

P95-065 - SCHOOLS FEDERAL CREDIT UNION

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit to construct 2 Drive-through ATM lanes with ATM kiosks for an existing credit union on ±2.011 acres in the General Commercial (C-2) zone.

LOCATION: 8725 Folsom Boulevard
APN 078-0022-034
Council District #6

APPLICANT:	HDL Design David Larsen 268 Firestone Drive Roseville, CA 95678
OWNER:	Schools Federal Credit Union P.O. Box 526001 Sacramento, CA 95852
PLANS BY:	David Larsen (773-6758)
APPLICATION FILED:	July 13, 1995
STAFF CONTACT:	Mark Kraft, Associate Planner, 264-8116

SUMMARY/RECOMMENDATION:

The applicant requests entitlements to allow the construction of 2 Drive through ATM lanes with ATM kiosks for an existing credit union on ±2.011 acres in the General Commercial (C-2) zone. In evaluating the project, the basic issues are consistency of the project with the General Plan land use and zoning designations, compatibility of the proposed project with surrounding uses, and site design of the project. Staff recommends approval of the project, with conditions. This recommendation is based on the project's consistency with the General Plan and zoning requirements and compatibility with

surrounding uses.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
 Community Plan Designation: N/A
 Existing Land Use of Site: Credit Union
 Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Railroad\Industrial; M-2(S)
 East: Commercial; C-2
 West: Commercial\Church; C-2

ATM Kiosk Setbacks	Required	Proposed
Front	5'	205'
Rear	0'	20'
Interior Side	5'	215'
Street Side	5'	80'

Property Dimensions: Irregular-Approximately 250' x 360'
 Property Area: 2.011 ± gross acres
 2.011 ± net acres
 Square Footage of Building on site: 6380 square feet
 Height of Building: 1 stories
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

In 1978, Teachers Federal Credit Union constructed the existing 6380 square foot building on the site. The building is one story, with a walk up ATM and 76 parking

spaces.

On August 5, 1988, the City Council approved an Amendment to the Zoning Ordinance which established a Special Permit requirement for the establishment of a drive up service facility in the General Commercial (C-2) zone. This Ordinance established development standards for site design of drive up facilities, and established the findings required for granting of the Special Permit.

On July 14, 1995 the applicant submitted the original application for the ATM facilities. The original proposal included new curb cuts on Folsom Boulevard and Wisemann Drive. This design was not acceptable to the City's Transportation Division, so the project was redesigned to utilize the existing curb cuts for access to the facility.

Planning staff originally requested that applicant consider redesigning the project to utilize existing paved surfaces to accommodate the proposed drive up facilities, thereby preserving all existing landscaped areas. This redesign would have resulted in the elimination of a significant number of existing parking spaces on the site. Although

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existing parking on the site is well in excess of the minimum number of spaces required by the Zoning Ordinance, the applicant expressed opposition to this redesign recommendation for the following reasons: 1) The existing parking is substantially utilized during peak business periods, 2) Schools credit union has a reciprocal parking agreement with the parcel to the east of the site that would make the elimination of a substantial amount of parking problematic, 3) The site is currently underutilized, with only 6380 square feet of building space on over 2 acres of land, and construction of the ATMs in the current parking area would complicate any future building expansion plans for the site. Staff accepted the applicant's position on this issue for the reasons stated above, as well as for the following reasons: 1) Although the site has well in excess of the minimum required parking spaces for the site, the City's zoning Ordinance does not prescribe a maximum parking ratio for general commercial uses outside the Central City, and 2) even with the addition of the proposed ATM lanes, the site will retain an ample amount of landscaped area (over 52.2% of the site).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan Policies

The City of Sacramento General Plan designates the site for Community/Neighborhood Commercial and Offices. The existing credit union and proposed ATM kiosks are consistent with this designation.

The General Plan also contains overall goals and policies for the development of the City of Sacramento. There are general goals related to development, and there are goals and policies within each element of the General Plan. The following sections identify the

applicable goals and policies and summarize the staff determination of consistency for each goal or policy.

