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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 7, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of the Point West PUD Schematic Plan from Restaurant to Financial Institution (P-9302)

LOCATION: South side of Arden Way, approximately 200+ feet west of Challenge Way

SUMMARY

This is a request for entitlements necessary to develop a 20,000 square foot bank building on a one-acre site. The Planning Commission and staff recommend approval of the amendment. The Planning Commission also approved a special permit to allow the development of the Point West bank on the subject site as well as a drive-up window.

BACKGROUND INFORMATION

On December 5, 1978 the City Council approved the necessary entitlements to permit the construction of a 76,960 square foot restaurant/office use on the subject site (P-8195). The site has since changed ownership and the current applicant proposes to construct a 20,000 square foot bank at this location. Staff has no objection to the requested designation because the proposed financial institution will provide for a mixture of restaurant and commercial uses along Arden Way. It is also compatible with surrounding land uses.

In consideration of the special permit for the drive-thru facility, Planning staff recommended against the special permit; however, the Planning Commission approved the request. Staff had concerns regarding air quality because the drive-thru is located in a depressed parking area. Also, staff felt that the facility did not allow adequate stacking distance in order to avoid conflict with the parking areas.

Page 1

APPROVED
BY THE CITY COUNCIL

MAY 15 1981

OFFICE OF THE
CITY CLERK

*Cont
to
5-26-81*

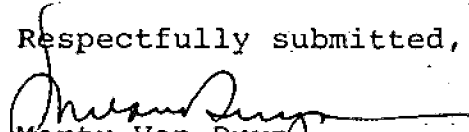
VOTE OF THE COMMISSION

On April 9, 1980 the Planning Commission, by a vote of nine ayes, recommended approval of the plan amendment.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the plan amendment by adopting the attached resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

MVD:TM:bw
Attachments
P-9302

May 14, 1981
District No. 3

RECEIVED
MAY 14 1981
CITY OF YAM

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAY 14, 1981

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN FROM A 6,960 RESTAURANT/OFFICE TO A 20,000 SQUARE FOOT FINANCIAL INSTITUTION, LOCATED ON THE SOUTH SIDE OF ARDEN WAY, APPROXIMATELY 200 FEET WEST OF CHALLENGE WAY (APN: 277-272-11) (P-9302)

WHEREAS, the City Council conducted a public hearing on May 14, 1981, concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.
3. The site is large enough to accommodate the additional square footage for the proposed bank.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall be designated as a 20,000 square foot financial institution.

MAYOR

ATTEST:

CITY CLERK

P-9302

MEETING DATE April 9, 1981
 ITEM NO. 23a FILE NO. P-9302
H-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Amund Point West PUD Schematic Plan

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: South of Arden Way, 200' W of Challenge Way

| PROPOSERS | |
|------------------------|---|
| NAME | ADDRESS |
| <u>Walter Roberts</u> | <u>1515 River Park Drive, Sacramento, CA 920-2929</u> |
| <u>Thayer Practice</u> | <u>1440 Ethan Drive, Sacramento, CA</u> |
| <u>Joseph Holland</u> | <u>2415 L Street, Sacramento, CA 95816</u> |
| | |
| | |
| | |

| OPPOSERS | |
|----------|---------|
| NAME | ADDRESS |
| | |
| | |
| | |
| | |
| | |
| | |

MOTION NO. _____

MOTION:

| | YES | NO | MOTION | 2ND |
|----------|-----|----|--------|-----|
| Augusta | ✓ | | | |
| Fong | ✓ | | | |
| Goodin | ✓ | | | |
| Holloway | ✓ | | | |
| Hunter | ✓ | | | |
| Larson | ✓ | | | ✓ |
| Muraki | ✓ | | | |
| Silva | ✓ | | ✓ | |
| Simpson | ✓ | | | |

- TO APPROVE
- TO DENY
- 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 _____

