

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert Morris & Associates, Inc. 851 Burlway, Burlingame, Ca. 94010		
OWNER	Lloyds Bank of California, 235 Montgomery St. #1530, San Fran. Ca 94104		
PLANS BY	Robert Morris & Associates, Inc., 851 Burlway, Burlingame, Ca. 94010		
FILING DATE	May 27, 1983	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC.	Ex. 15103e	EIR	ASSESSOR'S PCL. NO. 117-012-16

APPLICATION: Special Permit to allow a drive-thru facility for a proposed bank in the C-2 zone.

LOCATION: Southwest portion of Mack Road at Valley Hi

PROPOSAL: The applicant is requesting the necessary entitlements to have a drive-thru with a proposed bank.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1968 Valley Hi Community Plan Designation:	Shopping and Commercial
Existing Zoning of Site:	General Commercial C-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Shopping Center C-2
South:	Shopping Center C-2
East:	Shopping Center C-2
West:	Shopping Center C-2
Parking Required:	12 spaces
Parking Provided:	16 spaces
Ratio Required:	1:400 s.f.
Ratio Provided:	1:400 s.f.
Property Dimensions:	Varies
Property Area:	10,530 s.f.
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	White, medium blue, brown
Exterior Building Materials:	Plaster, standing seam sheetmetal roofing

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

1. City Traffic Engineering Office has reviewed the proposed drive-thru plan and has determined that the presently proposed 7-foot wide drive-thru lane is inadequate and that a minimum 10-foot wide lane is necessary.

The site plan indicates one-way traffic around the east and north side of the proposed structure. Traffic notes the impracticality of drivers maintaining this and also the potential conflict with two-way use and the drive-thru stacking area. One solution to assure one-way traffic is to reduce the "one-way" lane and angle the

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eastern parking in the direction of traffic. Traffic is also concerned about the narrow and barely visible curbing at either outside end of the drive-thru lane. An area at least 4-feet wide and planted would be more visible. Reducing the one-way lane would allow widening of the drive-thru lane and provision of a wide planter. (See Exhibit A). Redesign of the drive-thru area is necessary and should be submitted to staff for review and approval prior to building permit issuance.

2. Direction signs should not include the Crocker Bank logo, as this would constitute additional detached signs.
3. A detailed landscape/shading/irrigation plan of the entire proposed parcel should be submitted to staff for review and approval prior to building permit issuance. Planting should include as many shade producing trees as possible within proposed and existing planters.
4. The area between the drive-thru lane and the driveway (north) is indicated on the site plan as 4" painted white stripes on sloped A. C. concrete paving. To be in keeping with the planted setback along Mack Road, this area should be planted with trees, shrubs and groundcover to soften the area between the maneuvering lane and drive-thru lane. (See Exhibit A).
5. Detailed building elevations have not been submitted as part of the application and therefore should be submitted for review and approval by staff prior to building permit issuance.
6. The Subdivision Map Act provides that a portion of a parcel cannot be leased, sold or financed without the benefit of a parcel map. Therefore, a parcel map must be submitted and approved prior to occupancy approval of the proposed structure.

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit subject to the following conditions and based on Findings of Fact which follow:

which indicates a 9' wide drive-thru lane.

- * 1. The site plan shall be revised per Exhibit A/and submitted to planning staff for review and approval prior to issuance of building permit.
2. The proposed signs shall comply with the City Sign Ordinance.
3. A detailed landscape/shading/irrigation plan shall be submitted to staff for review and approval prior to issuance of building permit.
4. That area between the drive-up lane and the driveway (north) shall be planted in trees, shrubs and groundcover as indicated in Exhibit A.
5. Detailed building elevations shall be submitted for review and approval by staff prior to building permit issuance.
6. A parcel map shall be submitted and approved prior to occupancy approval.

7. Signage shall conform to the City Sign Ordinance.

FINDINGS OF FACT:

1. The project, as conditioned is based on sound principles of land use in that;
 - a. The project site is an area designated for retail development.
 - b. The project is compatible to surrounding land uses which consist of retail stores and auxiliary businesses.
2. The project, as conditioned, is not injurious to the public welfare and safety or surrounding properties in that;
 - a. Adequate vehicular access stacking distance and parking will be provided by the project and surrounding shopping center.
3. The proposal conforms to the 1974 General Plan and the 1968 Valley Hi Community Plan in that; the plans designate the subject site for commercial development.

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FLEMMING

STACY AV

HIGHWAY

FARMS No.



