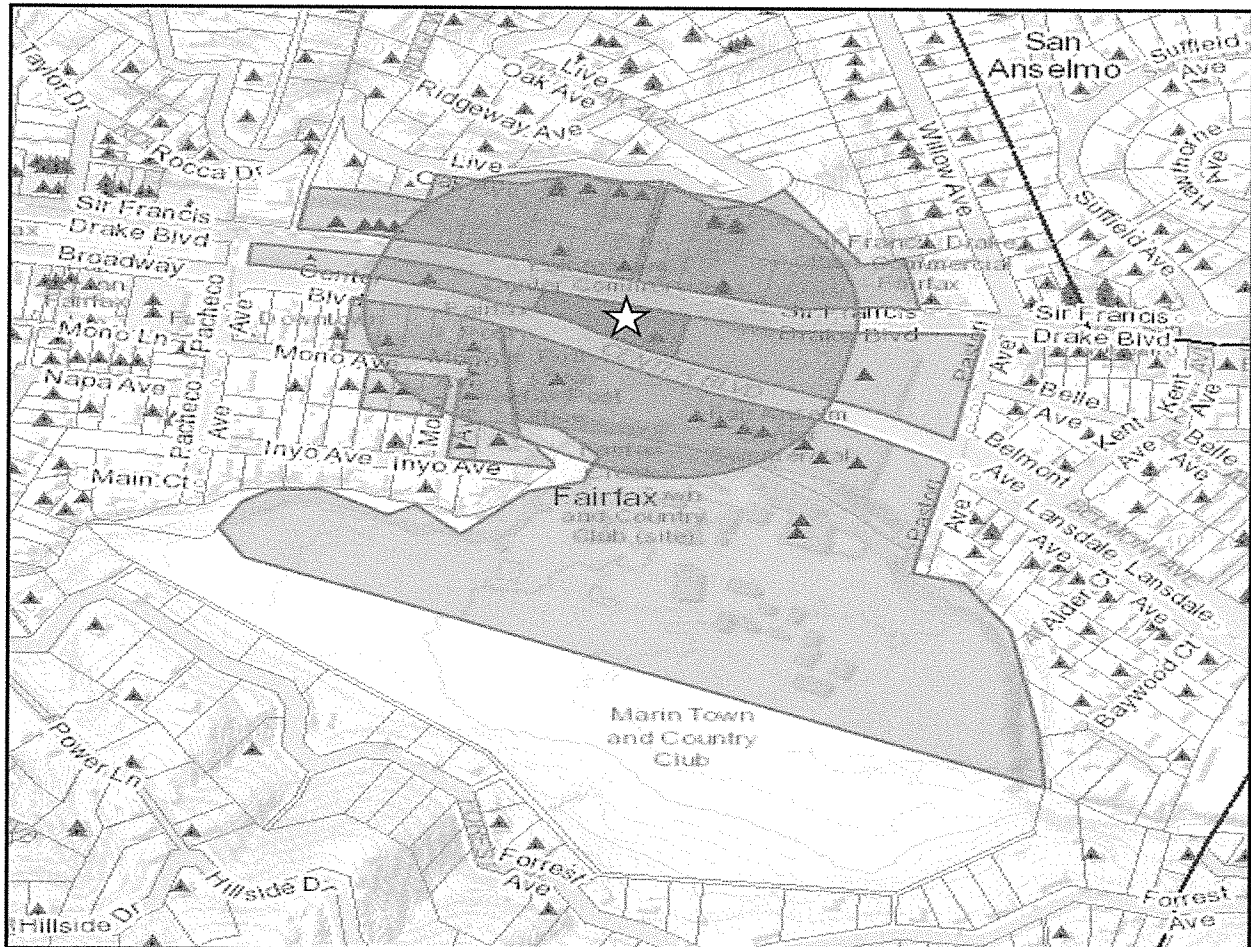


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: February 16, 2017
FROM: Linda Neal, Principal Planner
LOCATION: 760 Center Boulevard; Assessor Parcel No. 002-131-13
ZONING: Highway Commercial CH Zone
PROJECT: ATM Kiosk
ACTION: Use Permit and Design Review Permit; Application # 17-06
APPLICANT: Rich Dowd, Architect
OWNER: Rich Hall
CEQA STATUS: Categorically exempt, § 15303(e)



760 CENTER BOULEVARD

BACKGROUND

The 114,229-square-foot site is mostly level and is currently developed with the Good Earth Organic Foods market and the temporary, Java Hut drive-thru coffee trailer adjacent to the new permanent Java Hut drive-thru commercial building and outdoor seating area that are currently under construction.

