

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	HMR Architects, Inc. - 2321 P Street, Sacramento, CA 95816				
OWNER	Sacramento Savings & Loan Association - 455 Capitol Mall #200, Sacto 95814				
PLANS BY	HMR Architects, Inc. - 2321 P Street, Sacramento, CA 95816				
FILING DATE	12-17-87	ENVIR. DET.	Neg. Dec 1-18-88	REPORT BY	JP:sg
ASSESSOR'S-PCL. NO.	030-0330-019				

APPLICATION: A. Negative Declaration

B. Special Permit to allow a second drive-through lane for an existing savings and loan on 0.6+ acres in the Shopping Center (SC) zone

LOCATION: 6363 Riverside Boulevard

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial
1976 Pocket Community	
Plan Designation:	Commercial Shopping
Existing Zoning of Site:	SC
Existing Land Use of Site:	Sacramento Savings and Loan building

Surrounding Land Use and Zoning:

North: Multi-family residential; R-3-R
South: Office building, shopping center; OB-R, SC
East: Office building; OB-R
West: Shopping center; SC

Parking Required:	14 spaces	Parking Ratio:	1:250
Parking Provided:	14 spaces (existing)		
Property Dimensions:	Irregular		
Property Area:	0.6+ acres		
Square Footage of Building:	3,390+ sq. ft.		
Height of Building:	One-story		
Exterior Building Materials:	Vertical wood siding, brick trim		
Roof Material:	Cedar shake		

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site is a 0.6+ acre lot located in the Shopping Center (SC) zone. A 2,900+ square foot building, Sacramento Savings and Loan, is located on the site. The existing building was reviewed by the Planning Commission on January 22, 1976 and approved with one drive-up service window (P-6952). Surrounding land uses are multiple family residential to the north (R-3-R zone) and office building and commercial uses to the south, east and west (OB-R and SC zones). The General Plan designates the site for community/neighborhood commercial uses and the Pocket Community Plan designates the site as commercial shopping.

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B. Applicant's Proposal

The applicant proposes to revise the existing driveways and remove the landscaped island along the eastern portion of the subject site in order to add a second drive-through teller lane for the savings and loan. An underground conduit would connect the existing service window with the new drive-through lane; a second teller area will not be installed. The applicant is requesting a special permit to allow the second drive-through lane for the building.

STAFF EVALUATION

Planning staff has no objections to the applicant's request. The site design will not change significantly with the deletion of the landscaped island and adequate on-site landscaping will still be provided. The existing vehicle stacking area is adequate for one lane and with two service lanes fewer automobiles should be waiting in the stacking lane behind the existing building. An emergency exit will still be provided. The proposed site plan has also been reviewed by both the Engineering and Transportation Divisions of the City Public Works Department. These two divisions had no objections to the addition of a second drive-through service lane.

A 450+ square foot employee lunch room addition is also proposed to be constructed to the rear of the existing building and a new trash enclosure is proposed to be located at the southwest corner of the site. Planning staff has reviewed the elevations for the lunch room addition and has found them compatible with the existing building. The new trash enclosure will be required to meet Zoning Ordinance requirements for trash enclosures.

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration; and
- B. Approve the special permit request for a second drive-through lane subject to conditions and based upon findings of fact which follow:

Conditions

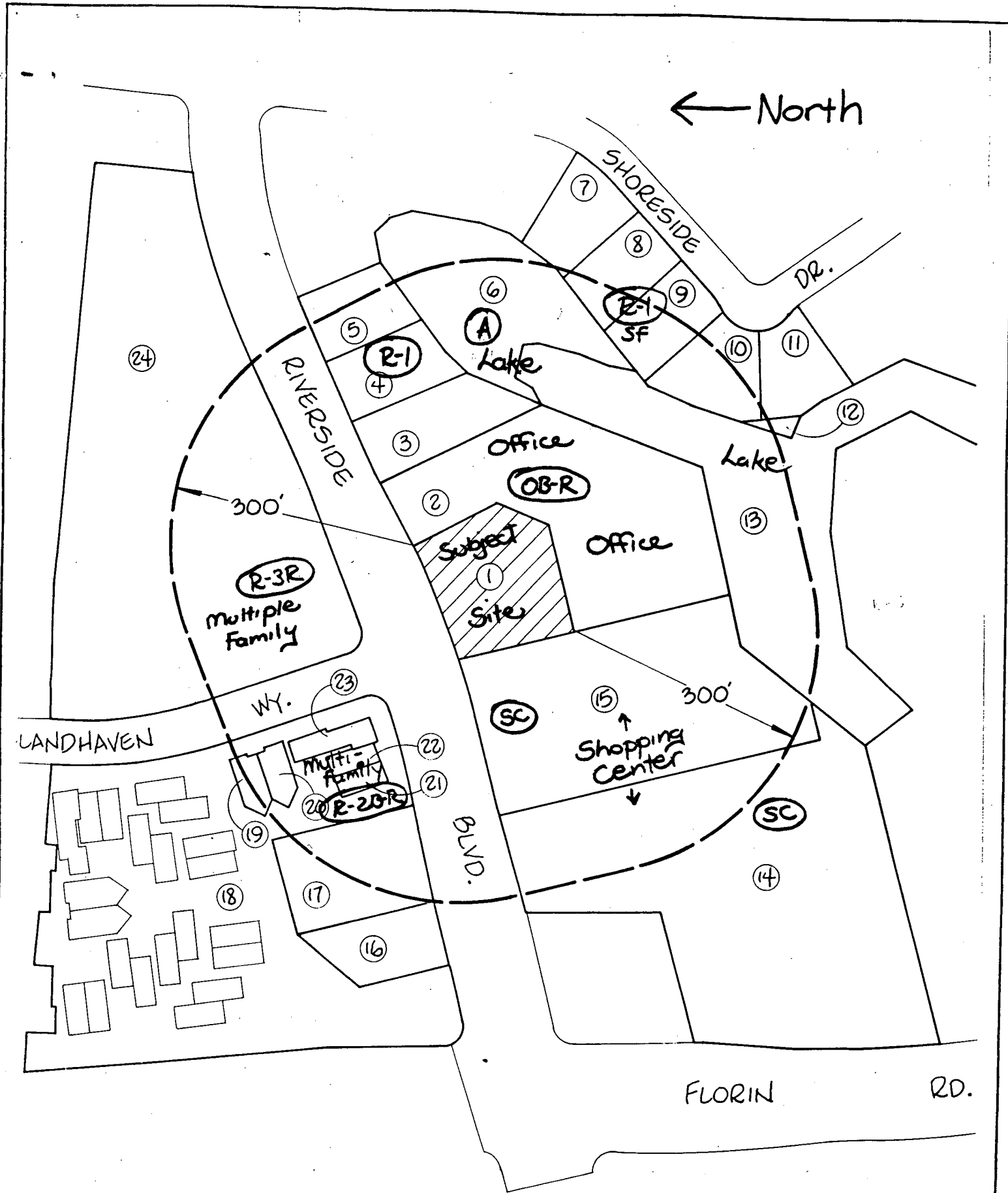
1. Any new signs proposed for the second drive-through lane shall meet City Sign ordinance requirements.
2. The new trash enclosure shall meet Zoning Ordinance requirements.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the second drive-through service lane is compatible with surrounding land uses; and
 - b. adequate vehicle stacking area will be provided.

2. The project, as conditioned, is not detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
 - a. adequate parking and landscaping will be provided; and
 - b. an emergency exit will be provided.

3. The proposed project is consistent with the General Plan and the Pocket Community Plan which designate the site as Community/Neighborhood Commercial and Commercial Shopping, respectively.



