERNATE 1

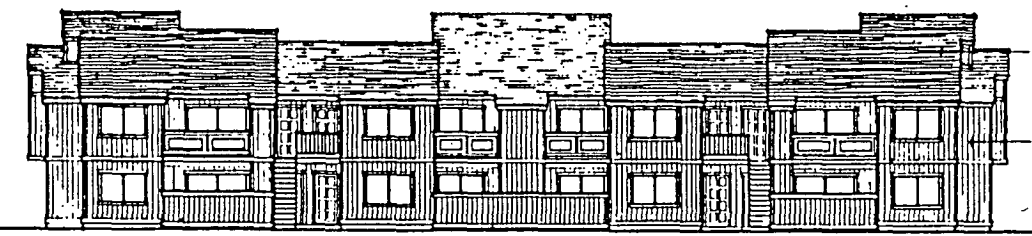
BASE DIMENSIONS

1/4" = 1'-0"



END ALTERNATE 1

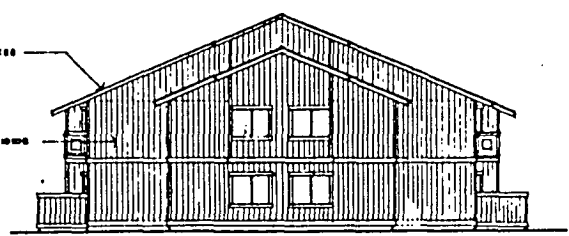
1/4" = 1'-0"



FRONT ALTERNATE 2

BASE DIMENSIONS

1/4" = 1'-0"



END ALTERNATE 2

1/4" = 1'-0"

EXTERIOR ELEVATIONS - BUILDING TYPE A

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PACIFIC GENERAL GROUP, INC.

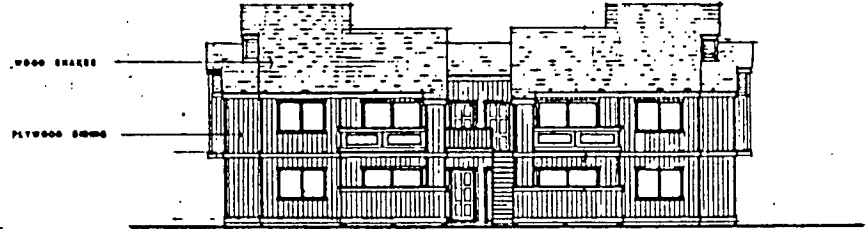
SMOKETREE CALIFORNIA
 3000 EL CAMINO AVENUE SUITE 200
 SACRAMENTO, CA 95833

DR 83-121



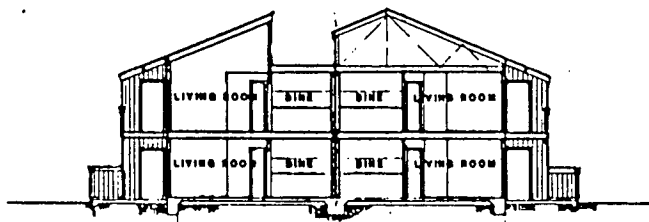
END ELEVATION

ALTERNATE 2
DATE

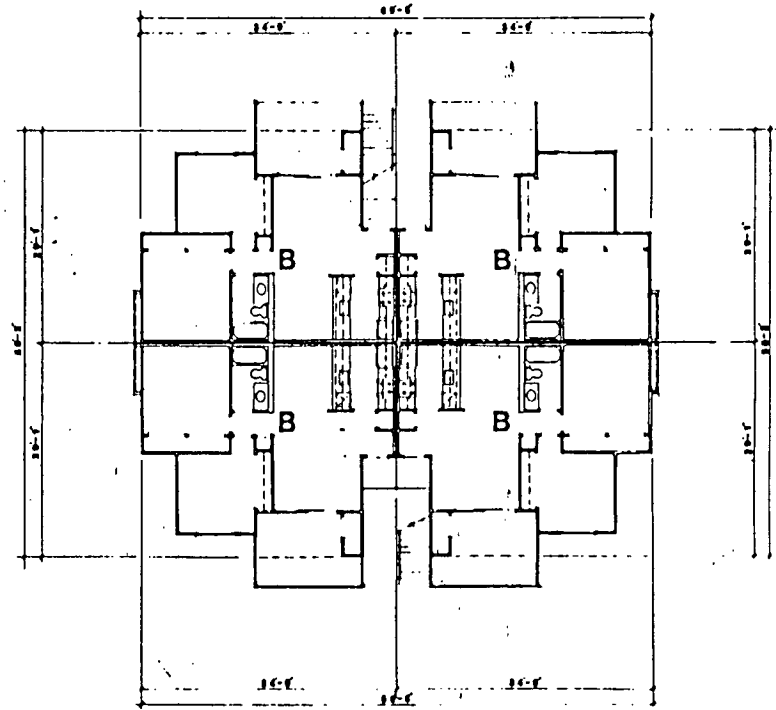


FRONT ELEVATION

ALTERNATE 2
DATE



SECTION AT UNIT B

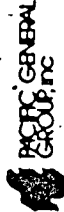


FLOOR PLAN - BUILDING TYPE B

5-18-83

3

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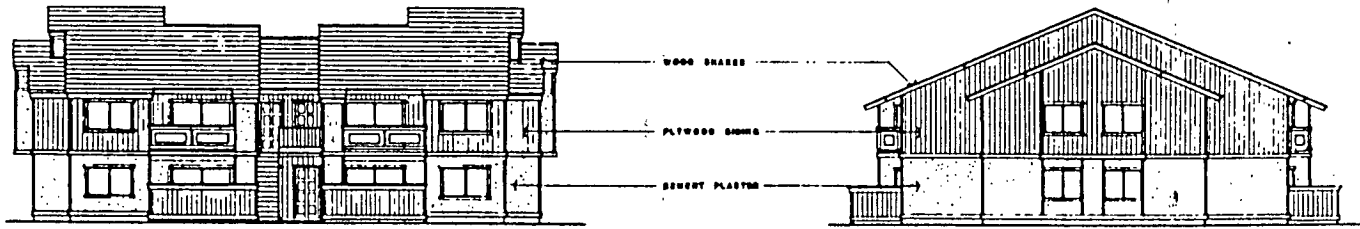