WHISPERING PALM

P-5-2

P-909 South Pointe

Approximate site location

Valley High Plaza

P-9173

VALLEY HI

COMMERCIAL

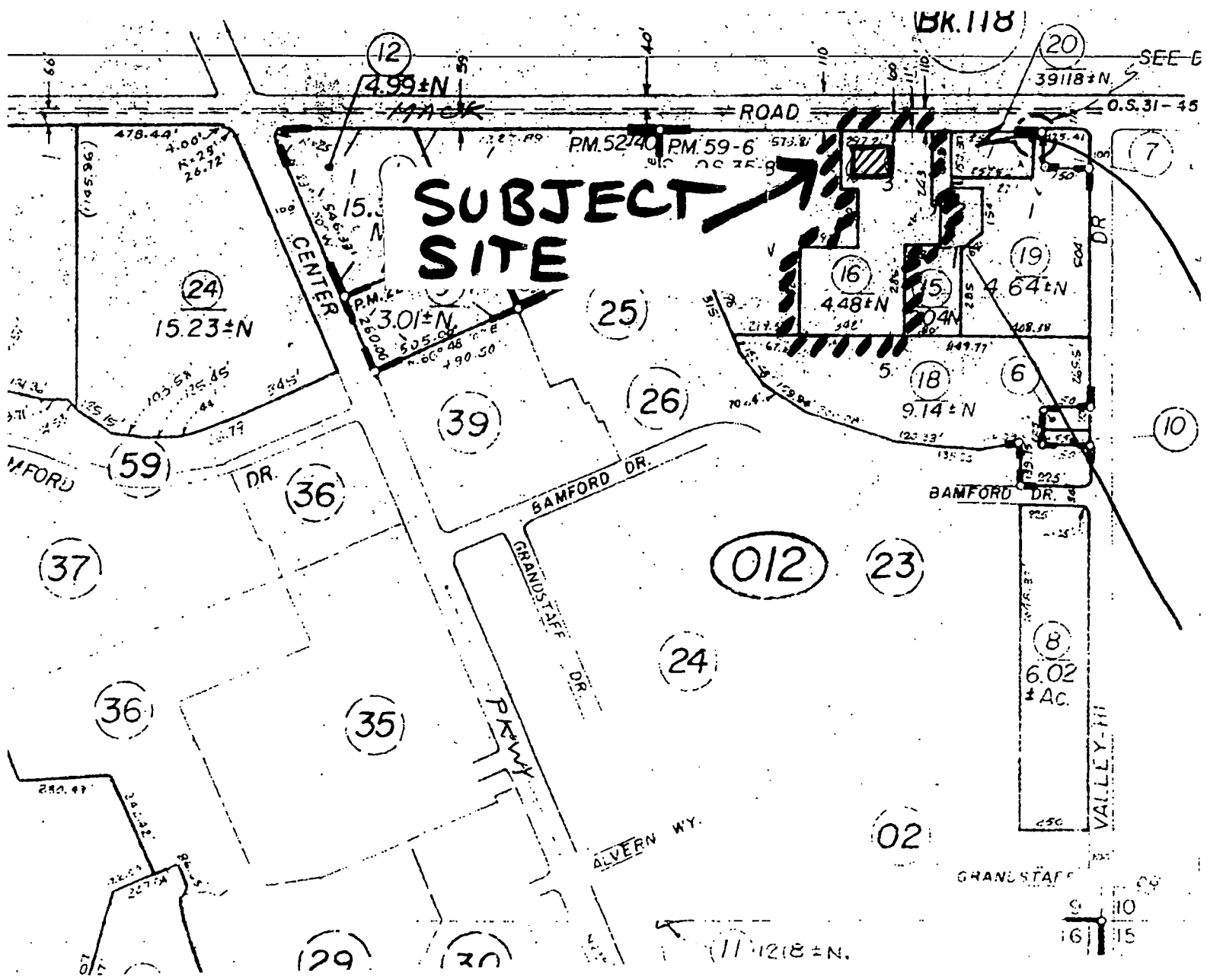
JOHN REITH SCHOOL

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14 July 1983

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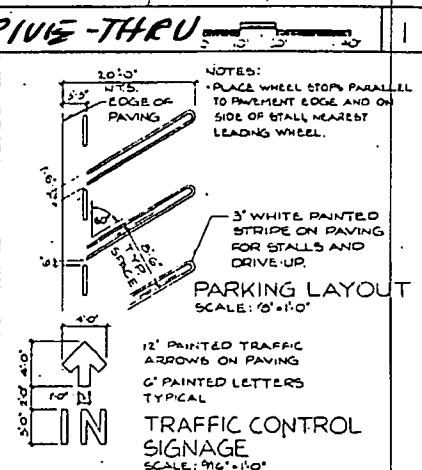
