

P96-014 - RALEY'S WAREHOUSE EXPANSION: REVIEW AND COMMENT

REQUEST: Review and comment on the proposed 55,240± square foot expansion of the existing 284,005± square foot Raley's warehouse and distribution center for a total of 339,245 square feet in the MIP-PUD zone located at the northeast corner of Truxel Road (Arco Arena Boulevard) and East Loop Road (Gateway Park Boulevard) in the Coral Business Center PUD in the North Natomas Community

LOCATION: Northeast corner of Truxel Road (Arco Arena Boulevard) and East Loop Road (Gateway Park Blvd)
225-0160-069 and 070
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Ozark Construction Management (Robert Perry), 989-8695 6216 Main Avenue, Orangevale, CA 95662
OWNER:	Raley's (Chuck Collings), 928-0575 4061 Gateway Park Boulevard, Sacramento, CA 95834
PLANS BY:	Food Plant Engineering, (509) 248-5530 1710 South 24th Avenue, Yakima, WA 98902
APPLICATION FILED:	February 2, 1996
STAFF CONTACT:	Carol Shearly, 264-5893

PROJECT INFORMATION:

General Plan Designation:	Light Industrial
1994 North Natomas Community Plan Designation:	Light Industrial
Existing Zoning of Site:	MIP-PUD, Manufacturing-Light Industrial-PUD
Existing Land Use of Site:	Raley's Warehouse/ Distribution Center

Surrounding Land Use and Zoning:

North:	Coca-Cola Bottling Facility, MIP-PUD
South:	Vacant, MIP-PUD
East:	Vacant, MP (County)
West:	Vacant, East Main Drainage Canal, MRD-20-PUD

Total Property Area:	28 \pm acres
Property Dimensions:	Irregular
Existing Square Footage of Building:	284,005 \pm sq. ft.
Approved Square Footage of Building:	297,750 \pm sq. ft.
Proposed Expansion of Warehouse:	55,240 \pm sq. ft.
Proposed Total Square Footage of Bldg:	339,245 \pm sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The purpose of this staff report is for review and comment of the proposed 55,240 square foot expansion of the existing 284,005 square foot Raley's warehouse and distribution center. The subject site is located in the Coral Business Center PUD at the northeast corner of Truxel Road (Arco Arena Boulevard) and East Loop Road (Gateway Park Boulevard) in the North Natomas community.

In 1990, a Special Permit was approved for the Raley's warehouse and distribution center. The Special Permit approved a 297,750 square foot building as Phase I. In the staff report prepared for the Special Permit and other entitlements, a second phase was anticipated. Phase II was a 149,650 square foot addition to the warehouse [for which a subsequent Special Permit Modification would be required]. The PUD Schematic Plan as adopted indicates a 447,400 square foot warehouse at buildout, therefore no amendment to the PUD Schematic Plan is required.

Raley's is proposing to add on 55,240 square feet to their existing warehouse in order to relocate their meat and deli products from another company's warehouse in West Sacramento to their North Natomas warehouse. The concrete pad needed on which to locate the addition was constructed as part of the original building permit for the warehouse.

STAFF EVALUATION: Staff has the following initial comments, based upon limited review and without the benefit of complete routing to other public agencies, neighboring property owners, or neighborhood associations:

A. **Policy Considerations:** The proposed project is consistent with the General Plan, the North Natomas Community Plan, the Coral Business Center PUD Guidelines and Schematic Plan, and the Manufacturing-Industrial Park-PUD (MIP-PUD) zone. Overall, this increase to the existing warehouse is not expected to be significant and was anticipated in the original project review.

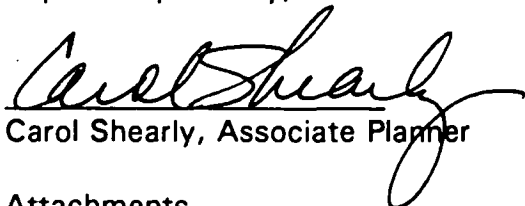
B. **Site Design:**

1. **Size of the Existing Warehouse and Proposed Addition:** The existing Raley's warehouse is 284,005 square feet, less than the originally approved 297,750 square feet. The applicant is proposing to add 55,240 \pm square feet to the existing warehouse for a total of 339,245 \pm square feet (i.e., 41,495 square feet greater than the original approval). During the project review of the Special Permit approving the warehouse a 150,000 \pm square foot second phase was anticipated.

2. Circulation and Parking: Ingress/egress will continue to be provided along Gateway Park Boulevard (East Loop Road). The driveway and parking lot layout is similar to those approved on the PUD Schematic Plan. Phase I of the Raley's warehouse was estimated to have 97 employees. At build-out, including Phases I and II, the number of estimated employees was 187. At build-out, 228 parking stalls would be provided. The proposed addition will provide adequate parking.
- C. Building Design: The height of the existing Raley's warehouse is 55 feet 4 inches. The height of the proposed addition is also 55 feet 4 inches which is consistent with the PUD Guidelines maximum height of 56 feet for the existing warehouse. The current Raley's warehouse is constructed of tilt-up concrete stucco with a single ply roof. The proposed addition is consistent with these building materials. The color of the building is off-white and red. The color of the proposed addition will match the current building color.
- D. Sign Program: No additional signage is proposed with this warehouse expansion. If in the future additional signs are requested, a Sign Permit is required and the proposed signs must be consistent with the Coral Business Center PUD Guidelines or the guidelines must be amended.
- E. Landscaping: The proposed addition does not impact the existing landscaping on the site in that the addition is proposed to be located on an existing concrete pad. No landscaping is proposed to be added or removed by this project. The PUD does not stipulate a minimum landscaping percentage so adding square footage does not require additional landscaping as a percent of the lot area.
- F. Environmental Issues: A Negative Declaration was prepared for the Special Permit approved in 1990. The Special Permit Modification required for the warehouse expansion will likely require the preparation of a Negative Declaration to analyze the impacts of the proposed addition.

RECOMMENDATION: Staff recommends that the Planning Commission review and comment on the proposed project. No formal action is requested at this time. Formal entitlements will be discussed as part of a regularly noticed hearing in approximately 3 months.

