



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

300 Richards Blvd., 3rd Floor, Sacramento, CA 95811

Project Name: Washington Mutual ATM Drive-through
Project Number: P08-061
Project Location: 1331 Florin Road
Assessor's Parcel No.: 029-0470-014
Applicant: Callison Architects, P.C. - Wondi Negash, 310-394-8460
Action: Items A, B, and C approved. Action Date: August 28th, 2008

**REQUESTED
ENTITLEMENT(S):**

- A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301;
- B. **Special Permit** for a drive-through facility for an existing bank.
- C. **Variance** to reduce the required vehicle stacking distance for an ATM drive-through facility.

ACTIONS TAKEN: On 08/28/2008, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 09/02/2008

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the

Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Blvd., 3rd Floor, within 10 calendar days of this meeting, on or before 07/07/2008. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Categorically Exempt

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received during the project hearing, the Planning Commission finds the Project is exempt from review under Section number 15301, Existing Facilities of the California Environmental Quality Act Guidelines as follows:

This project consists of the addition and installation of a new drive-up ATM to an existing concrete drive-through island at an existing Washington Mutual Bank location.

This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

B. Special Permit. The Special Permit for a drive-through facility for an existing bank is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed use is allowed in the General Commercial (C-2) zone with the approval of a special permit.

2. The proposed use would not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the project, as conditioned, will establish a safe and convenient banking service for the community, and will provide:

- a. Enhanced on-site lighting that will be placed to illuminate the project but will be screened from impacting adjacent roadways or properties;
- b. Closed-circuit surveillance of the facility and the surrounding area with recording capability;
- c. Increased activity and eyes along the east side of the bank building that will help discourage questionable activities within the nearby area.

3. The proposed project is consistent with the commercial land use policies and development requirements of the General Plan as well as the Pocket Community Plan in that the bank is a prospering business enterprise that is neighborhood supported and oriented. The business is well run and security minded thus strengthening the viability of the commercial center.

4. The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property in that the stacking space of the drive-through facility is sufficient for the designated use. The drive-through stacking distance for the ATM service center is anticipated to require considerably less stacking room than a quick-service restaurant, for which the standard stacking distance was developed. Because the drive-through facility is located some distance from the shopping center's access driveways on Florin Road any intrusion or added congestion caused by the facility is not anticipated to occur.

5. The design and location of the facility will not impede access to or exiting from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement in that the drive-through location is of sufficient distance from the parking lot entrances and exits as well as from the on-site circulation alleys to allow normal circulation of the shopping center.

6. The design and location of the facility will not create a nuisance for adjacent properties in that the drive-through service facilities are located within the interior of the shopping center and distant from adjacent streets so no nuisance should be created for the adjacent commercial or the more distant residential properties to the north.

C. Variance. The Variance to reduce the required vehicle stacking distance for an ATM drive-through facility is approved based on the following findings of fact and conditions of approval:

1. Granting the variance does not constitute a special privilege extended to one individual property owner in that the ATM service center drive-through would operate differently from a typical quick-service facility drive-through because there would typically be no peak hour of operation so additional stacking distance would not be needed. Additionally, similar variances for reduced stacking distance have been approved in the past for pharmacy drives-through, a use with a similar frequency of service demand to the banking drive-through, so the variance approval would not constitute a special privilege extended to one property owner. This constitutes a unique operational situation that justifies relief from the drive-through regulations.

2. Granting the variance does not constitute a use variance in that the proposed use is permitted subject to the granting of a special permit.

3. Granting the variance will not be detrimental to the public welfare, nor to property in the vicinity of the project in that because of operational differences between the ATM service center drive-through and a typical quick service drive through facility, the area provided for stacking should be sufficient and should not alter onsite vehicle or pedestrian circulation.

4. The variance is consistent with the general purpose and intent of the zoning code (Title 17 of the City Code) including the open space zoning regulations and the General Plan in that the safety and proper functioning of the drive-through facility and the shopping center is not impaired. The proposal does not violate any applicable general plan policies.

Conditions Of Approval

B. Special Permit. The Special Permit for a drive-through facility for an existing bank is approved subject to the following Conditions of Approval:

B1. Current Planning

1. All lighting shall be screened from impacting roadways or residences to the north.
2. Obtain all necessary building permits prior to construction.
3. Development of this site shall be in compliance with the attached Site plan (Exhibit B-1 through 3).
4. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.

B2. Police Department

Lighting

1. Parking lot, drive-through, circulation areas, and grounds contiguous to building shall provide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of .50 to one foot-candle minimum, maintained at ground level is required.

Parking

1. An extensive closed circuit television system shall be incorporated throughout the outside/ATM area with recorder capability.
2. Camera recording system shall be secured and locked at all times or maintained off site.



