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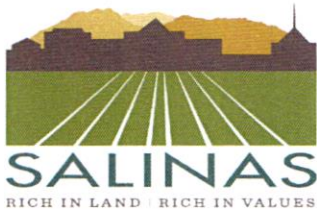
Vicinity Map



CONDITIONAL USE PERMIT 2022-053

219 West Market Street

Exhibit A



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

PLANNING APPLICATION REVIEW - BUILDING

Date: 10/10/2022
Application: CUP2022-053
Address: 219 W MARKET
Scope: 2,550 SF Minor Vehicle Repair building on a vacant lot
Contact: David Elliot
Planner: Robert Latino

1. At the time of building permit application the soils report must be updated to the current code cycle. Currently, the 2019 CBC is adopted. On January 1, 2023, the 2022 CBC will go into effect.

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

2. Consideration should be given to provide an accessible path of travel to the trash enclosure.

NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

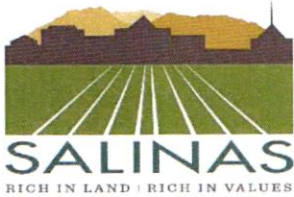
3. Specific Building comments may be generated upon building permit submittal. Building permit shall comply with California Code of Regulations, Title 24.

NO RESPONSE REQUIRED

(End of Comments)

Angeline Anzini Sickler
City of Salinas
Community Development Department

Exhibit B



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2022-053
LOCATION: 219 Market St
APPLICANT: David Elliott
ENGINEER: Ekundayo Sowunmi

DATE: 1/23/2025
PLANNER: Bobby Latino
REVIEWER: Fernando Rizo, QSD
Assistant Engineer

DEVELOPMENT PROPOSAL: New commercial development of tire sales and service.

RECOMMENDATION: Revision Required

SWDS CATEGORY: Low Priority

SWDS THRESHOLD: PR-1 & 2

NPDES CATEGORY: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by David J. Elliott & Associates revision dated March 29, 2024.*

DEVELOPMENT IMPACT FEES:

Development Impact Fees – Development impact fees are estimated at \$43,060. Trip generation for tire store is based on 29 trips per 1000 sf of building. Based on our records, it appears the site has been vacant for over 20 years. No development impact fee credits apply. Fees are assessed and due prior issuance of a building permit.

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE:

1. Site Plan – No parking shall be allowed withing 20' of street right of way, dimension plans to illustrate compliance.
2. Site Plan – Driveway shall be minimum 24' wide to allow for two-way traffic movement.
3. Site Plan – Trash Enclosure shall conform to City of Salinas Standard Plan 57A and 57B.
4. Utility Plan – Provide utility plan showing sanitary sewer mains and lateral connections. Provide tie-in invert elevations, pipe material, slope and size.
5. Grading & Drainage Plan – Provide final grading and drainage plan showing proposed elevations and drainage patterns.
6. Grading & Drainage Plan - Include full trash capture filter at proposed area drains. Full trash capture filters shall be per the Certified Full Capture System List of Trash Treatment Control Devices.

https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf

7. Addressing – Prior to issuance of a building permit, applicant shall provide a complete address change/assignment application and exhibits for processing.

Exhibit C

8. NPDES/SWDS Compliance – Applicant shall provide a final Stormwater Control Plan consistent with the 2021 Stormwater Development Standards.
9. SWDS/Stormwater Compliance –Provide water quality treatment (PR-2) calculations. PR-2 requires LID treatment system to retain runoff equal to volume of runoff generated by the 85th percentile 24-hour event.
10. Geotechnical Report – Provide a site-specific geotechnical report which includes infiltration testing at the proposed infiltration depths.
11. Offsite Improvements – An ADA compliant sidewalk is required at all driveways. Indicate if the project provides a 4-foot-wide minimum ADA-compliant sidewalk. If not, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA compliant sidewalk.
12. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on the sidewalk along your frontage. In accordance with City Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.
13. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing based on street frontage. For this property a minimum of one (1) tree is required. If the existing improvements or the site cannot accommodate one street tree, the applicant shall pay the street tree impact fee in lieu of the street tree installation.
14. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit. Property frontage is under Caltrans jurisdiction, an encroachment permit shall be secured with Caltrans at the time of construction.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2022-2023)

