

P93-156 - TANDY INCREDIBLE UNIVERSE STORE

REQUEST:

The entitlements necessary to develop a 185,000± square foot electronics and appliance megastore [Tandy's Incredible Universe] and a 10,000± square foot retail pad building on a site totaling 19.5± vacant acres at the northeast corner of Interstate 80 and Northgate Boulevard in the North Natomas community:

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. Rezone of 8.7± vacant acres from Manufacturing-Industrial Park- Planned Unit Development (MIP-PUD) to Light Industrial- PUD (M-1(S)-PUD)
- D. PUD Designation for "Project Meteor/ Incredible Universe PUD"
- E. Establish "Project Meteor/ Incredible Universe PUD" Schematic Plan and Development Guidelines
- F. Special Permit to allow development of a 185,000± square foot electronics and appliance megastore in the proposed Project Meteor/Incredible Universe PUD
- G. Lot Line Adjustment to merge five lots into three lots
- H. Street Abandonment of Cargo Court/ Old Northgate Boulevard on the site

LOCATION:

NE corner of Northgate Boulevard and Interstate 80
237-0017-002, 004, 005; 237-0031-043, 044
North Natomas
Robla School District
Council District 1

APPLICANT:	Tandy Corporation, c/o Winstead, Sechrest and Minick, P.C. (Barry Knight) (214) 745-5274 1201 Elm Street, Suite 5400, Dallas, TX 75270
OWNER:	Northgate Marketplace Joint Venture/ Centennial Community Developers, Inc. (714) 634-9200 PO Box 399, Orange, CA 92666-0399
PLANS BY:	The Spink Corporation (Mike Smith) (916) 925-5550 2590 Venture Oaks Way, Sacramento, CA 95833
APPLICATION FILED:	October 18, 1993
STAFF CONTACT:	Carol Shearly, 264-5893

SUMMARY/RECOMMENDATION: The applicant is proposing to construct a 185,000± square foot electronics and appliance megastore, known as Incredible Universe, with 1,104 parking spaces on a 17.7± acre vacant parcel which is proposed to be part of the Project Meteor/ Incredible Universe PUD. The existing Radio Shack warehouse in Woodland would be consolidated into this site. The Incredible Universe store is projected to generate \$60 to 70 million in annual sales and employ about 300 persons. A 1.8± acre parcel for a 10,000± square feet retail pad building with 118 parking spaces is also proposed for inclusion in the PUD. A Special Permit will be required to develop the retail use. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are traffic and circulation impacts, storm drainage, building design, land use compatibility, and the sign program.

Staff recommends approval of the project subject to modifications to the Sign Program. This recommendation is based on its consistency with the policies regarding land uses and locating warehouse retail uses in industrial areas; the project is proposed to be located in an area that will not adversely impact residential or other sensitive uses; the project advances City employment and economic development goals; and the project provides adequate setbacks, parking, and landscaping.

PROJECT INFORMATION:

General Plan Designation: 1986 North Natomas	Heavy Commercial or Warehouse
Community Plan Designation: Proposed North Natomas	Light Industrial
Community Plan Designation: Existing Land Use of Site:	Employment Center (50 emps per acre) Vacant
Existing Zoning of Site:	Manufacturing- Industrial Park, MIP-PUD, and Light Industrial, M-1(S)-PUD

Surrounding Land Use and Zoning:

North: Vacant; M-1(S)
 South: Interstate 80; TC
 East: Natomas East Main Drainage Canal; F
 West: Industrial and offices (County); M-1 and MP (County)

Building Setbacks:	Required	Provided
Front (West):	25'	360'
Side (North):	NR	220'
Side (South):	NR	255'
Rear (East):	NR	20'

