



# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

927 TENTH STREET  
SUITE 300

SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 21, 1982

Design Review/Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: VILLA SAN JUAN

### BACKGROUND:

This project was approved with conditions. See attached staff report. The applicant has returned with elevations which do not match the conditions placed on the project as approved by the Board, but in staff's estimation will provide a better looking complex.

### STAFF RECOMMENDATIONS:

Staff recommends approval of the project with the revised drawings. This would require modification of Condition No. 2 to read ...open lattice or roof; Condition No. 3 should be deleted; and Condition No.4 should be deleted.

Approval is based on the Findings of Fact as listed on attached staff report.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings  
Staff Coordinator

RBH:dgh

Attachment

AMMENDED STAFF REPORT 4/7/82  
ARCHITECTURAL REVIEW BOARD

APPLICANT	The Spink Corporation, P.O. Box 2511/720 "F" Street, Sacto., 95811/95814		
OWNER	Barratt Sacramento, 2135 Butano Drive, Suite 105, Sacto., 95821		
PLANS BY	The Spink Corporation, 444-8170		
FILING DATE	3/15/82	50-DAY ARB ACTION DATE	REPORT BY: RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A
ASSESSOR'S PCL. NO.	225-890-01-10		

LOCATION: Northwest corner San Juan Road & Truxel Road

PROPOSAL: 218 New Housing Units, ARB Review of Exterior Elevations

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential; 11-21 du/ac  
Existing Zoning of Site: R-1A (PUD)  
Existing Land Use of Site: Phases I and II of Villa San Juan,  
52 condominium units

Surrounding Land Use and Zoning:

North: Vacant; Agriculture (A)  
South: Multiple Family and Vacant; R-1A and vacant  
East: Multiple Family and Vacant; R-1A and vacant  
West: Vacant; Agriculture (A)

Proposed Zoning: R-2B (PUD)  
Parking Required: 351 spaces  
Parking Provided: 588 spaces  
Parking Ratio: 1:1.7  
Property Dimensions: 933' x 833'  
Property Area: 20+ acres  
Density of Development: 17.5 du/ac  
Topography: Flat  
Street Improvements/Utilities: To be provided as private access, utilities  
easement  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood, stucco  
Square Footage of Buildings: 340 sq. ft. efficiency unit to 1,150 sq.  
ft. 2-bedroom, 2-bath unit  
North/South Lot/Structure  
Orientation: 84 percent  
Units with Potential Solar  
Access: 47 percent

BACKGROUND INFORMATION: This project has been reviewed by the Planning Commission (P-9562). A condition of approval of the project was that the Architectural Review Board would review the exterior elevations. The applicant has revised the exterior of the buildings from those which were originally presented to the Planning Commission. The revisions have taken the form of changes in roof line, exterior elevations and composition of the various complex layouts. The applicant has proposed varying color schemes for each of the complexes. Canvas awnings are proposed to be placed over some windows.

STAFF EVALUATION: Staff feels that the changes in the elevations and the roof lines of the buildings have been beneficial to the proposed project. Staff has concerns with the following:

1. Staff feels that a change in wall treatment would be appropriate on those elevations where no window or door openings are proposed. Staff feels that a horizontal siding painted the same color as the stucco would be appropriate. This would allow a change of texture and yet keep the color scheme the same. Horizontal siding should not be any more expensive than stucco.
2. Staff feels that a portion of each of the deck areas railings should be in solid material. This would serve as a screening devise to hide miscellaneous patio items which are usually stored outdoors. This would provide an attractive alternative to the usual visual blight that is found on these type of deck areas.
3. Staff feels that each deck area should have some type of overhead cover. Either as part of the permanent construction of the building or in the form of canvas awning. Many of the decks as proposed do have a cover provided. All ground level decks are covered over by the deck of the second floor patio. Only some second floor patios are not provided with a covering devise. Staff feels that is important for a feeling of enclosure to provide some overhead protection from the sun and rain and to give an indication of some privacy.
4. Staff feels that the decks could further provide a sense of enclosure and privacy in those areas where the deck is only adjacent to one wall of the structure. Staff feels that a wing wall extending out from the face of the building and running up the width of the deck from ground to roof line would provide, not only a sense of enclosure for the deck areas, but also would provide a design element on the exterior of the building.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. ~~The applicant will provide horizontal siding painted the same color as the stucco on the walls of the structures which do not have window or door openings.~~
2. The applicant will provide overhead ~~roofing or awning~~ *lattice and open lattice* over all deck areas.
3. The applicant will provide ~~some solid railing areas on each deck to be used as screening in order to hide stored items from public view.~~ *behind a portion of each deck railing.*