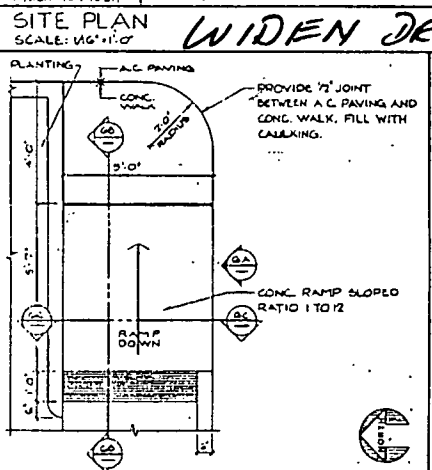
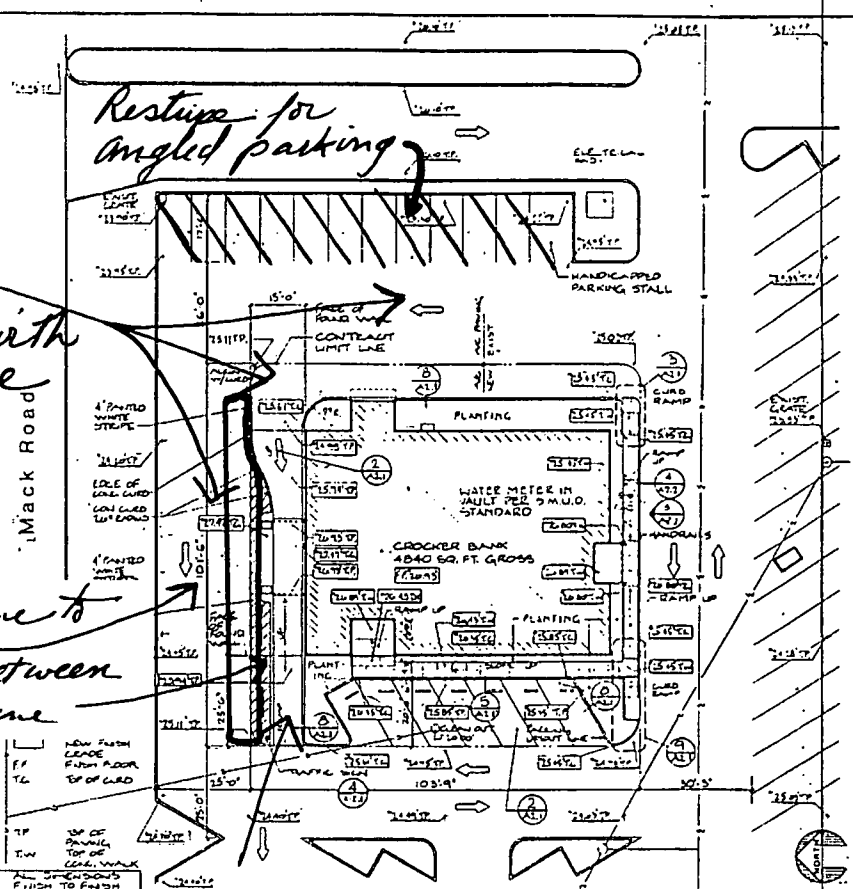
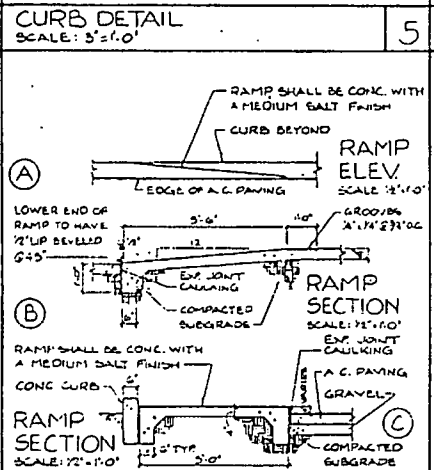
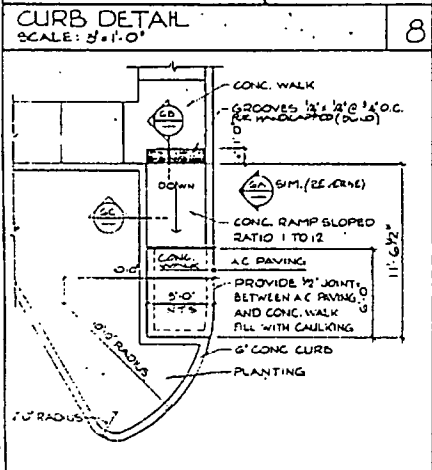
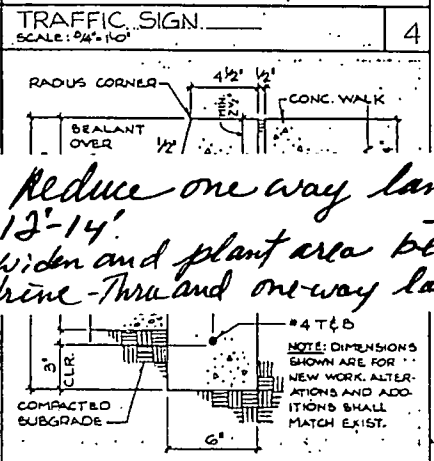
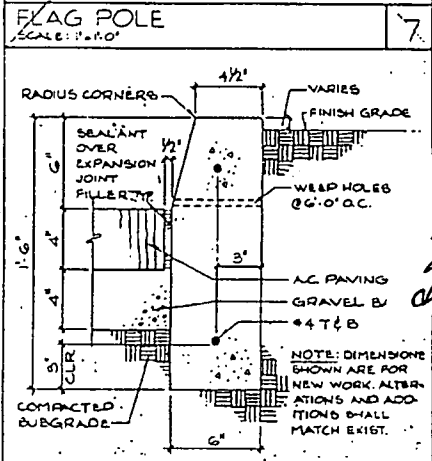
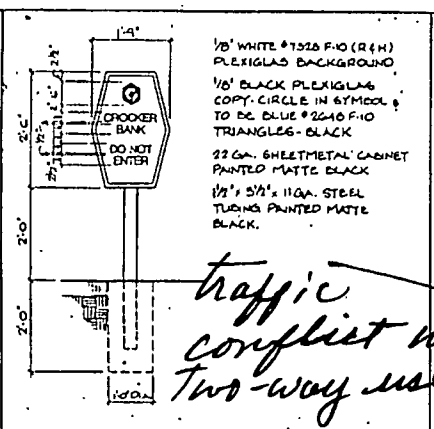
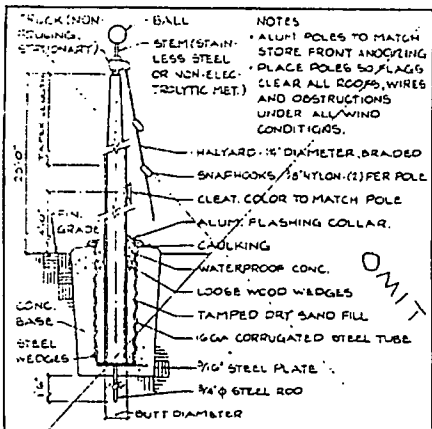


