

July 17th 2013

Erik V. Lundquist
Senior Planner
City of Calistoga
(P) 707.942.2827



Dear Erik,

We are requesting you to consider our application to allow construction of walkup ATM Kiosk (Bank) building at 1445 Lincoln Street in Calistoga. Proposal is located in existing vacant portion of ACE Hardware property and will not impact any existing structure of historic nature.

We believe our proposal to provide for a walk-up Bank of America, ATM will encourage walkability and enhance convince for visitors and residents. Structure proposed will convey and define a small town lined with pedestrian oriented services for visitors and residents. Project is located such as to not affect exiting buildings and their historic nature in any ways. Mass and scale of proposed structure is consistence with single story existing storefront facades on Lincoln Avenue. Kiosk is situated such that approach to it matches with traditional store front design. Finish like stucco is used, to be consistence with neighborhood. Structure will be conveniently connected from public side walk and from existing parking. Accessibility requirements will also be met. New lighting will be design to meet environment concerns and utilities will be provided per City standards. Based on above our proposal is consistence with G.P.LU- 34 Downtown Character Area. Also, walkable ATM kiosk meets requirements of G.P.U-21 Downtown Commercial as principal use of ATM falls under retail/office

Propose use is similar as Bank and conditionally approved under Commercial Land use Downtown Commercial (DC) district per 17.20.040.B.5 "Banks and financial institutions, with drive-up or walk-up facilities". We believe that primary function of proposed building is same as Bank, where a patron can walk up to a facility and withdraw money or manage their account/savings. A building which houses an ATM (automated teller machine) provides opportunity to a customer for quick transaction instead of traditional teller, help is offered by automated teller. Popular legal definition for Bank Building is "bank building - a building in which the business of banking transacted". We could not find any clarifications used by City under current ordinance which defines Automated Teller Machines as a separate /different use than a Bank. Neither it clarifies that Banks are only considered Bank when there are employees helping at the location of transaction nor does it explicitly restrict use of Automated Teller Buildings. Based on above we believe that ATM Building use is no different than Bank Building use as primary functions of both are same and thus our application to amend ordinance 17.20.040.B.5 should be supported to allow the propose use.

Zoning Amendment language

"Walk up building facility used for financial transactions housing automated teller machines is allowed use under 17.20.040.B.5"

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Please find attached forms and supporting drawings for your review and consideration along with requested fees. Feel free to reach out to us and we will be happy to assist you with any concerns/questions related to this application.

Sincerely,

Charmi Deepak LEED AP
Project Manager
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