4

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|---|------------------------|--------------------------------|
| APPLICANT | Carissimi - Rohrer Associates - 1515 River Park Dr., Ste. 200 | | |
| OWNER | Point West Bank, 1440 Ethan Way | | |
| PLANS BY | Carissimi - Rohrer Associates - 1515 River Park Dr., Ste. 200 | | |
| FILING DATE | 1-23-81 | 50 DAY CPC ACTION DATE | REPORT BY: TM:kk |
| NEGATIVE DEC. | 3-30-81 | EIR | ASSESSOR'S PCL. NO. 277-272-11 |

- APPLICATION:
1. Negative Declaration
 2. Amend Point West PUD Schematic Plan from Restaurant to financial institution
 3. Special Permit to develop a 20,000[±] square foot financial institution
 4. Special Permit to allow a drive-up window

LOCATION: South side of Arden Way, approximately 200[±] feet west of Challenge Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 20,000[±] square foot bank with a drive thru window on 1[±] vacant acres in the Shopping Center SC zone.

PROJECT INFORMATION:

| | |
|----------------------------|------------------------|
| General Plan Designation: | Commercial and Offices |
| Point West Schematic Plan: | General Retail |
| Existing Zoning of Site: | SC-R (Shopping Center) |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

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

| | | | |
|--------------------------|----|-------------------|---------------------------------|
| Parking Required: | 89 | Parking Provided: | 61 |
| Parking Ratio Required: | | | 1:225 sq. ft. |
| Parking Ratio Provided: | | | 1:328 sq. ft. (on-site) |
| Building Square Footage: | | | 20,000 sq. ft. |
| Height: | | | 32 feet |
| Materials: | | | Concrete, masonry, bronze glass |

BACKGROUND INFORMATION: On December 5th, 1978, the City Council approved the necessary entitlements to permit the construction of a 6,960 sq. ft. restaurant/office on the subject site (P-8195). The proposed Wendy's restaurant and associated offices was approved with the condition that the drive-up window be deleted.

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. Among the requested entitlements is an amendment of the Point West PUD Schematic Plan from Restaurant to Financial Institution. Staff does not oppose the requested designation because the proposed financial institution will provide for a mixture of Restaurant and Commercial uses along the Arden Way frontage.
2. The proposed project consists of a 20,000 sq. ft. structure with a below grade parking lot for 61 vehicles. The interior floor design consists of a 14,500 sq. ft. main floor with an elevated mezzanine of 5,000 sq. ft. The exterior design consists of recessed masonry walls and bronze glass windows.
3. The site design incorporates a decerration lane on Arden Way. This lane has been reviewed by the City Traffic Engineer and found to be acceptable. Staff's concern relative to this lane is that it also shifts the required 50' setback line for this site further south. The site plan indicates a minimum setback of 40 feet. Due to the addition of this decerration lane the site plan will have to be revised to provide for the 50 foot setback.

The driveway entrance off of Arden Way is functional not only as an access point to the site but also as one of the entrances to the shopping complex (Handyman, Tower, Woolco) to the south. The decerration lane will encourage and emphasize the location and usage of this driveway and its secondary function to provide thru access.

4. The required parking ratio for financial institutions in the Point West PUD is one square per 225 sq. ft. 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 applicants proposal indicates that 61 of the required 89 parking spaces will be provided for on-site. 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.

5. The applicants plans indicate that a drive-thru window is proposed in the depressed parking lot area. The Environmental Coordinator requested that the applicant submit a detailed study assessing the air quality in this parking area and in general, the overall traffic impacts. The Consultant's report concluded that:

"In summary, the report finds that average weekday traffic related impacts for the proposed commercial bank development will probably not be significantly greater than those of the original "service shops" proposal in this site and will probably be less than the recent "fast food" proposal for the site. No serious air quality problems are projected for the parking area under the building, with worst case pollutant concentrations being below Federal Standards."