Report Prepared By,


Carol Shearly, Associate Planner

Report Reviewed By,

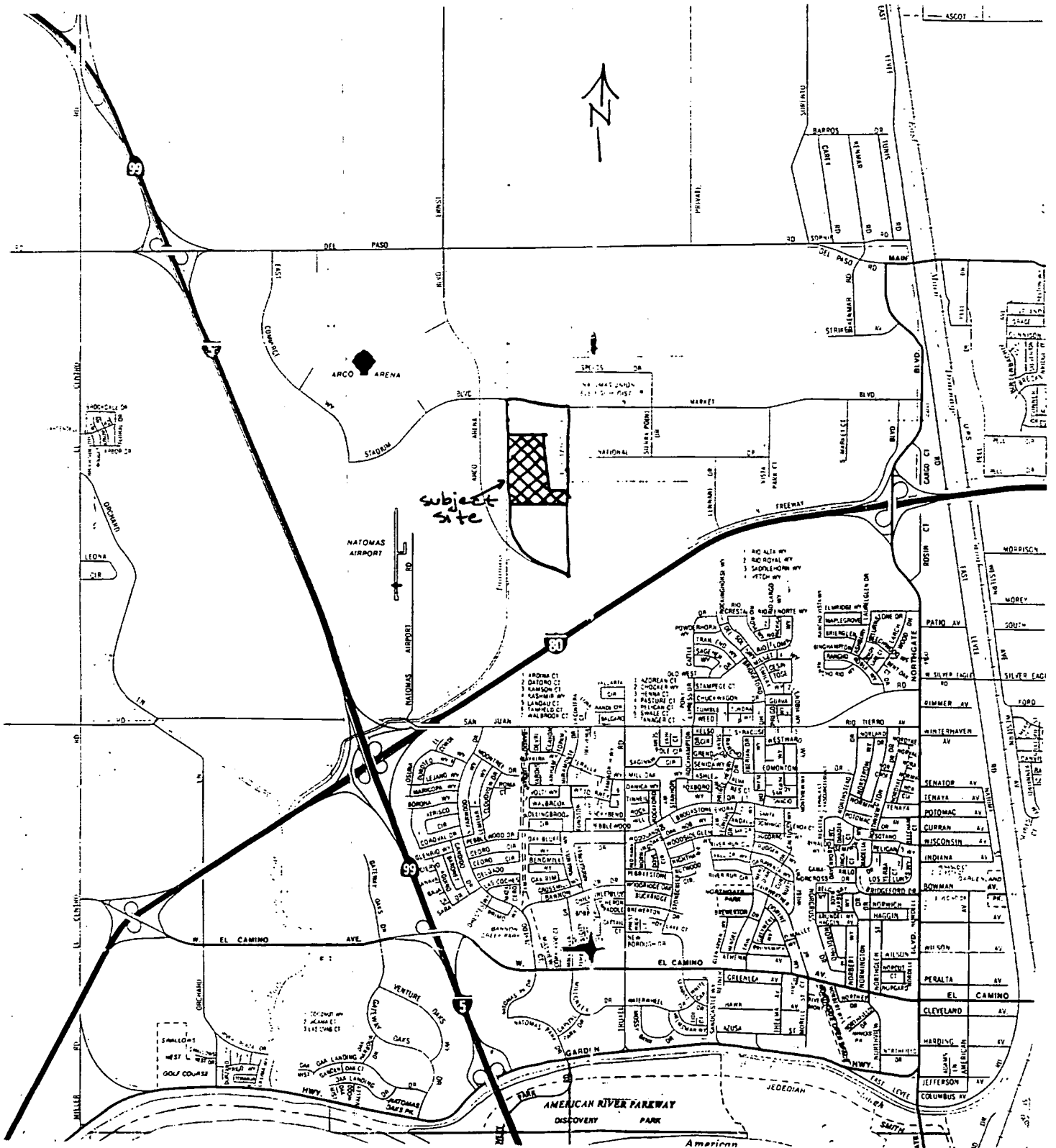

Scot Mende, Senior Planner

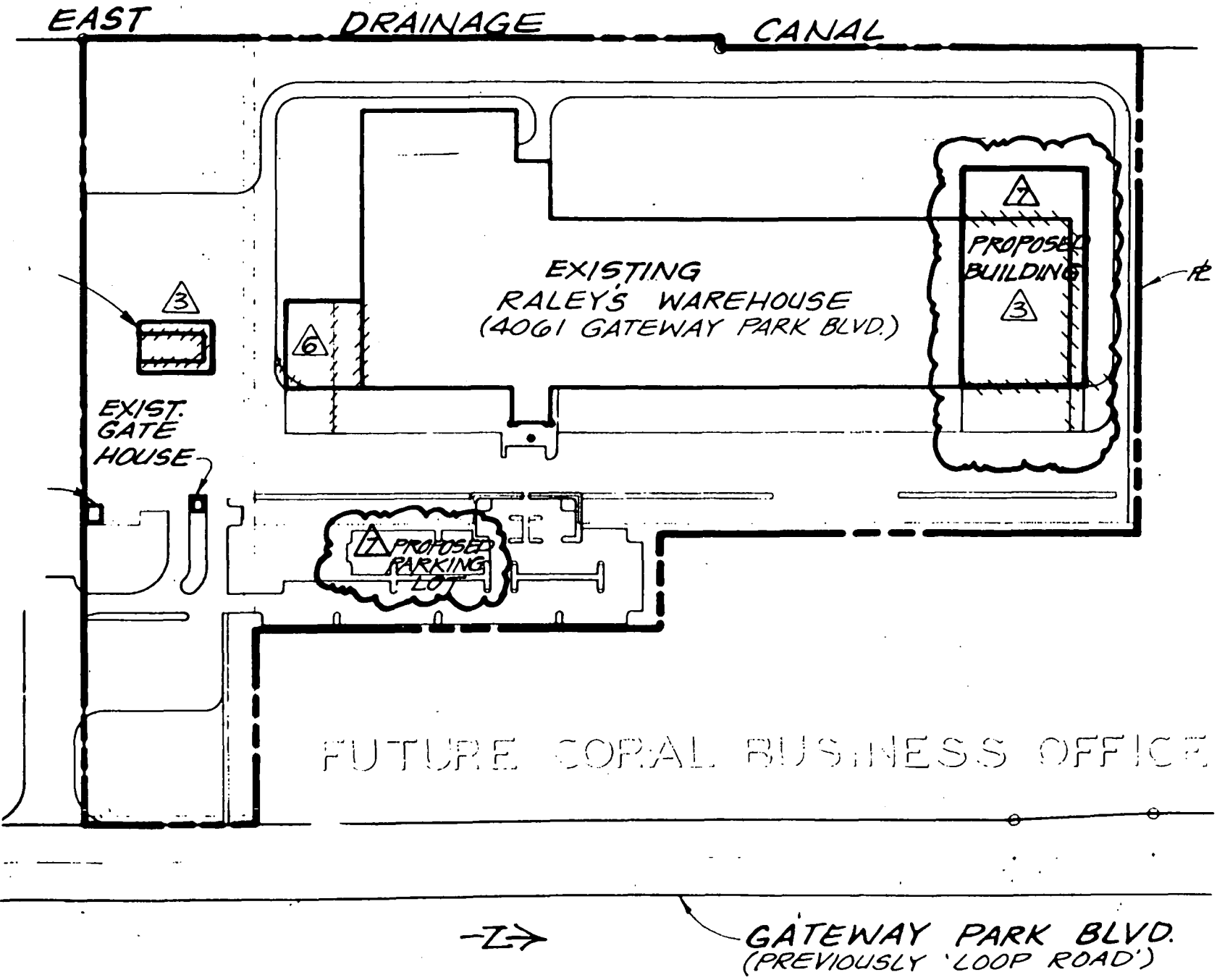
Attachments

- Attachment A: Vicinity Map
Attachment B: Site Plan
Attachment C: Floor Plan
Attachment D: Elevations