The March 20, 2014 Planning Commission granted approval of the permanent drive-thru coffee structure that included a landscape island and a pedestrian access path to the door of the public restroom located on the western side of the building (Attachment A – Approved Site Plan for the Java Hut Drive-Through Coffee Shop).

The property owner is proposing to install a 16-square-foot, Wells Fargo ATM Kiosk that would be 10 feet, 8 inches tall in the westernmost planter area. The upper portion of the kiosk would be red, internally illuminated and would display the Wells Fargo sign copy in yellow on all four sides (also internally illuminated). The lower gold portion of the kiosk and the red surround around the ATM keyboard and display would not be internally illuminated but the Wells Fargo sign copy above the keyboard and display area would also be internally illuminated in yellow (Attachment B – project plans and color elevations).

Note: The drawings submitted include design and floor plan changes to the Java Hut drive-through coffee shop that have not yet been approved by the Commission. Changes that have been implemented during construction and future proposed changes to the design will be coming before the Planning Commission at a future date when that application is deemed complete. At this time, the proposal is only for the ATM which is a separate application being filed by the - property owner, in conjunction with Wells Fargo.

DISCRETIONARY PERMITS

The approval of this project would require the following discretionary approvals by the Planning Commission:

1. Conditional Use Permit
2. Design Review Permit
3. Exception to the Sign Ordinance

These approvals are discussed in the following sections of this staff report.

Conditional Use Permit

The project requires the approval of a Use Permit for the following reasons:

Town Code § 17.040.220 requires that a Conditional Use Permit be obtained for any formula business in any commercial zone.

Town Code § 17.096.050(2) requires a Conditional Use Permit be obtained for any use not conducted entirely within a building.

Wells Fargo need for the project / Information regarding other Wells Fargo ATMs

The proposed ATM would be the closest location for Wells Fargo Customers in Fairfax and areas to the West to perform banking transactions resulting in added pedestrian and vehicular visits to the site. While some people will combine visits to the proposed ATM with trips to the market or to get coffee, the ATM would draw visitors to the site solely for banking purposes. Wells Fargo has indicated that they have 1,402 customer households in Fairfax, 86 in Forrest Knolls and 109 in San Geronimo (Attachment C – Wells Fargo Bank and ATM Locations in the Area and Attachment D - Number of Local Customers and Customers West of Fairfax). The proposed ATM would be the closest site providing banking services for over 1,600 Wells Fargo Customers. Other Wells Fargo ATM machines in the area each have roughly 69 customer visits per day (Attachment D – Estimated ATM visits to ATM in San Anselmo by Andronico's Market and to Outdoor ATM in Montecito Shopping Center in San Rafael).

The estimates for ATMs provided by the applicant represent different configurations than that proposed in the application. The ATM located at Andronico's Market is located inside the building served by a parking lot dedicated for market users. The ATM located at Montecito is located outdoors adjacent to a large parking lot.

Circulation

When the Town Traffic Engineer reviewed the proposed drive through coffee shop plans, he reviewed the project and commented in an e-mail dated 3/11/14 that the addition of drive-up service windows and an expanded outdoor seating area, would increase the number of vehicles crossing one or more of the driveways to and from the site. This increase in the number of cars entering and exiting the site could result in an increased potential for collisions at and near the driveways – particularly for the west bound bicycle lane located on the north side of Center Boulevard where a car/bike collision recently occurred.

The potential of additional trips to the site generated by the kiosk, beyond the increase generated by the improved Java Hut building, increases the potential for conflicts within the parking lot and with cars and bikes traveling on Center Boulevard.

Conflicts between pedestrians, vehicles and bicycles

When the Planning Commission originally reviewed the application for the drive-through coffee shop, there were concerns that there may be conflicts between pedestrians accessing the walk-up window and the public bathroom, the vehicles lining up for coffee and the through traffic accessing other portions of the parking lot to visit the adjacent Good Earth Market. Those concerns were addressed by including striped pedestrian

walkways to both the walk-up window and the west side of the building where the public restroom was located from the public sidewalk along Center Boulevard to the south of the parking lot.

Planning staff believes this ATM project would cause increased conflicts between cars and pedestrians in this busy parking lot. The proposed location would require users to park in designated parking spots and then travel by foot across a parking lot drive aisle and between or around the cars lining up to purchase coffee and foodstuffs from the drive-through coffee shop.

