



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

July 15, 1981

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's denial of a Special Permit to develop a drive-thru facility for a bank building (P-9365)

LOCATION: Southeast corner of Franklin Boulevard and Mack Road

SUMMARY

This is a proposal to develop a drive-thru facility in conjunction with a proposed bank building on a 1+ acre vacant site. Upon consideration of a revised plan, the staff and Planning Commission recommended approval of the appeal.

BACKGROUND INFORMATION

On April 23, 1981, the Planning Commission denied the Special Permit to construct four drive-up windows in conjunction with a proposed bank. The Commission felt the site design had a number of inadequacies relative to the number of proposed drive-thru lanes, vehicular circulation, and access problems. Subsequently, the applicant appealed the Commission's action to the City Council. Prior to the Council's consideration of the project, the applicant submitted a revised plan to address the concerns expressed by the staff and Planning Commission. The Council referred the revised plan back to the Planning Commission for review and consideration.

The Planning Commission reviewed the revised plans for the subject bank project and determined the revised project adequately satisfied all of the concerns contained in the original staff report. The major revision consisted of reducing the number of drive-up lanes and remote teller stations from four to two; the planting strips adjacent to the driveways are increased in area; and the driveway entrances are relocated to improve access and vehicle circulation.

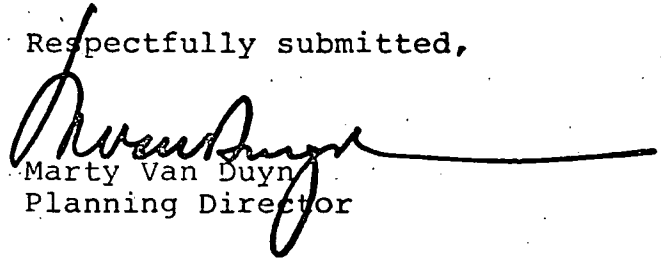
VOTE OF COMMISSION

On June 11, 1981, by a vote of eight ayes, one absent, the Planning Commission approved the revised plans.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council ratify the Negative Declaration and approve the appeal based on the revised plans as shown on Exhibit A and based on the attached Findings of Fact.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:jm
Attachments
P-9365

July 21, 1981
District No. 8

TAKATA
HANSEN
ARCHITECTS

100 E. 17th STREET, SUITE 2
MOUNTAIN VIEW, CALIFORNIA
92654-1001 TEL: 949-261-1000

DATE: 11/15/11
SCALE: 1/8" = 1'-0"

PROJECT NO: 11-001

CLIENT: BANK OF AMERICA

NO. 11-001

NO. 11-001

NO. 11-001

NO. 11-001

NO. 11-001

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NO. 11-001

NO. 11-001

NO. 11-001

SECURITY
PACIFIC
NATIONAL
BANK

FRANKLIN BLVD &
MACK ROAD
SUNNYVALE, CA

SITE PLAN

WEST 10

EXHIBIT A

MACK ROAD

LIMIT OF CONSTRUCTION

NEW BANK

POSSIBLE ENTRIES

SITE PLAN



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

FRANKLIN BLVD

In the matter of an appeal by)
Laurence R. Goddard, Pacific)
Southwest Realty Company, of the)
City Planning Commission's denial)
of a Special Permit request to)
allow a drive-thru facility in)
the C-2 Zone located at the)
southeast corner of Franklin)
Boulevard and Mack Road P-9365)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of July 21, 1981, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council approved the appeal based on the following findings:

1. The proposal is based on sound principles of land use in that:
The proposed bank use is compatible with surrounding commercial uses.
2. The project will not be injurious to the general public or the surrounding area in that:
 - a. The revised site plan provides for adequate stacking distance at driveway entrances;
 - b. Improved circulation and air quality is achieved by elimination of two drive-up lanes and teller stations.
3. The proposed development is consistent with the 1974 General Plan and Valley Hi Community Plan which designates the subject site for commercial and office uses.