Property Dimensions:	Irregular
Property Area:	19.5± acres
Square Footage of Building:	185,000 square foot electronics and appliance megastore and 10,000 square foot retail pad building
Height of Building:	32 feet, 156,263 square foot first floor with 27,941 square foot mezzanine
Exterior Building Materials:	Concrete tilt-up with a metal domed truss structure at the entry
Exterior Building Colors:	Off white and grape
Roof Material:	PVC single ply
Parking Provided:	1,222 spaces total (1,104 for Tandy and 118 for retail pad)
Parking Required:	460 spaces (calculated 50% warehouse (1:1,000sf) and 50% retail (1:250sf))
Bicycle Parking Provided:	19 spaces total, 6- Class 1, 13- Class 1, 2 & 3
Bicycle Parking Required:	19 spaces (calculated at 1 space per 25 required auto parking spaces) 6-Class 1, 13-Class 1, 2, & 3 (calculated at 50% industrial (50% Class 1) and 50% commercial (25% Class 1))
Hours of Operation:	11 A.M. to 10 P.M., 7 days a week
Number of Employees:	300 total employees, 100 per shift
Topography:	Flat
Street Improvements:	Existing and to be constructed
Utilities:	Existing and to be constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Recordation of Street Abandonment	Public Works
Building Permit for Anchor Building	Building Division
Building Permit for Access Road	Building Division
Building Permit for Internal Restaurant	Building Division
Special Permit for Retail Pad Bldg	Planning Division
Encroachment Permit	Caltrans

BACKGROUND INFORMATION: On May 19, 1992, the City Council approved the annexation of 8.7± acres from the County of Sacramento into the City (P92-007/ M91-030). During the annexation process, the prezone for the site was Manufacturing-Industrial Park- Planned Unit Development, MIP-PUD, to be consistent with the 1986 North Natomas Community Plan designation of Light Industrial. The adjacent parcels, already located in the City were zoned Light Industrial M-1(S).

On January 3, 1991, Centennial Community Developers, Inc., submitted an application to develop the subject site with a mixed use office, flex-space industrial development (P91-002). This proposal was revised to include 276,800 square feet of office uses, 60,000 square feet of flex-space industrial area, 16,000 square feet of retail, a restaurant, and a child care center. Centennial requested the project be allowed to go forward separate from the North Natomas Working Group effort to revise the 1986 North Natomas Community Plan. The Working Group, composed of North Natomas developers, representatives of the Environmental Council of Sacramento (ECOS) and the Natomas Community Association (NCA), and City staff, agreed to allow the project to move forward if the specific details of the building and site design could be reviewed by members of the Working Group. An appointed task force group met with the applicant and owner several times to forge plans for a transit-friendly, mixed use project that would serve as a gateway project for North Natomas. Members of this task force have reviewed the proposed Incredible Universe store.

Subsequently, the property owner contacted City Planning staff and indicated that a warehouse retailer was interested in the site. Staff indicated that the use would be acceptable at the site due to the nature of the current office market, the fact that the site was located adjacent to County industrial uses, was not located in close proximity to residential uses, has good freeway access and was not located near proposed light rail transit. Conversations began to design a building and site plan to house the Tandy Incredible Universe store. The property owner intends to withdraw the previous application (P91-002) subject to approval of the present application.

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The proposed project is consistent with numerous goals and policies set forth in the 1986 North Natomas Community Plan, the proposed North Natomas Community Plan, and the General Plan. The pertinent goals and policies from each document are listed below, followed by an explanation of how the project meets these goals and policies.

1. General Plan

- Continue to identify and attempt to minimize potential adverse impacts from increased industrial development (p.4-19).
- Allow industrial development only in areas where potential impacts can be expected to be minimized (p.4-20).
- Provide expanded employment opportunities for City residents, particularly the unemployed and economically disadvantaged (p.4-22).
- Strongly encourage employers to incorporate local hiring preferences (p.4-22).
- Assist private interests to maintain and strengthen the competitive advantages of Sacramento's warehousing/ distribution industry (p.4-19).