Staff met with the property owner and Wells Fargo representatives before the application was submitted and expressed these concerns. Staff advised the prospective applicant that staff believed there were better locations for the proposed ATM. Locating the ATM in one of the outdoor patio areas adjacent to the Good Earth Grocery Store or across the street in one of the outdoor pedestrian areas adjacent to the Fair Anselmo Shopping Center (under the same property ownership as the proposed site) were suggested to minimize conflicts between pedestrians and vehicles. Staff also suggested to the project architect that the kiosk could be shifted to the east side of the site and be located within the outdoor seating area for the coffee shop. The applicant's explanation for why this is the only location for the ATM is contained in Attachment B, the Applicant's November 21, 2016 response to Planning staff comments.

Findings required for the Commission to approve a formula business

In order to approve a formula business within Fairfax the Commission must be able to make all of the following findings [Town Code 17.040.220(A) through (F)]:

1. The proposed formula business or restaurant will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations
2. The proposed formula business or restaurant, together with its design and improvements, will be consistent with the unique and historic village like character of the Town and preserve the unique visual appearance and shopping and dining experience of the Town for its residents and visitors.
3. The proposed formula business or restaurant will provide services or products which complement existing businesses in the zoning district in which it is proposed to operate, considering the existence of or proximity to the same or similar businesses within the zone, and will not have significant financial impacts to same or similar businesses within that zone.

4. If located within the Town Center Planning Area, the proposed formula business or restaurant will be consistent with the pedestrian orientation of the Town Center Planning Area.
5. The proposed formula business or restaurant will help residents avoid the need to drive out of town for their shopping needs.
6. The proposed formula business or restaurant will be consistent with all applicable general plan goals, objectives, policies and programs.

Compliance with Town Code regarding Formula Businesses

Staff believes the Planning Commission could make Findings 1, 2, 3, 5 and 6.

In its current location, staff does not believe the project is in compliance with Finding 4.

Design Review

The project design is required to comply with the Design Review Criteria set forth in Town Code § 17.020.040.

Approval of a Design Review permit by the Planning Commission is not an entitlement in the typical sense in that there are no required legal findings that have to be made to approve project the design of a project. Project designs are Minor modifications to the landscaped planter area would be required to accommodate the proposed kiosk improvements. Safely bollards are proposed around the kiosk, the proposed light standard, the electrical pedestal and landscaping to protect the improvements from the parking lot vehicular traffic passing by the area and the vehicles lining up for service from the adjacent drive-through coffee establishment to the east. The landscaping proposed for this area would include native plants, drought tolerant ground-cover, grasses and shrubs that would be irrigated in compliance with Marin Municipal Water District Code Title 14, Water Conservation. Landscaping and irrigation plans shall be submitted for approval by the Marin Municipal Water District and an approved copy of the plans shall be provided to the Town prior to issuance of the building permit for installation of the kiosk and associated light standard, bollards and landscaping improvements.

Compliance with Design Review Criteria

The kiosk does not have any identifiable architectural features. The color scheme and boxy design may not fit in with the small town character the residents want to preserve as indicated by the Town Center Element Policy TC-1.1.1 which reads as follows:

“New and or renewed development in the Town Center Planning Area shall preserve and enhance the village character and pedestrian scale of the downtown area”.

The proposal does not comply with the Design Review Criteria set forth in Town Code § 17.020.040 as follows:

1. The internally illuminated design will be located in the center of the northern Fair Anselmo parking lot. This parking lot is visible from Sir Francis Drake Boulevard and from the hillside neighborhoods north and south of the site. The stark, boxlike design with its large amount of internally illuminated features would not create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community [Town Code § 17.020.040(A)].
2. The proposed development does not compliment the Fairfax's small Town character and is not appropriate to, and serving to protect the value of, private and public investments in the immediate area [Town Code § 17.020.040(C)].
3. Sufficient variety does not exist in the design of the cabinet structure to avoid monotony in the external appearance [Town Code § 17.020.040(F)].
4. Other locations exist on the site that would be less disruptive to the traffic circulation and parking in the parking lot. The kiosk could be relocated to the north side of the site adjacent to the hillside, where it would not result in pedestrians walking across 2 vehicular travel lanes to access it. In this location it would be immediately adjacent to parking spaces and the bike racks. There are also other locations on the site and across the street adjacent to the southern Fair Anselmo parking lot, which would avoid/minimize pedestrian/vehicle interfaces [Town Code § 17.020.040(K)].
5. In the case of any commercial or industrial structure, the Board shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area. The tall, illuminated design will be visible from residentially developed hillsides to the north and south of the site [Town Code § 17.020.040(M)].

