



3.1

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

February 3, 1998

City Council
Sacramento, CA.

Honorable Members In Session:

SUBJECT: Various entitlements to rezone property for an existing Golden 1 Credit Union Computer System Facility (P97-098)

LOCATION/COUNCIL DISTRICT: 6507 4th Avenue; **COUNCIL DISTRICT 6**

RECOMMENDATION: City Planning staff and the Planning Commission recommend that the City Council Adopt the attached Ordinance which approves 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.

CONTACT PERSONS: Gary L. Stonehouse, Planning Director, 264-5567
Bridgette Williams, Associate Planner, 264-5000

FOR COUNCIL MEETING OF: February 10, 1998 - Afternoon Session

SUMMARY: This is a request to rezone 7.24 ± developed acres from M-1, R-2 and R-3 zoning to a General Commercial (C-2) zone for an existing Golden 1 Credit Union Computer System Facility. The Commission and staff recommend approval of the request.

VOTE OF PLANNING COMMISSION: On December 18, 1997, the Planning Commission voted 9-0 to recommend approval of the Rezone for the developed property.

BACKGROUND: The existing parcel has three different zones as result of a lot line merger (R-2, R-3 & M-1). 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. Rezoning the site to General Commercial will result in a single General Commercial (C-2) zoned parcel.

The General Plan designates the site for Heavy Commercial\Warehouse. This designation encourages heavy commercial, light manufacturing activities and office users in the area. The existing use supports General Plan policy relative to encouraging the mixture of commercial, office and light industrial users adjacent to major transit corridors and commercial businesses. 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. 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. Staff supports the proposed rezone in that: 1) the proposed C-2 zoning is consistent with surrounding commercial and office land uses in the immediate area and adjacent to the site; 2) rezoning the site establishes one zone on a single parcel rather than three different zones; and 3) the C-2 zone is consistent with the current computer system facility operation on the site.

FINANCIAL CONSIDERATIONS: None.

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

POLICY CONSIDERATIONS: The proposal is consistent with the General Plan land use designation and policies.

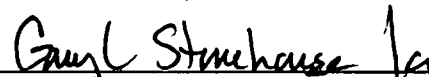
MBE\WBE: None.

Respectfully Submitted,



GARY L. STONEHOUSE
Planning Director

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES DEPARTMENT

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

Attachments:

- A. Ordinance Approving the Rezone
- B. Vicinity Map
- C. Existing Zoning Map
- D. Proposed Zoning Map

APPROVED
BY THE CITY COUNCIL

FEB 10 1998

OFFICE OF THE
CITY CLERK

2.6

ORDINANCE NO. 98-009

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

5.85

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING 0.86 ± DEVELOPED ACRES OF PROPERTY FROM TWO FAMILY (R-2) TO GENERAL COMMERCIAL (C-2) ZONE, 0.72± DEVELOPED ACRES FROM MULTI-FAMILY (R-3) TO GENERAL COMMERCIAL (C-2) ZONE AND 5.62 ± DEVELOPED ACRES FROM LIGHT INDUSTRIAL (M-1) TO GENERAL COMMERCIAL (C-2) ZONE FOR THE PROPERTY LOCATED AT 6507 4TH AVENUE. (P97-098) (APN: 015-0031-041)

BE IT BE ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit which is in the M-1, R-2 AND R-3 zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial (C-2) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representation submitted by the applicant in support of this request. It is believed said plan and representation are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representation submitted by the applicant and as approved by the Planning Commission on December 18, 1997, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

c. The developer shall obtain all necessary building permits prior to construction.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

DATE EFFECTIVE:

MAYOR

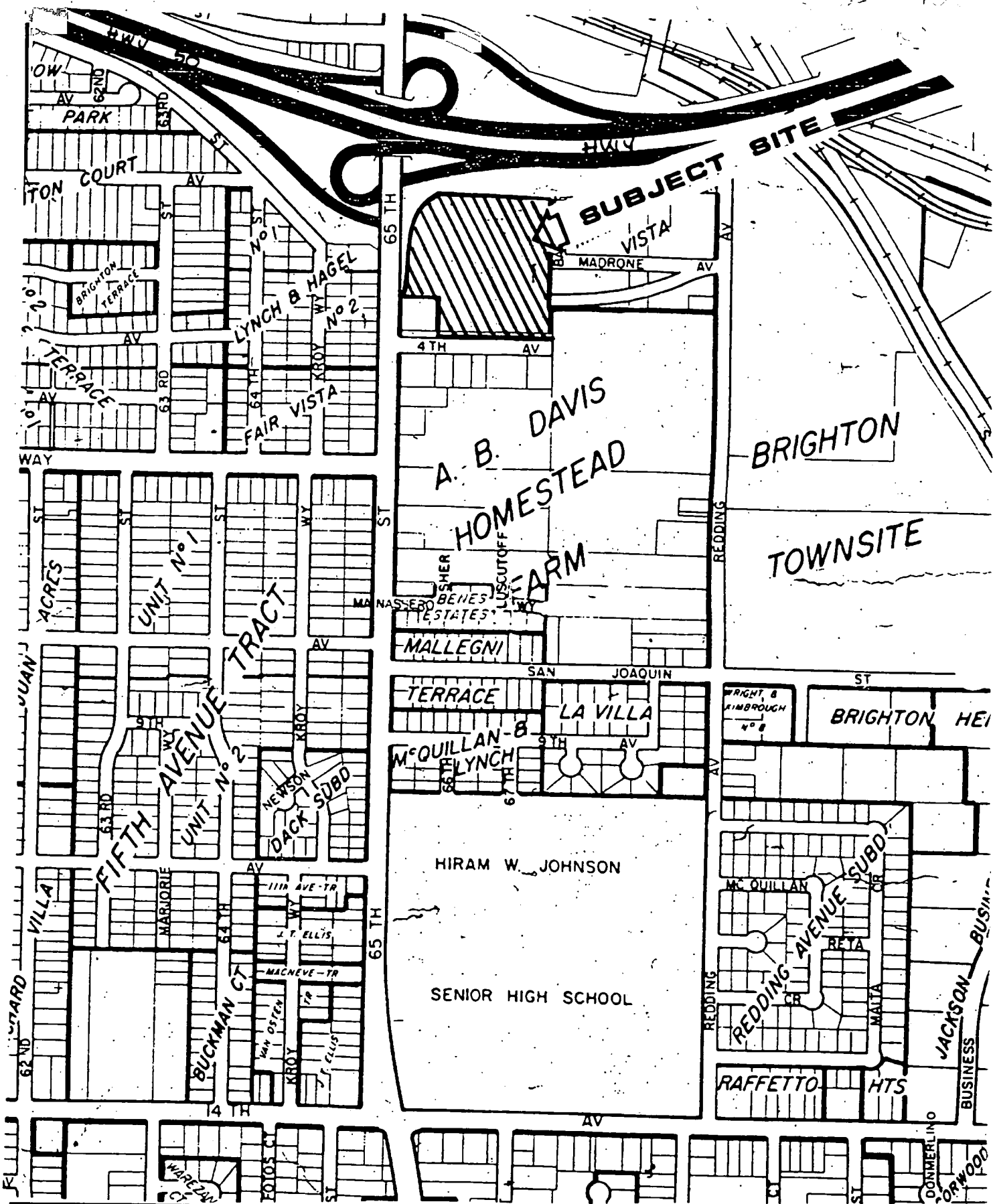
ATTEST:

CITY CLERK
P97-098

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

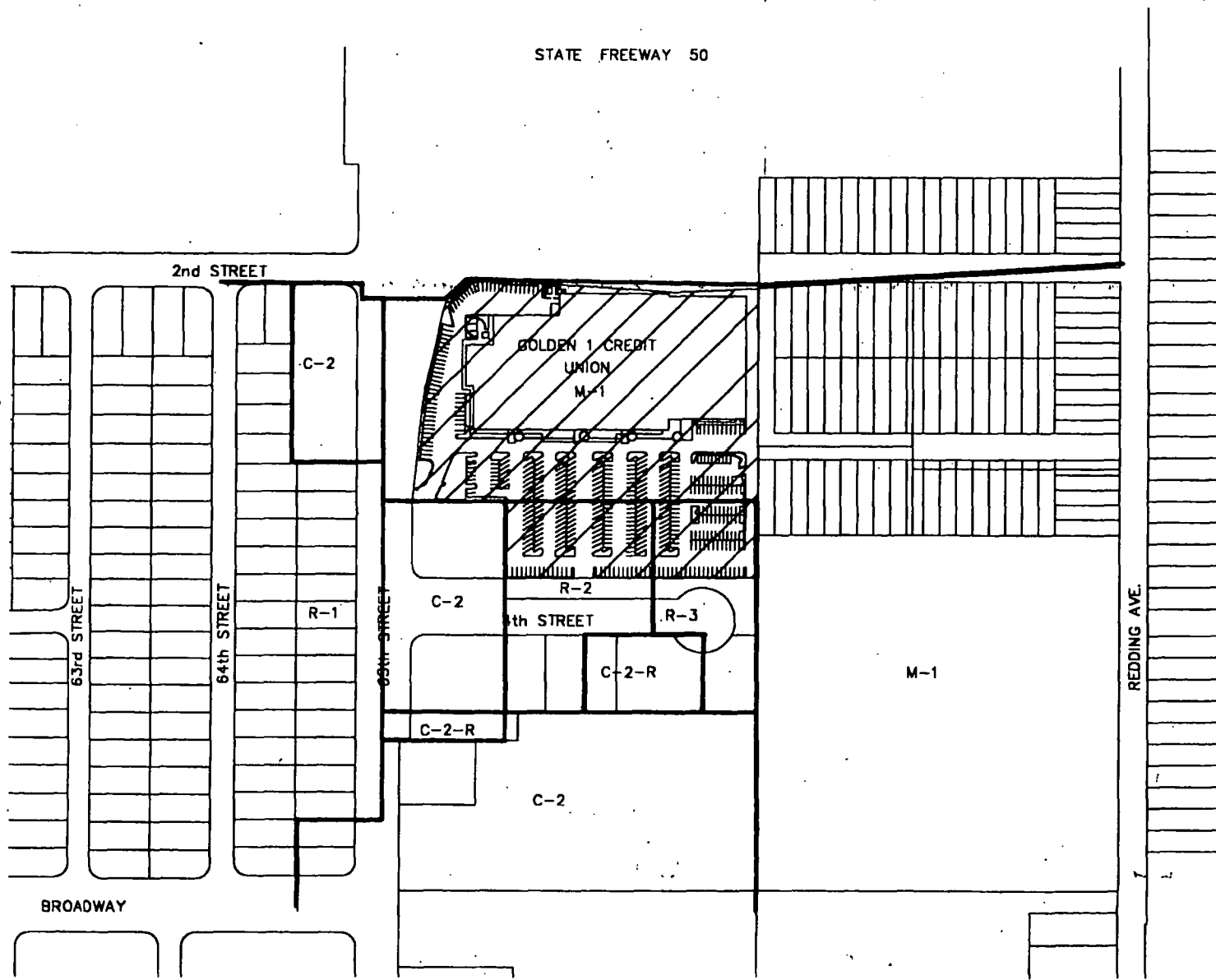
DATE ADOPTED: _____



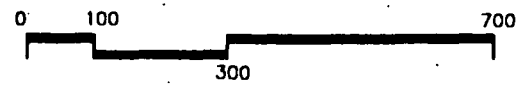
VICINITY MAP



960



EXISTING ZONING



1721 J STREET
SUITE 200
SACRAMENTO
CALIFORNIA
95811
TEL: (916) 444-0011
FAX: (916) 444-0011

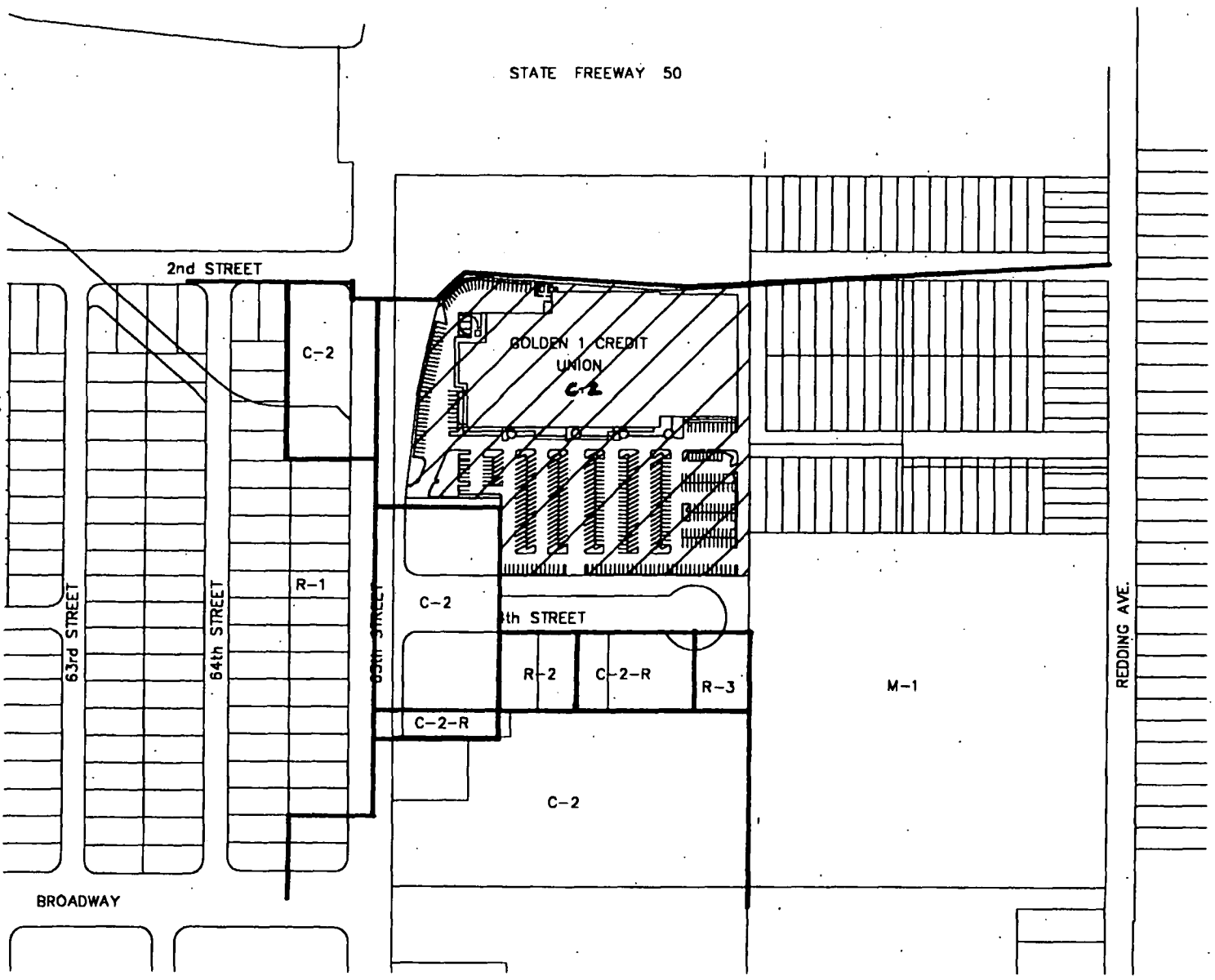
COMPLIANCE

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

ITEM # 8
PAGE 9



860-104



STATE FREEWAY 50

2nd STREET

C-2

GOLDEN 1 CREDIT UNION
C-2

R-1

C-2

4th STREET

R-2

C-2-R

R-3

M-1

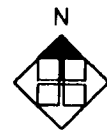
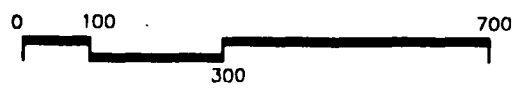
C-2-R

C-2

REDDING AVE.

BROADWAY

PROPOSED ZONING



ORHINA
BYE
ARCHITECTS

1901 J STREET
SUITE 500
SACRAMENTO
CALIFORNIA
95814
TEL (916)448-0011
FAX (916)448-0000

CONSULTANTS

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

REVISION
PAGE 10

DATE
BY





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3.1

PASSED FOR
PUBLICATION
& CONTINUED
TO 2.10.98

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

January 27, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REZONING 0.86+ DEVELOPED ACRES OF PROPERTY FROM TWO FAMILY (R-2) TO GENERAL COMMERCIAL (C-2) ZONE, 0.72+ DEVELOPED ACRES FROM MULTI-FAMILY (R-3) TO GENERAL COMMERCIAL (C-2) ZONE AND 5.62+ DEVELOPED ACRES FROM LIGHT INDUSTRIAL (M-1) TO GENERAL COMMERCIAL (C-2) ZONE FOR THE PROPERTY LOCATED AT 6507 4TH AVENUE (P97-098) (APNS: 015-0031-041)

LOCATION AND DISTRICT: 6507 4th Avenue
D6