MAYOR

ATTEST:

CITY CLERK

P-9365

APPROVED
BY THE CITY COUNCIL

JUL 21 1981

OFFICE OF THE
CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 11, 1981
ITEM NO. 4 FILE NO. P-9365
M-

- GENERAL PLAN AMENDMENT
- TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT
- SUBDIVISION MODIFICATION
- REZONING
- EIR DETERMINATION
- SPECIAL PERMIT
- OTHER _____
- VARIANCE

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: SE cor. Franklin Blvd / Mack Road

NAME

PROPOONENTS

ADDRESS

NAME

OPPONENTS

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓		✓	
Goodin	✓			✓
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	<u>absent</u>			
Simpson	✓			

- TO APPROVE
- TO DENY
- ^{recommend} TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER must go back to City Council

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Resubmission of special permit to allow a drive-thru facility in the C-2 zone (P-9365)

LOCATION: Southeast corner of Franklin Boulevard and Mack Road

SUMMARY

The applicant is submitting a revised site plan to develop a drive-thru facility for a proposed bank building on a one+ acre vacant site. The original site plan and special permit request, which was denied by the Commission, has been revised by the applicant to adequately satisfy all of staff's previous concerns. Staff therefore recommends the Commission approve the special permit.

BACKGROUND INFORMATION

On April 23, 1981, the Commission in concurrence with staff's recommendation denied a special permit request to construct four drive-up windows in conjunction with a proposed bank building. The basis for denial by the Commission and staff relates to the number of proposed drive-thru lanes, vehicular circulation, access problems, and compliance with the 50 percent shading requirement. The applicant subsequently appealed the Commission action to the City Council.

At the May 20, 1981 City Council meeting, the application was referred back to the Planning Commission in order for the applicant to redesign the project to address concerns expressed by staff and the Commission.

The applicant has submitted a revised site plan correcting all of the deficiencies indicated on the original site plan and staff report. The City Traffic Engineering Department has reviewed and approved the revised site plan. Specifically, the following changes were made:

1. The planter strip adjacent to the driveway serving Mack Road is increased from 40 feet to 50 feet to allow greater stacking distance.
2. The planter strip adjacent to the driveway serving Franklin Boulevard is increased from 25 feet to 50 feet to allow greater stacking distance.
3. The number of drive-up lanes and remote teller stations is reduced from four to two.

4. The applicant has agreed to relocate the driveway entrance into the bank property from 50 feet to 75 feet east of Franklin Boulevard right-of-way if stacking of autos becomes a problem when the full shopping center on the adjacent parcel is developed.
5. The applicant will submit appropriate diagrams to comply with the 50 percent parking lot shading requirements.
6. The driveway entrance off Franklin Boulevard is relocated 13 feet south of the common property line in order to comply with the City driveway code requirement.

STAFF RECOMMENDATION

Staff feels that the revised site plan adequately satisfies all of the concerns contained in the original staff report and recommends the Commission approve the special permit based on the following findings of fact:

- a. The proposal is based on sound principles of land use in that:
 - the proposed bank use is compatible with surrounding commercial uses.
- b. The project will not be injurious to the general public or the surrounding area in that:
 - 1) the revised site plan provides for adequate stacking distance at driveway entrances;
 - 2) improved circulation and air quality is achieved by elimination of two drive-up lanes and teller stations.
- c. The proposed development is consistent with the 1974 General Plan and Valley Hi Community Plan which designates the subject site for commercial and office uses.

Respectfully submitted,

Howard Yee
Howard Yee *by W.W.*
Principal Planner

HY:GM:bw
Attachments

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Takata-Hansen, architects, 1717 "I" Street, Sacramento, CA 95814		
OWNER	Wincorp Industries, Inc. 1050 Ave. of Ahampion, Inglewood, CA 90306		
PLANS BY	Takata-Hansen, Sacramento, CA		
FILING DATE	3/16/80	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15103c	EIR	ASSESSOR'S PCL. NO. 117-011-26

APPLICATION: Special Permit to construct four drive-up windows in conjunction with a proposed bank on 1.1 vacant acre in general commercial C-2 zone.