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73-177

14 July 1983

#19



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PROJECT MANAGER
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Mr. David Hestley

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Mr. Raymond W. Moore

MECHANICAL ENGINEER
Mr. Dale Johnson

CROCKER NATIONAL BANK
Sacramento, CA

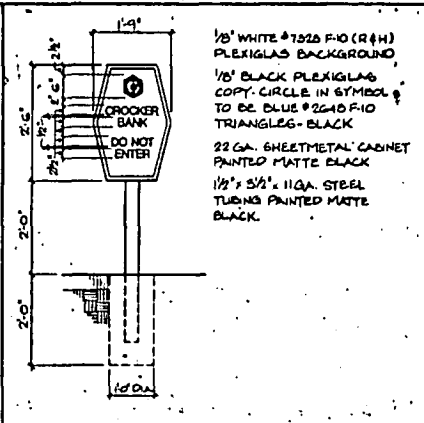
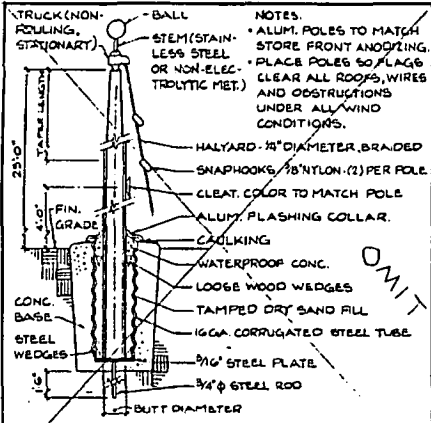
EXHIBIT A

SITE PLAN & DETAIL

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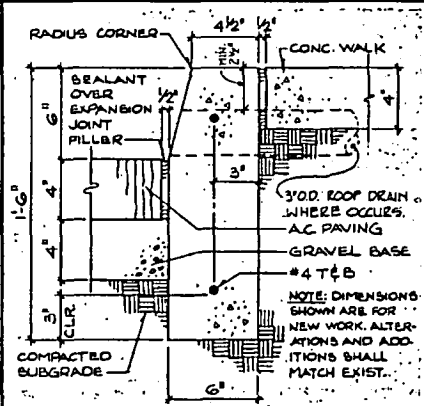
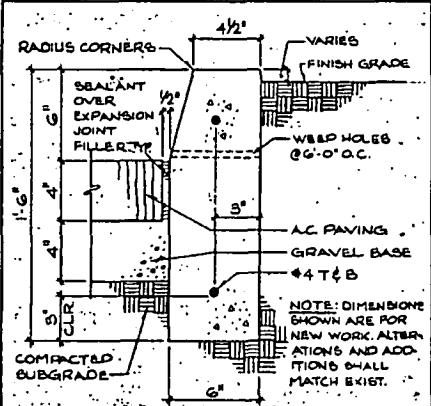
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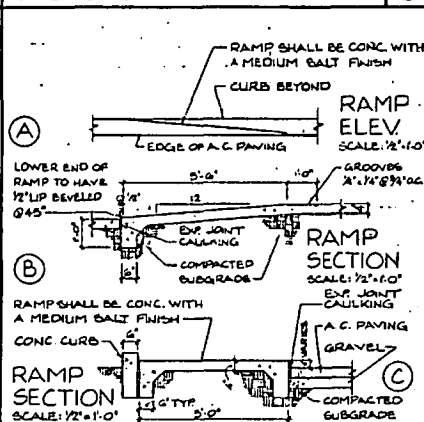
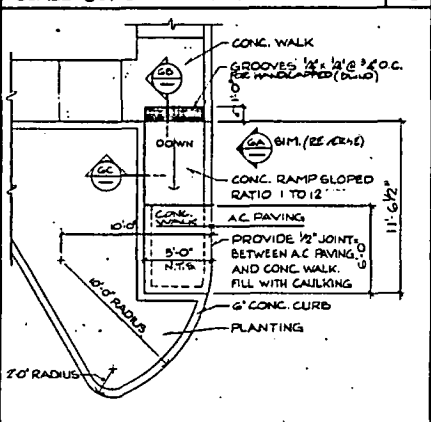
FLAG POLE SCALE: 1"=1'-0"

TRAFFIC SIGN SCALE: 3/4"=1'-0"



