

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Niiya, Calpo, Hom & Dong, Inc. 1700 I St. Ste. 220 Sacto. CA. 95814  
OWNER Sumitomo Bank of Ca. 1331 Broadway Sacto. CA. 95818  
PLANS BY Niiya, Calpo, Hom & Dong, Inc 1700 I St. Ste. 220 Sacto. CA. 95818  
FILING DATE 9-13-90 ENVIR. DET. Neg. Dec REPORT BY hw  
ASSESSOR'S PCL. NO. 009-0253-005(Parking); 009-0253-016(Bank)

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit to reduce the required five foot side yard setback to two feet for an expansion of an existing non-conforming bank building on 0.59± partially developed acres in the General Commercial (C-2) zone.
  - C. Variance to allow 22 of the required 40 parking spaces off-site for a new 5,005 square foot addition of an existing two-story, 7,087 square foot bank building on 0.29± acres in the C-2 zone.

LOCATION: 1318 V Street; 1331 Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to allow an expansion of an existing bank building and provide off-site parking.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices  
1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Bank & parking

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Clinic/80 Fwy; C-2 & TC	Front:	7 1/2'	10'
South: Bank/Commercial; C-2	Side(Int):	0'	0'
East: Clinic/Vacant; C-2	Street Side	5'	2'
West: Parking/Commercial	Rear:	0'	32'

Parking Required: 40 spaces (1:400 parking ratio)  
Parking Provided: 41 spaces  
Property Dimensions: 80' x 160' (Parking); 160' x 160' (Bank)  
Property Area: 0.59± acres (Bank) 0.29± acres (Parking)  
Building Square Footage: Existing: 7,087 sq.ft.  
Existing Annex: 3,920 sq.ft.  
Addition: 5,005 sq.ft.  
Total: 16,012 sq.ft.  
Existing: 25' Addition: 30'  
Height of Building: Flat  
Topography: Existing  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Material: Smoked glass w/wood fascia  
Roof Materials: Flat

the off-site parking lot. The existing trash enclosure shall conform to the City's Trash Enclosure Ordinance. The design and materials proposed for the trash enclosure shall be subject to review and approval by the Design Review/Preservation Board prior to issuance of building permits. In addition, the new addition will be subject to review and approval by the Design Review/Preservation Board prior to issuance of building permits.

#### Off-Site Parking

Access onto the subject site (bank) is off of an alley and Broadway. The off-site parking lot is immediately adjacent to the bank site across the alley (see Exhibit A). Ingress onto the off-site parking lot is off of the alley and egress is off of X Street. An existing chain link fence is located along the east and west property lines of the off-site parking lot and a gate opening is provided north of the parking lot along X Street. The applicant indicated to staff that the bank has been using the off-site parking lot since the bank has been in operation. Staff is not opposed to the Variance for off-site parking since it is in close proximity to the existing bank site and has been used for parking for 25 years. The off-site parking lot's location has sufficient ingress and egress for the patrons visiting the bank and adequate signage exists. The parking lot is adequately striped, lit and there are some trees for shading. There are also shrubs and bushes provided to screen the parking lot from the adjacent (east) properties. Lastly, adequate parking is being provided. A total of 40 parking spaces are required for the existing annex and bank buildings and the new addition. Staff is, therefore, not opposed to the off-site parking site.

#### D. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police and Water and Sewer Divisions. The proposal was also routed to the Sacramento Old City Association and the Midtown Business Association. The following comments were received:

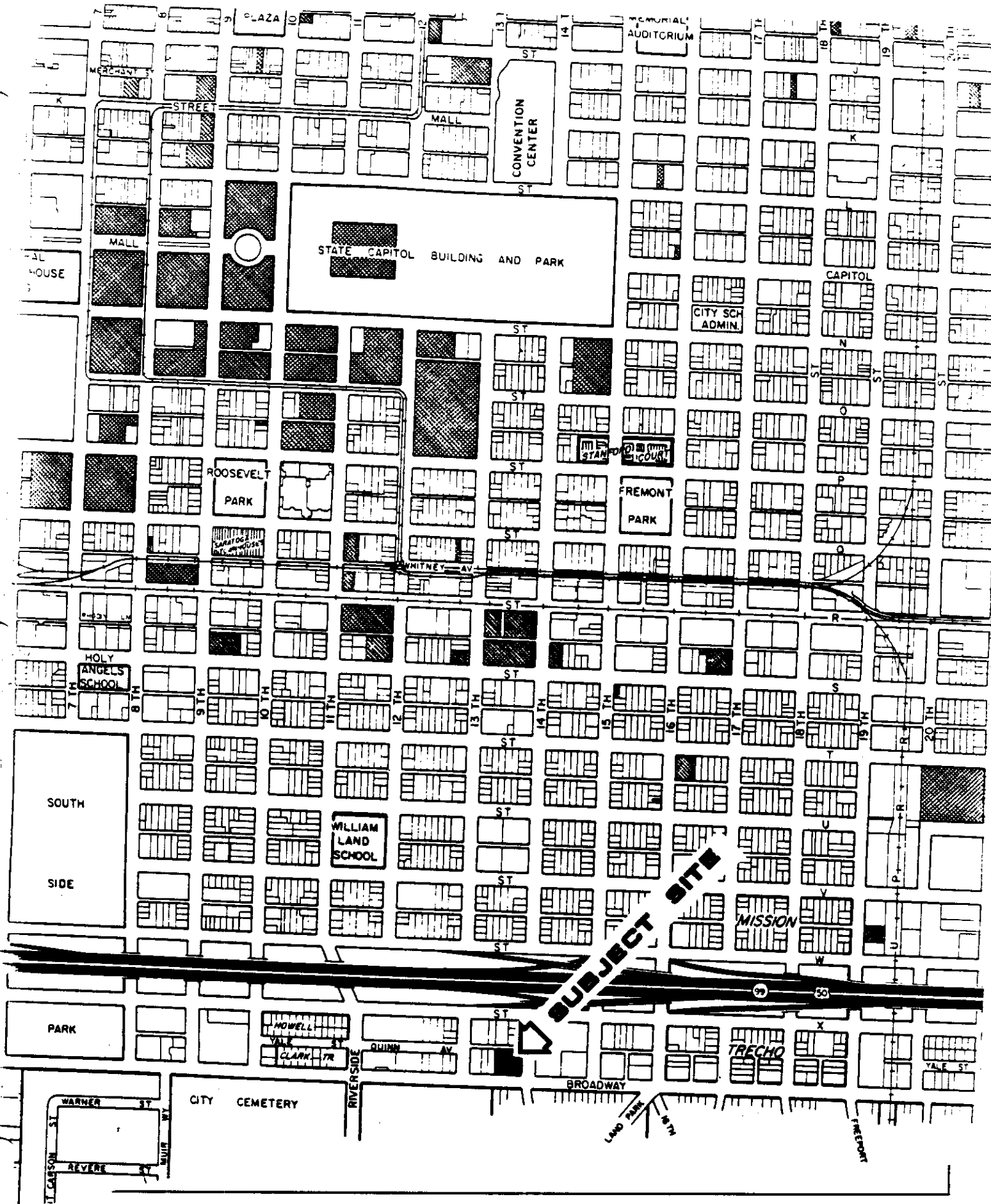
#### Engineering

1. Property to be developed in accordance with this building permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to separate the combination system.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

**RECOMMENDATION:** Staff recommends the following:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to reduce the required five foot side yard setback to two feet for an expansion of an existing non-conforming bank building subject to conditions and based upon findings of fact which follow;
- C. Approve the Variance to allow 22 of the required 40 parking spaces off-site for a new 5,005 square foot addition of an existing bank building subject to conditions and based upon findings of fact which follow;



**VICINITY MAP**

PN

**NIYA CALPO HOAM & DONG, INC.**

1701 30th St, Suite 200  
Sacramento, CA 95811  
Tel: (916) 441-1111  
Fax: (916) 441-1112