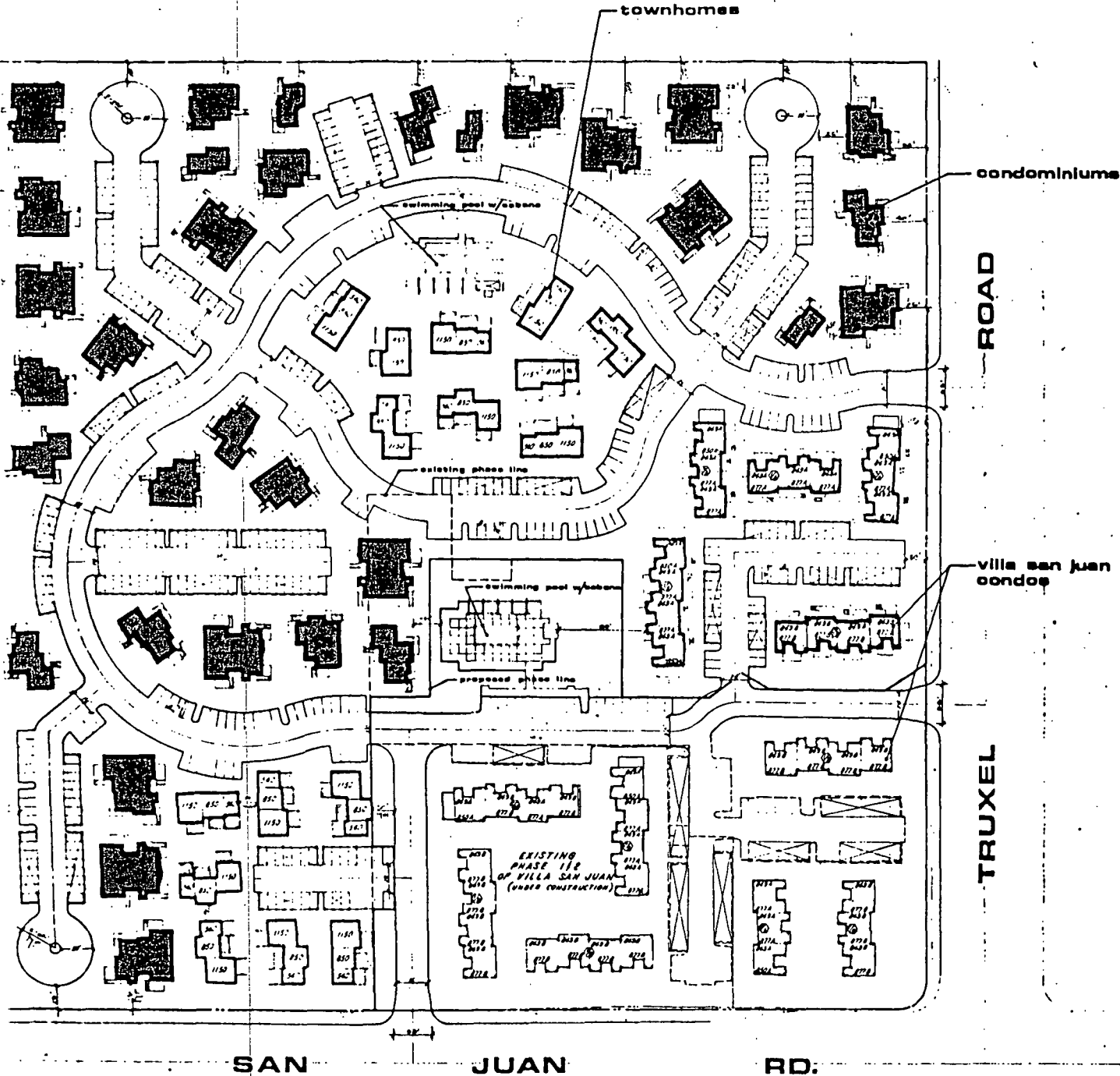
*lattice*

4. The applicant will provide a vertical ~~wing~~ wall extending out from the surface of the building adjacent to each deck where that deck is now only adjacent to one wall surface of a building.
5. Final irrigation and landscaping plans will be returned to staff for review and approval.

\*\*

Approval of the project is based on the following Findings of Fact:

1. The project as shown in the attached drawings and with the conditions as stipulated will be beneficial to the development of the area.
2. The conditions as required will enhance the design and liveability of each of the dwelling units.
  