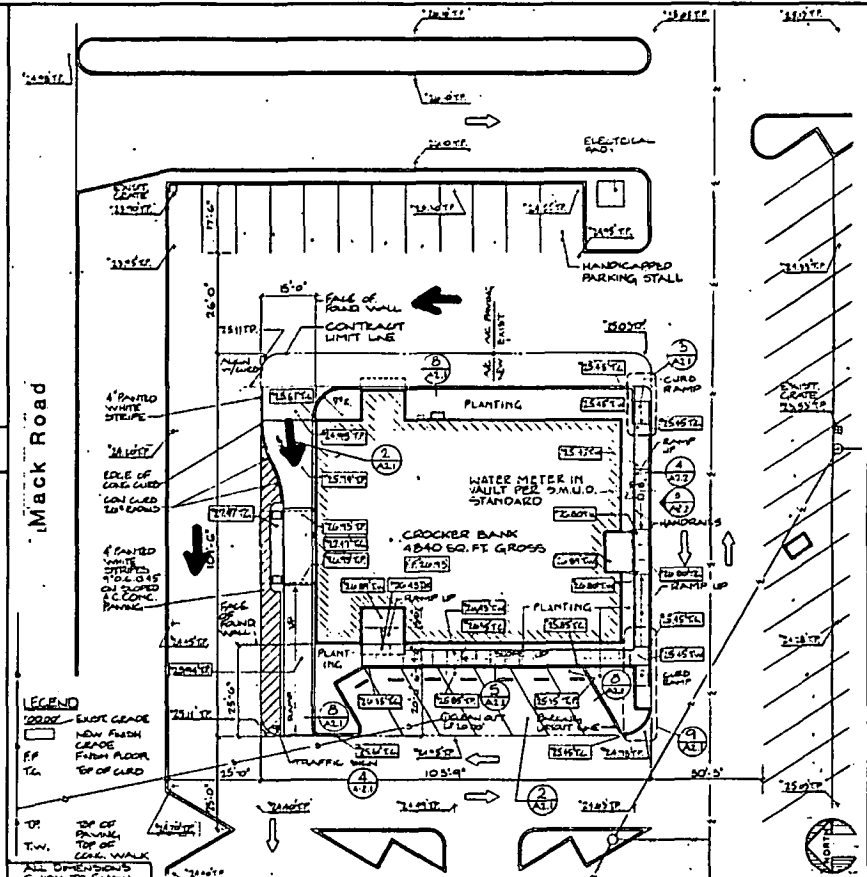
CURB DETAIL SCALE: 2"=1'-0"

CURB DETAIL SCALE: 2"=1'-0"

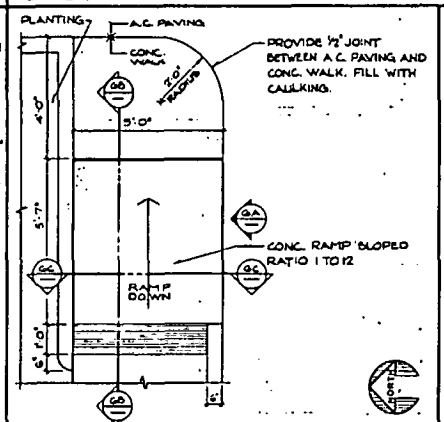


PLAN @ RAMP SCALE: 1/2"=1'-0"

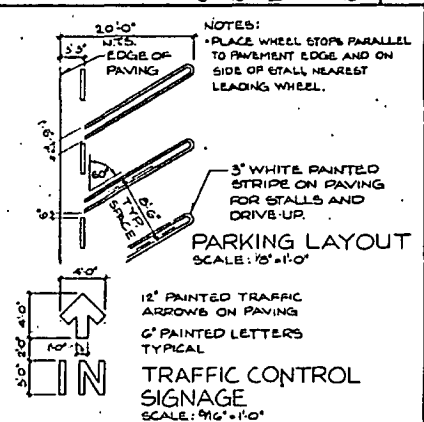
RAMP ELEV. AND SECTIONS SCALE: 1/2"=1'-0"



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



PLAN @ RAMP SCALE: 1/2"=1'-0"



STRIPING DETAIL SCALE: AS SHOWN



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Mr. Kate Horvath

CROCKER NATIONAL BANK
Sacramento, CA

No.	Date	Revision	By

Project No: 82320
Scale: AS SHOWN
Drawn by: TRACY / J.H.
Checked by:
Date: 5/27/85