(Including Hotels/Motels/Schools)

Address: 219 Market Street			Permit #: CUP2022-053		
Date: 10/20/22			Bldg. Area: 2,550 sf		
1. STREET TREE FEE:					2304.00.0000-56.5110
50	Street Frontage (LF)	multiplier (per 60' frontage) \$389:	\$	324.17	Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			\$	324.17	
2. SANITARY SEWER FEE:					2301.00.0000-56.5120
First 4,000 sf of building area and first 20 F.U. = \$1,995:			\$	1,995.00	Please complete attached Sanitary Sewer Fixture Table.
(20)	Fixture units over 20 x \$21.10 ea:		\$	-	
(1,450)	sq. ft. of building area over 4,000/100 x \$4.95 ea:		\$	-	
TOTAL SANITARY SEWER FEE DUE:			\$	1,995.00	
3. STORM DRAIN FEE:					2301.00.0000-56.5130
9,484	sf property	43,560 sf/acre:		0.218	
		@ \$8,211/acre:	\$	1,787.72	
		(School Rate) @ \$6,548/acre:	\$	-	
TOTAL STORM DRAIN FEE DUE:			\$	1,787.72	
4. TRAFFIC IMPACT FEE:					2306.00.0000-56.5150
Building Square Footage:				2,550	
Use:	848	Divided by 1,000 :		2.550	0.000 0.000
Category:	Tire Store	Trip Rate (TFO):		29	
Trips:				74	0 0
Total Trips:				74	Estimate per 2010 Traffic Improvement Program
@ \$430/trip (\$622/trip in FGA):			\$	31,798.50	
TOTAL TRAFFIC IMPACT FEE DUE:			\$	31,798.50	
5. REGIONAL DEVELOPMENT IMPACT FEE					8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County			\$	3,648.29	Per TAMC fee schedule
6. PUBLIC FACILITIES IMPACT FEE					
FIRE IMPACT FEE \$590/ksf (Commercial) =			\$	1,504.50	
POLICE IMPACT FEE \$785/ksf (Commercial) =			\$	2,001.75	
TOTAL PUBLIC FACILITIES IMPACT FEE			\$	3,506.25	
TOTAL DEVELOPMENT FEES DUE:			\$	43,059.93	

Effective: July 1, 2022

Valid through: June 30, 2023

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated September 1, 2021

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees	Infill Fees
1 Tire Store	\$2.63	2,550	\$6,706.74	\$5,700.73
2	\$0.00		\$0.00	\$0.00
3	\$0.00		\$0.00	\$0.00
4	\$0.00		\$0.00	\$0.00
5	\$0.00		\$0.00	\$0.00
Calculate by Fee per Trip (Only use for appeals):	\$379		\$0.00	
Subtotal:			\$6,706.74	\$5,700.73
Apply discount:	45.60%		\$3,058.44	\$2,599.68
Apply credits:			\$0.00	\$0.00
Total Regional Fee:			\$3,648.29	\$3,101.05



Architectural drawing showing project data, general notes, symbols, material indications, and a vicinity map. The drawing includes a title block for David J. Elliott & Associates, a project data section, general notes regarding the permit and construction, a symbols section, a material indications section, and a vicinity map. The drawing is dated 06.11.21 and is for a project at 219 W. Market Street, Salinas, CA 93901.





(A 100 FOOT WIDE CITY STREET)

WEST MARKET STREET

 $\angle$

* SEE SECTION 4/A1.1

ש

831.863-1418
831.863-4385

USE PERMIT

219 W. Market Street
Salinas, CA 93901

Use of these plans and specifications is restricted to the original site for which they were prepared and publication.