- \*\*6. *Applicant will redesign the type of texture to be used on blank wall surface. Treatment at the discretion of the architect.*
7. *Revised color board to be resubmitted to the Board for review and approval.*
8. *Landscaping and irrigation plan resubmitted to the Board for review and approval.*



**BITE CRITERIA**

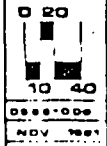
acreage	20.00 ac.
dwelling units	381
density	17.55
parking	
covered	381
guest	837
total	1218

**UNIT CRITERIA**

<b>townhomes no.</b>	
1150	16
850	16
840	15
<b>total</b>	<b>47</b>
<b>condominiums</b>	
746	88
613	88
308	34
<b>total</b>	<b>210</b>
<b>villa san juan condos</b>	
848A	22
877A	18
850A	7
848B	21
877B	21
<b>total</b>	<b>89</b>

THE SPINK CORPORATION  
 ARCHITECTURAL PLANNING ENGINEERING  
 ARCHITECTS PLANNERS ENGINEERS  
 1000 MARKET STREET, SUITE 1000, SACRAMENTO, CA 95811

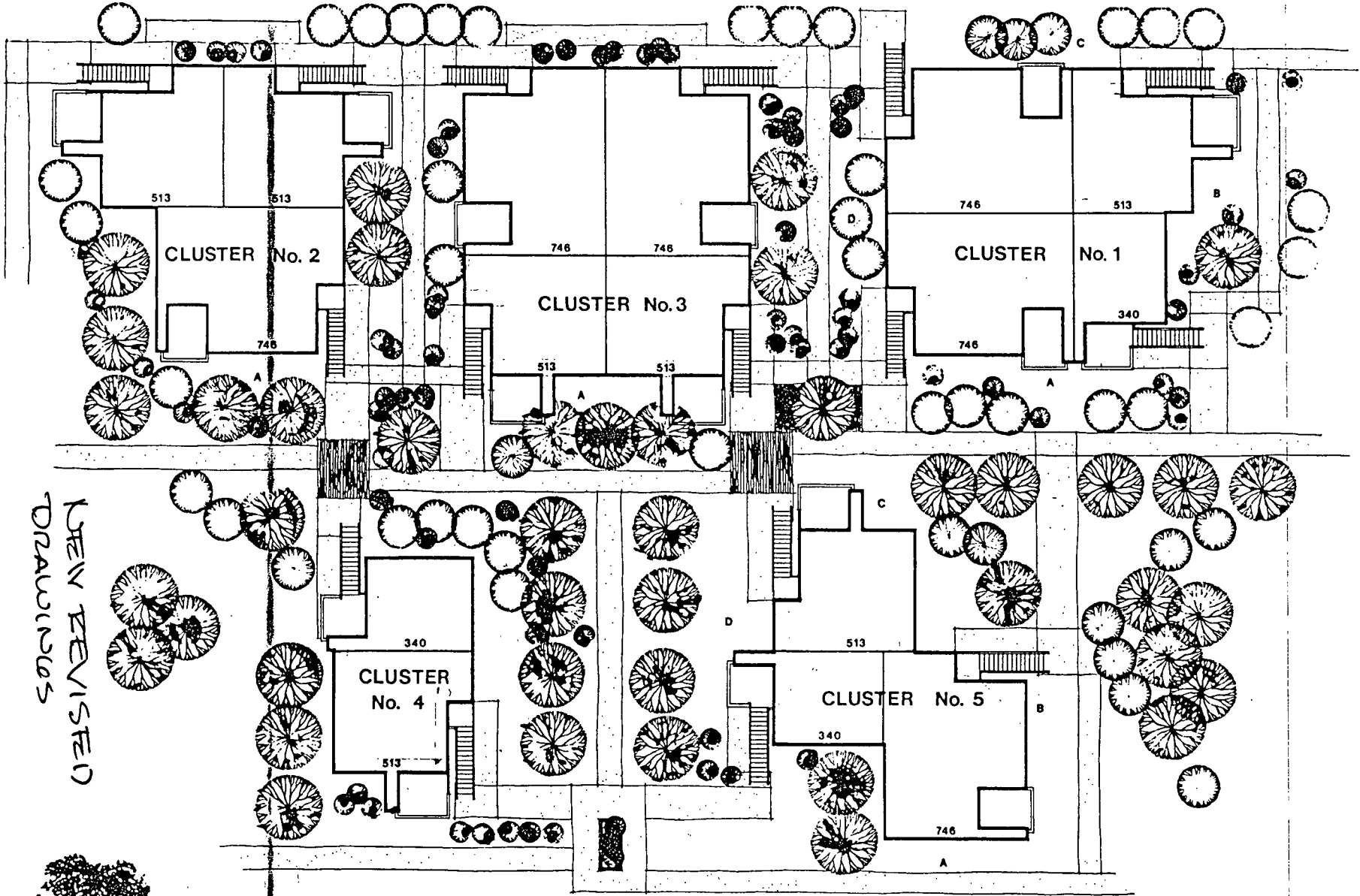