Exception to the Sign Ordinance

The project would require an exception to the Sign Ordinance.

The Sign Ordinance was written and adopted in 1973 before freestanding ATM kiosks were commonplace. The Code limits the number of signs per business in a building to two signs as long as one of the signs is a projecting sign [Town Code § 17.064.050(A) and (B)]. Town Code § 17.064.060(F) requires the Planning Commission to approve an exception to the Town Code for internally illuminated signs and Town Code §

17.064.060(G) requires approval of an exception by the Planning Commission. The five, internally illuminated Wells Fargo Signs on the kiosk require an exception to the Code.

The Commission may grant an exception in accordance with the procedures set forth in the Sign Ordinance if one of the following findings can be made:

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other business or properties in the vicinity;
2. The exception is the minimum necessary to serve its intended use;
3. The application submitted is extraordinary and outstanding in design; or
4. The sign is of historical significance.

Historically, Fairfax has discouraged internally illuminated business identification signs except for the Fairfax Theater neon art deco sign. The kiosk, with its internally illuminated yellow and red top, is not similar to any other sign structure found within the Town (see color elevations of the kiosk contained with the project plans, pages 6 of 7 and 7 of 7).

With the widespread use of cell phones and other technology used to locate ATM's, staff believes it is not necessary for the ATM kiosk to have the high level of visibility that might be required of a kiosk located adjacent to a high speed roadway. The maximum speed limit for traffic on both Center and Sir Francis Drake Boulevard is 25 miles per hour. Staff recommends the kiosk be redesigned to harmonize with the small Town character of Fairfax. Staff believes it is reasonable to want to alert passers-by on Center and Sir Francis Drake Boulevard(s) to the kiosk location. However, staff believes it is excessive to have 4 internally illuminated signs, two of which would face residentially developed hillside properties on Live Oak, Hillside Drive and Forrest Avenue.

Compliance with Necessary Findings for Sign Ordinance Exception

Staff does not believe the Planning Commission could one of the Sign Ordinance Exception findings as currently designed.

If the Commission votes to approve the project, staff recommends that the kiosk be limited to two signs, that the signs are externally illuminated and all internal illumination of the cabinet be removed.

Recommended circulation considerations

Therefore, if the Commission votes to approve the project as proposed, staff recommends the incorporation into the Resolution of Approval the following conditions:

1. Prior to issuance of the building permit the applicant shall work with the Town Traffic Engineer to develop and install, if deemed necessary by the Town Traffic Engineer, an on-site and/or off-site signage program alerting drivers entering and exiting the site to the existence of the west bound bicycle lane. The signage can include pavement signs, freestanding signs, and/or other measures.
2. If any public projects or plans are approved in the future for this area of Center Boulevard, the applicant shall pay its fair share of any bicycle safety measures that are implemented (recommended by David Parisi, Town Traffic Engineer, e-mail for the original Java Hut project, dated 3/11/14).

Other Agency/Department Conditions or Comments

The Ross Valley Fire Department has indicated the project either meets or exceeds their minimum requirements.

The Ross Valley Sanitary District indicated the project does not impact the public sanitary system.

The Marin Municipal Water District, Fairfax Police Department, Fairfax Public Works Department and Fairfax Building Department had no comments on or conditions for this project.

RECOMMENDATION

1. Conduct the public hearing.
2. Move to continue this project off calendar and give the applicant direction on relocating and/or redesigning the kiosk to comply with the Fairfax 2010-2030 General Plan and Zoning Ordinance and to minimize the disruption to the existing parking lot circulation.

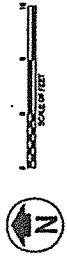
ALTERNATIVE RECOMMENDATIONS

1. Continue the application to the March 16, 2017 meeting, and direct the staff to prepare a resolution for denial of the project.
1. Continue the application to the March 16, 2017 meeting, and direct the staff to prepare a resolution for approval of the project.

