

APPLICANT	Carissini-Behrer Associates, 1518 River Park Dr., 6800, Sacto., CA 95816
OWNER	Point West Bank, 1440 Ethan Way, Sacramento, CA 95826
PLANS BY	
FILED DATE	1-22-82
NEGATIVE DEC	2-12-82

**APPLICATION:**

1. Negative Declaration
2. Special Permit to modify Special Permit P-9302 to revise the exterior design, reduce the square footage of bank building from 20,000 square feet to 15,394 square feet to delete the drive-through window element.

**LOCATION:** South side of Arden Way, near Challenge Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 15,394 square foot bank on 1+ vacant acre in the shopping center, SC zone.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Offices  
 Point West Schematic Plan Designation: Financial Institution  
 Existing Zoning of Site: SC-R  
 Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Arden Fair Shopping Center; C-2  
 South: Handyman Store; SC-R  
 East: Vacant, Restaurant; SC-R  
 West: Parking Lot; SC-R

Parking Required: 69 spaces  
 Parking Provided: 62 spaces on site and 7 reciprocal parking agreement with shopping c  
 Parking Ratio: 1:225  
 Property Area: 1.0+ acre  
 Square Footage of Building: 15,394  
 Building Heights: 28 feet from natural grade  
 Exterior Building Materials: Concrete, tile, bronzed glass  
 Street Improvements: Existing  
 Utilities: To be provided

**BACKGROUND INFORMATION:** On May 7, 1981, the City Council approved the necessary entitlements for a 20,000 square foot bank facility with a drive-through window on the subject site. The applicant is submitting a revised plan with the following major changes:

- reduction in building size from 20,000 square feet to 15,394 square feet
- elimination of the drive-up window facility

- revision to the architecture of the subject building from vertical corner walls to canted corner walls.

**STAFF EVALUATION:** Staff has the following comments regarding this project:

1. The applicant's revised plan consists of a 15,248 square foot structure built over a below grade parking lot for 46 vehicles. The main floor of the bank facility is elevated approximately seven feet above grade with landscaped berming located along the lower portion of the building. The exterior design has been changed from vertical corner walls to canted corner projections with exterior building materials consisting of recessed blue tile walls, bronzed glass windows and natural concrete columns.

Staff has no objection to the proposed redesign and recommends approval of the applicant's request. Staff notes that the drive-through facility, which was staff's major objection in the original proposal, has been eliminated in the revised plan.

2. The Point West PUD Schematic Plan indicates an east-west connecting driveway between the subject parcel and the adjacent parcel to the east which is presently vacant. The City Traffic Engineer has requested that this connecting driveway be retained so as to avoid and direct access to either Arden Way or Challenge Way from this parcel. A direct access to either Challenge or Arden at this corner is undesirable due to the driveway visibility and corner distance requirements. For general safety and to provide for future access to this adjacent parcel, staff recommends that the applicant redesign the site plan indicating the retention of this driveway access. This redesign will result in the elimination of approximately four parking spaces. See Exhibit H for suggested site plan modification.
3. The required parking ratio for financial institutions in the Point West PUD is one space per 225 square feet of gross floor area. However, the PUD has been developed with the use of reciprocal parking agreements in lieu of on-site parking requirements where appropriate.

The applicant's proposal indicates that 62 of the required 69 parking spaces will be provided for on-site. With the reservation of the future east-west driveway connection, the on-site parking will be reduced to 58 spaces. Staff finds that this is a sufficient number of spaces given the availability of parking adjacent to the site and the proposed hours of operation. In addition, staff notes that Arden Way is a major bus line route with two service stops in the Arden Fair Shopping Center.

**STAFF RECOMMENDATION:** Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit modification subject to conditions and based upon Findings of Fact which follow.

**Conditions - Special Permit**

- a. The applicant shall redesign the site plan indicating a 24-foot wide east-west connecting driveway between the subject parcel and the adjacent parcel to the east as shown in Exhibit H. The revised site plan shall be reviewed and approved by the Planning Director prior to the issuance of building permits;
- b. The applicant shall design a signing program for the subject site for staff review and approval prior to the issuance of building permits;
- c. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of staff prior to the issuance of building permits;
- d. The project shall comply with the regulations of the Point West PUD Development Guidelines.