**BARRATT SACRAMENTO  
 SCHEMATIC SITE PLAN**



**BITE: VILLA  
 SAN JUAN**



VILLA SAN JUAN



PLAN REVISADO

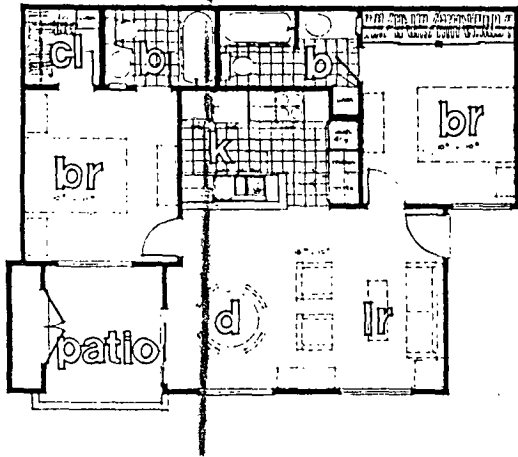
**Barratt Sacramento**

ae ARCHITECTURAL ENTERPRISES Architecture-Planning

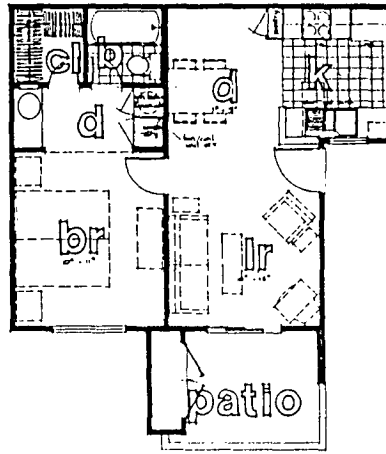
710-540-6200 16002 Sky Park Circle, Irvine Ca 92714



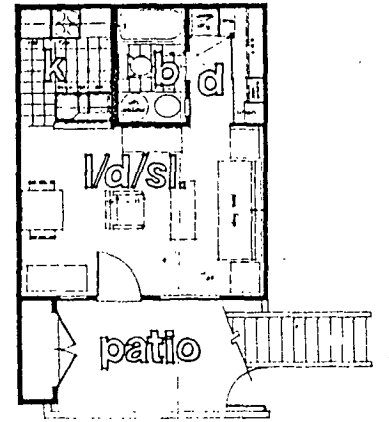
NEW REVISED  
DRAWINGS



746



513



340



**Barratt**

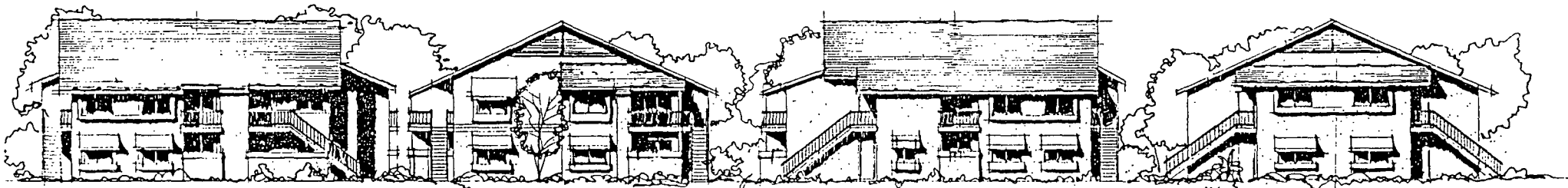
**Sacramento**

VILLA SAN JUAN

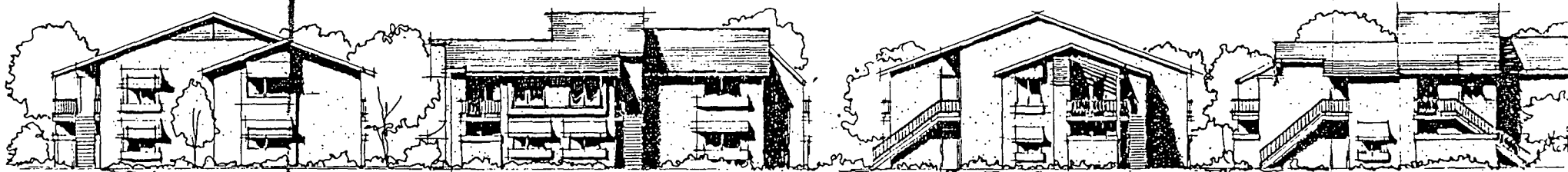
ae ARCHITECTURAL  
ENTERPRISES  
Architecture-Planning

18882 Sky Park Court, www.ae.com  
714-540-0268





CLUSTER No. 1



CLUSTER No. 5

# VILLA SAN JUAN

**Barratt** Sacramento

VILLA SAN JUAN



A

A

A

NEW REVISED DRAWINGS

SCHEME 1



**Barratt Sacramento**

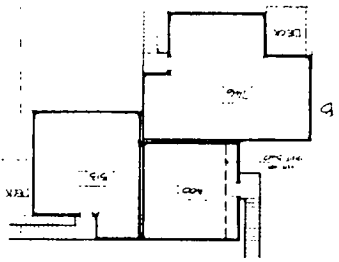
ae ARCHITECTURAL ENTERPRISES Architecture-Planning