ATTACHMENTS

Attachment A-Applicant's Supplemental Information
Attachment B-Approved Site Plan for the Java Hut Drive-Through Coffee Shop
Attachment C-Wells Fargo Bank and ATM Locations in the Area

Attachment D-Number of Local Customers and Customers West of Fairfax
Attachment E – typical number of customer trips to existing walk-up ATM's



DEC 14 2016

RECEIVED

RD Architecture

27 Creek Rd. Fairfax CA 94930 (415) 256-9131

November 21, 2016
Update: Nov. 30, 2016

Linda Neal
Principal Planner
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
P: (415) 453-1584

Re: Wells Fargo ATM – Planning Application Comments
Project Address: 760 Center Boulevard, Fairfax CA 94930

Dear Linda;

Please review our responses to your Planning Department Planning Application comments dated **November 1, 2016**. Below are the itemized issues as noted in the request for additional information. Please review my responses, in **bold** below each itemized comment.

PLANNING COMMENTS:

Kiosk Location:

1. Address why this is the only and/or most appropriate location within the shopping center for the kiosk

(RD Response) Rich Hall, Fairfax Plaza property owner, evaluated multiple ATM sites throughout the property including the central plaza between Sunshine Bikes and Avatar Restaurant, along the walkway adjacent to Iron Springs, and both sides of Good Earth parking lots and seating areas. The central plaza area was deemed too remote and not on a significant path of travel as well as concern for security after hours. The walkway along buildings A&B frontage of Fairfax Plaza were too tight to accommodate without encroaching on the public right of way. Both sides and the interior of Good Earth were evaluated but interested banks declined concerned with lack of visibility and Good Earth did not want parking, shopping, or seating areas to be impacted and/or eliminated.

Wells Fargo is very interested in installing the ATM at the west end of the Java Hut project due to optimum visibility from Sir Francis Drake and Center Boulevard as well as providing safe lighting and security for users, not impacting any existing parking spaces,

ATTACHMENT **B**

and ease of access within the parking lot area. From an architectural viewpoint it works well with the scale of the adjacent Java Hut building and supports the balance of both horizontal and vertical lines established on the elevations to tie the buildings and trellises together.

2. Address why the kiosk could not be shifted to a location within the outdoor service area of the coffee shop

(RD Response) The ATM kiosk is best suited as a stand alone element. Integrating the ATM into the trellis areas would transform the well defined open seating area, landscaped along the edges, into an area with a dedicated required path of travel ADA access route to the ATM greatly minimizing the seating area. It is our preference to keep the two activities on separate ends.

Traffic and Circulation

The information provided shows that there are potentially 1,843 customers that might access the proposed ATM because it would be the closest location for them to do their Wells Fargo banking transactions without paying a fee. Therefore, provide the following information:

1. Demonstrate that the project is not subject to the Traffic Impact Permit process described in Town Code § 17.056. Particularly, address why this ATM would not increase traffic to the site such that it reaches 100 Average Daily Traffic trips (ADT's) to the site. ADT's is described as, "the total volume of traffic crossing a fixed point over a twenty-four (24) hour period". If the ATM would result in an increase of 100 ADT's to the site per day, submit the required Traffic Impact Permit application, fee and traffic study methodology. Once we receive these items, we can schedule the Traffic Impact Report methodology for a hearing before the Fairfax Town Council for review and approval. Once the methodology is approved, a traffic study would need to be prepared and submitted for review and action along with the Use Permit and Design Review discretionary permit(s).

(RD Response) ATM's are typically not a destination trip but included in an en route trip with the primary focus driving elsewhere. Wells Fargo has provided transaction information from an ATM located at Andronico's Market, 100 Center Boulevard, San Anselmo CA (See attached). This type/location is similar in use of the ATM Wells Fargo is proposing to install in Fairfax. The most recent monthly total was 2,142 transactions resulting in approximately 69 transactions per day. The 12 month average was 2,330 transactions resulting in approximately 75 transactions per day. Another similar ATM in San Rafael had similar statistics of daily transaction use.

2. Complete the enclosed Engineering authorization form. Submit the completed form and a \$300.00 deposit with the information described above which would be peer reviewed by the Town Traffic Engineer. The Engineer would determine whether: 1) the analysis performed by the project traffic engineer accurately assessed the ADT's generated by the kiosk; or, 2) whether the methodology proposed for the traffic study would meet the intent of the Ordinance.

(RD Response) Engineering authorization form included in response to comments.

3. Address how people would be deterred from entering and exiting the coffee kiosk lines, rather than parking in a parking space and walking, to gain access to the ATM.

(RD Response) The ATM is within a parking lot with parking spaces and a dedicated walkable access route. Typically drivers will be “beeped” along if trying to stop in the travel lane. During Java Hut business hours there will be a need to keep the drive thru line flowing as efficiently as possible and the coffee runners will be sure to move along drivers trying to park.