Staff has reviewed the consultants report and has the following concerns regarding the projections and assumptions of the report:

- a. The basis of the air quality assessment rests on the assumption that the bank will attract primarily commercial accounts and that only 10% of the total traffic will use the drive-up window. This 10% projection is the Bank Management's own estimate. Staff notes that the current Point West Bank does not have a drive-up window and therefore questions the accuracy of their basic assumption.
- b. The consultants' estimated eight-hour average for carbon monoxide is 7.0 ppm which is only 2.0 ppm below the national standard. Staff finds that this concentration is too high given the possible inaccuracy of the consultants basic assumption mentioned in Item A.
- c. The consultants findings suggest that the overall carbon monoxide concentrations will not have an adverse impact on persons using the garage, partially based on the projected 5 minute average time spent by people in the parking area. Staff suggests that this time frame could be extended occasionally by the stacking of automobile waiting for window service and the possibility of people waiting in their parked cars while someone else conducts their business in the bank. A larger exposure may have greater impacts on the persons within this garage area.
- d. The Point West Bank has stated that its' business is primarily directed to commercial accounts and that the banks products and services are priced in a manner to discourage small checking accounts and, in general, high activity banking. Staff is concerned about the possibility of a change in the nature of the business which may lead to a more intense use of the drive-up window. The Point West Bank is a relatively new corporation and as such may experience new directions in growth.
- e. The drive-thru is designed to allow the stacking of three vehicles. Any additional stacking will disrupt vehicular circulation within the garage. In conclusion, staff finds that the proposed drive-up window will create adverse air pollution impacts and may disrupt vehicular circulation within the parking garage, and therefore, cannot recommend approval of such a use at this location.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Amend the Point West PUD Schematic Plan from restaurant to financial institution;
3. Approval of the special permit to develop a financial institution subject to conditions and based upon findings of fact which follow;
4. Denial of the special permit to allow a drive-up window based on findings of fact which follow.

Conditions - Special Permit

- a. The applicant shall design a signing program for the subject site for staff review and approval prior to the issuance of building permits.
- b. The applicant shall submit a detailed landscape and irrigation plan for the review and approval of staff prior to the issuance of building permits.
- c. The applicant shall redesign the site plan to maintain the 50-foot setback from Arden Way. The revised plans shall be submitted for staff review and approval prior to the issuance of building permits.