The General Plan does not include specific policies related to warehouse retail uses, a relatively new phenomena. The proposed warehouse retail use is located in one of the City's identified major industrial areas, according to the diagram in the General Plan (p. 4-8). The site is adequately buffered from residential and other sensitive uses. The projected 300 employees is a significant new employment opportunity for the area. Also, the project intends to relocate an existing warehouse/ distribution center from Woodland to North Natomas which will strengthen the area's distribution industry. The Light Industrial development anticipated in North Natomas would be compatible with both the Heavy Commercial/ Warehouse and Industrial Manufacturing designations (p.4-11). The proposed warehouse retail use is consistent with the Light Industrial designation.

2. 1986 North Natomas Community Plan

- Encourage development of industrial and office land uses along freeway corridors (p.31).

- Provide the opportunity to serve highway oriented uses where appropriate (p.27).
- All developments will be approved as PUD's under the provisions of the City's Zoning Ordinance (p.15).

The highway oriented, industrial project is located along the I-80 freeway corridor. The use is highway oriented in that it relies on auto and truck traffic to function and the applicant anticipates generating 10 percent of its customers from 100 miles or more away.

3. Proposed North Natomas Community Plan

- The Light Industrial (LI) land use designation is intended for light manufacturing, warehousing, and distribution uses in a business park setting. Support retail uses are encouraged to serve the employers and employees on the site. Number of employees per acre is estimated to not exceed 20. (p.7)
- Local hiring incentives and referral programs for major employers should be expanded where needed to ensure that City residents benefit from Sacramento's growing economy. The following are examples of such programs:

Northgate/Norwood Enterprise Zone: Enterprise zones, specifically the Northgate/Norwood zone, can be utilized as an economic development tool. State tax incentives are offered to businesses that hire 30 percent of their employees from High Density Unemployment Areas (p. 78-79).

- Warehouse retail uses could be located in North Natomas if they meet the following criteria:
 - a) close freeway access but does not have to be adjacent to the freeway;
 - b) access to an arterial with sufficient capacity to accommodate the traffic generated by this use;
 - c) not adjacent to residential uses; and
 - d) generally acceptable in light industrial areas (p. 27).
- A Planned Unit Development (PUD) designation is required for any development in the North Natomas area (p.31).

- Non-residential development in North Natomas will comply with the Citywide Housing Trust Fund Program outlined in Section 33 of the Zoning Ordinance (p.77).
- Create pedestrian circulation opportunities and avoid impeding pedestrian or bicycle circulation with private development (p.46).
- Bicycle parking is required at every site that requires automobile parking. The number of parking spaces required is indicated in the Zoning Ordinance Section 6. Bicycle parking shall be: 1) intentionally visible, 2) convenient, 3) secure, and 4) attractive (p. 46).
- Joint use parking agreements between public agencies, between public agencies and private owners, and between private owners for park-n-ride lots are encouraged wherever feasible (p. 50).

The project meets all of the locational criteria for warehouse retail uses. The estimated number of employees is 16.7 per acre, well within the 20 employees per acre range. The use of a PUD allows specific design guidelines for specific sites. The project proponent will be required to pay Housing Trust Fund fees per Section 33 of the Zoning Ordinance. The applicant may benefit from the incentives offered by being located within the Northgate/Norwood Enterprise Zone. Opportunities exist for this project to provide good pedestrian, bicycle, and transit linkages and promote alternative modes of auto travel, such as carpooling and electric vehicles.

4. Rezone

8.7 acres of the site are zoned Manufacturing, Industrial Park- PUD (MIP-PUD) and the remaining 10.8 acres of the site are zoned Light Industrial-PUD (M-1S-PUD). The 8.7 acre portion was rezoned to MIP-PUD during the annexation of the site to the City. Rezoning the 8.7 acres to Light Industrial is logical for two reasons: 1) the Incredible Universe store, a warehouse retail use, is more appropriately located in the M-1S zone than in the MIP zone and 2) the two parts of the site should be zoned the same. Staff supports the rezone to be consistent with existing community plan and general plan designations, and the balance of the project area.