Vicinity Map

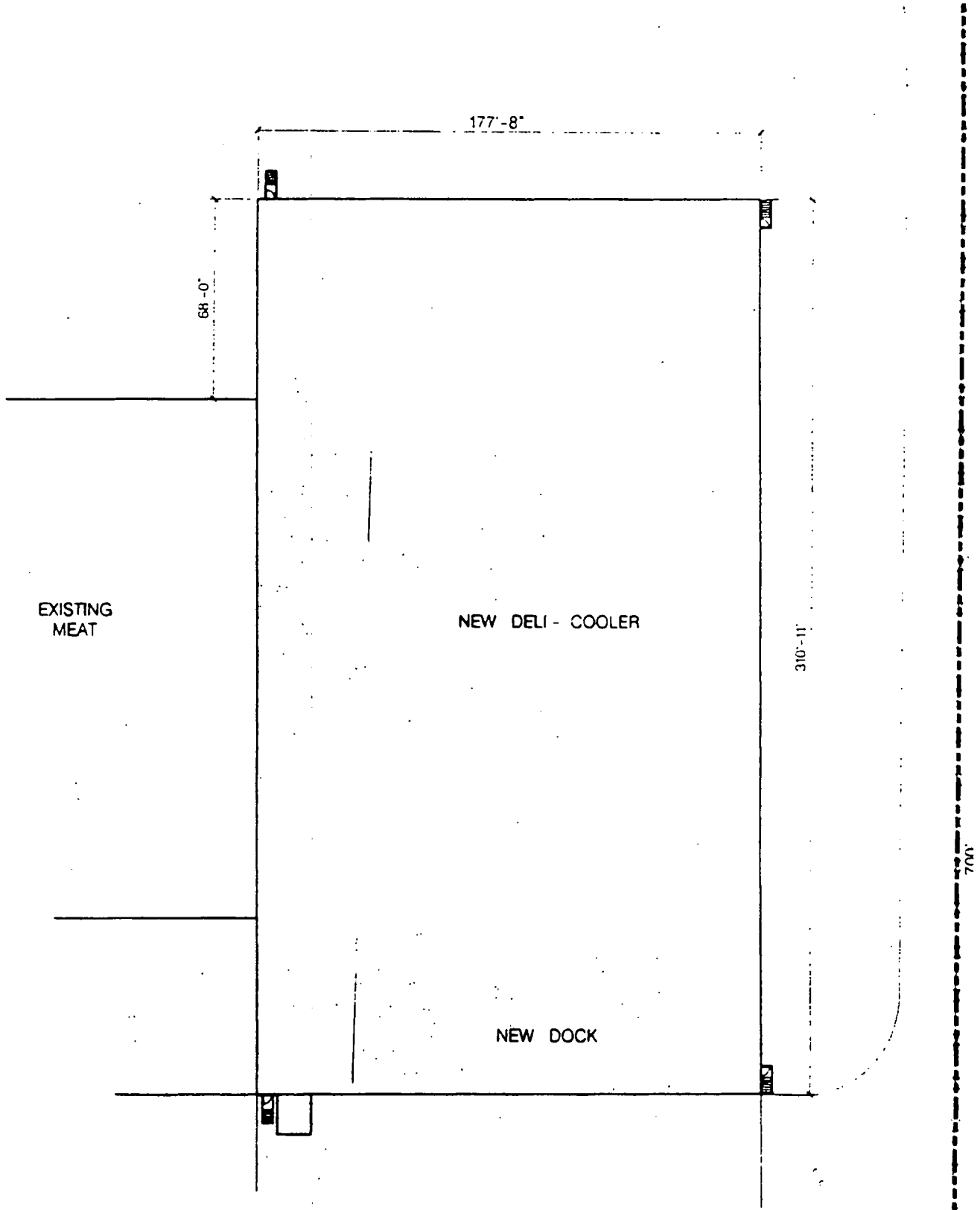
ATTACHMENT A





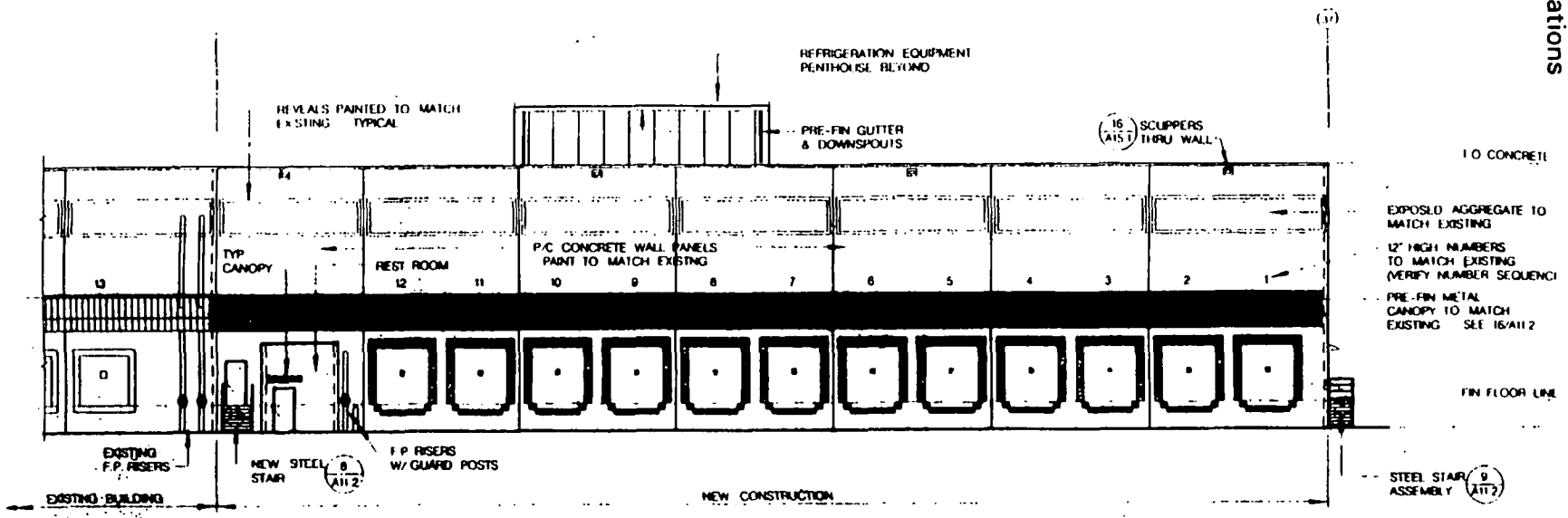
Floor Plan

ATTACHMENT C

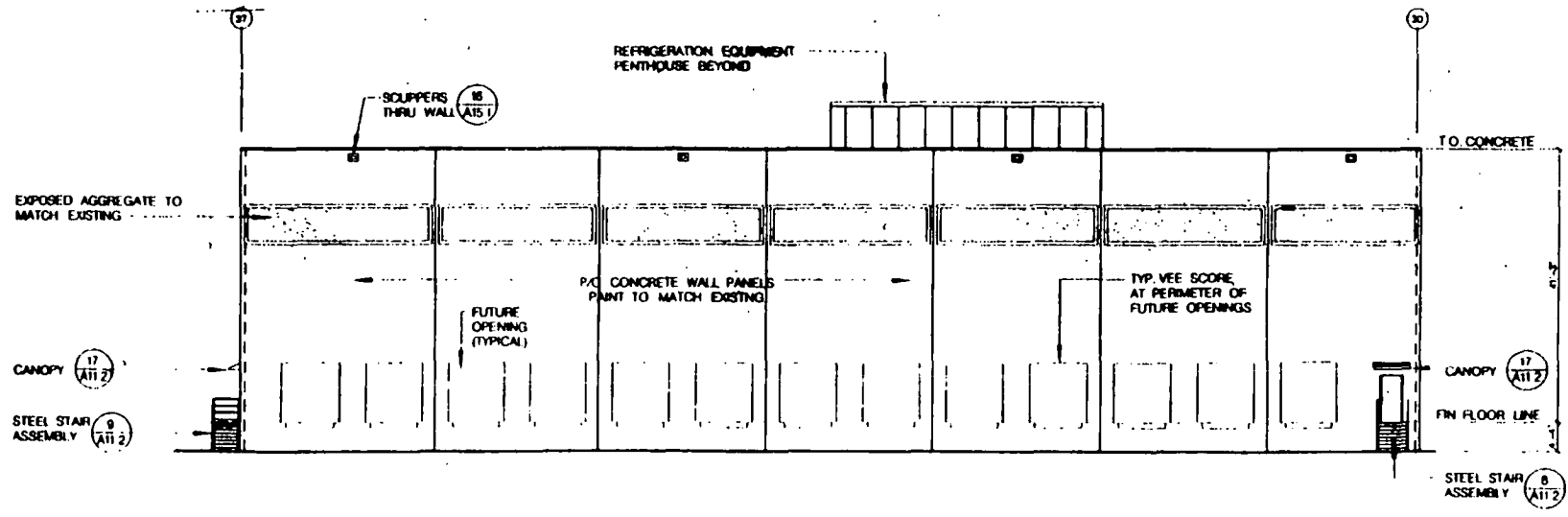


Elevations

ATTACHMENT D



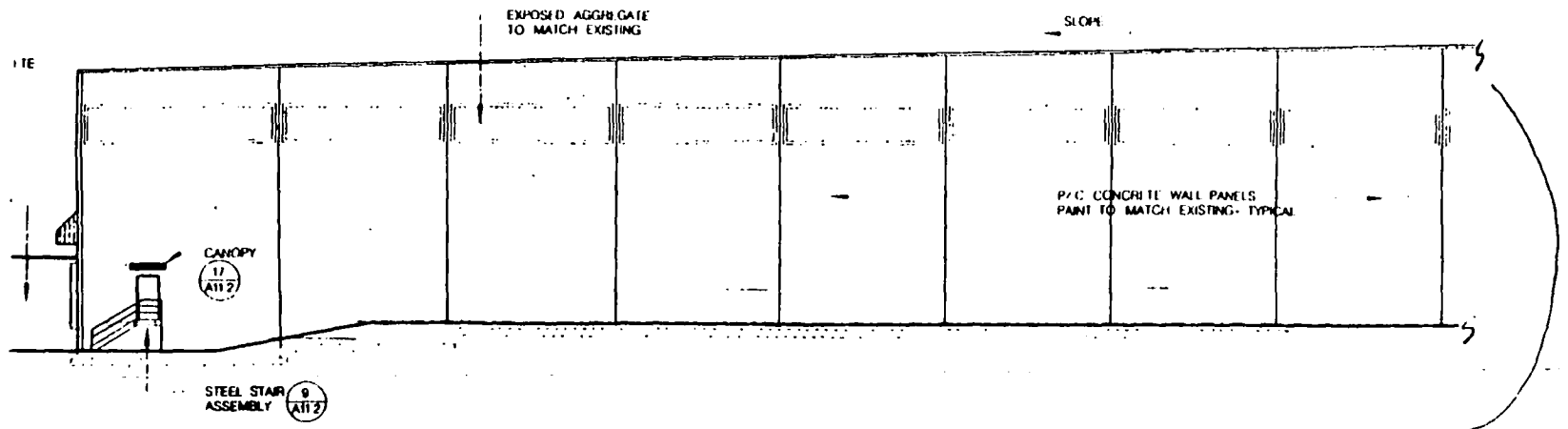
EAST ELEVATION