Findings of Fact - Financial Institution

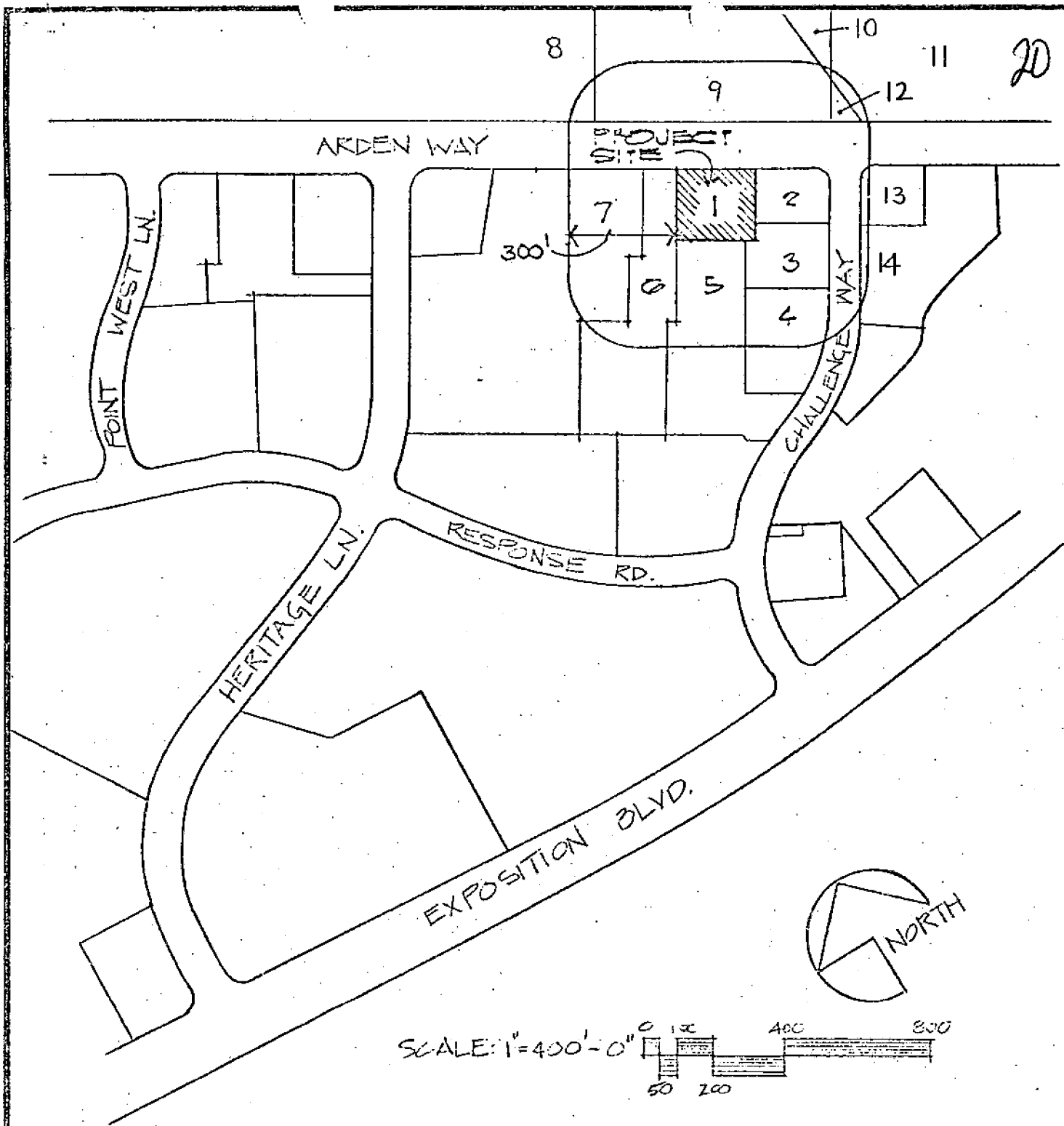
- a. The proposed financial institution is based upon sound principles of land use in that the site is in an area developed with restaurants and financial institutions.
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation 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."

Findings of Fact - Drive-up Window

- a. If granted, the special permit would not be based upon sound principles of land use in that it would create additional congestion in the parking garage.

- b. If granted, the special permit would be detrimental to the public health, safety and welfare in that the proposed drive-up window will increase the amount of carbon monoxide emissions in a semi-enclosed area.

- c. If granted, the special permit would be contrary to the General Plan Air Pollution Element Goal to: "Provide a healthier living environment for City residents through the control of unpleasant and injurious air emissions which contribute to pollution in the greater Sacramento Area" and contrary to the Air Pollution Policy to: "Continue to prevent or reduce air pollution in the City wherever possible by working closely with environmental health officials in curtailing existing fixed pollutant sources, and by taking appropriate measures to ensure clean air standards for all new land uses."



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ARDEN WAY

PROJECT SITE

POINT WEST LN.

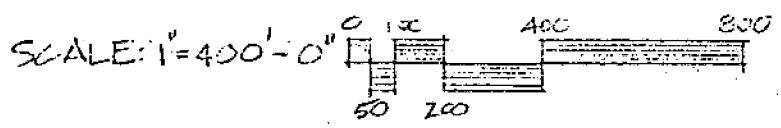
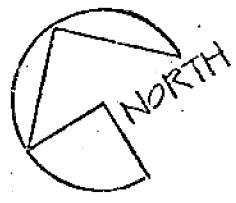
HERITAGE LN.

RESPONSE RD.

CHALLENGE WAY

EXPOSITION BLVD.

300'




CARISSIMI-ROHRER ASSOCIATES
 Architects and Planners, Inc.
 1515 River Park Drive
 Sacramento, California 95815

POINT WEST BANK
 ARDEN WAY · POINT WEST AVE.
 SACRAMENTO, CA.