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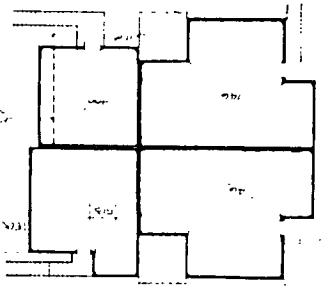
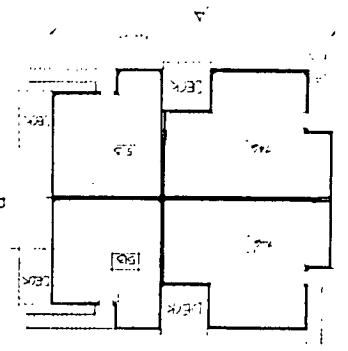
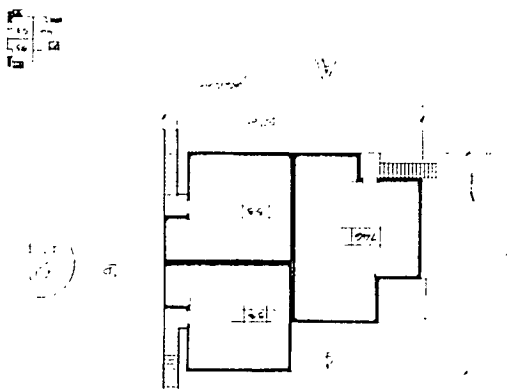
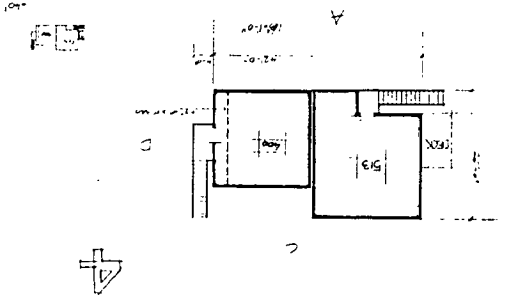




BARRETT  
SACRAMENTO  
OLD  
(BLDG. CLUSTER)

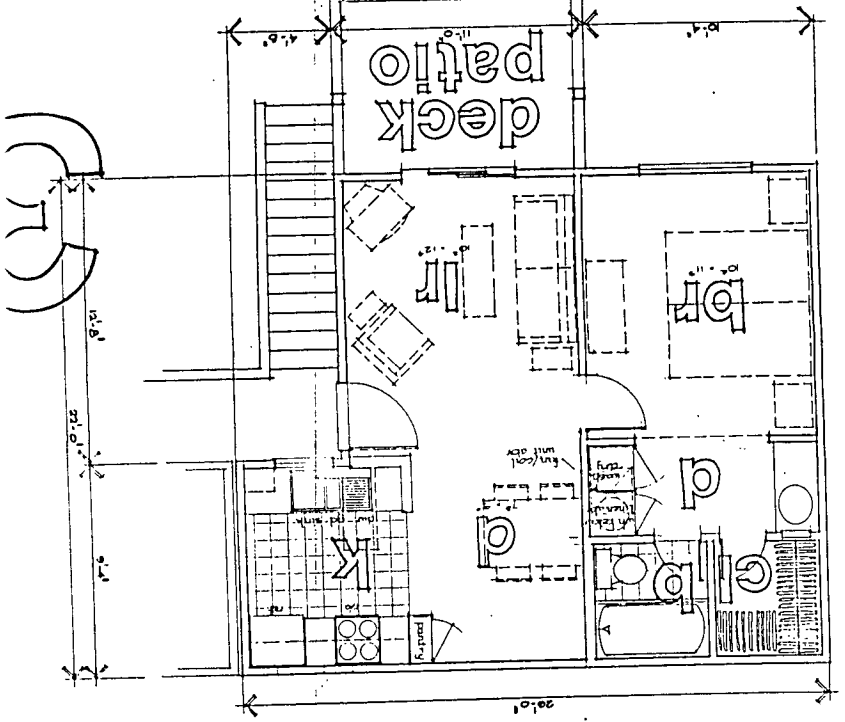


(b)(1)