LOCATION: Southeast corner of Franklin Boulevard and Mack Road

PROJECT INFORMATION:

General Plan Designation:	Commercial and office
Valley Hi Community Plan Designation:	Shopping/Commercial
Proposed South Sacramento Community Plan:	Residential, RD-5
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Vacant; C-2
East:	Vacant; C-2
West:	Vacant; C-2-R

Site Acres:	1.1
Square Footage of Proposed Financial Institution:	6,076 square feet
Parking Required:	16; 1 space per 400 sq. ft.
Parking Provided:	38; 1 space per 160 sq. ft.
Height:	23 feet
Materials:	Brick and clay tile

STAFF EVALUATION: Staff has the following comments and concerns regarding the applicant's proposal:

1. The proposed project consists of a 6,076 square foot bank building with a drive-up teller window, three remote teller stations, and four drive-through lanes. The applicant is providing 38 parking spaces for the bank use. The parking ratio requires a minimum of 16 parking spaces (Exhibit A).
2. The subject project, located on a 1.1 acre site, is the first component of a larger shopping center development proposed for the southeast corner of Franklin Boulevard and Mack Road. The shopping center will be located on the adjacent parcel (18+ acres) and wraps around the subject site on the south and east sides.

The applicant submitted a preliminary site plan for the shopping center in conjunction with the subject proposal.

The proposed shopping center development consists of three major stores and smaller retail shops with a total of 196,000 square feet of floor area.

3. Vehicular access to the subject site comes from Franklin Boulevard, a four-lane, divided major street with a 100-foot right-of-way; and Mack Road, a four-lane, divided major street with a 110 foot right-of-way. In the vicinity of the Mack/Franklin intersection, both streets have median separation islands and left turn lanes to facilitate vehicular movement into the proposed shopping center.