-76- P 9302

April 9, 1981

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| Drawn by | |
| Checked | |
| Job No. | |
| Date | |
| Sheet number | |
| Special | |

P-9300

Item 20

P4

11/20/81

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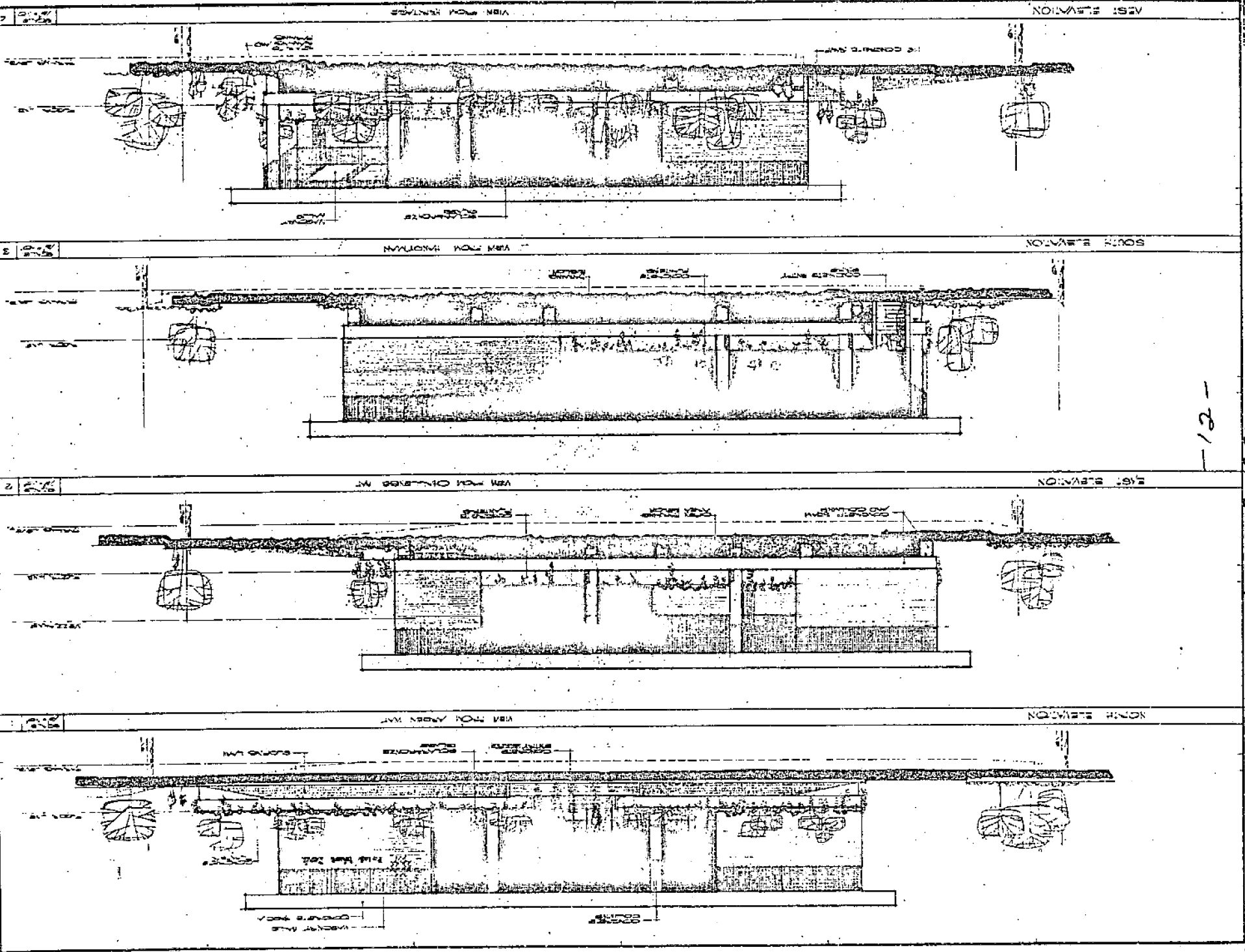
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Point West Bank