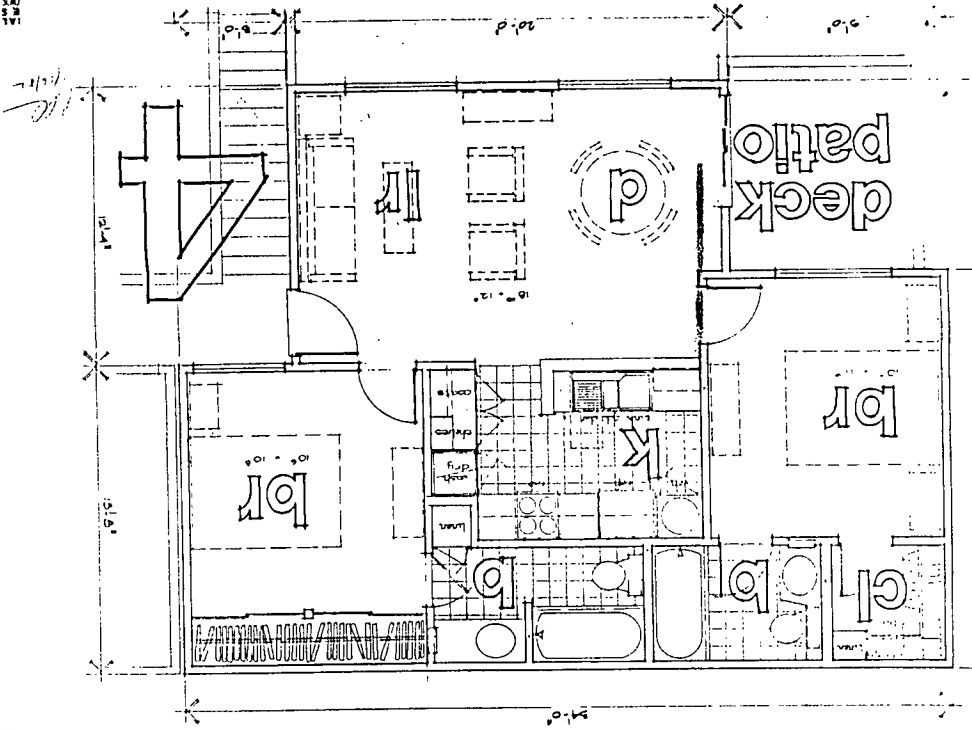


OLD DRAWINGS

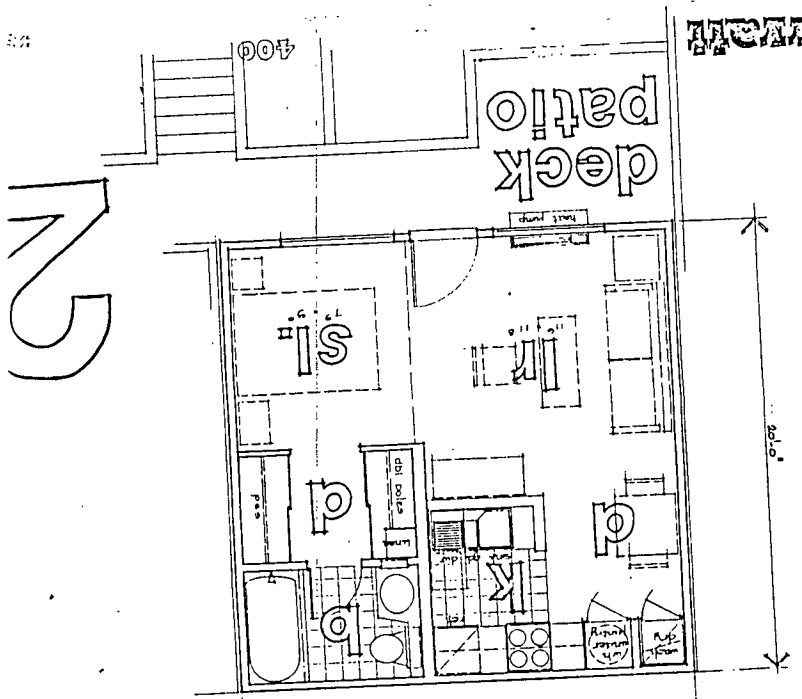
BAYVIEW California Sofa 513



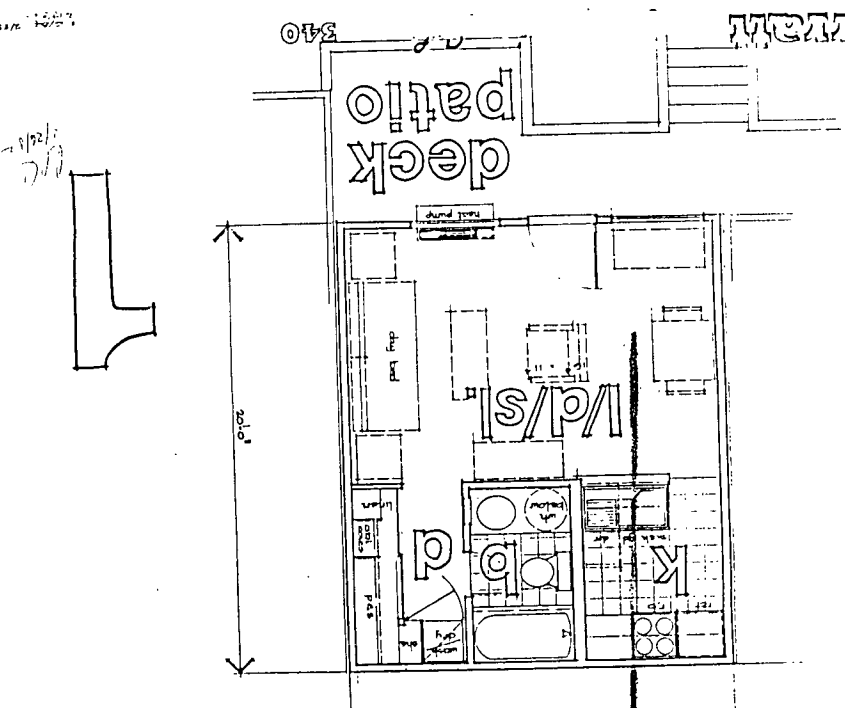
BAYVIEW 746

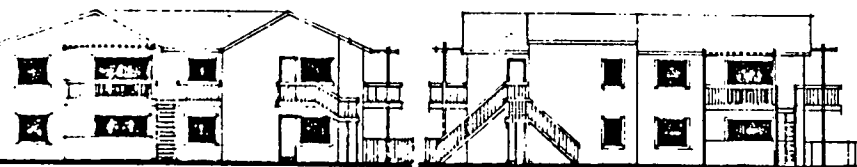


BAYVIEW



BAYVIEW 510

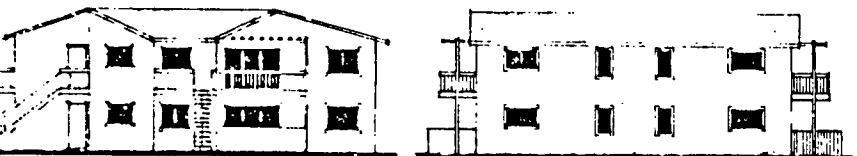




ELEV A

ELEV B

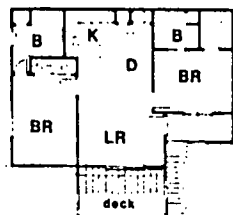