SMOKETREE
3417 JUAN ROAD
SACRAMENTO, CALIFORNIA

DC 83-121

S-18-83

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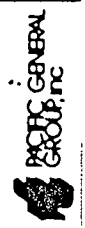


FRONT ALTERNATE 1
DATE: 08/01/83

END ALTERNATE 1

EXTERIOR ELEVATIONS - BUILDING TYPE B

RODOLFO ESPINOZA A.I.A.
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2000 N. CALIFORNIA AVENUE SUITE 2
SACRAMENTO, CA 95811
(916) 444-1744

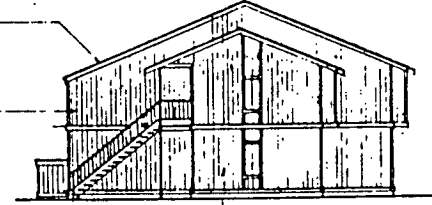


SMOKETREE
3440 JUAN ROAD
SACRAMENTO, CALIFORNIA

DE 83-121



FRONT ALTERNATE 2

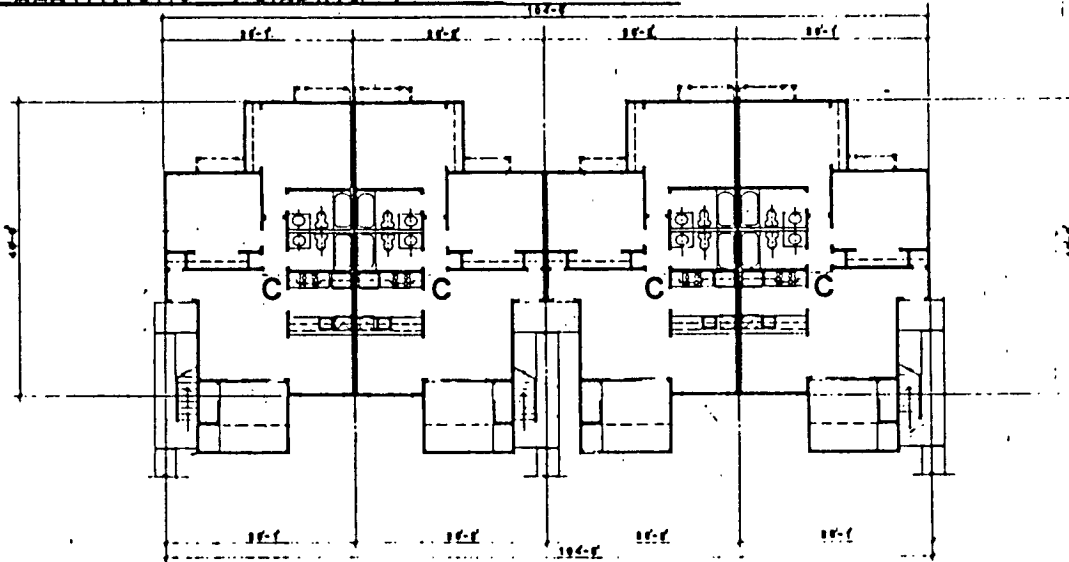


END ALTERNATE 2



BACK ALTERNATE 2

EXTERIOR ELEVATIONS - BUILDING TYPE C



FLOOR PLAN - BUILDING TYPE C

S-18-83

4-3

RODOLFO ESPINOZA A.L.A.
REGISTERED ARCHITECT
2008 S. VALMORADO AVENUE SUITE 2
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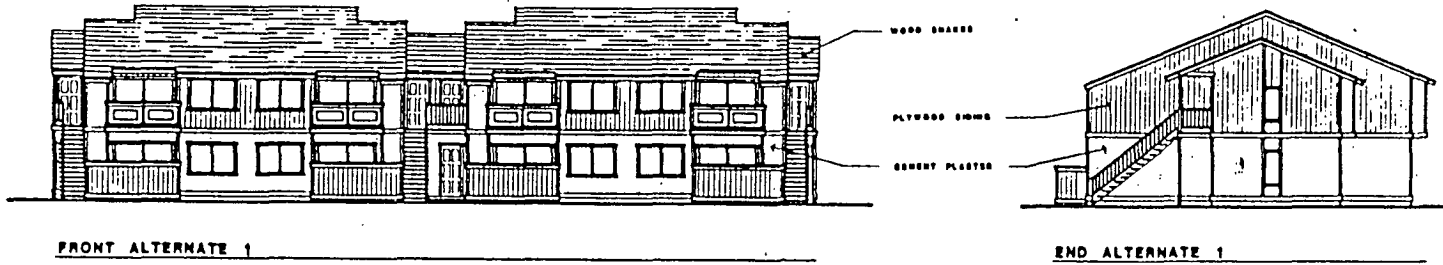
PG&G GENERAL
GROUP, INC.

SMOKETREE
3441 FULM ROAD CALIFORNIA
SACRAMENTO

DEK 121

5-18-83

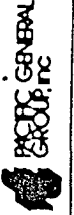
#3



EXTERIOR ELEVATIONS - BUILDING TYPE C

1/8" = 1'-0"

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SMOKETREE
1445 FOLLY ROAD
SACRAMENTO, CALIFORNIA