Formula Business

Address why the ATM kiosk should not be considered a formula business location as described in Town Code Chapter 17.040, Article II: “Formula Businesses and Restaurants in Zones Allowing Commercial Uses”. If you find that the kiosk does constitute a formula business, please submit a written description of how the business and location would meet the required findings for a formula business [Town Code § 17.040.220(A) through (F)].

(RD Response) The ATM will serve a basic convenience need for Wells Fargo customers located in Fairfax and the adjacent San Geronimo valley that now have to travel elsewhere, primarily by car. There are over 1,400 households in Fairfax that are Wells Fargo customers. The proposed ATM will most likely be used by a majority of Fairfax residents along with occasional visitors interested in enjoying other Fairfax businesses. Currently there is only one other bank, Bank of America, that provides ATM services. The proposed ATM will provide an option and balanced mix of ATM commercial use for Fairfax residents and will provide services in dispensing cash for use at the Java Hut and other local Fairfax businesses. The proposed location will integrate into the overall design plan for the new Java Hut drive thru coffee business and be consistent with the overall architectural character of Fairfax Plaza.

Coffee Shop

1. We have been advised that the adjacent coffee shop does not accept anything other than cash payments for its products. Is the shop planning to continue operating in this manner when the new building is completed?

(RD Response) Yes, cash payments only.

2. When the coffee shop was proposed the Planning Commission was led to believe that the bathrooms would be available for customers. Several of the findings for approval of the new building referenced the availability of the restrooms for customer use (see enclosed Resolution No. 14-03). The Building Division has informed planning that this is no longer the case. Installation of the ATM kiosk may permanently block accessible access to the bathrooms. Address how the ATM applicants and Coffee Drive-through business intend to address this change to the approved plans and the approved Resolution.

(RD Response) A bathroom is being provided for employees only. Due to escalating project costs making the bathroom accessible to customers would have resulted in approximately \$25,000 in additional costs as project electrical and service utilities would have needed to be relocated. Providing a bathroom is not a building code requirement as bathroom facilities at Good Earth are within 500 feet of the Java Hut building and available for use as they have been since Good Earth opened. See attached letter from Good Earth authorizing continued use of the bathroom facilities.

Lighting

The lighting standard over the proposed kiosk does not appear to match the standards found throughout the rest of the parking lot. Explain why the same standards cannot be used, or amend the plans so the light standard matches the existing standards.

(RD Response) The same lighting standard found throughout the parking lot will be used. See attached specification sheets.

Sincerely,

Richard T. Dowd

Richard T. Dowd, AIA
RD Architecture



Thanks,

rd

From: Lan.P.Lee@wellsfargo.com [<mailto:Lan.P.Lee@wellsfargo.com>]
Sent: Monday, October 24, 2016 2:22 PM
To: richdowd@comcast.net; Anthony.Teav@tkosafe.com
Cc: Maria.Tran@wellsfargo.com; bobbie.j.beyer@wellsfargo.com; Amie.Bieber@wellsfargo.com; Julie.Felkins@wellsfargo.com; richrick1@yahoo.com
Subject: FW: Town of Fairfax Request For Additional Info
Importance: High

Hi Rich, Anthony:

Here is the information requested by the Town:

1. A map showing ATM locations in West Marin. See attached map.
2. Well Fargo ATM locations in San Anselmo – please note Wells does not have banking presence west of San Anselmo
 - a. Wells branch @ 3 Tunstead Avenue
 - b. ATM inside Andronico's @ 100 Center Boulevard
3. Total number of Wells Fargo customers in Fairfax and West Marin – please note Wells tracks its customers by household counts. i.e. if husband and wife living in the same house, we count that as one household and not as 2 customers
 - a. Households in Fairfax = 1,402
 - b. Households in West Marin = 26,486, below is the breakdown:
 - Corte Madera = 1,636
 - Fort Knolls/Lagunitas = 86
 - Greenbrae = 1,338
 - Kentfield = 880
 - Larkspur = 1,250
 - Mill Valley = 5,811
 - Ross = 503
 - San Anselmo = 2,647
 - San Geronimo = 109
 - San Rafael = 11,987
 - Woodacre = 239

Let us know if the Town requires any other information.

Thanks,
Lan

Lan P. Lee
Lease Negotiator
Corporate Properties Group
MAC #A0109-112
Wells Fargo| 333 Market Street, 11th Floor | San Francisco, CA 94105
Tel 415-894-3233 | Cell 415-710-9106 | Fax 415-894-3240

lan.p.lee@wellsfargo.com

rich dowd

From: Anthony Teav <Anthony.Teav@tkosafe.com>
Sent: Monday, November 28, 2016 11:14 AM
To: rich dowd
Subject: FW: incomplete letter for 760 Center Blvd. - Fairfax

Below are additional ATMs in the area.

