

P97-098 - Golden 1 Credit Union\Rezone

- REQUEST:
- A. Environmental Determination: Categorical Exemption 15305
 - B. Rezone 7.24± total acres (0.86 ± acres R-2, 0.72 ± acres R-3, 5.62± acres M-1) from R-2, R-3 & M-1 zoning to General Commercial (C-2) zoning for a developed parcel with a Golden 1 Credit Union Computer System Facility.

LOCATION: 6507 4th Avenue
015-031-041
Council District 6

APPLICANT:	Oshima & Yee Architects, Joe Yee (443-5911) 1731 J Street, Ste. 200 Sacto. CA 95814
OWNER:	Golden 1 Credit Union 6507 4th Avenue, Sacto. CA 95817
PLANS BY:	Oshima & Yee Architects
APPLICATION FILED:	9-2-97
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant is proposing to rezone approximately 7.24± developed acres from M-1, R-2 and R-3 zoning to a General Commercial (C-2) zone. The existing parcel has three different zones as result of a lot line merger. A 110,000 square foot Golden 1 Credit Union computer system facility with paved parking (398 spaces) is located on the site. The paved parking is located on the residential zones (R-2 & R-3) and the Golden 1 building is located on the M-1 zone. Golden 1 Credit Union's operation is open between the hours of 6am - 10pm Monday thru Friday and 8am - 2pm on Saturday. A total of 290 employees are located on the premises between 8am and 5pm and 10 employees occupy the business between 6pm and 10pm. Rezoning the site to General Commercial will result in a single General Commercial (C-2) zoned parcel.

In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project proposal, the basic issues are rezoning residential and industrial zones to a general commercial zone.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on: 1) the proposed zoning's (C-2) consistency with surrounding commercial and office land uses in the immediate area and adjacent to the site; 2) the omission of three different zones on one parcel; and 3) the C-2 zone is consistent with the current computer system facility operation on the site.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial\Warehouse
Community Plan Designation:	N\A
Existing Land Use of Site:	Golden 1 Credit Union Computer Facility
Existing Zoning of Site:	M-1, R-2 & R-3

Surrounding Land Use and Zoning:

North: Highway 50; TC
 South: Vacant, Gas Station, Residential; C-2, C-2R, R-2 & R-3
 East: Office Building; M-1
 West: U-Haul Truck Rental & Residential; C-2 & R-1

Property Dimensions:	Irregular
Property Area:	7.24± gross acres
Existing Zoning Acreage:	0.86± - R-2 zoning 0.72± - R-3 zoning <u>5.62± - M-1 zoning</u> 7.20 ± C-2 proposed zoning
Square Footage of Building:	110,000 square feet
Height of Building:	1 story
Exterior Building Materials:	Concrete\Brick
Roof Material:	Flat
Parking Provided:	398 spaces
Parking Required:	1:400 min.\1:275 max. 275 spaces min.\400 spaces max.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: No other approvals are required for this project.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site for Heavy Commercial\Warehouse. This designation encourages heavy commercial, light manufacturing activities and office users in the area. The existing operation is Golden 1's primary computer operation facility with a low volume of customers visiting the site. The existing land use designation is consistent with the City's intent for heavy commercial\warehouse users in the area. The use also supports General Plan policy relative to encouraging the mixture of commercial, office and light industrial users adjacent to major transit corridors and commercial businesses.

B. Rezone

The applicant is proposing to rezone the subject property from Light Industrial (M-1), Multi-family (R-3) and Two Family (R-2) zoning to a General Commercial (C-2) zone. The proposed C-2 zone provides for the sale of commodities, or services, including repair facilities, small wholesale stores and processing and packaging. The current operation on the site operates a large computer systems unit for all Golden 1 Credit Union office branches. The computer system facility does partake in office activities which are permitted in the C-2 zone and allowed in the current General Plan designation. Rezoning the entire parcel to C-2 will be in keeping with the intent of the C-2 zone and will not be in conflict with surrounding land uses and zoning in the immediate area. The site is bounded by 65th Expressway and 4th Avenue. Parcels along 65th Expressway adjacent to the site are zoned C-2 and lots along 4th Avenue are zoned C-2, R-2, and R-3. Rezoning the site also establishes one zone on a single parcel rather than three different zones. Finally, the C-2 zone will enhance the property value of the site and offer a larger variety of uses to help stimulate the economic vitality on 65th Expressway. Staff, therefore, feels the rezone to C-2 is appropriate and consistent with the surrounding businesses in the area.