**Findings of Fact**

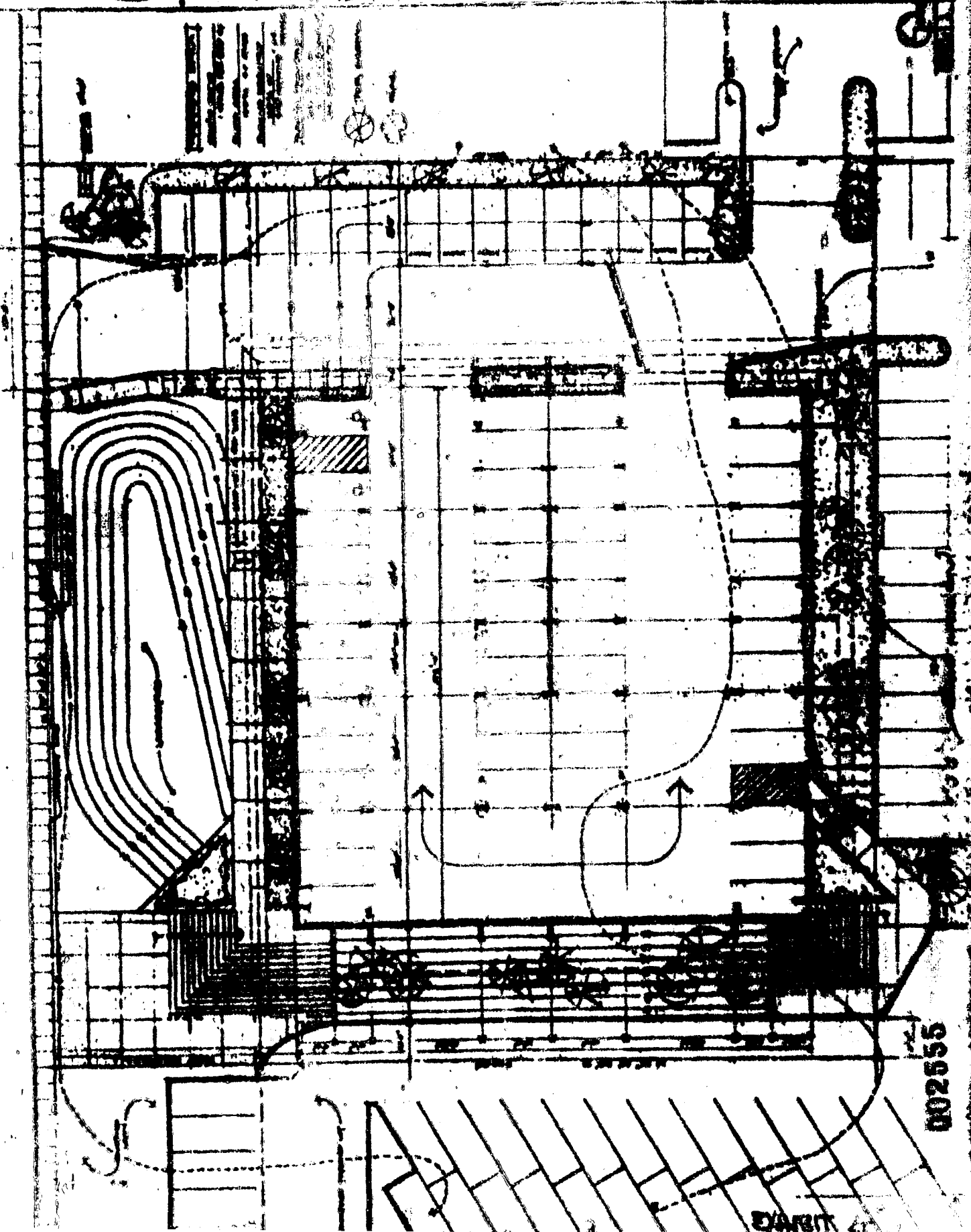
- a. The proposed project is based upon sound principles of land use in that the site is in an area developed with restaurants and financial institutions;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that sufficient parking will be provided adjacent to and on the site;
- c. The proposed project, as conditioned, is in compliance with the objectives of the General Plan and the Point West Schematic Plan in that:
  - 1) financial institutions are permitted or specified in each plan; and
  - 2) the objective of the land use plan to "encourage attractive developments so that commercial areas can become more enjoyable places to work and to do business."