5. Street Abandonment and Lot Line Adjustment

The applicant is requesting the abandonment of Cargo Court and Old Northgate Boulevard on the site. No objections to the street abandonment were raised by the City Public Works, Police, Fire, and Utilities departments.

Sacramento Municipal Utility District (SMUD) staff noted that an existing substation is located adjacent to the southwest corner of the property for which access needs to be retained. If the applicant agrees to meet the criteria for proper access and executes a temporary and permanent access agreement with SMUD, SMUD has no objection to the abandonment. SMUD staff has reviewed the revised site plan and finds that the revised access is acceptable to them.

Pacific Gas and Electric (PG&E) owns and maintains a 6 inch steel high pressure gas main within the Cargo Court right-of-way. PG&E does not object to the proposed abandonment provided an easement is recorded concurrently. Pacific Bell has no objection to the abandonment as long as an easement is recorded to allow access to maintain their lines and facilities. Sacramento Cable has no objection to the abandonment as long as an easement is retained for their facilities. Staff finds the street abandonment consistent with the General Plan and North Natomas Community Plan and recommends approval subject to conditions regarding access to the existing SMUD substation and public utility easements.

The applicant is also requesting a lot line adjustment to merge five parcels into three. One of the three parcels will be created to develop the Tandy Incredible Universe store, the second will be created for future development of a retail pad, and the third [not a part of the PUD] is the balance to be retained by the property owner to the north. Staff recommends support of the lot line adjustment.

B. Site Plan Design/Zoning Requirements

1. Parking/Circulation

Parking: The applicant is providing 1,222 auto parking spaces, 1,104 spaces for the Tandy building and 118 spaces for the retail pad. The parking provided well exceeds the required number of parking spaces of 460 for Tandy (calculated according to the Zoning Ordinance using 50 percent of the building for warehouse uses (1:1,000 sf) and 50 percent for retail uses (1:250 sf) and 40 for retail pad (1:250sf) for a total of 500 spaces. A maximum of 40 percent of the total parking provided may be sized for compact cars. The site plan indicates 16.5 percent compact parking. The applicant has estimated that 70 to 80 trucks will be generated by the project each day. The truck maneuvering area is located on the north side of building. The trucks will access the site on the proposed access road to North Market to avoid impeding access to the building's main entrance.

The parking lot must meet the City's Shading Ordinance that requires 50 percent shading in fifteen years. Photovoltaic (PV) structures may be used to meet the shading requirement. PVs can be used as a direct source of charging electric vehicles or for other alternative sources of energy.

The project must provide adequate bicycle parking as set forth in Section 6 of the City's Zoning Ordinance. Calculated at 50 percent warehouse and 50 percent retail, the number of bicycle stalls required is 19, [6- Class 1 and 13- Class 1, 2, and 3]. The applicant has indicated 14 stalls, [4- Class 1 and 10- Class 1, 2 and 3] on the site plan but has agreed to add the required bicycle parking to the plan prior to obtaining a building permit.

Transportation Management Plan (TMP): The City Zoning Ordinance requires that all non-residential development with more than 100 employees must submit a Transportation Management Plan designed to reduce employee peak hour single occupant vehicle trips to and from the site by 35 percent. A menu of options exists in the ordinance to meet this trip reduction requirement including carpool/vanpool incentives, bike lockers and showers, transit pass subsidies, and participating in a Transportation Management Association (TMA). Other options include providing pedestrian sidewalks to link the buildings with future bus stops, electric vehicle (EV) charging stations and preferential parking, and joint use of some of the parking stalls (50+) for a transit park-and-ride lot during weekday work hours, off-peak for the Tandy store.

The North Natomas Community Plan requires an Air Quality Mitigation Strategy that reduces reactive organic gases (ROG) emissions by 35 percent. Similar measures can be employed to reduce emissions as to reduce trips.

Tandy's peak hour periods do not coincide with traditional peak hours in that the store does not open until 11 A.M., thereby missing the 7 to 9 A.M. peak, and Tandy's evening peak period is later than the traditional 4 to 6 P.M. period.