Section 1 of the General Plan describes the goal for quality of life: "It is the Policy of the City to enhance and maintain the quality of life by adhering to high standards for project and plan evaluation as these relate to the following characteristics that help define the quality of life in the City.

- ◆ The protection and preservation of the 'urban and natural environment are important factors to consider when evaluating development proposals and new community plans in the City
- ◆ Air Quality is a top priority in maintaining Sacramento's quality of life. The goal of compliance with Federal air quality standards-as soon as possible-must be considered in land use decision making and transportation planning.
- ◆ Crime, physical hazards and debilitating influences detract from the well-being of the neighborhood environment. Some neighborhoods in the City are experiencing the adverse effects of blighting influences, crime, and problems associated with homeless individuals. Efforts to correct these problems will be necessary to ensure the protection of the public's health safety and general welfare."

The proposed project is consistent with this goal and these policies in that the Negative Declaration found that impacts on the environment are less than significant. The Police Department also reviewed the proposal, and has placed conditions on the project to alleviate public safety concerns regarding the proposal.

The General Plan Commerce and Industry Land Use Element provides goals and policies which support the maintenance, preservation and revitalization of retail/office developments throughout the City (Section 4). The proposed project will provide an expanded level of service for Schools Federal Credit Union customers, and is therefore consistent with the General Plan's goals relating to office/retail uses.

2. Required Zoning Ordinance Findings

The Zoning Ordinance lists three findings which must be made by the Planning Commission in order to grant a Special Permit for a drive-up service facility. These are:

- ◆ 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.
- ◆ The design and location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement.

- ◆ The design and location of the facility will not create a nuisance for adjacent properties.

The project has been reviewed by the City's Traffic Division and revised to meet concerns related to limiting access off of Folsom Boulevard. The Traffic Division has therefore determined that the traffic impacts of the proposed project are less than significant, therefore the first finding can be made.

The ATM access has been designed in accordance with development standards specified in the Zoning ordinance and intended to avoid impacts on the internal circulation of the site. The project will utilize existing street access to the site and will not interfere with the existing pedestrian access to the project; therefore the second finding can be made.

The proposed facility is compatible with the surrounding development in that the site is surrounded by commercial development, and not adjacent to residential development at any point. The design of the facility includes adequate parking and circulation so that a nuisance will not be created for the surrounding properties; therefore, the third finding can be made.

3. Relation to Other Project Recommendations

Planning Staff has recommended denial of drive through facilities in the past. One example of this was the proposed Jack-in-the-Box at 19th and J Streets (P93-138) which included a drive through window. One significant issue evaluated for that project was its inconsistency with the existing mixed use, pedestrian friendly neighborhood environment.

The auto oriented nature of the proposed project is not inconsistent, however, with existing development along Folsom Boulevard in this area for the following reasons: 1) many drive through businesses currently exist in the area and 2) the existing development along Folsom Boulevard in this area is not an active mixed use pedestrian friendly neighborhood environment in that a) the area is characterized by large sites, large building setbacks, and ample parking, much of which is located adjacent to the street b) Folsom Boulevard in this area has no on street parking, no planter strips between sidewalk and the curb, and no street trees. As a result the area has neither the intensity of use, the site design, nor the street scape condition to be considered pedestrian friendly.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The proposed ATM kiosks meet the setback requirements for accessory buildings as specified in the City's Zoning Ordinance. Specifically, the kiosks are set back at least 80 feet on the street side yard, exceeding the 5 foot requirement. The kiosks are set back 20 feet from the rear property line, whereas accessory structures which are greater than 60

from the front property line require no rear setback.

2. Parking

The City's Zoning Ordinance requires a minimum of 1 parking space per 500 square feet of general commercial uses. This results in a parking requirement of 13 spaces. The proposed project will eliminate 8 existing parking spaces, leaving 68 spaces remaining on the site.

3. Site Design

The project is designed in accordance with the development standards specified in the Zoning Ordinance (Section 2-27) for design of drive-up facilities. Specifically, the project:

- a) Meets the minimum stacking distance of 180 feet.
- b) Locates the entrance to the drive-up lane greater than 25 feet from the public street.
- c) Exceeds the minimum lane width of 11 feet.
- d) Clearly indicates the entrance to the lane and the direction of traffic flow with signage and raised curbs.