WAMU

CN-736 SACRAMENTO-FLOIRIN WEST
 ATM RETROFIT
 1331 FLOIRIN RD.
 SACRAMENTO, CA 95831

<p>VICINITY MAP</p>	<p>SITE MAP</p>	<p>PROJECT INFORMATION</p> <p>APPROXIMATE DATE OF SUBMITTAL: 01/12/08 PART OF WORK: 100% RETROFIT OF EXISTING ATM AND NEW ATM INSTALLATION PROJECT NO.: 2007151.07 OCCUPANCY CLASS: 3 CONSTRUCTION TYPE: 4-3 SOURCE DESIGN CATEGORY: 0 BUILDING CODE (SIFMA): CALIFORNIA BUILDING CODE BALBOA CODE: CALIFORNIA FIRE CODE ACCESSIBILITY CODE: CALIFORNIA BUILDING CODE TITLE 24 OTHER CODE: CALIFORNIA ENERGY CODE SPECIAL CODE: CALIFORNIA GREEN BUILDING CODE PLUMBING CODE: CALIFORNIA PLUMBING CODE ELECTRICAL CODE: CALIFORNIA ELECTRICAL CODE</p>	<p>PROJECT DIRECTORY</p> <p>CLIENT/OWNER: WASHINGTON MUTUAL ARCHITECT: CALLISON ENGINEER: CALLISON CONTRACTOR: WASHINGTON MUTUAL SPECIALTY CONTRACTORS: WASHINGTON MUTUAL ELECTRICAL: WASHINGTON MUTUAL PLUMBING: WASHINGTON MUTUAL MECHANICAL: WASHINGTON MUTUAL INTERIORS: WASHINGTON MUTUAL SIGNAGE: WASHINGTON MUTUAL SECURITY: WASHINGTON MUTUAL AV: WASHINGTON MUTUAL ELEVATOR: WASHINGTON MUTUAL SPECIALTY: WASHINGTON MUTUAL OTHER: WASHINGTON MUTUAL</p>	<p>DRAWING INDEX</p> <p>DATE: 01/12/08 DRAWN: [Name] CHECKED: [Name] APPROVED: [Name] SCALE: AS SHOWN SHEET NO.: 1 OF 1 PROJECT NO.: 2007151.07</p>
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P08-061
 MAY 22, 2008

WASHINGTON MUTUAL
 ATM RETROFIT
 SITE: CN-736
 Sacramento Financial Center
 1331 Florin Rd.
 Sacramento, CA 95831

