

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT.

APPLICANT	Harold B. Turner, 222 Watt Avenue Suite C-12		
OWNER	Bay View Federal Savings, 2121 South El Camino, San Mateo		
PLANS BY	Hart and Turner, Architects		
FILING DATE	12-29-78	50 DAY ARB ACTION DATE	REPORT BY: WW:dd
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-123-01

PROPOSAL: To develop a two-story Savings and Loan Building.

LOCATION: Southeast corner of Alhambra Boulevard and "J" Street.

BACKGROUND INFORMATION:

On February 5, 1976 the Architectural Review Board approved the remodeling and expansion of the existing Savings and Loan Building. The building when completed would have been one-story and contain 3,125 square feet. This original design consisted of cement plaster walls, solar green windows and a mission tile roof.

PROJECT INFORMATION:

Existing zoning of site:	C-2
Existing land use of site:	Savings and Loan
Surrounding land uses:	
North:	School (Sutter Jr. High)
South:	Market parking
East:	Market parking
West:	Commercial
Property Demensions:	80 feet X 150 feet
Square footage of building:	6,734 square feet
Height of building:	two-story (32 feet)
Materials:	Cement plaster and wood
Colors:	White and brown
Parking proposed including overlap on Safeway lot:	19
Parking Required:	1:250 ratio: 27 spaces
Parking on Site:	10

BayView Federal Savings and Loan is currently located in the one-story structure on the subject property. The applicant proposes to demolish the existing structure and construct a two-story building with 6,734 square feet. The 19 parking spaces would be located on the south side of the structure with access from Alhambra Boulevard. The structure would be surrounded by a landscaped planting area.

In addition, the applicant proposes to install four attached signs on the parapet walls, one logo and one free-standing sign.

STAFF EVALUATION: The staff has reviewed the overall project and inspected the surrounding properties and has some major concerns:

APPLC. NO. _____

MEETING DATE January 17, 1979

CPC ITEM NO. 9

1. Parking Requirements: The parking ratio for banks or savings and loans uses is 1:250. The proposed 6,734 square foot building would therefore require 27 on-site parking spaces. The submitted site plan contains 10 legal parking spaces.
2. Parking Lot Design: The submitted site plan contains 10 on-site parking spaces. In addition, three parking spaces overlap onto the adjacent safeway parking lot, and six parking spaces are located on the subject site; however, the maneuvering area (26 feet) is located on the adjacent Safeway parking lot. A total of 19 parking spaces would therefore be used by the savings and loan building. The applicant indicated additional parking spaces are available on the adjacent Safeway parking lot.

The staff suggests the building area be reduced in square footage in order to locate the required parking on the site. The parking lot would require redesign.

3. Sign Proposal:

a. Attached signs:

Square feet permitted on "J" Street:	189 square feet
Square feet proposed on "J" Street:	180 square feet

Total Permitted - 2 Signs

Square feet permitted on Alhambra:	156 square feet
Square feet proposed on Alhambra:	180 square feet

Total Permitted - 2 Signs

b. Logo - 35 square feet

c. Free-standing Sign:

Square feet permitted:	150 square feet
Height permitted:	35 feet
Square feet proposed:	17.5 square feet
Height proposed:	10'11"

Sign Analysis:

A total of four attached signs are permitted for buildings on corner lots. The applicant indicates one sign on each parapet wall elevation and a logo on the south elevation; total of five attached signs are therefore proposed.

A total of 395 square feet of attached signs are proposed; however, sign ordinance permits a total of 345 square feet.

The staff suggests the sign on the back side or east elevation be eliminated. The free-standing sign should be redesigned as a monument-type sign with a height limit of four feet or be eliminated. Since the sign is located on the corner of a street intersection, a visibility problem could be created.

4. Building Design: The staff feels the structure is too large for the property and should therefore be reduced in size. In addition, the staff has major concerns on the design treatment of the "J" Street elevation (north elevation). The treatment of the south and west elevations (balconies with railings and windows) should be designed on the north elevation. This project as proposed lacks design continuity.
5. Variance Required: The project as proposed would require a variance from the Planning Commission to (a) waive a portion of the required parking; and (b) allow a portion of the required parking to extend into adjacent properties; and (c) modify the required maneuvering area for six parking spaces.
 - a. Parking Waiver - 27 to 19
 - b. Parking Modification - 3 Spaces
 - c. Maneuvering Modification - 6 Spaces

The staff therefore suggests the applicant submit a variance application to the Planning Department.

STAFF RECOMMENDATION: The staff recommends the subject project be continued until the Planning Commission takes action on the variance.

The alternatives would be to redesign the project by reducing the square footage and redesigning the parking area whereby providing the required parking on the subject site.

ARCHITECTURAL REVIEW BOARD ACTION:

The Architectural Review Board approved the project subject to the following conditions:

1. The submitted site plan (exhibit A) shall be redesigned by:
 - a. Relocate the handicapped space to the east adjacent to the sidewalk ramp.
 - b. Provide minimum of 62 feet distance between double 90 degree parking and maneuvering area.
2. The proposed wall sign on the east elevation shall be eliminated.
3. The free-standing sign shall be redesigned as a monument type sign.
4. The north and east elevations shall be subject to further review by the Architectural Review Board.
5. A building permit cannot be issued until the Architectural Review Board reviews and approves the redesign for the north and east elevation.
6. A detailed landscape-irrigation plan shall be submitted to staff for review and approval.

January 17, 1979

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