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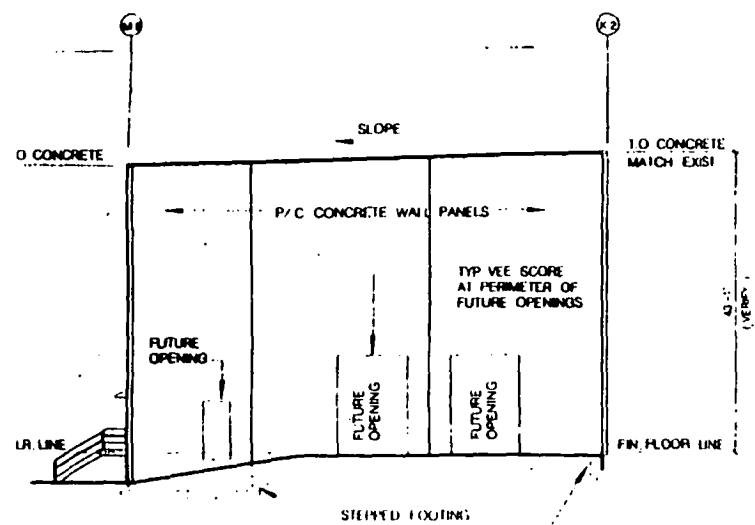
WEST ELEVATION
SCALE 1/4" = 1'-0"

Elevations

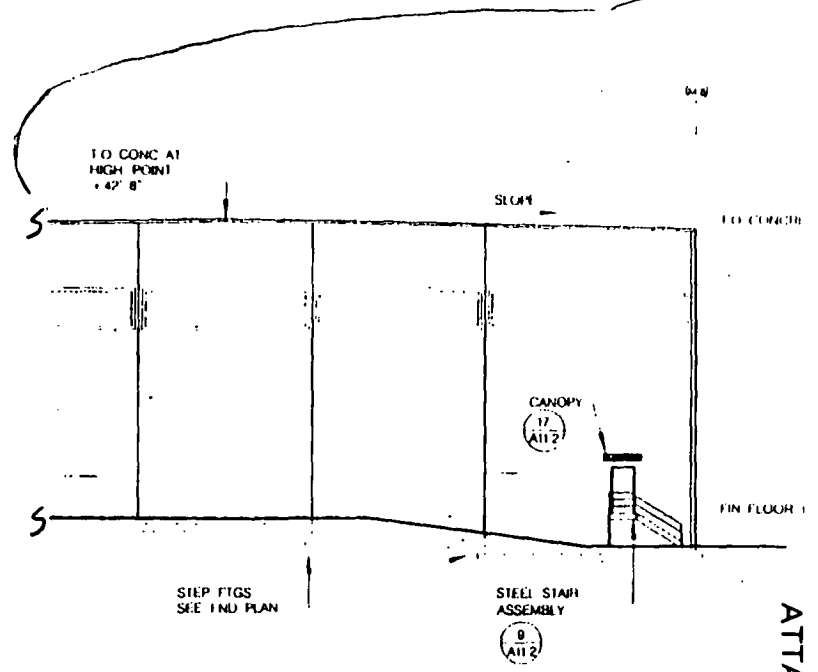
ATTACHMENT D



NORTH ELEVATION
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SOUTH ELEVATION
SCALE 1/4" = 1' 0"