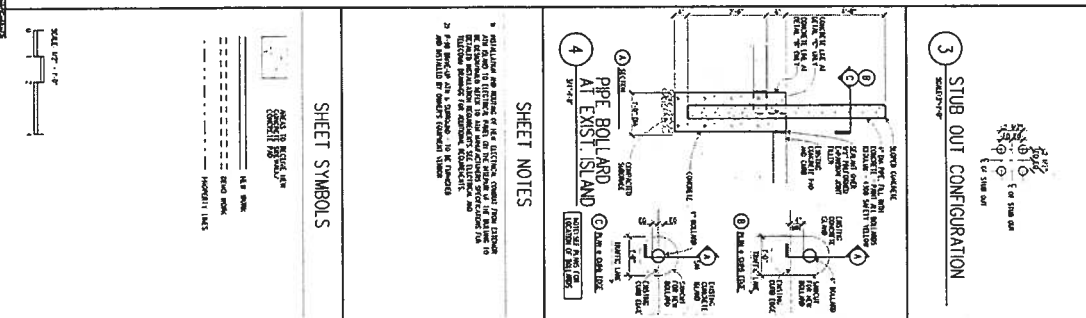
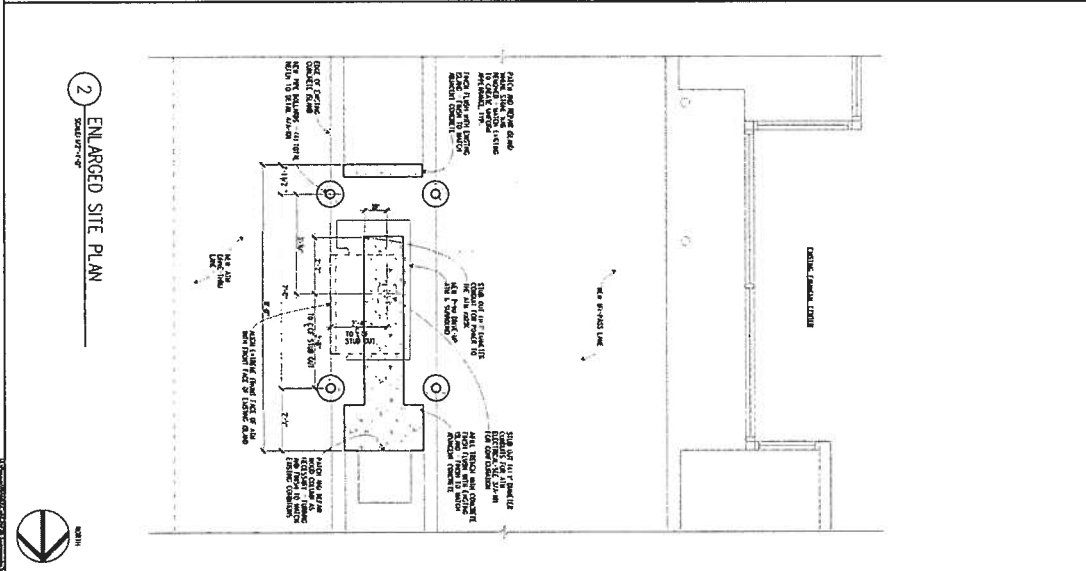
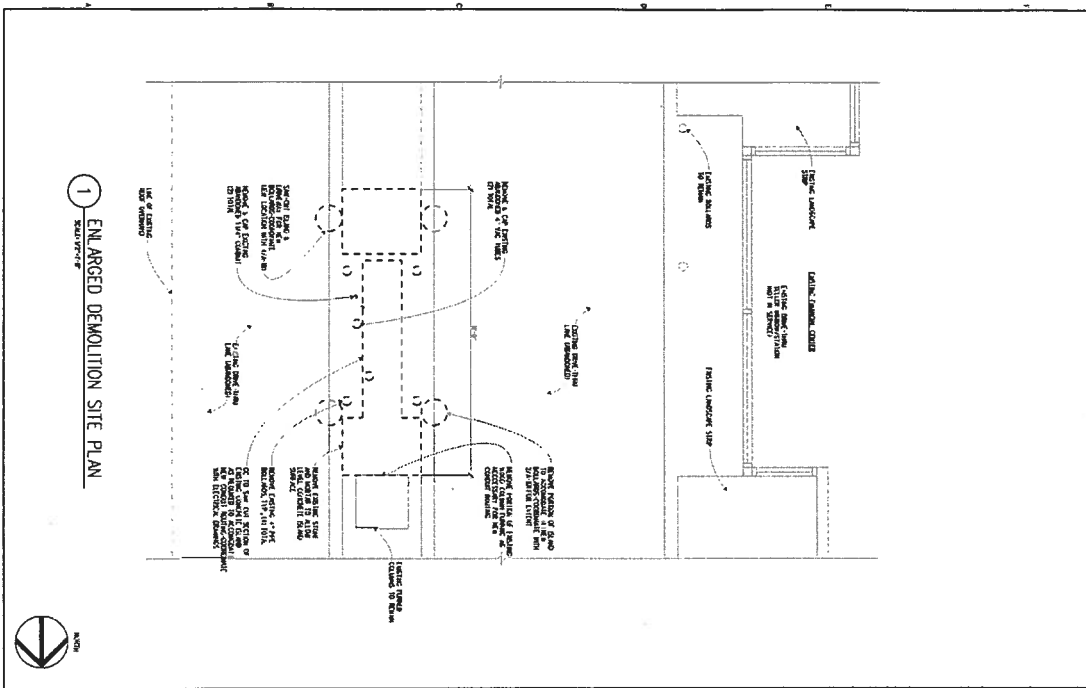
PROJECT NUMBER: 2007151.07

CALLISON
 CALLISON ARCHITECTS, P.C.
 www.callison.com

OWNER: WASHINGTON MUTUAL
 1201 Third Avenue
 Seattle, Washington 98101

COVER SHEET
 DATE: 01/12/08
 PROJECT NO.: 2007151.07

Exhibit B-3 Enlarged Site Plan and Elevations



SHEET NOTES

1. DEMOLITION AND REDEMPTION OF THE EXISTING BUILDING SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DEMOLITION ORDINANCE AND THE CALIFORNIA DEMOLITION ACT.
2. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMITS.
3. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMITS.
4. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMITS.

SHEET SYMBOLS

--- DEMOLITION BOUNDARY

--- EXISTING BOUNDARY

--- EXISTING STRUCTURE

--- EXISTING LANDSCAPE

--- EXISTING LANDSCAPE (2007)

--- EXISTING LANDSCAPE (2008)

--- EXISTING LANDSCAPE (2009)