Circulation: Two access points will be provided to the Tandy Incredible Universe site: 1) a signalized driveway along Northgate between the I-80 offramp and North Market Boulevard and 2) a private access road from the north boundary of the Tandy site to North Market, becoming the fourth leg of the existing three-leg signalized intersection (see Exhibit F-1). The current circulation program was proposed to solve the problems foreseen by the City, County, and Caltrans staff regarding the safe, efficient functioning of Northgate Boulevard and I-80. The concerns included excessive weaving movements, possible stacking on the offramps or freeway, and public safety at a high speed freeway exit. This access

configuration is acceptable to the City, County and Caltrans.

The Tandy project will require widening Northgate Boulevard, constructing a deceleration lane, and a traffic signal. The site plan has been modified to indicate the required right-of-way, median and signal. Coordination with the County will be needed because of the existing driveways on the west side of Northgate within the County. The deceleration lane is designed to avoid stacking onto the offramp or congestion on Northgate. The applicant will pay the cost of the street improvements along Northgate and can be reimbursed for overwidth construction by the Major Street Construction Tax.

The applicant will also provide the 24 foot wide private road to North Market. This local road will become the fourth leg of the existing three leg intersection at Northgate and North Market. The proposed road will necessitate traffic signal and intersection modifications to be provided by the applicant.

Also, an irrevocable offer of dedication (IOD) is required for Caltrans right-of-way (ROW) to widen the westbound offramp by one lane in the future.

The internal circulation of the site is designed to emphasize the signalized driveway as the primary access for autos and the North Market access road as the primary access point for truck traffic. Access to the retail pad site is provided solely from the Tandy site with no direct access to Northgate. A median strip along the main driveway entrance prevents drivers from turning directly from the driveway into the retail site. If the retail pad site is not paved to City standard, a barrier should be constructed around the area to prevent drivers from parking on the dirt.

Grand Opening and Holiday Parking Demands: Special planning must be undertaken to ensure adequate parking is provided during the Grand Opening and holiday peak periods. Providing a shuttle to and from the Arco Arena parking lots may relieve the parking congestion on the site during these busy times.

2. Landscaping, Setbacks, and Lot Coverage

The proposed PUD Development Guidelines require a 25 foot landscape setback along Northgate and I-80. See Exhibit F-4 for the schematic landscaping plan. Trees must be planted in the parking lot to provide 50 percent shading in fifteen years. The Natomas Community Association recommends the area adjacent to the levee be intensely landscaped and the applicant provide native plants, specifically oaks, wherever possible on the site. The landscape plan shall comply with the City's Water Conservation

Ordinance.

The proposed project meets the City Zoning Ordinance building setbacks and lot coverage for MIP and M-1S zones and the proposed PUD Development Guidelines.

3. Sign Program

The proposed PUD Development Guidelines suggest one monument sign, two pylon signs, one attached building sign, three attached directional signs, and seven attached vendor signs be allowed for the Tandy Incredible Universe store (see Table 1 below). The applicant is also requesting a directional sign (maximum 75 square feet in area) for truck traffic at the corner of Northgate and North Market. The proposed monument sign may be nine feet in height and a maximum of 75 square feet in area. Each proposed pylon sign may be a maximum of 40 feet in height and 300 square feet in area. The building sign may be 250 square feet in area, may project five feet above the roof line, and will be located on the west elevation at the main entrance. Three attached directional signs would total 120 square feet in area and would say "Customer Service", "Customer Pick-Up", and "Automotive Installation". Each of seven vendor signs are proposed to be a maximum of 375 square feet in area. The detached signs (monument or pylon) may be located in the landscape setback but must be ten feet back from any property line and five feet from any driveway to provide a clear vision area.

Staff recommends decreasing the sign allocation to one monument sign, one pylon sign, one attached building sign, three attached directional signs, and one off-site truck traffic directional sign (see Table 1 below). Staff recommends:

- 1) deleting one pylon sign;
- 2) deleting the attached vendor signs; and
- 3) downsizing the truck traffic directional sign.