C. Site Plan - Building Design/Zoning Requirements

The existing office building is adequately setback from the street and sufficient landscaping and parking is located on the site. Adequate parking for the 110,000 square foot building is also provided on the site. No new signage is proposed. The building materials are concrete and brick with a metal roof. Building colors are neutral earth tones (grey\brown). The building height is one story.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (Section 15305).

B. Public/Neighborhood/Business Association Comments

The proposal was routed to Tahoe Park Neighborhood Association for review and comment. No comments were received. A notice of the project and public hearing was also sent to all property owners within 500 feet of the subject site. At the time of preparing the staff report, no comments were received.

C. Summary of Agency Comments

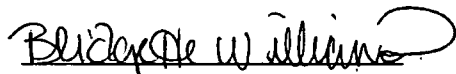
The project has been reviewed by several City Departments and other agencies. No written were received.

PROJECT APPROVAL PROCESS: Planning Commission may recommend approval or denial of the Rezone. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action. The Rezone recommendation below require City Council approval.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

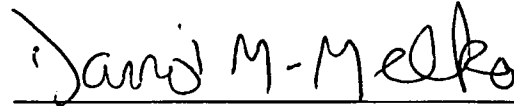
Recommend approval of the Rezone of 7.24± total acres (0.86 ± acres R-2, 0.72 ± acres R-3, 5.62± acres M-1) from R-2, R-3 & M-1 zoning to General Commercial (C-2) zoning for a developed parcel with a Golden 1 Credit Union Computer System Facility building.

Report Prepared By,



Associate Planner
Bridgette Williams

Report Reviewed By,



David M. Melko
Senior Planner

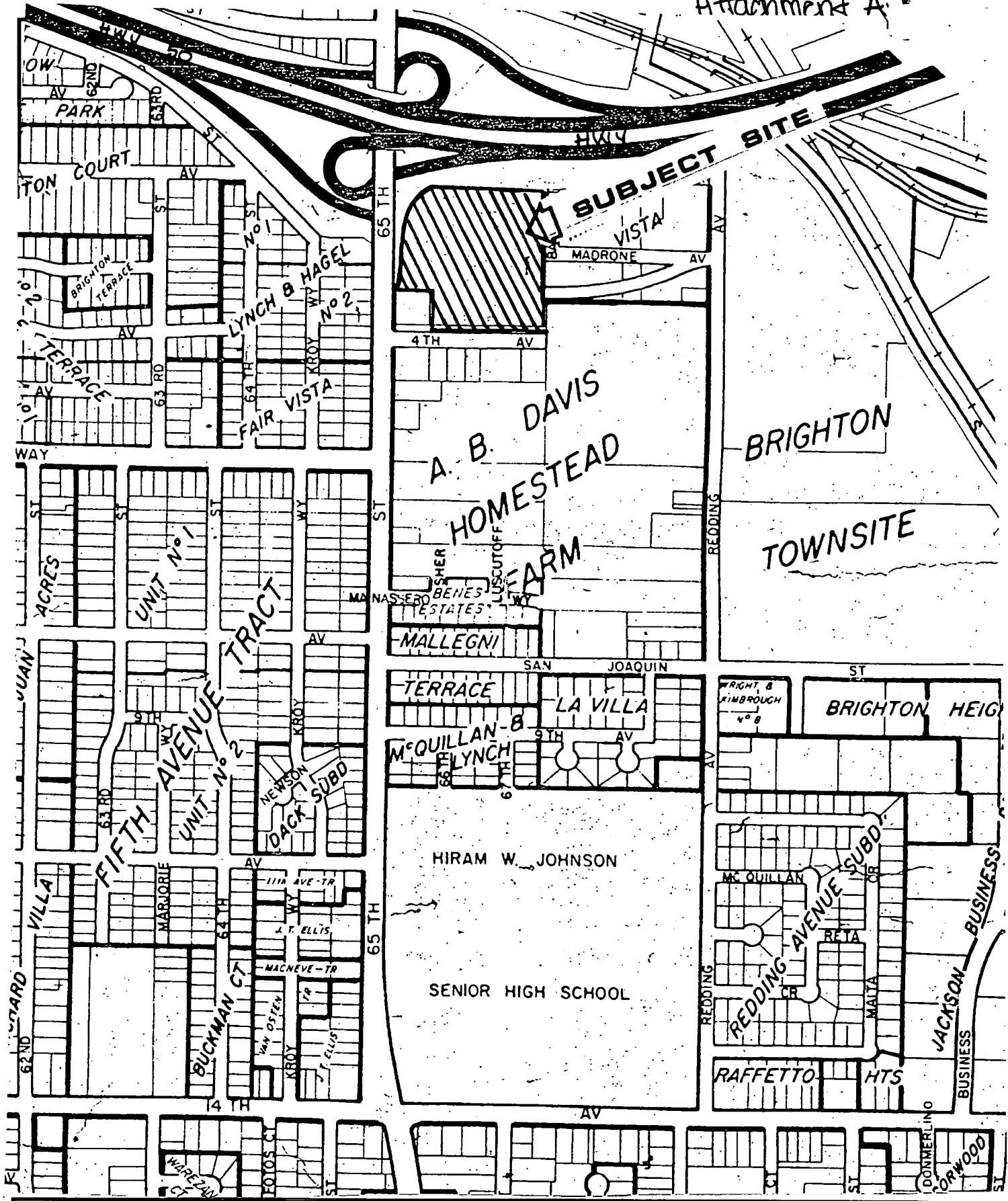
Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1
Exhibit C-2