08/04/21	COMMUNITY DEVELOPMENT DEPARTMENT	08/04/21
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10/20/22	ENGINEER'S REPORT	10/20/22
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AA	PLANNING REVISION	03/29/24
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DJE/RA

Survey Plan
Notes and Details

General Notes 1. RECYCLING, ORGANIC, RECYCLING AND SOLID WASTE ENCLOSURE INSTRUCTIONS SHALL BE PROVIDED FOR USE OF TRASH ENCLOSURE RELOCATED AND GETTING NEW LETTER OF APPROVAL FROM REPUBLIC SERVICES.	Notes 1. -	David J. Elliott & Associates USE PERMIT	TERRAZAS TIRES 219 W. Market Street Salinas, CA 93901 APN: 002-151-005-000 Use of these plans and specifications is limited to the project and location shown. Any other use without the written consent of the architect and engineer is prohibited. The architect and engineer shall not be responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives. Revisions <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>2</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>3</td> <td>SOLID WASTE DISPOSAL</td> <td>08/04/21</td> </tr> <tr> <td>4</td> <td>SITE REVISION</td> <td>08/09/22</td> </tr> <tr> <td>5</td> <td>SITE REVISION</td> <td>08/17/22</td> </tr> <tr> <td>6</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/19/22</td> </tr> <tr> <td>7</td> <td>ENGINEER'S REPORT</td> <td>10/20/22</td> </tr> <tr> <td>8</td> <td>ENGINEER'S REPORT</td> <td>09/07/23</td> </tr> <tr> <td>9</td> <td>ENGINEER'S REPORT</td> <td>10/27/23</td> </tr> <tr> <td>10</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/20/23</td> </tr> <tr> <td>11</td> <td>PLANNING REVISION</td> <td>03/29/24</td> </tr> <tr> <td>12</td> <td>PLANNING REVISION</td> <td>12/23/24</td> </tr> <tr> <td>13</td> <td>PLANNING REVISION</td> <td>01/23/25</td> </tr> <tr> <td>14</td> <td>PLANNING REVISION</td> <td>07/31/25</td> </tr> </tbody> </table> Sheet Title: Trash Enclosure Details Sheet Number: A1.3	No.	Description	Date	1	COMMUNITY DEVELOPMENT	08/04/21	2	COMMUNITY DEVELOPMENT	08/04/21	3	SOLID WASTE DISPOSAL	08/04/21	4	SITE REVISION	08/09/22	5	SITE REVISION	08/17/22	6	COMMUNITY DEVELOPMENT	10/19/22	7	ENGINEER'S REPORT	10/20/22	8	ENGINEER'S REPORT	09/07/23	9	ENGINEER'S REPORT	10/27/23	10	COMMUNITY DEVELOPMENT	10/20/23	11	PLANNING REVISION	03/29/24	12	PLANNING REVISION	12/23/24	13	PLANNING REVISION	01/23/25	14	PLANNING REVISION	07/31/25