The proposed pylon signs are to be located at the south and north ends of the site. The south sign is located adjacent to the freeway, within the 660 foot freeway special sign district. Caltrans allows freeway oriented signs in the corridor as long as they do not move, flash, rotate, scroll, or are in any way distracting to passing motorists. The PUD guidelines specify that no sign will flash, move or be audible. Staff recommends deleting the northern pylon sign since the southern freeway oriented sign is most beneficial and the northern sign is not needed and is excessive. The City Sign Ordinance allows one detached sign for M-1S zoned property unless the site's street frontage exceeds 300 feet, then two detached signs are

allowed. Allowing one monument sign and one pylon sign meets the intent of that requirement. For reference, because the County is adjacent to the site, the County Sign Ordinance allows a maximum of three square feet of sign area per linear foot of building frontage. Where the sign is located within 1,000 feet of the freeway, the total sign area is one square foot of sign per one linear foot of building.

Regarding attached signs, the City Sign Ordinance allows three square feet of sign area per one linear foot of building frontage. The linear frontage of the proposed building is 516 feet, therefore 1,548 square feet would be allowed. One anchor building sign at 250 square feet, seven vendor signs at a maximum of 375 square feet each, and three directional signs totaling 120 square feet are proposed for total attached sign area of 2,995 square feet; well in excess of the allowable total area. Staff recommends that the vendor signs not be allowed as they contribute to excessive signage that is confusing and unnecessary.

The proposed truck traffic directional sign is an off-site sign proposed to be located at the corner of Northgate and North Market and is proposed to be similar to the proposed monument sign at the main entrance. Staff recommends decreasing the sign to 16 square feet and whose use is primarily informational.

TABLE 1
Various Sign Standards

	Monument	Pylon	Attached	Comments
Proposed PUD Development Guidelines	1 sign max 9' high max 75 sf	2 signs max 40' high max 300 sf	1 bldg sign max 250 sf 3 directional signs total 120 sf 7 vendor signs 375 sf each	Attached bldg signs allowed to project 5' above roof Truck traffic directional sign (max 75 sf)
City Sign Ordinance (M-1S zone)	2 detached monument signs max 10' high max 48 sf	Not allowed in M-1(S) zone	2 attached signs per occupancy 3 sf area/ 1 bldg lin ft (1,548 sf)	Detached signs must be separated by at least 300 feet

County Sign Ord (M-1 zone)			Max ttl area: 3 sf area/ 1 bldg lin ft (1,548 sf)	Signs w/in 1,000' of fwy Max area = 1 sf/ 1 lin ft (516 sf)
Staff Recommendation	1 sign max 9' high max 75 sf	1 sign max 40' high max 300 sf	1 bldg sign- max 250 sf & 3 directional signs- max total 120 sf	Vendor signs not allowed Truck traffic directional sign (max 16 sf)

The PUD guidelines, as proposed, also allow one monument sign, maximum of 20 square feet in area and five feet in height, and one attached building sign, a maximum of 60 square feet in area and two feet in height, for the retail pad use. Staff finds this sign allocation acceptable.

The PUD Development Guidelines, as proposed, also allow two special flag features; six metal flags on 25 foot high flagpoles at the main entrance and an American flag, approximately 400 square feet in area, on a 75 foot tall flagpole on the top of the Tandy building. Staff finds these architectural features acceptable enhancements of the building.

Because the proposed signs are in excess of the regulations in the Sign Ordinance, a sign variance must be obtained prior to obtaining a certificate of occupancy.

4. Utilities

The applicant shall provide adequate stormwater drainage from the site. Four alternative methods are available to provide adequate drainage: 1) provide a detention basin on site to detain the runoff until it can be released into the canal in a controlled manner, 2) construct a pipeline to convey stormwater runoff to the C-1 canal, 3) obtain County metered storm drain service, and 4) bore and jack under I-80 to connect with City services. The applicant may select any alternative as long as adequate stormwater drainage is provided for the site.