The City Traffic Engineer has reviewed the site plan for the subject proposal and the preliminary master plan for the adjacent shopping center development. He noted numerous inadequacies and potential problem areas related to access and circulation for the subject site. A summary of the Traffic Engineer's comments are as follows:

Comments on the Bank Site Plan

- a. The driveway from the bank to Mack Road is not shown on the site plan. The proposed shopping center master plan, which shows the relationship of the Mack Road driveway to the subject bank, indicates the potential for traffic congestion at the first Mack Road entrance into the shopping center.

Cars exiting the bank's drive-through teller stations and east-west aisle may stack up as they exit onto Mack Road, thereby blocking cars attempting to enter the shopping center from Mack Road;

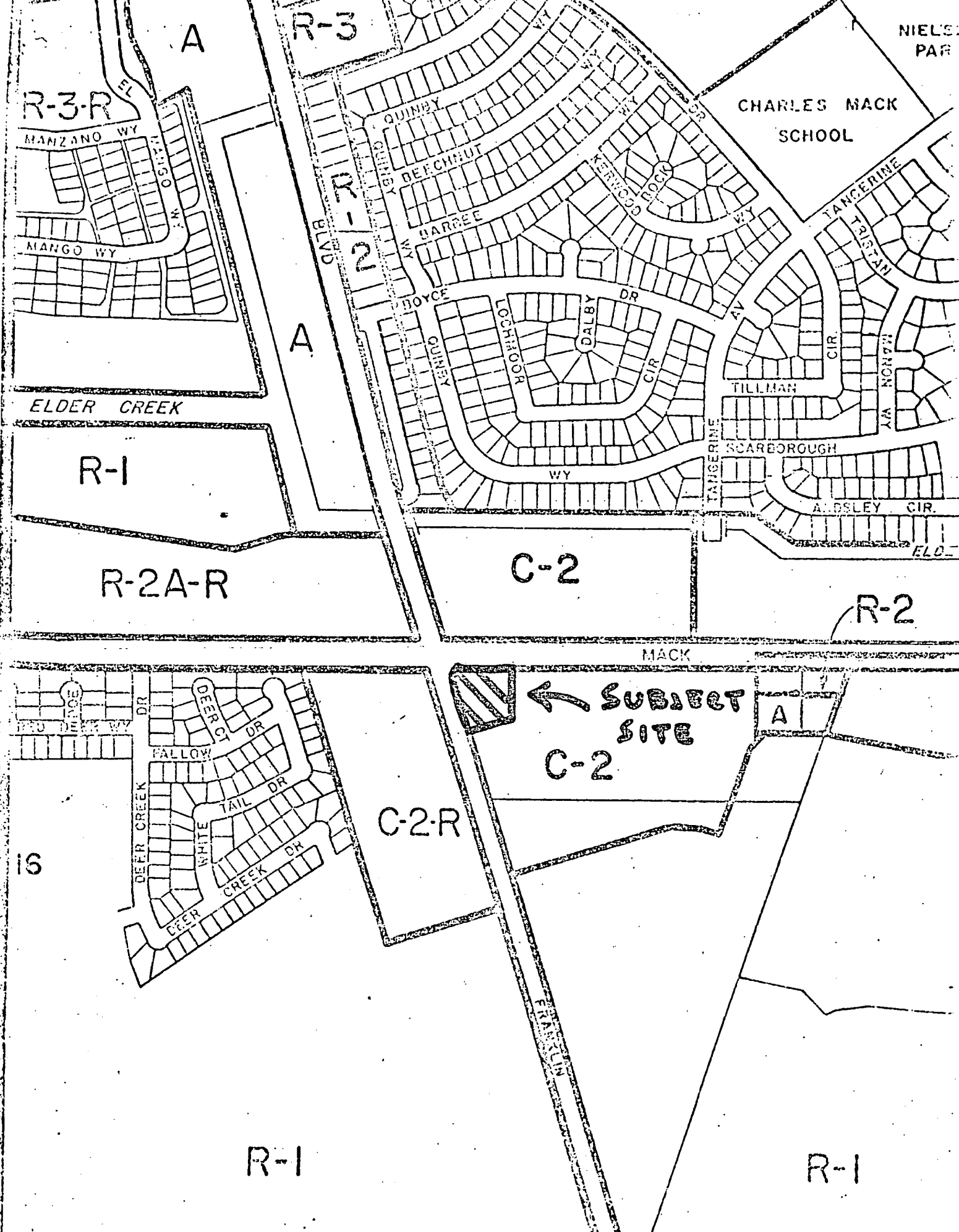
- b. A similar situation exists at the Franklin Boulevard driveway to the bank site. Due to the close proximity of parking aisles to the driveway entrance, cars exiting the bank onto Franklin Boulevard may stack up, thereby blocking cars attempting to enter the north/south parking aisle located on the west side of the bank building;
 - c. The City Driveway Code requires a minimum 10 feet of full height curb between a property line and driveway flare on properties over 150 feet in width. The distance between the Franklin Boulevard driveway flare and the subject parcel's southernmost property line does not comply with this code requirement.
4. A tree shading diagram for the subject site's parking area has not been submitted. The applicant will be required to submit a tree shading plan to meet the City's energy ordinance requirement of 50 percent shading at Noon on August 21, 1981.