SITE PLAN & DETAILS

EXHIBIT B

83-177

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14 JULY 1961

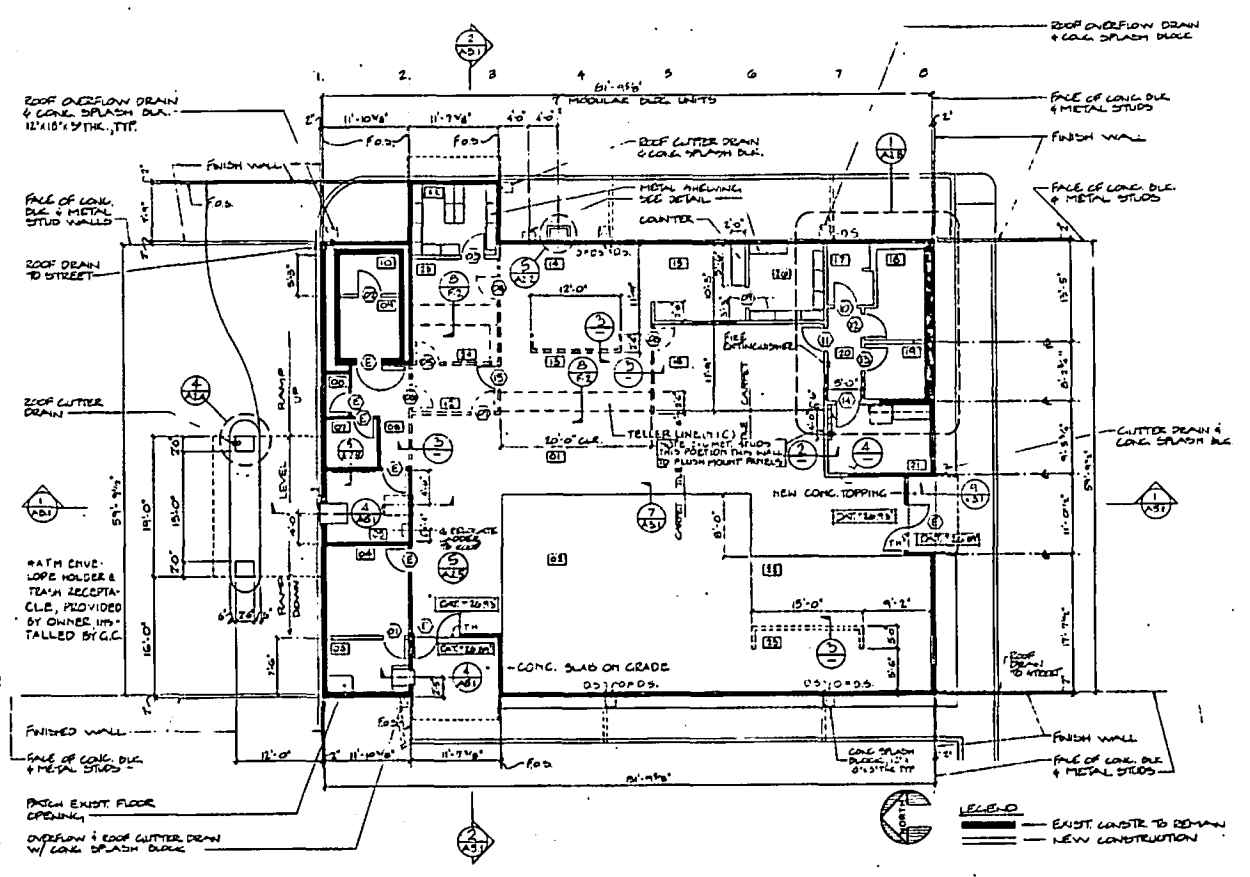
61A

Room Material Schedule

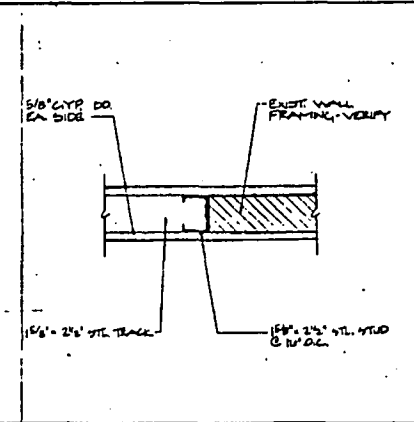
Room Number	Room Name	Floor/Base				Walls/Wainscot			Ceiling	Ceiling Height	Sq. Footage	Remarks
		North	East	South	West	North	East	West				
01	LOBBY	2							11	81	1021	
02	PLATFORM	1									858	
03	NIGHT DEPOSIT & FUTURE A.T.M.	2									77	
04	CONFERENCE	1									126	
05	DRIVE UP A.T.M. & FUTURE A.T.M.	2									105	
06	CORRIDOR										80	
07	SAFE DEPOSIT DOOTH										42	
08	SAFE DEPOSIT DOOTH										17	
09	SAFE DEPOSIT VAULT								12		64	
10	CASH VAULT	2							12		55	
11	RECORDS								11		100	
12	VESTIBULE										75	
13	TELLERS AREA										155	
14	WORK AREA										180	
15	EQUIPMENT/STORAGE										190	
16	NEW ACCOUNTS	1									261	
17	JANITOR	2	A	B	C	A	B	C	12		49	
18	MEN	2	D	D	D	D	D	D	11		87	
19	WOMEN	1									50	
20	CORRIDOR	2	A	A	A	A	A	A			57	
21	STAFF LOUNGE										122	
22	WAITING	1									216	
23	FILES										204	
24	MERCHANT LOBBY	2									53	
25	MERCHANT TELLER										99	
26	REAR DOOR										100	
											1568	NET AREA