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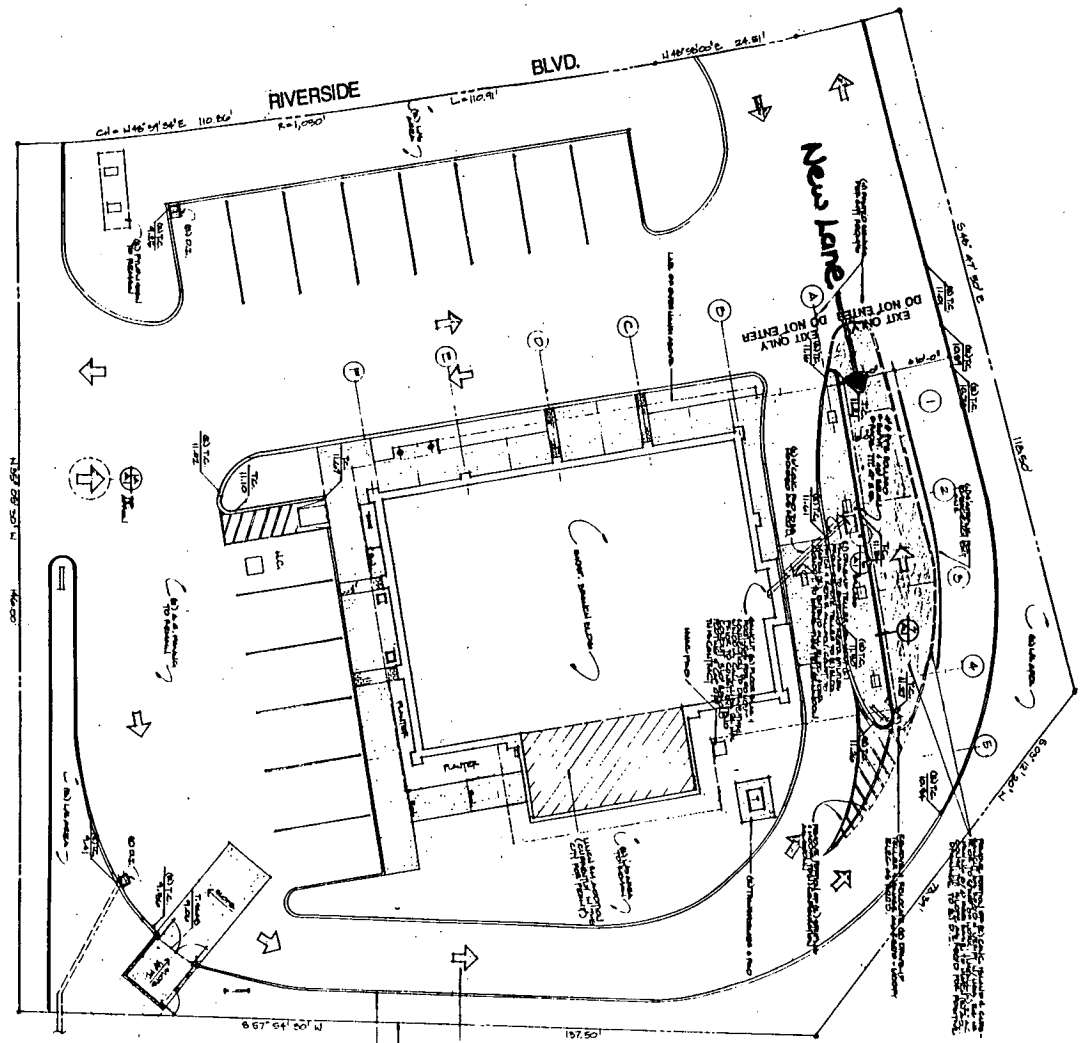
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LAND USE & ZONING MAP

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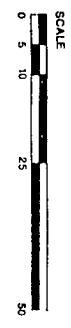
1-28-88

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1 SITE PLAN

NOTE: THE SEPARATE DRAWING OF THE PLAN FOR THE BUILDING AND THE DRIVE-UP TELLER ADDITION IS TO BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



NOTE:
THIS SITE PLAN REPRESENTS THE SITE CONDITIONS OF THE PAGES UPON THE COMPLETION OF THE LUNCH ROOM ADDITION WHICH IS IN THE CITY PERMIT PROCESS CURRENTLY.

EXHIBIT A

SACRAMENTO SAVINGS & LOAN ASSOC.
GREENHAVEN BRANCH
DRIVE-UP TELLER ADDITION
6363 RIVERSIDE BLVD.
SACRAMENTO, CA.

A-1
of

DEC. 17, 1987

HOMER
ARCHITECTS

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REVISIONS

NO.	DESCRIPTION	DATE