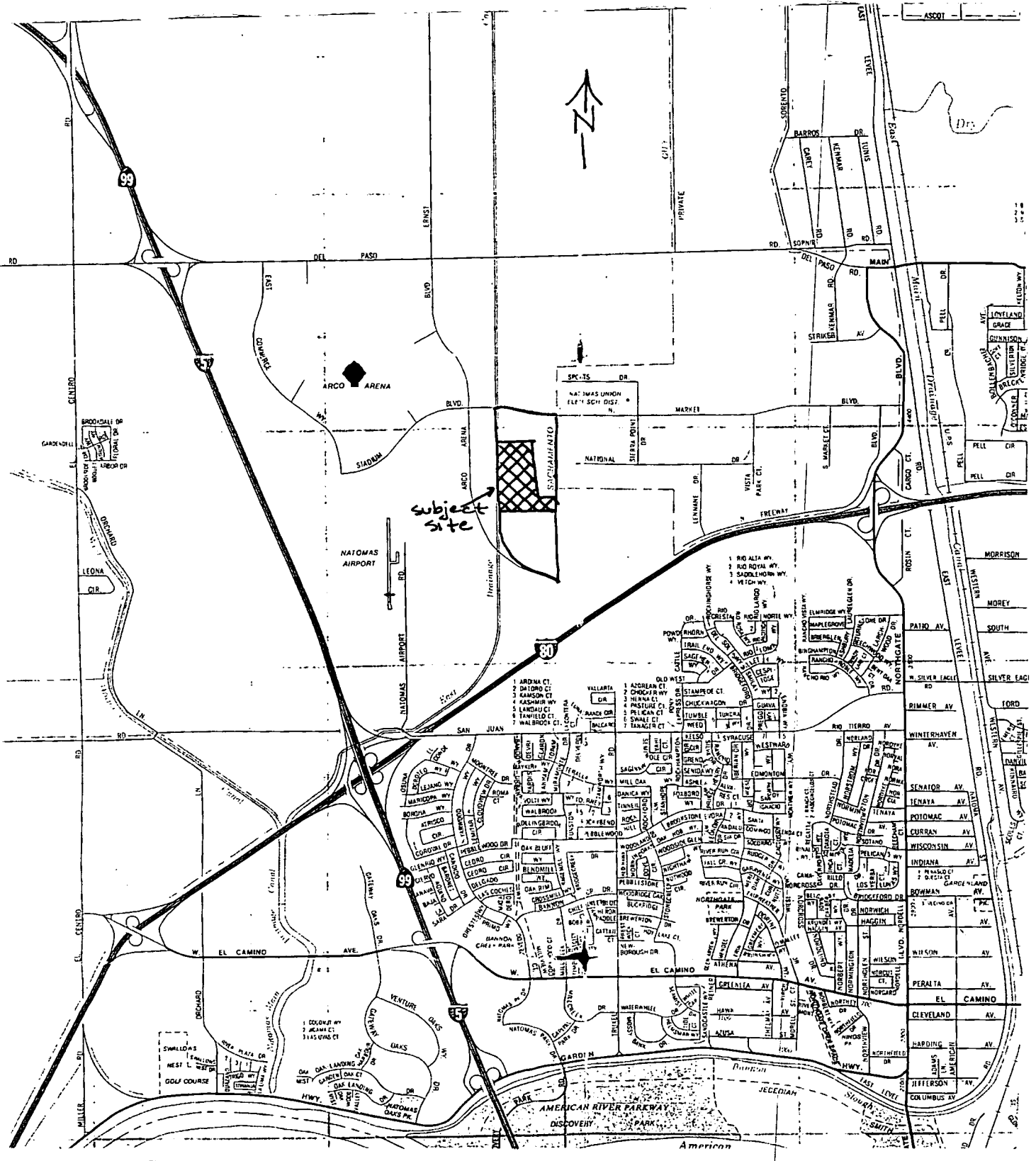


STEP FTGS
SEE FND PLAN

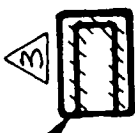
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Vicinity Map

