

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

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

- 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.
Height of Building:	Existing: 25' Addition: 30'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Material:	Smoked glass w/wood fascia
Roof Materials:	Flat

000407

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject sites consist of one developed parcel totaling 0.59± acres (bank) and a 0.29± acre parcel (parking lot) in the General Commercial (C-2) zones. The General Plan designate both sites for Community/Neighborhood Commercial & Offices and the 1980 Central City Community Plan designate the sites for General Commercial. The existing bank site is located on the northwest corner of Broadway and 14th Street. The proposed off-site parking lot is located northwest of the subject bank building. The existing off-site parking lot is surrounded by commercial uses to the south, the 80 Freeway to the north, a clinic and residential to the east and a parking lot site to the west. The existing bank is surrounded by commercial uses to the south and west, a clinic to the north and a vacant lot to the east (see Land Use and Zoning Exhibit). Both subject sites (bank /off-site parking lot) are surrounded by C-2 zoning.

B. Applicant's Proposal

The applicant is proposing to construct a 5,005 square foot expansion to the existing Sumitomo Bank and provide 22 off-site parking spaces adjacent to the bank building. The proposed addition will require a Special Permit to locate the new addition less than the five feet required from the street sideyard property line. The applicant is also requesting a Variance to locate 22 of the required 40 parking spaces off-site.

C. Staff Analysis

Proposed Building Addition

The submitted site plan indicates a 5,005 square foot addition to an existing 7,087 square foot bank. The proposed addition will be attached to the existing structure and will be located at the rear of the site (see Exhibit A). The proposed addition will be two stories and will essentially be an expansion of the public service area and office space. The existing bank building encroaches three feet into the required five foot street sideyard setback. The applicant is proposing to line up the new addition with the existing bank building. The applicant has informed staff that the existing bank building has been located on the subject site since 1966 (25 years). Under the City's Non-Conforming Use Regulations a building which does not comply with the setback requirements established by the City's Zoning Ordinance is considered a non-conforming building. A Special Permit is, therefore, required to add onto an existing non-conforming building which does not conform to the City's Zoning Ordinance requirements. Staff feels that if the new addition were to conform with the existing five foot setback requirement, it would be incompatible with the existing bank building's elevation. In addition, staff finds it more appropriate architecturally to line the addition up with the existing bank building because it's building materials will be compatible and complimentary to the existing building. Lastly, an encroachment into the street sideyard setback will not significantly impact the streetscape along 14th Street. Staff, therefore, supports the applicant's request to encroach into the required five foot setback.

Site Plan

The site plan submitted indicates a driveway entrance off of Broadway and a public alley located at the rear of the site. An existing 3,920 square foot annex building is located west of the existing bank building. The applicant has informed staff that the existing canopies located between the existing bank and the annex building will be removed. Also indicated on the site plan are 15 new parking spaces on the bank site. The four existing parking spaces located behind the annex building will remain. The 15 new spaces, 4 existing spaces and 22 off-site spaces will satisfy the required parking for the existing and expanded bank building. No new signage is proposed on the new addition. Any signage proposed on the building or either site shall comply with the City's Sign Ordinance. A trash container is located on

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;

Conditions

1. Any signage proposed on the subject site shall comply with the City's Sign Ordinance prior to issuance of sign permits.
2. The new addition and 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.
3. 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.
4. The applicant shall be required to share in the costs for improvements needed to separate the combination system if the project is located within an area of the City that is serviced by a combination sewer and drainage system.

Findings of Fact

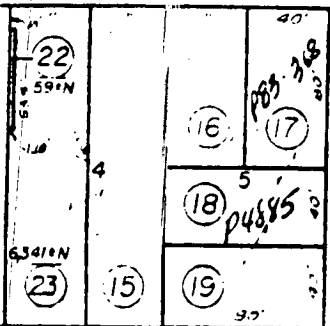
1. The project is based upon sound principles of land use in that the proposed addition is compatible with the surrounding office/commercial uses in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate parking and landscaping will be provided;
  - b. the encroachment will not significantly impact the streetscape along 14th Street; and
  - b. the new addition will be compatible with the existing structure in design and scale.
3. Granting the Variance for the off-site parking will not be injurious to the general public in that:
  - a. the off-site parking lot is in close proximity to the existing bank building;
  - b. there is adequate ingress and egress for the parking lot; and
  - c. the existing off-site parking lot is well lit, striped and maintained for patrons visiting the bank.
4. Granting the Variance does not constitute a special privilege extended to an individual property in that, any individual property owner would be granted a Variance facing similar circumstances.
5. The project is consistent with the General Plan and the 1980 Central City Community Plan in that the site is designated for Commercial/Offices and General Commercial respectively.

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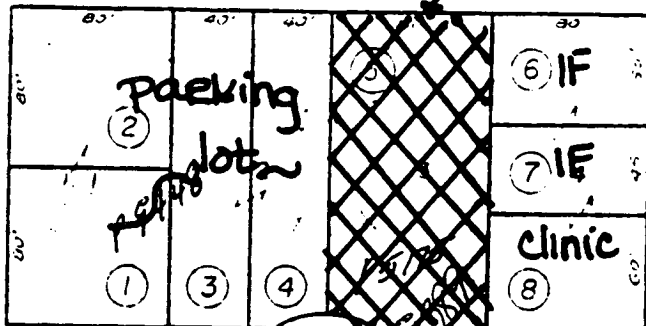
80 Freeway

(TC)

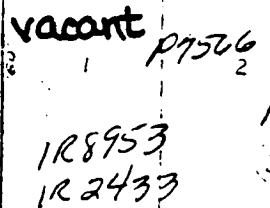
off-site parking lot



ST.



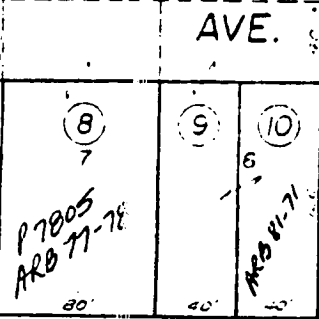
ST.



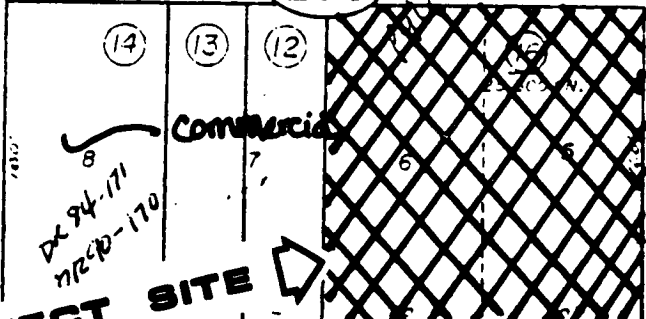
(C2)

AVE.

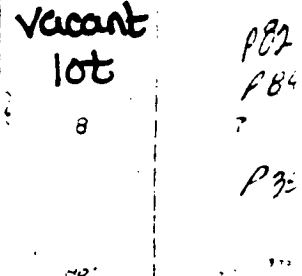
253



13th



14th



SUBJECT SITE

Bank site

(C2)

TARGET

Commercial

BANK/office

14th ST

LAND USE & ZONING MAP

000412