Vicinity Map
Land Use and Zoning Map
Notice of Decision
Existing Rezone Exhibit
Proposed Rezone Exhibit

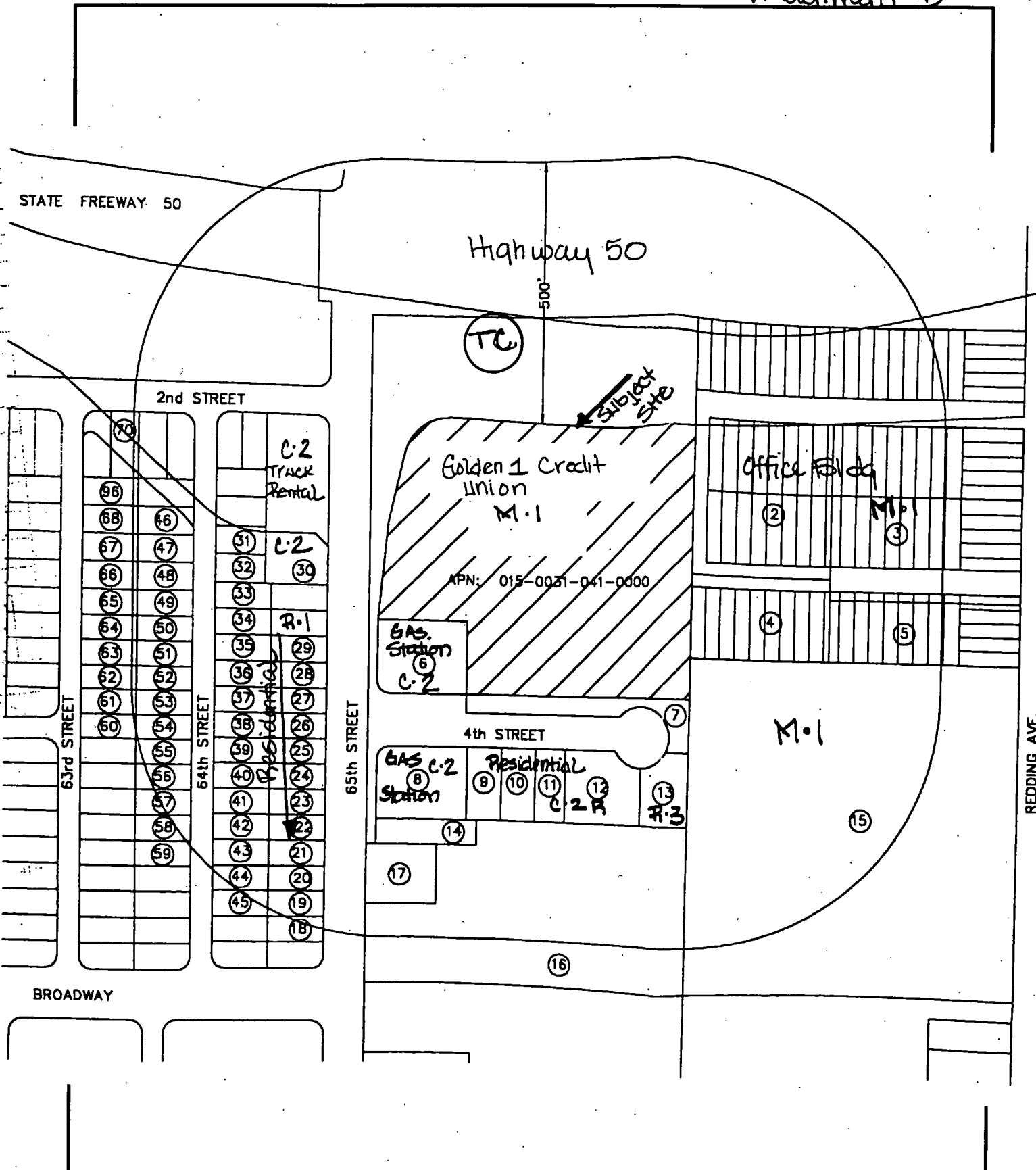
P97-098.SR

Attachment A



VICINITY MAP





LAND USE & ZONING MAP



Attachment C

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE REZONE OF 7.24± TOTAL ACRES (0.86 ± ACRES R-2; 0.72 ± ACRES R-3; 5.62± ACRES M-1) FROM R-2, R-3 & M-1 ZONING TO GENERAL COMMERCIAL (C-2) ZONING FOR A DEVELOPED PARCEL WITH A GOLDEN 1 CREDIT UNION COMPUTER SYSTEM FACILITY BUILDING FOR PROPERTY LOCATED AT 6507 4TH AVENUE, SACRAMENTO CALIFORNIA IN THE PROPOSED GENERAL COMMERCIAL (C-2) ZONE. (P97-098) (APN: 015-031-041)

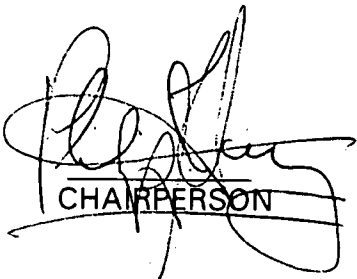
At the meeting of December 18, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Found the project Exempt pursuant to CEQA Section 15305.
- B. Recommended approval of the Rezone of 7.24± total acres (0.86 ± acres R-2, 0.72 ± acres R-3, 5.62± acres M-1) from R-2, R-3 & M-1 zoning to General Commercial (C-2) Zoning;

These actions were made based upon the following findings of fact:

FINDINGS OF FACT

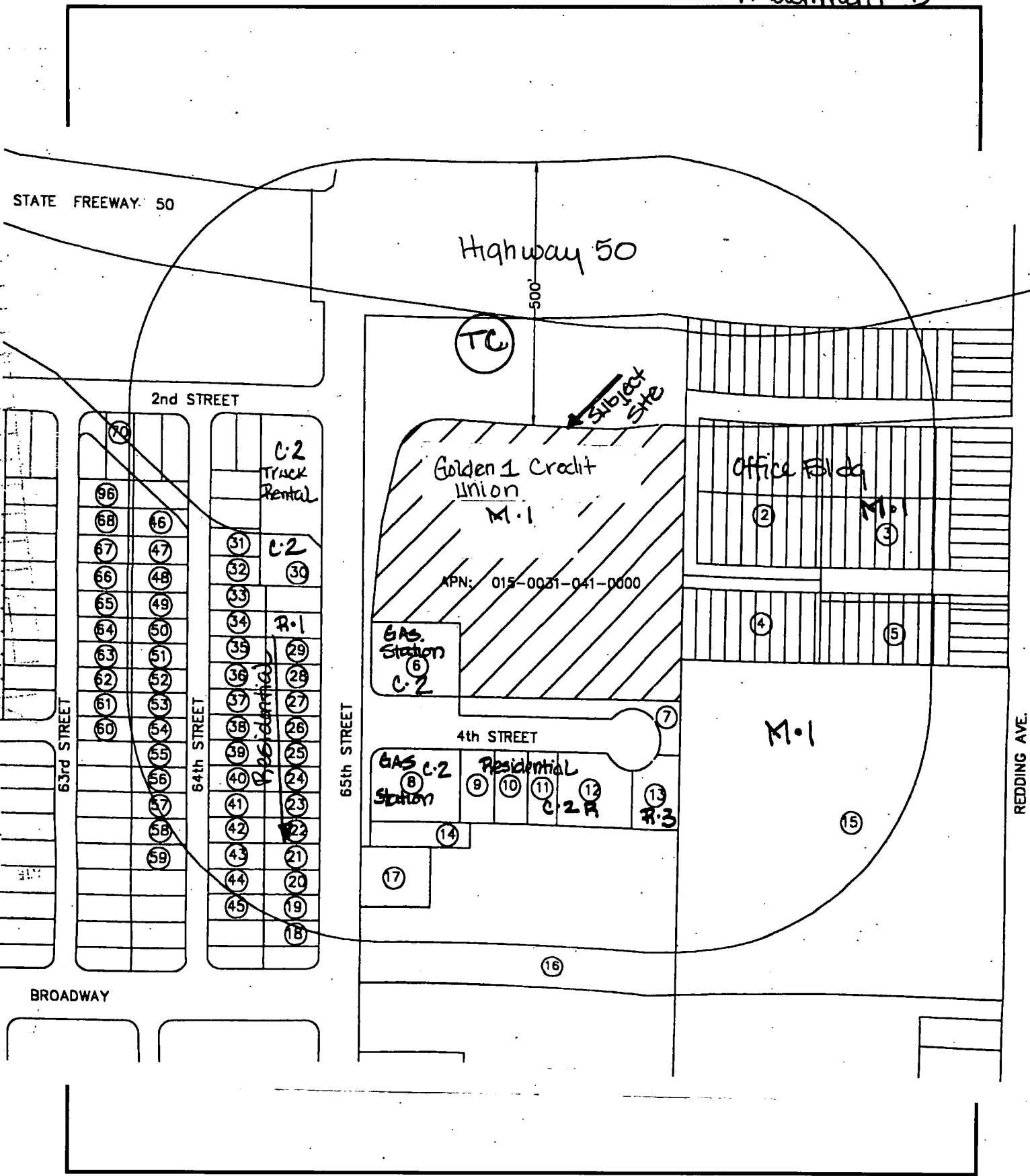
- A. Categorical Exemption: The project is exempt from environmental review pursuant to CEQA Section 15305;