Room Material Code List

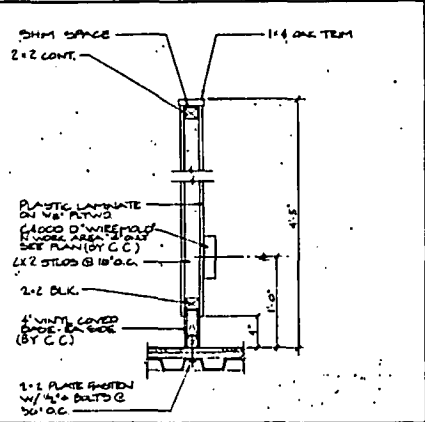
Floor/Base	Walls/Wainscot	Ceiling
1	CARPET W/ 4" TOP SET VINYL BASE	2-2" SUSPENDED ACOUSTICAL TILE
2	V.A.T. W/ 4" BASE	CERAMIC TILE
3	CERAMIC TILE W/ COVERED BASE	GYP. DD.
4		
5		
6		



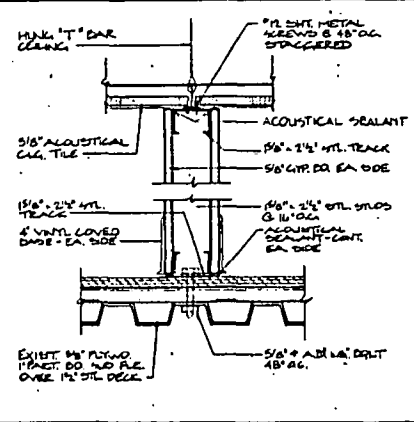
FLOOR PLAN SCALE: 1/8" = 1'-0"