Can you provide an update for us so far?



Anthony Teav
Project Manager
(360)320-7348 cell
(847)526-7109 fax
Anthony.Teav@TKOSafe.com

From: Maria.Tran@wellsfargo.com [mailto:Maria.Tran@wellsfargo.com]
Sent: Monday, November 28, 2016 11:05 AM
To: Anthony Teav; Lan.P.Lee@wellsfargo.com; Amie.Bieber@wellsfargo.com; bobbie.j.beyer@wellsfargo.com
Subject: RE: incomplete letter for 760 Center Blvd. - Fairfax

ATM Transaction Report for AB96517 - LOCH LOMAND

As of September 2016

Site address: 688 Point San Pedro Rd San Rafael, CA 94901

\$2,134 /31 days= 69 transactions per day.

	ATM ID	Monthly Total	12 Month Avg
	9807A		
Site Type	GROCERY/PHARMACY		
ATM Type	LOBBY/EF		
Total Trans	2,134	2,134	2,130
*Proprietary Vol %	81.91 %	81.91 %	82.78 %
**Acquirer Vol %	17.39 %	17.39 %	16.69 %
Total Withdrawals	1,304	1,304	1,244
Total Dep	581	581	629

rich dowd

From: Anthony Teav <Anthony.Teav@tkosafe.com>
Sent: Friday, November 11, 2016 10:27 AM
To: rich dowd
Subject: FW: incomplete letter for 760 Center Blvd. - Fairfax
Attachments: Distances.pdf

Rich,

See below and attached. Does this help at all?



Anthony Teav
Project Manager
(360)320-7348 cell
(847)526-7109 fax
Anthony.Teav@TKOSafe.com

From: Maria.Tran@wellsfargo.com [mailto:Maria.Tran@wellsfargo.com]
Sent: Thursday, November 10, 2016 4:14 PM
To: Anthony Teav; Lan.P.Lee@wellsfargo.com; Amie.Bieber@wellsfargo.com; bobbie.j.beyer@wellsfargo.com
Subject: RE: incomplete letter for 760 Center Blvd. - Fairfax

All, Attached is a Map showing the closest ATMs in proximity to Fairfax.

ATM Transaction Report for WFX4980 - SAN ANSELMO

As of September 2016

WF ATM inside Andronico's Market- 1 ATM
Site address: 100 Center Boulevard, San Anselmo, CA 94960

2,142/ 31 days = 69 transaction per day.

	ATM ID		
	2051V	Monthly Total	12 Month Avg
Site Type	GROCERY/PHARMACY		
ATM Type	LOBBY/WU/EF		
Total Trans	2,142	2,142	2,330
*Proprietary Vol %	91.74 %	91.74 %	93.01 %
**Acquirer Vol %	7.98 %	7.98 %	6.66 %
Total Withdrawals	1,186	1,186	1,269
Total Dep	772	772	844

Linda Neal

Subject: FW: Proposed Wells Fargo ATM in Fairfax

Linda Neal
Principal Planner

From: Graham Irwin [mailto:graham@essentialhabitat.com]
Sent: Thursday, February 09, 2017 10:38 AM
To: Linda Neal <lneal@townoffairfax.org>
Subject: Proposed Wells Fargo ATM in Fairfax

Dear Linda,

I received a notice that the Planning Commission is reviewing an application for a Wells Fargo ATM at the new Java Hut at their upcoming meeting on February 16. I have no objection to an ATM, but thought that, in a Town that prohibits chain stores, perhaps we should scrutinize large banks as well, in view of their behavior in the financial crisis. I was also thinking about the recent "ghost accounts" scandal with Wells Fargo specifically, and now this has come up. Apparently Wells Fargo is funding the Dakota Access pipeline and some cities are divesting in response. To me, it seems incongruous for Fairfax to support this corporation.

<http://www.npr.org/sections/thetwo-way/2017/02/08/514133514/two-cities-vote-to-pull-more-than-3-billion-from-wells-fargo-over-dakota-pipeline>

Would you please pass along my concerns to the Planning Commission members?