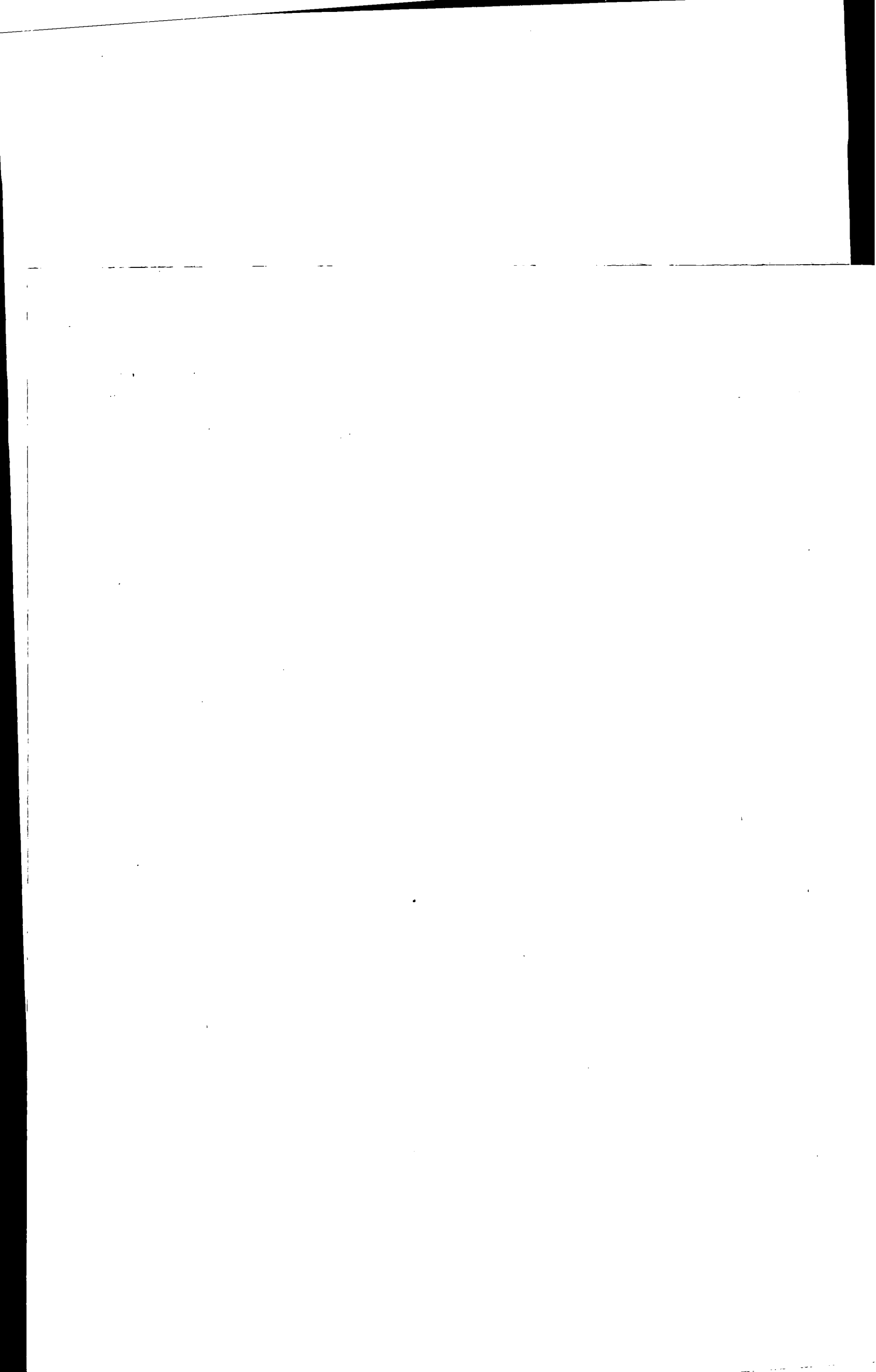
ATTACHMENT A



EAST

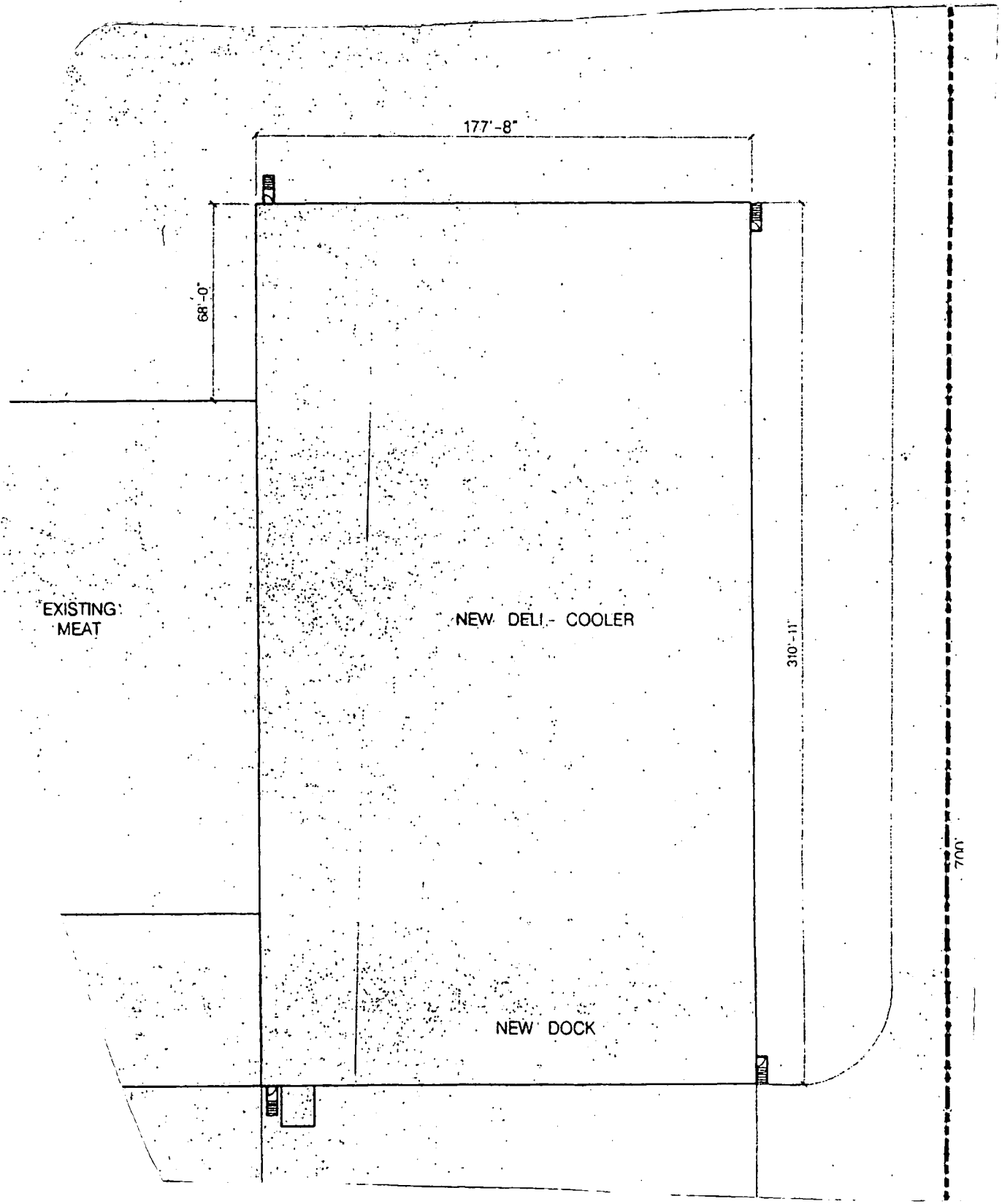


EXIST. GATE HOUSE