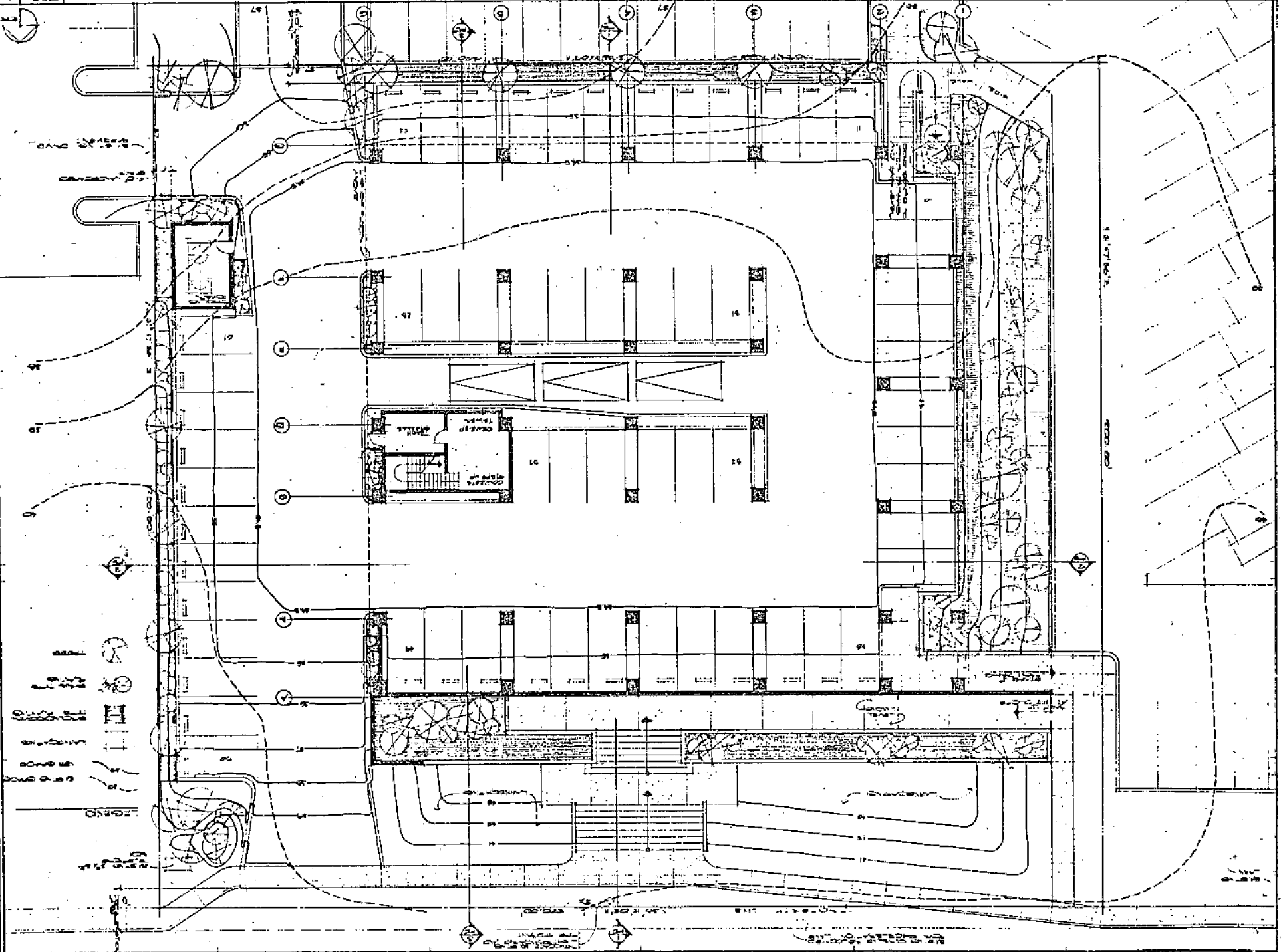
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Item 23