4. Kiosk Design

The project will utilize standard Schools Federal Credit Union kiosks. These are prefabricated metal structures which are red, white and grey in color.

5. Signage

The project proposes directional signage for the ATM facility. These signs will be a maximum of 4 square feet in size, and are therefore exempt from the provisions of the City's Sign Ordinance.

6. Landscaping

The project will result in the removal of 5100 square feet of existing landscaped area. However, the project site will still consist of 45,620 feet of landscaped area (52.2% of the site). The project will result in the relocation of 4 newly planted sycamore trees, and measures prescribed in the attached Mitigation Monitoring Plan will be required to protect 4 established Honey Locust trees on the site.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address tree preservation and cultural resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Public/Neighborhood/Business Association Comments

The project application was routed to the College Glen Neighborhood Association. No written comments were received as a result of this notification. A telephone conversation with Richard Walker, president of the association, confirmed that the association had elected not to take a position on the project.

One letter of opposition to the project was received from, Grant S Green, an owner of property near the project site (Attachment E). Mr. Green's position is that no drive through facilities should be approved in the Sacramento area until there is a plan to bring the area into compliance with state and federal air standards.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The original project was revised to reflect the Transportation Division's opposition to any new driveways, particularly on Folsom Boulevard. Staff had no comments on the revised project. The Traffic Division determined that no traffic study was required for the project.

2. Police

Lighting should be at 1.5 footcandles during all hours the ATM is open for public use. Landscaping should be trimmed in order to prevent growth pattern from conflicting with lighting pattern. Landscaping should be

maintained at a 30 inch maximum shrub with a minimum 6 foot lowest tree branch height.

3. Arborist

Tree protection measures should be required during construction for the four established honeysuckle trees on the site.

4. Utilities

No comments (Written comment, 7\31\95.)

5. Building Division

No opposition to the development proposal

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the entitlements below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Special Permit to allow the 2 Drive-through ATM lanes with ATM kiosks.

Report Prepared By,

Report Reviewed By,

Mark Kraft
Associate Planner

Steve Peterson
Senior Planner

ITEM

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Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Site Plan
Attachment E	Letter of Opposition

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ATTACHMENT A

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ATTACHMENT B

ATTACHMENT C

RESOLUTION NO.

ADOPTED BY THE CITY PLANNING COMMISSION
ON DATE OF DECEMBER 14, 1995

A RESOLUTION ADOPTING A MITIGATION MONITORING
PLAN FOR A SPECIAL PERMIT FOR PROPERTY LOCATED
AT 8725 FOLSOM BOULEVARD

(P95-065) (APN: 078-0022-034)

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of a Special Permit for property located at the above described location; and

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan (Exhibit C-1).

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for Schools Federal Credit Union (P95-065) be approved and adopted as shown in the attached Mitigation Monitoring Plan (Exhibit C-1) dated October 12, 1995.

CHAIRPERSON

ATTEST:

SECRETARY TO THE PLANNING COMMISSION

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Exhibit C-1

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MITIGATION MONITORING PLAN

FOR

Schools Federal Credit Union (P95-065)

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
October 12, 1995

Adopted By:
Sacramento City Planning Commission

Date:

CHAIRPERSON

Secretary to the Planning Commission

Project No. P95-065

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant.

Legal Description

APN 078-0022-034 (See attachment)

Project Description

The project site is located at 8725 Folsom Boulevard (APN 078-0022-034), and is within the East Sacramento Community (see Attachment B, locator map). The site is developed with an existing Credit Union and related parking lot. The 1986-2006 Sacramento General Plan Update (SGPU) designates the site as Community\Neighborhood Commercial and Offices. The existing zoning for the site is General Commercial(C-2). The applicant is proposing to construct two drive-through ATM lanes with ATM kiosks. The project will involve tree relocation. The project will not involve the demolition of any existing structures. The project will reduce on-site parking by 8 spaces, however the site will still have 68 spaces, 51 more than are required. Signage will amount to directional signage, "ATM entry" and "Exit Only" signs for the ATM lanes. Adjacent land use to the North, East, and West is Commercial and to the South is Industrial/LRT right-of-way.