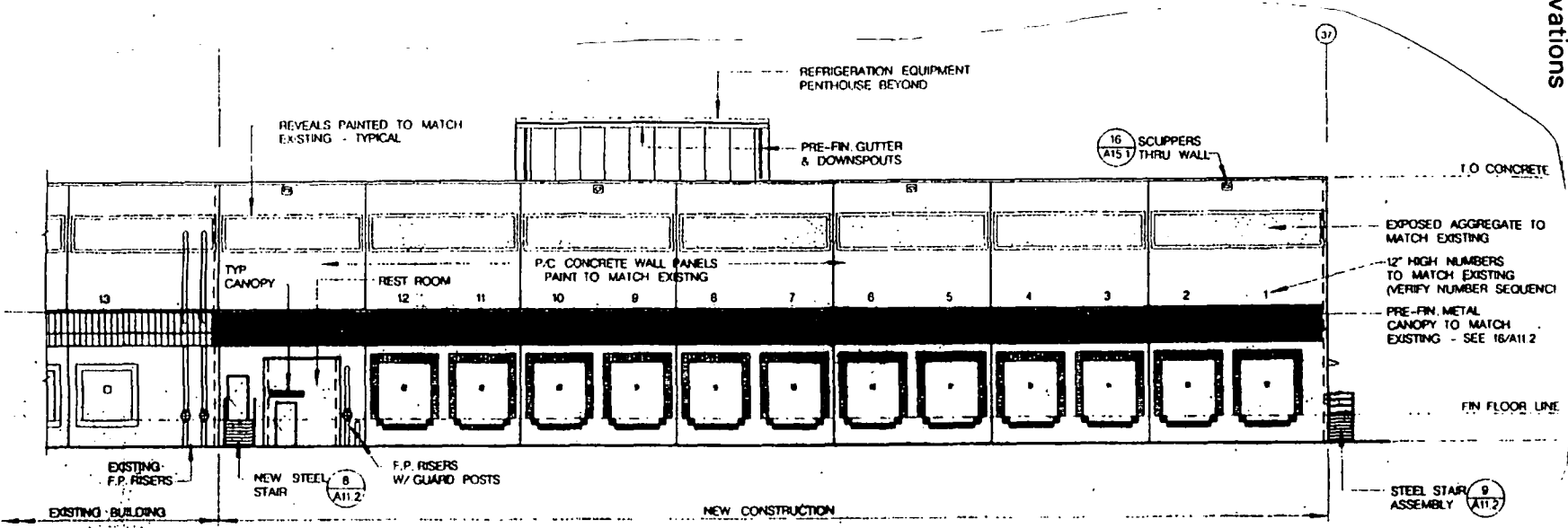
Floor Plan

ATTACHMENT C

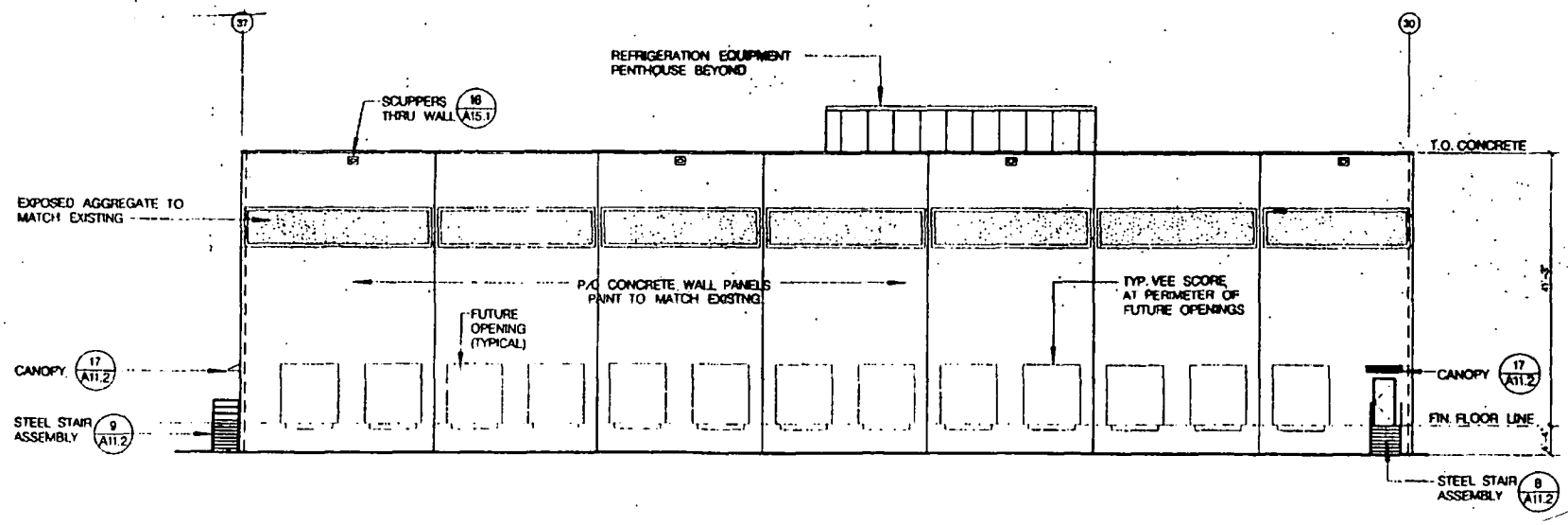


Elevations

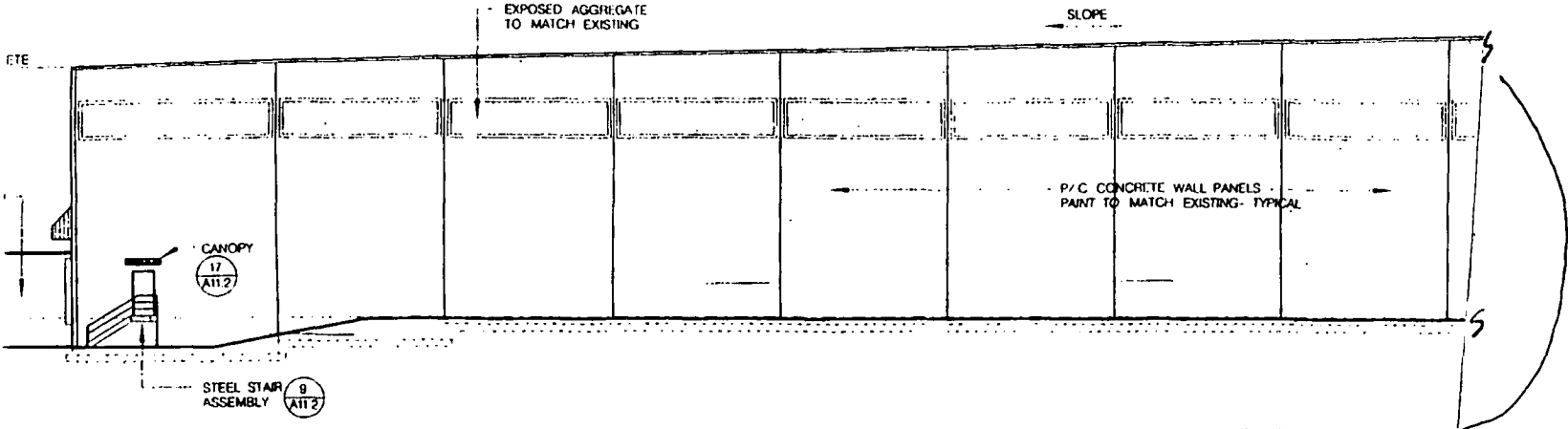