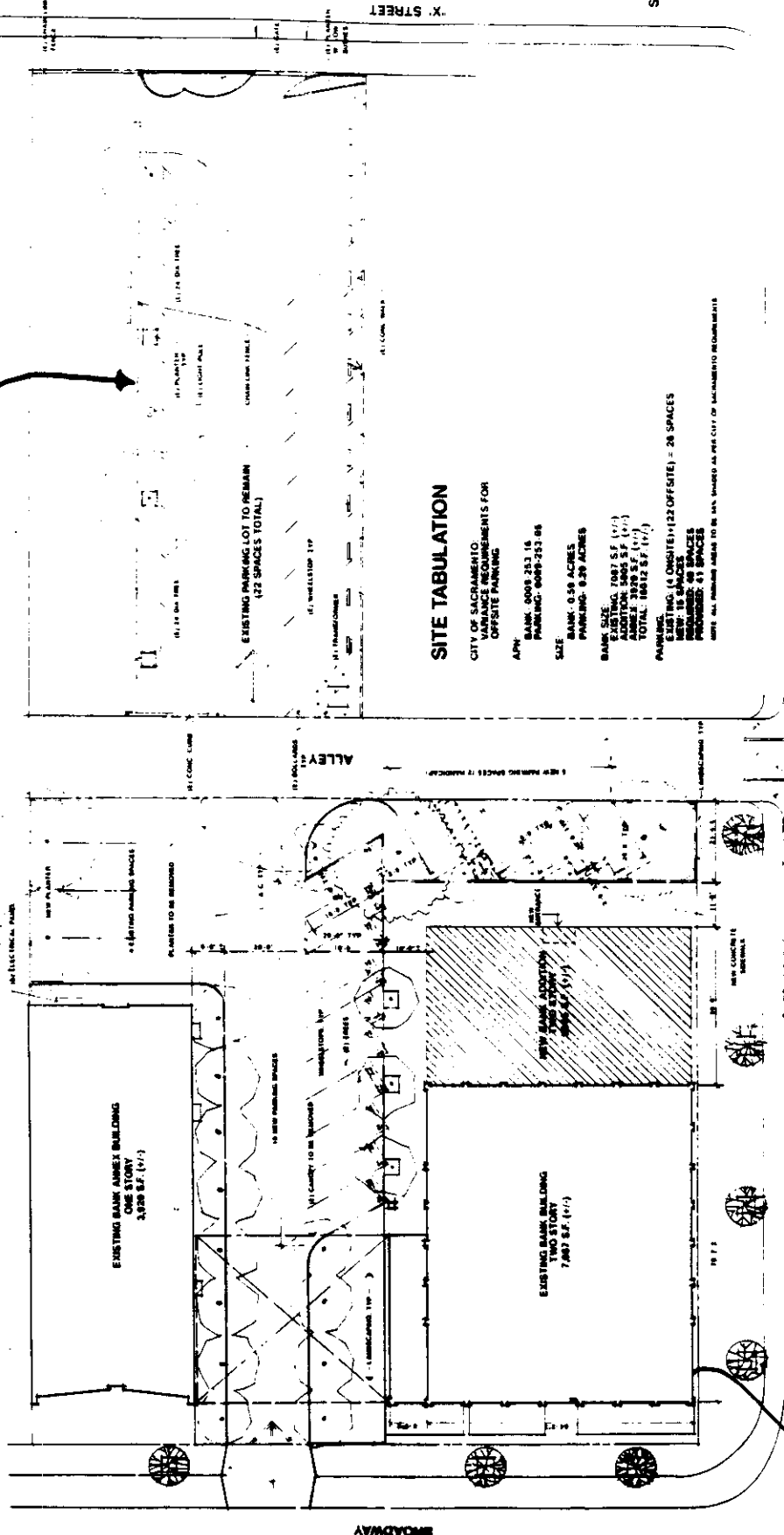
**SUMITOMO BANK (ADDITION)**

1331 BROADWAY  
SACRAMENTO, CA

APN	008-233-15
Parcel No.	008-233-08
Size	0.59 Acres
Bank Size	7,887 S.F. (1/2)
Existing	7,887 S.F. (1/2)
Annex	3,029 S.F. (1/2)
Total	10,916 S.F. (1/2)
Parking	28 Spaces
Existing (Onsite) (132 Offsite)	28 Spaces
Annex	28 Spaces
Proposed	28 Spaces

A1

*off-site parking lot*



**SITE TABULATION**

CITY OF SACRAMENTO  
MINIMUM REQUIREMENTS FOR  
OFFSITE PARKING

APN: BANK 008-233-15  
PARCELING 008-233-08  
SIZE: BANK - 0.59 ACRES  
PARKING: 0.29 ACRES  
BANK SIZE: EXISTING 7,887 S.F. (1/2)  
ANNEX 3,029 S.F. (1/2)  
TOTAL 10,916 S.F. (1/2)  
PARKING: EXISTING (ONSITE) (132 OFFSITE) = 28 SPACES  
ANNEX = 28 SPACES  
PROPOSED = 28 SPACES

NOTE: ALL NUMBER AREAS TO BE SHOWN AS PER CITY OF SACRAMENTO REQUIREMENTS



**SITE PLAN, SUMITOMO BANK (ADDITION)**

*Bank site*



NINA  
NINYA  
CALPO  
HOM &  
DONG,  
INC.