I. PLANT/ANIMAL LIFE- Tree Preservation

- A. In order to reduce the effects of grading and construction practices on the saved honey locust

trees (Numbers 20, 21, 22, 23 on the site plan), the applicant has agreed to the following mitigation measures:

1

A 6" chain link fence shall be erected around the honey locust trees, such that a 10 foot planter is maintained for these trees adjacent to the proposed ATM lane, and that an 8 foot planter is maintained adjacent to the proposed kiosk.

2

There shall be no grade changes, trenching, no parking of vehicles, and no storage of materials within the fenced-in areas.

3

The trees to be protected and the protection methods noted above shall be identified on all grading and building site plans for the project.

4

If during construction, the barriers are penetrated or the tree branches are damaged or disturbed, construction shall stop and a certified arborist be contacted for development of appropriate tree protection measures (subject to approval by the City Arborist).

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. Prior to the issuance of any Notice to Proceed, the Department of Public Works shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measure. In the case of trees to be transplanted or of replacement tree planting, the Building

Division/Department of Public Works shall transmit the project plans to the City Arborist for verification that planting requirements have been correctly shown on the project plans.

If any protective barriers are penetrated, moved or removed as a result of construction activities, the Building Division/Department of Public Works shall require the developer to provide an analysis from a certified arborist identifying the condition of the affected trees. In such a case, the responsible City department shall be that department with responsibility for inspection of the particular component of the project which is affected by the discovery.

In the event that any protective barriers are penetrated, moved or removed as described above, the responsible City department shall require that all work within the driplines of affected trees, as shown on the original project plans, be ceased. The responsible City department shall verify the accuracy of the required arborist report by referring the report to the Environmental Services Division for review. If the trees are determined to be damaged or removed as a result of construction activities, the Building Division/Department of Public Works shall require that alternative mitigation measures be developed and implemented subject to approval by the Environmental Services Division. The Building Division/Department of Public Works shall require the approved alternative measures to be incorporated into the project plans, prior to resumption of work within the affected area.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

-The Department of Public Works shall document implementation of all mitigation measures prior to the issuance of a Notice of Completion.

II. CULTURAL RESOURCES

MITIGATION MEASURE

- B. If, during construction activity, any amounts of historic glass, ceramics, metal, nails, etc. or prehistoric artifacts such as projectile points (arrowheads), beads, shells, mortars or bones are discovered, work shall halt immediately and a professional archaeologist and a representative of the Native American Heritage Commission shall be consulted to assess the find and determine if preservation and/or mitigation measures are necessary to reduce any archaeological impact to a less-than-significant level before construction continues. If this should occur, any records and reports concerning the archaeological materials or evaluations should be submitted to the North Coast Information Center for inclusion in their files.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall be stopped and an archaeologist and a representative of the North

American Heritage Commission shall be consulted.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division and/or the Department of Public Works, shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

Site inspections by the Building Division shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

ATTACHMENT D

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF DECEMBER 14, 1995

A RESOLUTION ADOPTING FINDINGS OF
FACT AND APPROVING A SPECIAL PERMIT
FOR PROPERTY AT 8725 FOLSOM
BOULEVARD

(P95-065) (APN: 078-0022-034)

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of a Special Permit to construct 2 ATM lanes with ATM kiosks for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved, based on the following findings of fact:

A. The project, as conditioned, is based upon sound principles of land use in that:

1. The project is appropriately zoned for the proposed use.

- 2. The proposed use is compatible with surrounding development.

B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

- 1. 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.
- 2. The design and location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement.

C. The project is consistent with the General Plan land use designation of Community Neighborhood Commercial and Office.

2. The Special Permit is hereby approved, subject to the following conditions:

- A. Lighting should be at 1.5 footcandles during all hours the ATM is open for public use.
- B. Landscaping should be trimmed in order to prevent growth pattern from conflicting with lighting pattern.
- C. Landscaping should be maintained at a 30 inch maximum shrub with a minimum 6 foot lowest tree branch height.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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Exhibit D-1