**WASHINGTON MUTUAL
ATM RETROFIT
SITE PLAN**

Sacramento Financial Center
1331 Florin Rd.
Sacramento, CA 95831

PROJECT NUMBER: 200151-07

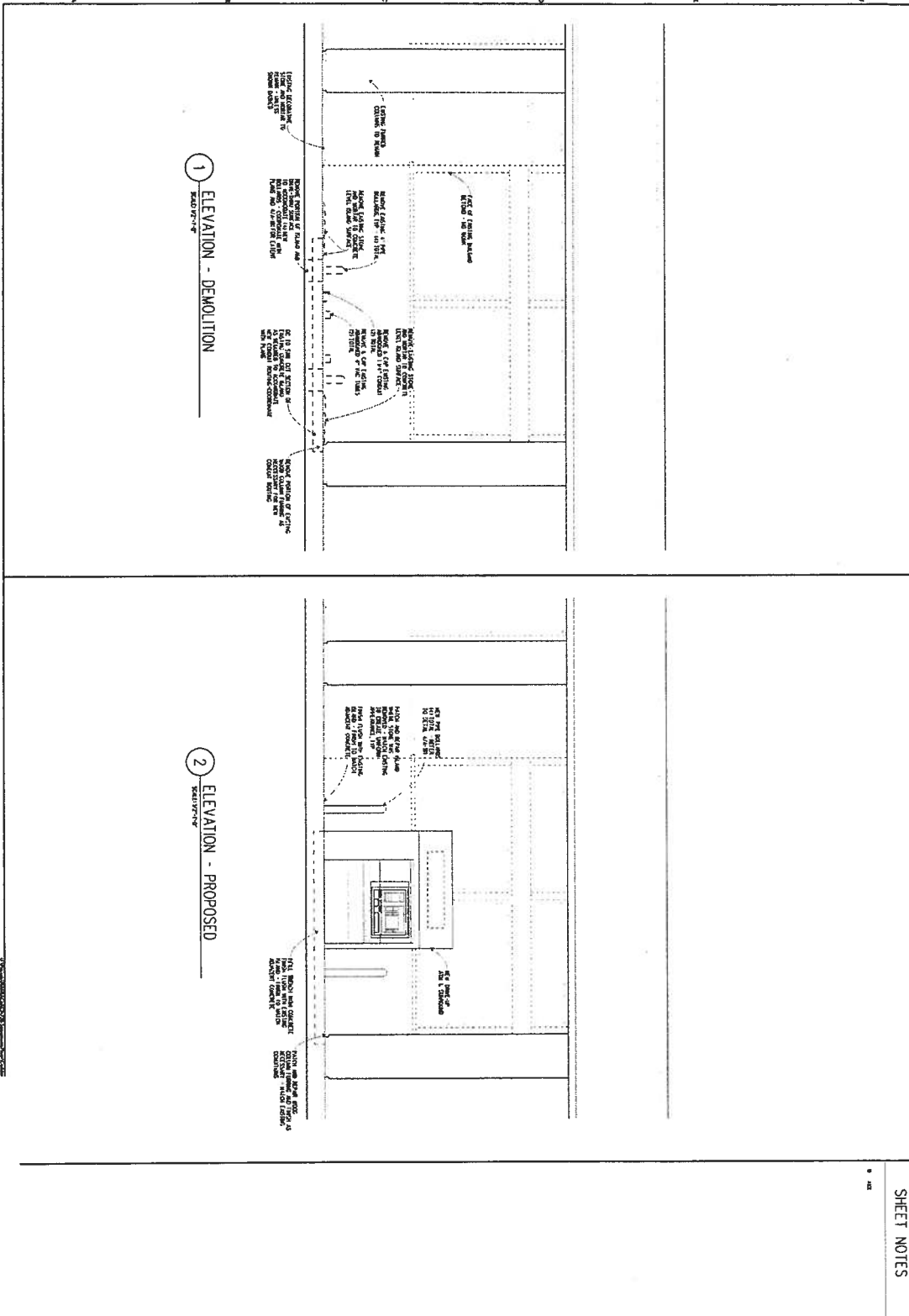
CALLISON

CALLISON ARCHITECTS, P.C.
www.callison.com

OWNER:
WASHINGTON MUTUAL
1201 Third Avenue
Seattle, Washington 98101

P08-061
MAY 22, 2008

Exhibit B-4 Elevations



P08-061
MAY 22, 2008

<p>PROJECT NUMBER: 200151.07</p> <p>OWNER: WASHINGTON MUTUAL 1201 Third Avenue Seattle, Washington 98101</p> <p>CALLISON ARCHITECTS, P.C. www.callison.com</p> <p>CALLISON</p>	<p>WASHINGTON MUTUAL ATM RETROFIT SITE: CN-736</p> <p>Sacramento Financial Center 1331 Florin Rd. Sacramento, CA 95831</p>	<p>PROJECT NUMBER: 200151.07</p> <p>OWNER: WASHINGTON MUTUAL 1201 Third Avenue Seattle, Washington 98101</p> <p>CALLISON ARCHITECTS, P.C. www.callison.com</p> <p>CALLISON</p>
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Floor Plan