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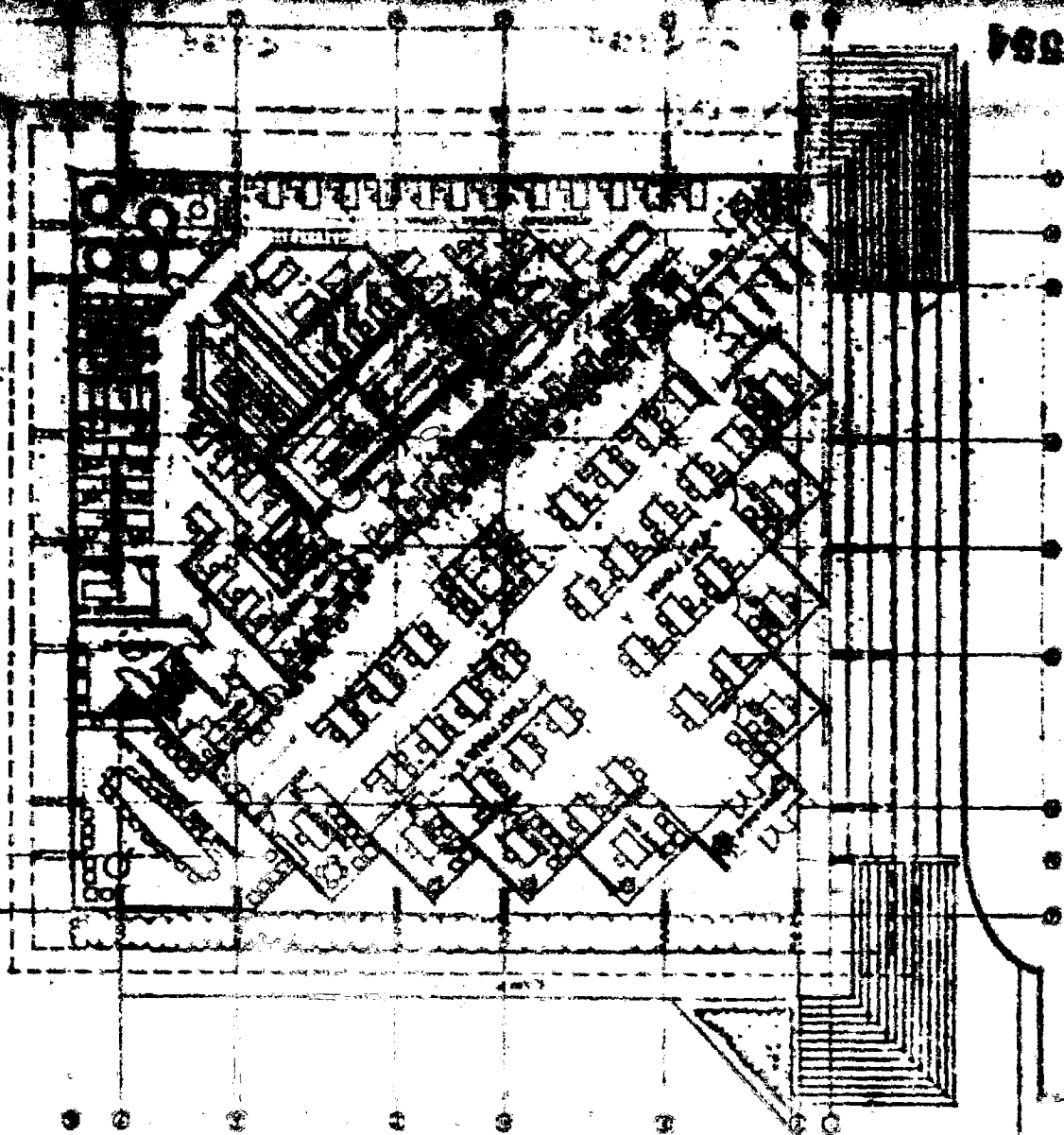
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EXHIBIT 4

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