ATTACHMENT D



EAST ELEVATION
SCALE: 1/4" = 1'-0"

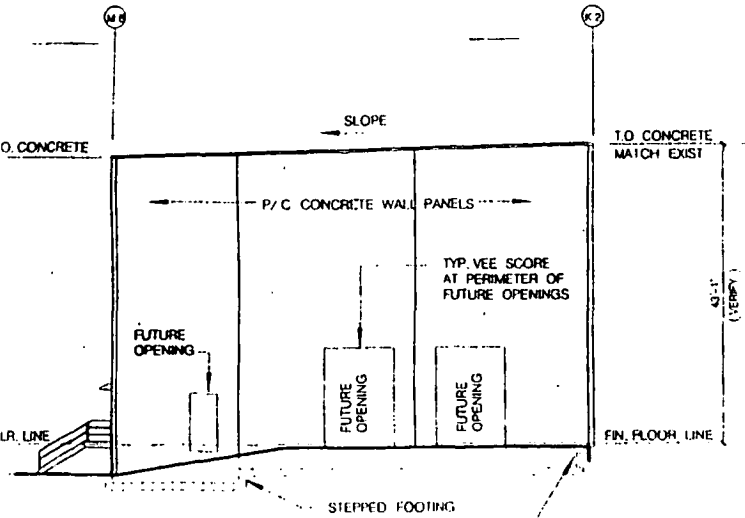


WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