CHAIRPERSON

Gayle Strachan
SECRETARY TO THE PLANNING COMMISSION

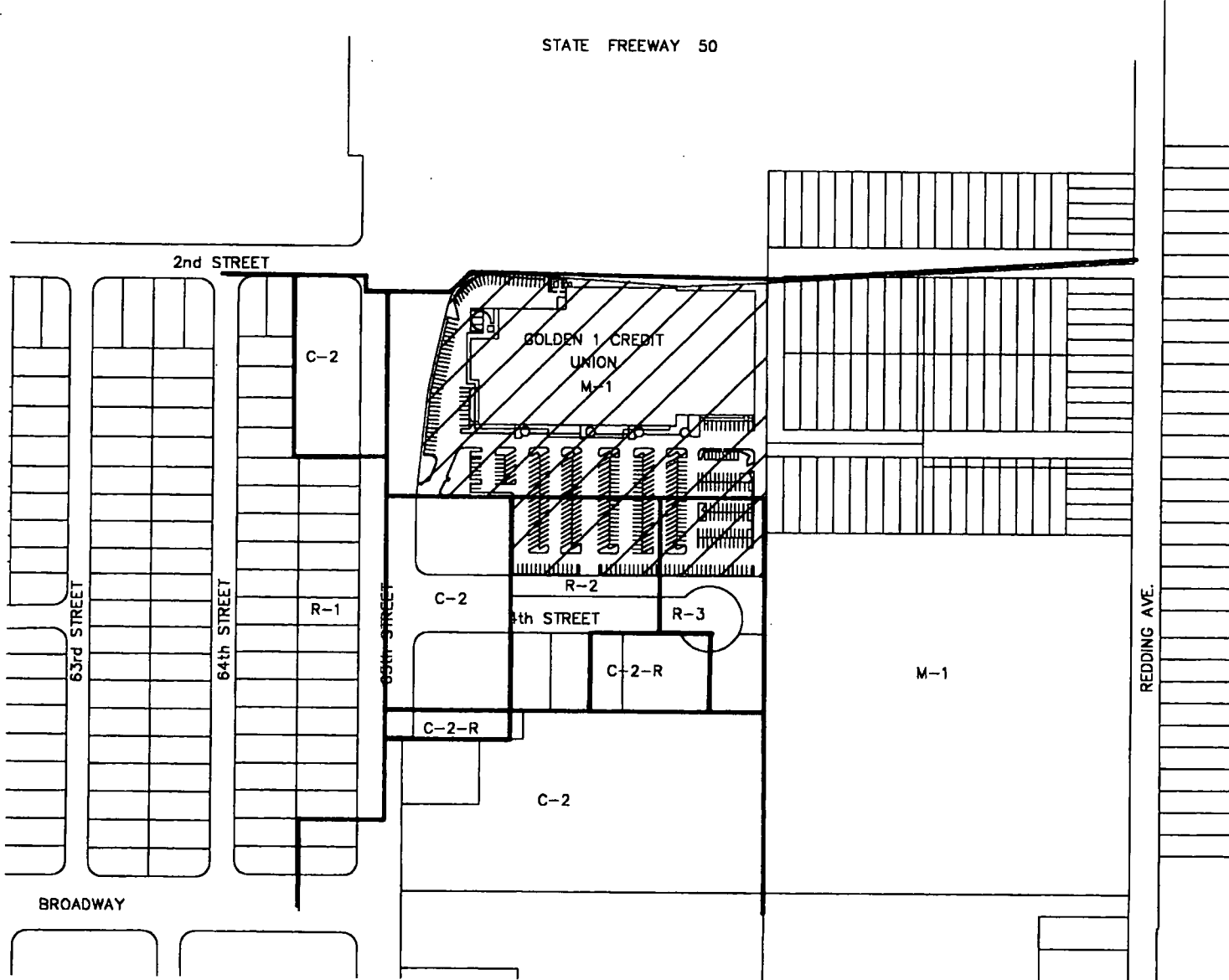
- Exhibit C-1 Existing Rezone Exhibit
- Exhibit C-2 Proposed Rezone Exhibit