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to February 10, 1998.

CONTACT PERSON: Bridgette Williams, Associate Planner, 264-5000

FOR COUNCIL MEETING OF: February 3, 1998

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Golden 1 Credit Union Rezone - P97-098
January 27, 1998

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

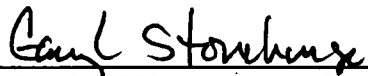
Respectfully submitted,



GARY D. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JAN 14 3 35 PM '98



P97-098

1.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

January 14, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: *Grace*
Grace Garcia, Typist Clerk III

SUBJECT: REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)

1. **P97-098 Golden 1 Rezone**
Entitlements to rezone an existing site occupied with Golden 1 Credit Union's computer operation building on 7.24 ± developed acres in the M-1, R-2 and R-3 zones at 6507 4th Avenue in the southeast area of the City of Sacramento, APN: 015-031-041 (D6) (Bridgette Williams, x5000):
 - A. **Rezone 7.24 ± total acres (0.86 ± acres from R-2 to C-2; 0.72± acres from R-3 to C-2; 5.62 ± acres from M-1 to C-2) from R-3, R-2 and M-1 zoning to General Commercial (C-2) zoning for a developed parcel.**

Staff requests that this item be scheduled for the session of the City Council afternoon agenda.

Attachments

PPF DATE: 2-3-98
HEARING DATE: 2-10-98 afternoon
FINAL COUNCIL ACTION DATE: _____

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.