A SMUD substation is located to the southwest of the site. Access to this substation is through the site. The applicant must agree to provide access to this substation in order for SMUD to support the abandonment of Cargo Court, currently used to access the substation. Also, existing public utility lines are located overhead and underground at the site. The overhead lines

will be located underground. The necessary public utility easements are indicated on the site plan.

The development of the Incredible Universe store provides the opportunity to advance high technology, alternative energy conservation measures, including photovoltaic cells, fuel cells, and electric vehicle charging stations. The applicant should consult with SMUD about the potential benefits of their energy conservation programs for the project.

The Reclamation District 1000 (RD1000) owns and operates the Natomas East Main Drainage Canal to the east of the site. A maintenance road parallels the eastern property line of the site. RD1000 must retain access to that maintenance road to service the canal. RD1000 has agreed to allow the driveway along the eastern side of the building to encroach 4 feet into the levee easement.

Water service to the site will be provided by the County.

C. Building Design

The Incredible Universe store will include the following uses within the building: retail sales, warehouse, offices, a training/seminar area, an installation center, customer pick-up area, a restaurant, karaoke studio, and check out registers. This Special Permit includes review of all of these uses. The applicant has indicated that the restaurant use will submit separately for a building permit.

The proposed building materials are concrete tilt-up with a PVC single ply roof. A metal domed truss architectural feature will be located on the roof. The building will be painted off-white with a grape colored stripe on all four sides. The building is not located in a Design Review area so no additional design review is required.

Because the site is located within the Natomas area, in the 100 year floodplain, it must comply with the Non-Residential Building Restrictions in Section 9.1005(a)3 Article XXVI of the Building Code. These restrictions are designed to decrease the damage to the building in the event of a flood. The restrictions may be met by providing openings in the building or by an alternative design that provides one foot per hour rate of drop in floodwater.

The building shall be designed so as to comply with the City Building Code. Proper exiting must be provided. The roof must be sloped at a ratio of 1/4 inch to 1 foot or to a lesser slope as long as the problems of ponding and leaking can be shown to be resolved. The roof top appliances must be screened from view behind the parapet wall or other screening or be painted to match the roof. The building must meet the City Recycling and Trash Enclosure Ordinance.

D. Economic Impacts

The development of the Tandy Incredible Universe store will have a positive economic impact on the City. The store management projects annual sales of \$60 to 70 million that will generate about \$600,000 in annual City sales tax revenues. The business will employ about 300 employees. Tandy projects that about 10 percent of the customers to the store will come from about 100 miles away. The site is located in an Enterprise zone which provides tax benefits to the business if employees are hired from local areas with high unemployment. An existing Radio Shack distribution warehouse in Woodland will be relocated to this site. Development of the Incredible Universe store will help anchor the north end of Northgate Boulevard commercial district.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address storm drainage and cultural resources. The measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Public/Neighborhood/Business Association Comments

The project was reviewed by the Natomas Community Association, the Valley View Acres Neighborhood Association, and the Environmental Council of Sacramento (ECOS).

During a meeting with the applicant, representatives of the Natomas Community Association indicated their support of the project. They made the following comments: 1) the project had too much parking; the total number of employees and customers is less than the number of parking stalls provided; 2) the freeway corridor and levee area should be densely landscaped with native plants, especially oaks; and 3) Tandy should be encouraged to provide computer training courses for school children. See Attachment J for their written comments.

Valley View Acres Neighborhood Association (VVA) submitted a letter supporting the proposed project (see Attachment I). In the letter the association raises the following concerns: a) aesthetics and recreation and b) traffic. The rural estates area represented by VVA is already negatively affected by cut-through traffic along East Levee and Sorento Roads from the north and northeast. They

encourage the City Council to take steps to minimize or avoid cut-through traffic and to mitigate adverse noise, air quality, and safety impacts. To minimize traffic impacts, the association has previously requested a three way stop sign at Sorento and Barros, reduced speed along Sorento, or dead-ending Sorento. During a meeting with the applicant, a VVA representative suggested that, with the advent of this development, Regional Transit consider rerouting existing RT buses to go along Northgate to Main rather than the current route along Norwood.