LAND USE & ZONING MAP



860-265



EXISTING ZONING



O SH I M A
 & Y E E
 ARCHITECTS

1701 J STREET
 SUITE 200
 SACRAMENTO
 CALIFORNIA
 - 95814 -
 TEL (916) 443-0811
 FAX (916) 443-0808

CONSULTANTS

GOLDEN 1 CREDIT
 UNION
 6507 4TH AVENUE
 SACRAMENTO, CA 95817

Exhibit C-1

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DATE 8/2/88

BY



860-26A

PROPOSED ZONING

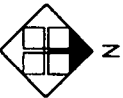
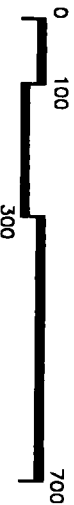
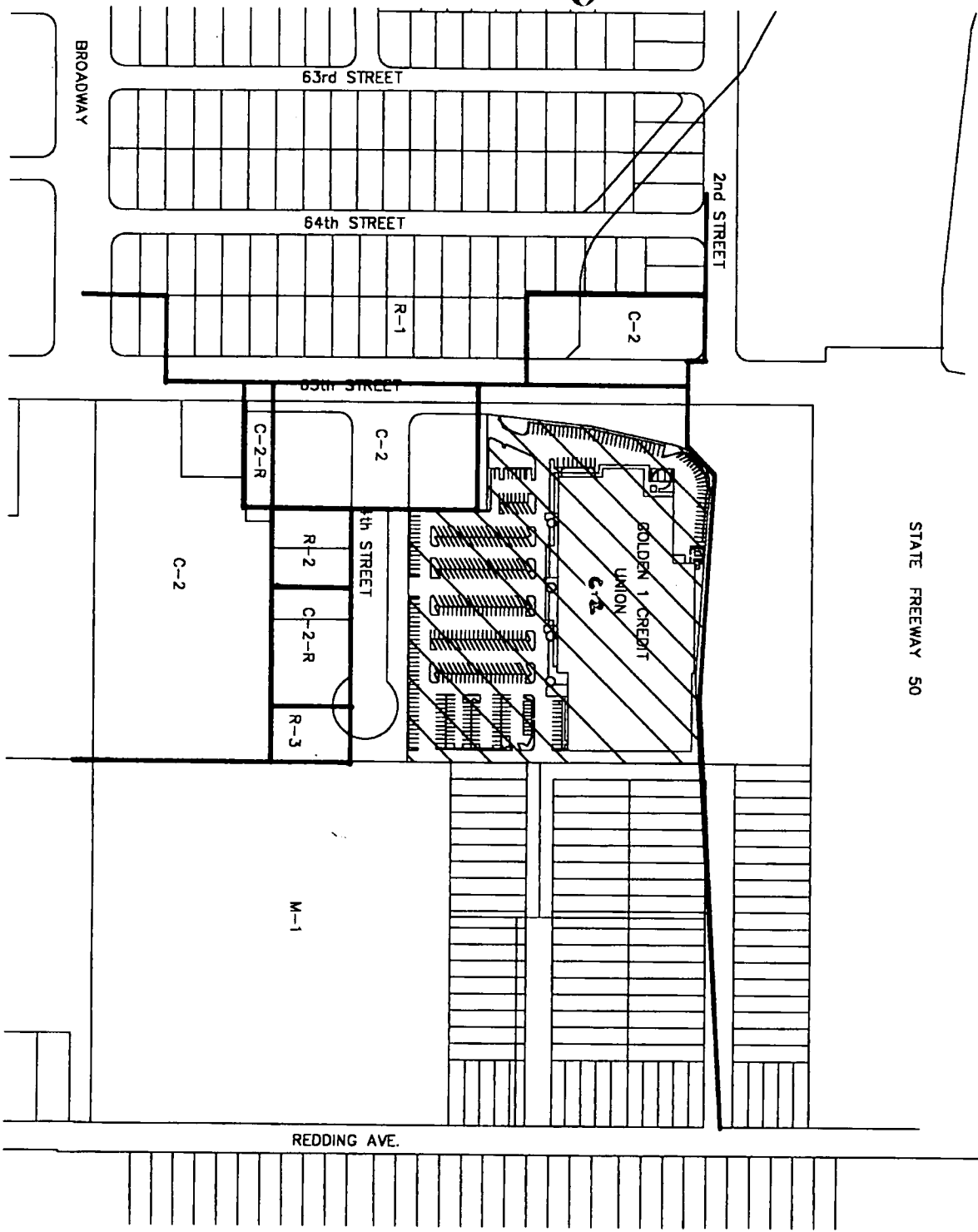



Exhibit C.2



 DATE: 8/29/07

 DRAWN BY: 96471

 SHEET:


 PROJECT:

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GOLDEN 1 CREDIT UNION

 6507 4TH AVENUE

 SACRAMENTO, CA 95817



 GSHIWA

 YEE

 ARCHITECTS

 1701 J STREET

 SUITE 300

 SACRAMENTO

 CALIFORNIA

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