PROJECT:  
SUMMITOMO BANK  
(ADDITION)

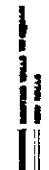
1331 BROADWAY,  
SACRAMENTO, CA

Table with project details including dates and names.

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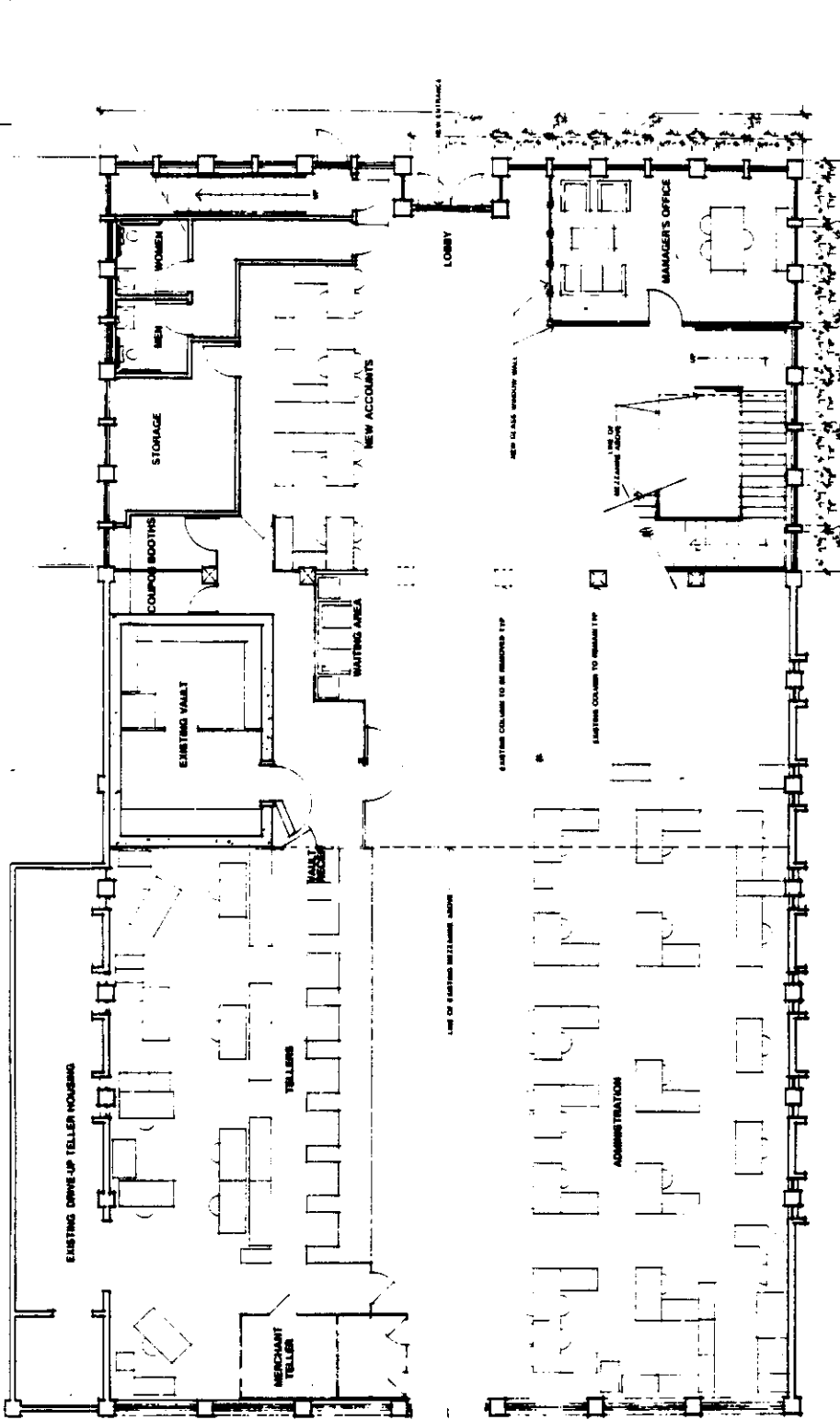
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WALL LEGEND



EXISTING

ADDITION



FLOOR PLAN

FIRST FLOOR 9,001 S.F. (1/2)

P90-389

2-28-91

item 7