April 9, 1981

0-9-81



P2

Point West Bank

-13-



0 0300

April 9 1981

Item 03



PLANNING DEVELOPMENT PERMIT

20
SACRAMENTO CITY
PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CA. 95814
TELEPHONE (916) 449-5604

P No 9302

Application date 1-23-81

Project Location South side of Arden Way, approx. 200+ ft. west of Challenge Way
Assessor Parcel No. 277-272-11 Comm. Pin Industrial Park
Owner Point West Bank Phone No. 924-0200
Address 1440 Ethan Way, Sacramento, CA 95825
Applicant Carissimi-Rohrer-Associates Phone No. 920-2929
Address 1515 River Park Drive, Suite 200, Sacramento, CA 95815
Signature [Signature] CPC Mtg. Date February 26, 1981

| REQUESTED ENTITLEMENTS | Commission Action/Date | Council Action/Date | Filing Fees |
|---|------------------------|---------------------|----------------------------|
| <input checked="" type="checkbox"/> Environ. Determination: Neg. Dec. <u>x</u> , Exempt | | | \$ <u>90.00</u> |
| <input type="checkbox"/> General Plan Amend | | Res. _____ | \$ _____ |
| <input checked="" type="checkbox"/> Point West PUD Schematic Plan to redesignate <u>the site</u> from restaurant to financial institution | | Res. _____ | \$ _____ |
| <input type="checkbox"/> Rezone | | Ord. _____ | \$ _____ |
| <input type="checkbox"/> Tentative Map | | Res. _____ | \$ _____ |
| <input checked="" type="checkbox"/> Special Permit to allow a drive-thru window to allow 20,000 sq. ft. financial institution in SC zone | | | \$ <u>290.00</u> <i>ok</i> |
| <input type="checkbox"/> Variance | | | \$ _____ |
| <input type="checkbox"/> Plan Review | | | \$ _____ |
| <input type="checkbox"/> PUD | | Res. _____ | \$ _____ |
| <input type="checkbox"/> Other | | | \$ _____ |

NOTIFICATION AND POSTING \$ 36.00
FEE TOTAL \$ 416.00
Receipt No. 5870

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Actions

| | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved w/Conditions | RAC - Recommend Approval w/Conditions | CSR - Condition indicated on attached Staff Report |
| AA - Approved w/Amended Conditions | RAA - Recommend Approval w/Amended Conditions | |

By/date TM/4-1-81

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9302

SACRAMENTO CITY PLANNING COMMISSION

20

MEETING DATE April 9, 1981
 ITEM NO. 232 FILE NO. P-9302
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Amund Point West
PUP Schematic Plan

Recommendation: Favorable Unfavorable Petition Correspondence
 LOCATION: South side of Arden Way, east W of Challenge Way

| <u>PROPOSERS</u> | |
|---|----------------|
| <u>NAME</u> | <u>ADDRESS</u> |
| <u>Walter Ruben - 1515 River Park Drive, Sacramento, CA</u> | |
| <u>Thayer-Prentice - 1440 Ethans Drive, Sacramento, CA</u> | |
| <u>Joseph Holland - 2415 L Street, Sacramento, CA 95816</u> | |
| | |
| | |
| | |
| | |
| <u>OPPOSERS</u> | |
| <u>NAME</u> | <u>ADDRESS</u> |
| | |
| | |
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| | |

MOTION NO. _____

| | YES | NO | MOTION | 2ND |
|----------|-----|----|--------|-----|
| Augusta | ✓ | | | |
| Fong | ✓ | | | |
| Goodin | ✓ | | | |
| Holloway | ✓ | | | |
| Hunter | ✓ | | | |
| Larson | ✓ | | | ✓ |
| Muraki | ✓ | | | |
| Silva | ✓ | | ✓ | |
| Simpson | ✓ | | | |

- MOTION:
- TO APPROVE
 - TO DENY
 - 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 _____

#20
5/16/81

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAY 14, 1981

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MAYOR

ATTEST:

CITY CLERK

P-9302

#20
5-26-1981

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CITY CLERK

P-9302