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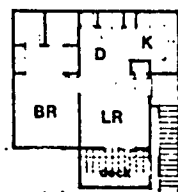
ELEV D

ELEV C

UNIT 746



UNIT 513

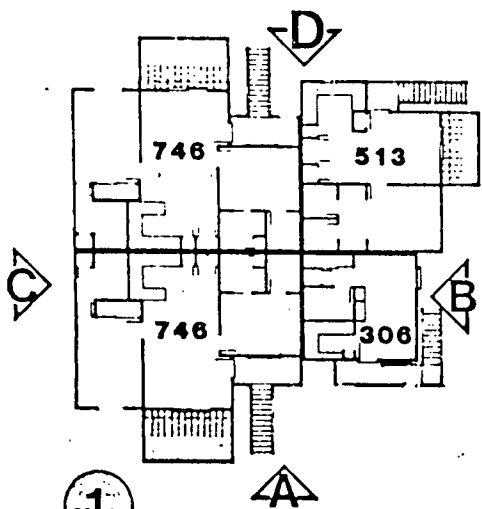


UNIT 306

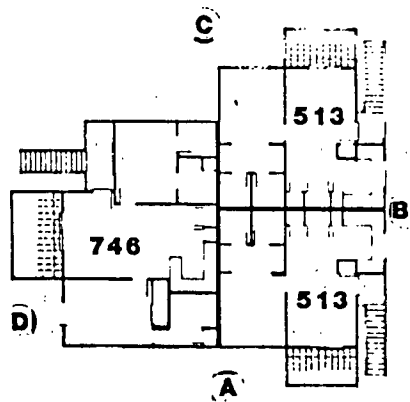


FLOOR PLAN UNITS

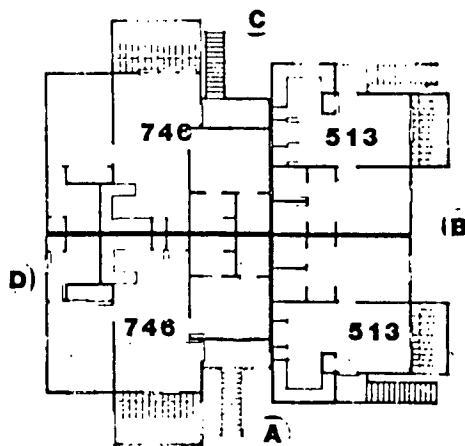
1/8"=1'-0"



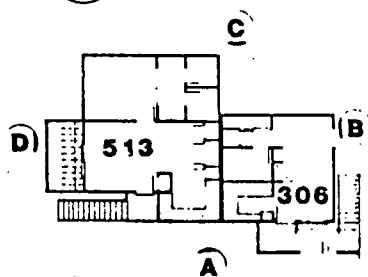
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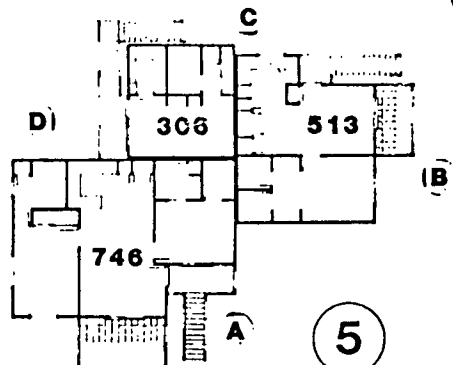
2