Staff feels that the proposed site design has a number of inadequacies and therefore cannot recommend approval of the special permit. In particular, staff has concerns that the cumulative effect of traffic generated by four drive-through teller stations, customers using walk-in banking service, and patrons drawn to the shopping center may create conflicts and disrupt vehicular circulation at the driveway entrances, thereby creating traffic hazards.

STAFF RECOMMENDATION: Staff recommends that:

The special permit be denied based on the following findings of fact:

1. The proposed project is not based on sound principles of land use in that:
 - a. the proposed driveway does not meet City standards;
 - b. the proposed project may be detrimental to public safety and may result in the creation of a nuisance in that there appears to be inadequate stacking distance at the driveway entrances, thereby inhibiting circulation into and around the subject project and adjacent shopping center.
2. The proposed site plan does not comply with the City's energy ordinance requirement of 50 percent shading at Noon on August 21.
3. The proposed drive-through element does not comply with the objectives of the General Plan which state: "design neighborhood areas to reduce impact from noise, pollution and physical danger of excessive traffic."



NIELS
PAR

CHARLES MACK
SCHOOL

R-3-R

R-3

A

R-2

R-1

R-2A-R

C-2

R-2

MACK

← SUBJECT
SITE

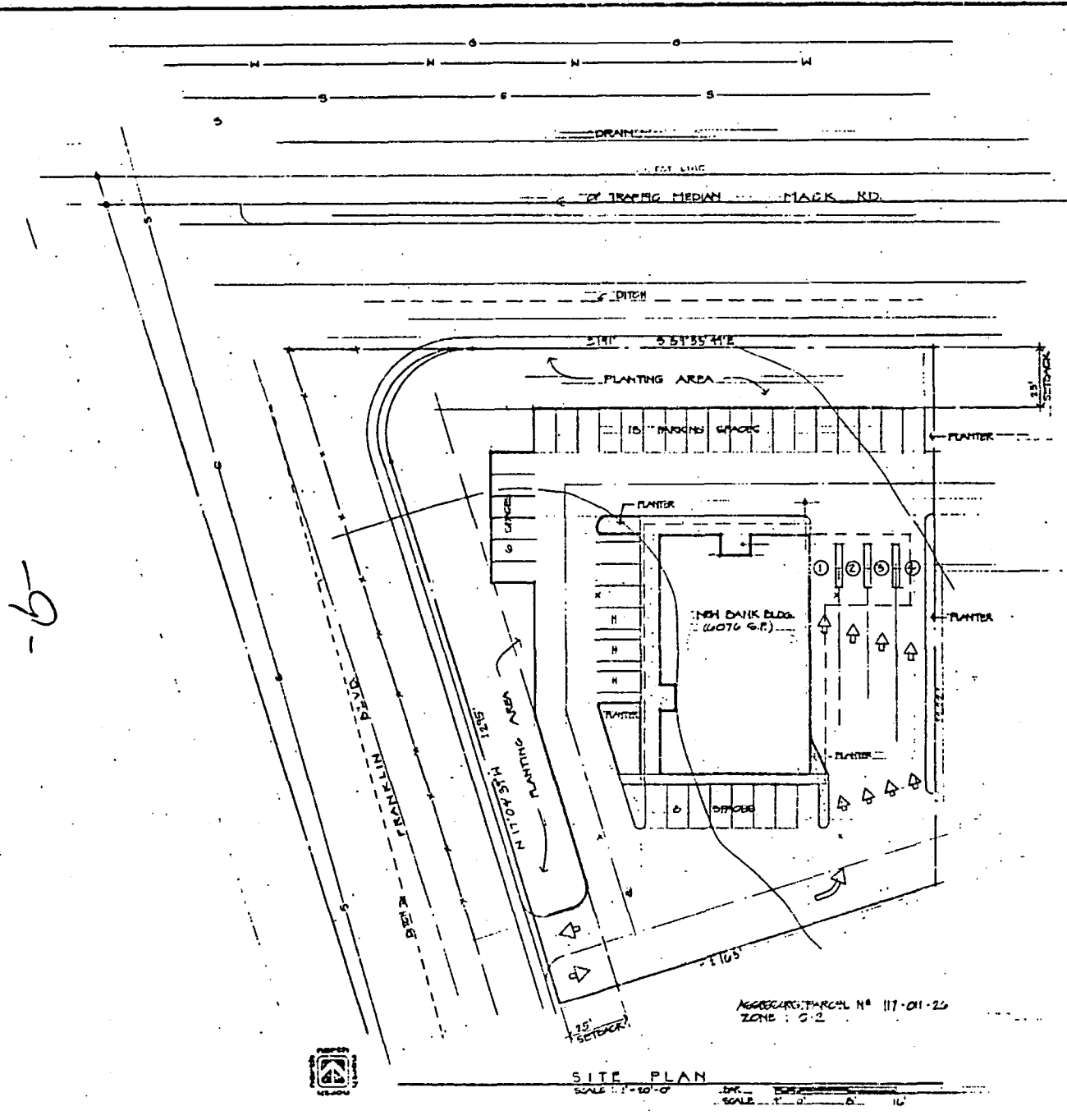
C-2

C-2-R

16

R-1

R-1



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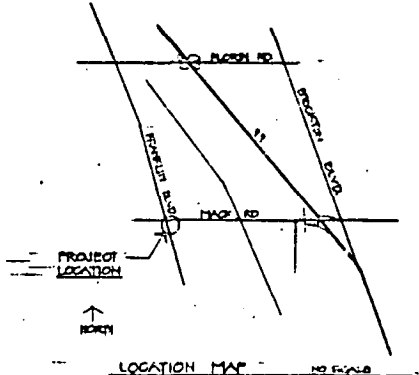


SITE PLAN

SCALE: 1" = 20'-0"

AGGREGATE PARCEL NO 117-01-26
ZONE: C-2

DATE: 5-5-81
SCALE: 1" = 20'-0"



LOCATION MAP NO SCALE

TAKATA HANSEN ARCHITECTS

197 EYE STREET, SUITE B
SACRAMENTO, CALIFORNIA
PHONE (916) 441-1338

DATE: 5-5-81

PROJECT TITLE:
SECURITY PACIFIC NATIONAL BANK

PROJECT LOCATION:
FRANKLIN BLVD.
5 MACK RD.
SACRAMENTO, CA

SHEET TITLE:
SITE PLAN
LOCATION MAP

SHEET NO. 22