Regards,
Graham Irwin

GRAHAM IRWIN, AIA
principal

ESSENTIAL HABITAT ARCHITECTURE
healthy spaces for humans

415-258-4501
www.essentialhabitat.com

Linda Neal

From: Suzuki C <suzukicady@gmail.com>
Sent: Thursday, February 09, 2017 11:21 AM
To: Linda Neal; bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinsoff-weinsofflaw; placques-aol
Subject: Boycott Wells Fargo - No Well Fargo ATM in Fairfax!

Members of the Fairfax Planning Commission and Town Council:

As a town, we need to boycott Wells Fargo and all other DAPL funders/corporate interests.

I ask that you do not approve a Wells Fargo ATM in Fairfax.

Thank you for your attention to this very important issue.

Suzuki Cady
Fairfax, CA

Linda Neal

From: Tracy Holcomb <tracyholcomb@comcast.net>
Sent: Thursday, February 09, 2017 12:33 PM
To: Linda Neal
Subject: No Wells Fargo ATM

As a 35 year home owner and resident of Fairfax I am absolutely against a Wells Fargo ATM at the new Java Hub next to Good Earth.

Linda Neal

From: Arielle Sumits (asumits) <asumits@cisco.com>
Sent: Thursday, February 09, 2017 1:36 PM
To: Linda Neal
Subject: Yes to Wells Fargo

Just one small voice pro-Wells-Fargo voice to counter the many you are receiving against. I'm in favor of a local WF ATM. I'm not a fan of their pipeline funding, but they do a lot of funding of the arts around here. Thanks for the work you do.

Linda Neal

From: Erin Billman <erin@bluskye.com>
Sent: Thursday, February 09, 2017 2:51 PM
To: Linda Neal; bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinsoff-weinsofflaw; placques-aol
Subject: Support local credit union over big bank

Hi All,

I heard via NextDoor that a Wells Fargo ATM might added at the new Java Hut. Once of the most special things about Fairfax is its support of unique, local independent businesses (and thought.) Let's put our money where our mouth is, and make the new ATM be one of the local credit unions.

Best,
Erin Billman
San Francisco refugee
Deer Park homeowner since Nov '16

Erin Billman
415-277-1846
www.bluskye.com

Linda Neal

From: Shae Irving <shaeirving@gmail.com>
Sent: Thursday, February 09, 2017 2:45 PM
To: bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinsoff-weinsofflaw; placques-aol; Linda Neal
Subject: No Wells Fargo ATM at Java Hub

Dear Council Folks and Planning Commission:

I just heard that you will be hearing a proposal to install a Wells Fargo ATM at the new Java Hub. An ATM sounds great, but *please* -- not Wells Fargo or any other big bank. Why not Redwood Credit Union or another local offering? I'm sure you all know that Wells Fargo is a bad actor. Most recently it was busted for that huge fraud scam involving opening false accounts. (I moved all my accounts from Wells Fargo to RCU after that.) And they're funding the Dakota Access pipeline. I'm sure you'll hear from a lot of people who feel that Wells Fargo and Fairfax shouldn't mix; please count my husband and me among them.

Thanks for hearing us.

Shae Irving and Stewart Cubley
86 Hickory Road

Shae Irving
P.O. Box 309 | Fairfax, CA | 94978
tel. 415.497.5306
www.shaeirving.com

Linda Neal

From: Patrick Knight <knight_patrick@sbcglobal.net>
Sent: Thursday, February 09, 2017 7:46 PM
To: Linda Neal; bcoler-gmail; rgoddard-gmail; Mayor John Reed; dweinsoff-weinsofflaw; placques-aol
Subject: Wells Fargo ATM

Dear Fairfax officials:

I don't live in Fairfax, but I live in Sn Anselmo and spend time nd a bit of money in Fairfax. Objecting strongly to the proposed Wells Fargo ATM at the Java Hut next to Food Earth market. Wells Fargo is a socially irresponsible company that a town like Fairfax shouldn't be helping make more money! One of the things that makes Fairfax a great place is that it doesn't have the logos of giant corporations who are ruining the Middle Class and the planet plastered all over town! The proposed Wells Fargo ATM will be the beginning of the end of my visiting Fairfax!

Patrick Knight

Sent from my iPhone

Linda Neal

From: Marcia Hagen <marciahagen@comcast.net>
Sent: Thursday, February 09, 2017 6:13 PM
To: Linda Neal
Subject: ATM should be a credit union

Let's not have Wells Fargo. Instead, Redwood Credit Union would be excellent. I would love not driving to San Rafael.

Marcia Hagen
59 Forrest Terrace
Fairfax, CA 94930
415/456-3374
marciahagen@comcast.net