3



4



5

VERY  
(OLD ELEVATIONS)



ARCHITECTURE  
ENVIRONMENTAL  
ENGINEERING  
PLANNING  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN

BARRATT SACRAMENTO  
CONDOMINIUMS

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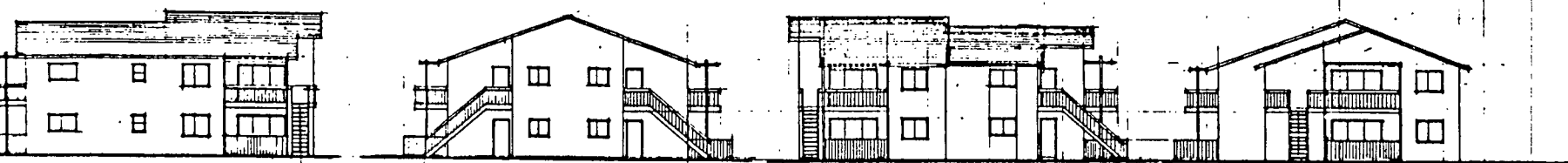


THE SPINK CORPORATION  
1200 STREET  
STREET  
STREET  
STREET

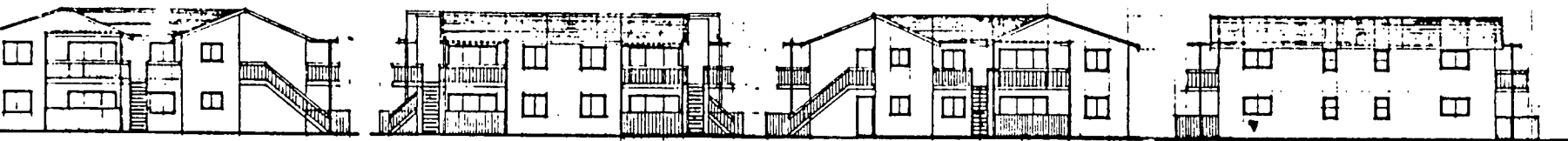
- ARCHITECTURE
- ENVIRONMENTAL PLANNING
- ENGINEERING
- SURVEYING
- CIVIL ENGINEERING

BARRATT SACRAMENTO  
CONDOMINIUMS

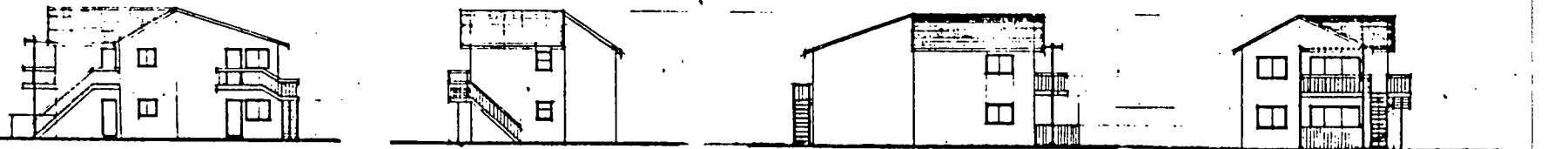
- ARCHITECT ASSURES THE CLIENT THAT THE CONTRACTOR'S DESIGN AND CONSTRUCTION OF ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN PROVIDED OVER SCALE
- ANY DEVIATION FROM THE DESIGN OR CONSTRUCTION SHALL BE REPORTED TO THE CLIENT IMMEDIATELY TO CORRECT



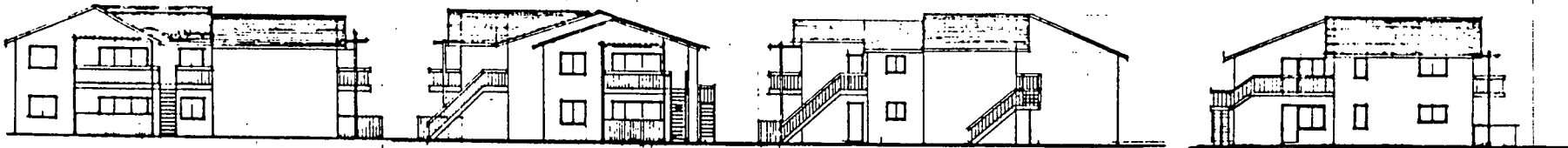
ELEV A                      ELEV B                      ELEV C                      ELEV D                      ②



ELEV A                      ELEV B                      ELEV C                      ELEV D                      ③



ELEV A                      ELEV B                      ELEV C                      ELEV D                      ④



ELEV A                      ELEV B                      ELEV C                      ELEV D                      ⑤

VERY  
(OLD ELEVATIONS)