No comments were received from ECOS prior to the completion of the staff report.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Development Services: Development Services and Transportation staff in the Public Works Department and Utilities Department staff have reviewed the proposed Tandy project. The comments and conditions included in the attached letter were incorporated in the conditions for the project (see Attachment K). Their comments involve the following issues: 1) lot line adjustment; 2) street abandonment; 3) building restrictions for non-residential structures in the floodplain; 4) water, sewer, and stormwater drainage; and 5) traffic, street improvement, and signalization issues.
2. Sacramento Municipal Utility District (SMUD): SMUD staff have three primary concerns with the proposal: a) retaining adequate access through the site to their existing SMUD substation at the southwest corner of the property; b) providing adequate public utilities easements through the site for existing and future utility lines; and c) encouraging alternative energy sources and electric vehicles wherever feasible.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit and Lot Line Adjustment. 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, PUD Designation, Schematic Plan and Development Guidelines, and Street Abandonment require City Council approval.

RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

- o the project is consistent with the General Plan and North Natomas Community Plan designations of Heavy Commercial or Warehouse and Light Industrial, respectively;

- o the project is consistent with existing and proposed policies related to locating warehouse retail uses in industrial areas;
- o the project is proposed to be located in an area that will not adversely impact residential or other sensitive uses;
- o the project advances City employment and economic development goals; and
- o the project provides adequate setbacks, parking, and landscaping.

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution (Attachment C) approving the Mitigation Monitoring Plan;
- C. Recommend approval of the Rezone of 8.7 \pm acres from Manufacturing, Industrial Park (MIP-PUD) to Light Industrial (M-1S-PUD) and forward to City Council (Attachment D);
- D. Recommend approval of the Development of a Planned Unit Development to be known as "Project Meteor/ Incredible Universe PUD" subject to conditions and forward to City Council (Attachment E);
- E. Recommend approval of the Project Meteor/ Incredible Universe PUD Schematic Plan and Development Guidelines with the staff recommended modifications and forward to City Council; (Attachment E)
- F. Adopt the attached Resolution (Attachment F) approving the Special Permit to allow the construction of a 185,000 \pm square foot electronics and appliance megastore on 17.7 \pm acres in the proposed Project Meteor/ Incredible Universe PUD;
- G. Adopt the attached Resolution (Attachment G) approving the Lot Line Adjustment to merge five lots into three; and
- H. Recommend approval of the Street Abandonment of Cargo Court/ Old Northgate Boulevard on the site and forward to City Council (Attachment H).

Report Prepared By,

Report Reviewed By,


Carol Shearly, Associate Planner


Scot Mende, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Ordinance Approving the Rezone [for City Council approval]
Exhibit D-1	Rezone Exhibit
Attachment E	Resolution Designating the Project Meteor/ Incredible Universe PUD [for City Council approval]
Exhibit E-1	Project Meteor/ Incredible Universe PUD Schematic Plan
Exhibit E-2	Project Meteor/ Incredible Universe PUD Development Guidelines
Exhibit E-3	Legal Description of the PUD
Exhibit E-4	Conditions of Approval
Attachment F	Resolution Approving the Special Permit
Exhibit F-1	Site Plan
Exhibit F-2	Floor Plan
Exhibit F-3	Elevations
Exhibit F-4	Landscape Plan
Attachment G	Resolution Approving the Lot Line Adjustment
Exhibit G-1	Lot Line Adjustment Exhibit
Attachment H	Street Abandonment Exhibit
Attachment I	Letter from the Valley View Acres Neighborhood Association
Attachment J	Letter from the Natomas Community Association
Attachment K	Memo from Public Works- Development Services

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