NEW TO EXIST. WALL - PLAN SCALE: 1/4" = 1'-0" 4



LOW SCREEN WALL SCALE: 1/2" = 1'-0" (N.I.C. ACCEPT AS NOTED) 3



TYPICAL WALL SECTION SCALE: 1/2" = 1'-0" 2

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No.	Date	Revision	By

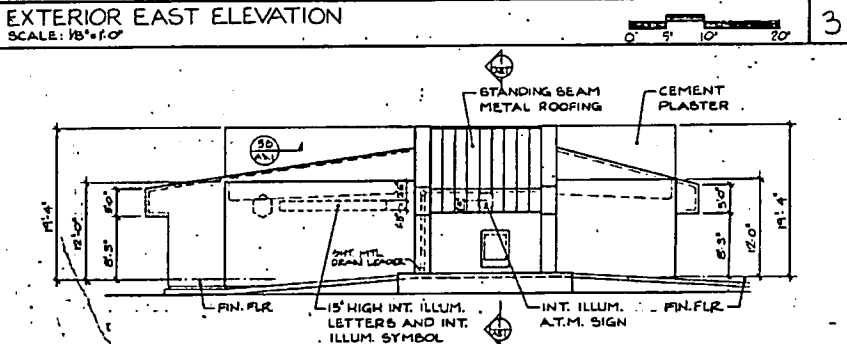
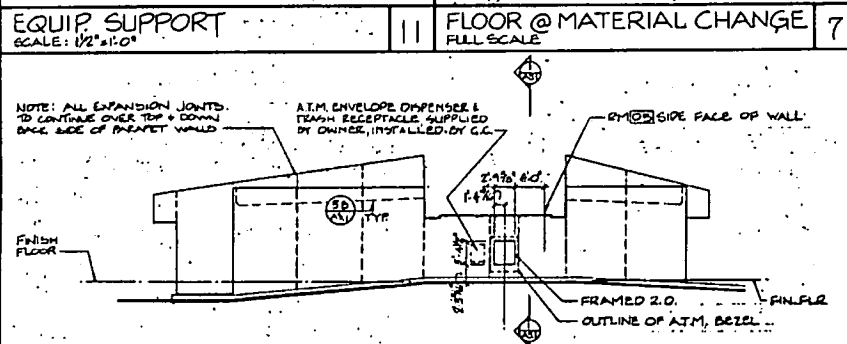
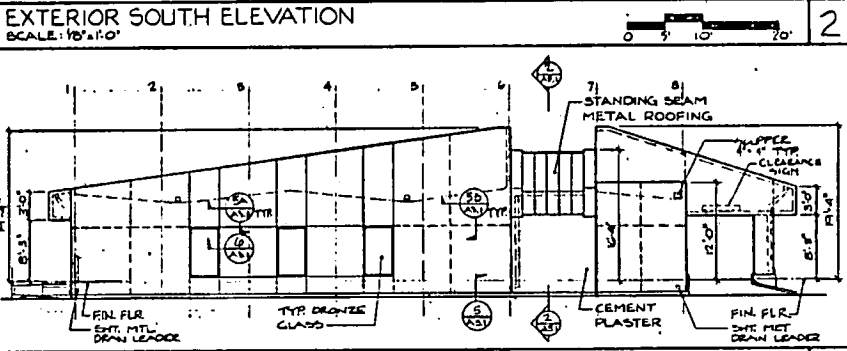
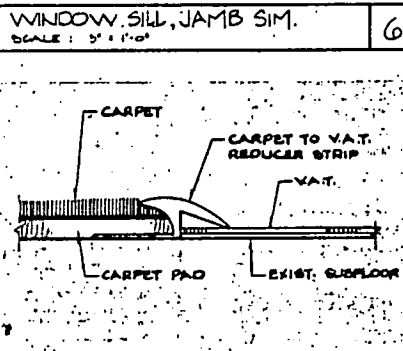
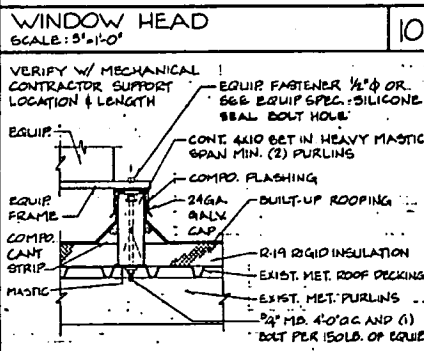
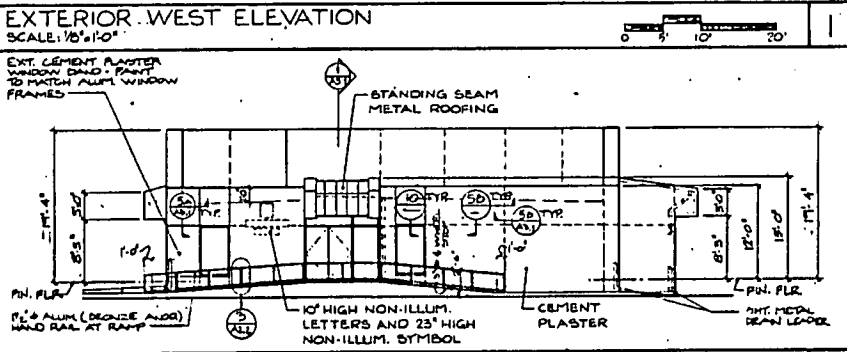
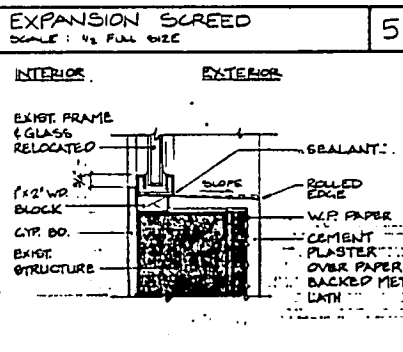
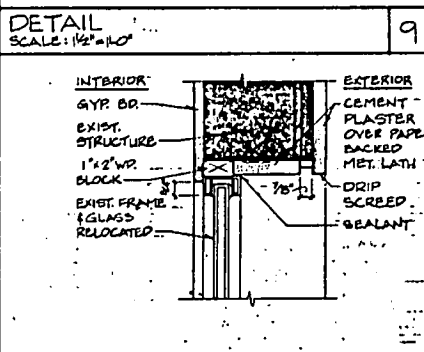
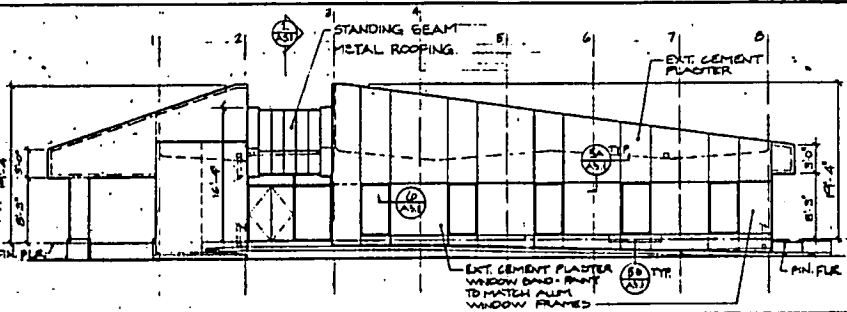
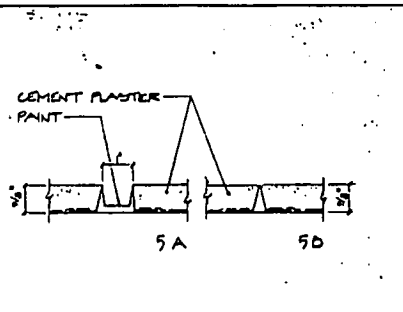
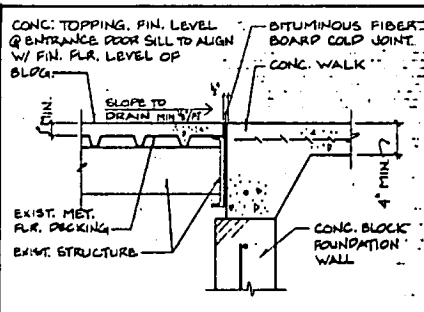
Project No: 82320
Scale: AS SHOWN
Drawn by: TRACY/JLH
Checked:
Date: 3-29-63

FLOOR PLAN, MATERIAL SCHEDULE & DETAILS

EXHIBIT C

A-2.3

003366



RMC & Associates, Inc.
 Robert Morris & Associates, Inc.

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CROCKER NATIONAL BANK
 Sacramento, CA

EXHIBIT D

No.	Date	Revisions	By

Project No.: 82320
 Scale: AS SHOWN
 Drawn by: TRACY/JLH
 Checked:
 Date: 3/25/85
EXTERIOR ELEVATIONS
 A-3.1

83-177

14 July 1985

#19