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East Elevation 1/4"=1'-0" East Elevation 1/4"=1'-0"	South Elevation 1/4"=1'-0" South Elevation 1/4"=1'-0"	West Elevation 1/4"=1'-0" West Elevation 1/4"=1'-0"	Revisions <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>2</td> <td>COMMUNITY DEVELOPMENT</td> <td>08/04/21</td> </tr> <tr> <td>3</td> <td>SOLID WASTE DISPOSAL</td> <td>08/04/21</td> </tr> <tr> <td>4</td> <td>SITE REVISION</td> <td>08/09/22</td> </tr> <tr> <td>5</td> <td>SITE REVISION</td> <td>08/17/22</td> </tr> <tr> <td>6</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/19/22</td> </tr> <tr> <td>7</td> <td>ENGINEER'S REPORT</td> <td>10/20/22</td> </tr> <tr> <td>8</td> <td>ENGINEER'S REPORT</td> <td>09/07/23</td> </tr> <tr> <td>9</td> <td>ENGINEER'S REPORT</td> <td>10/27/23</td> </tr> <tr> <td>10</td> <td>COMMUNITY DEVELOPMENT</td> <td>10/20/23</td> </tr> <tr> <td>11</td> <td>PLANNING REVISION</td> <td>03/29/24</td> </tr> <tr> <td>12</td> <td>PLANNING REVISION</td> <td>12/23/24</td> </tr> <tr> <td>13</td> <td>PLANNING REVISION</td> <td>01/23/25</td> </tr> <tr> <td>14</td> <td>PLANNING REVISION</td> <td>07/31/25</td> </tr> </tbody> </table> Sheet Title: Trash Enclosure Details Sheet Number: A1.3	No.	Description	Date	1	COMMUNITY DEVELOPMENT	08/04/21	2	COMMUNITY DEVELOPMENT	08/04/21	3	SOLID WASTE DISPOSAL	08/04/21	4	SITE REVISION	08/09/22	5	SITE REVISION	08/17/22	6	COMMUNITY DEVELOPMENT	10/19/22	7	ENGINEER'S REPORT	10/20/22	8	ENGINEER'S REPORT	09/07/23	9	ENGINEER'S REPORT	10/27/23	10	COMMUNITY DEVELOPMENT	10/20/23	11	PLANNING REVISION	03/29/24	12	PLANNING REVISION	12/23/24	13	PLANNING REVISION	01/23/25	14	PLANNING REVISION	07/31/25
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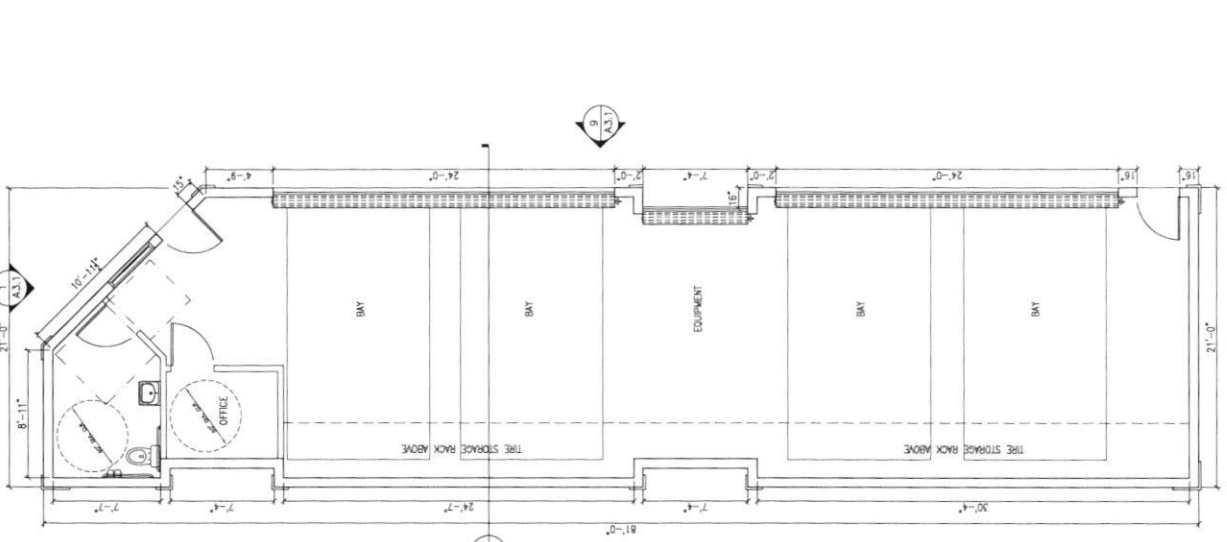
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Drawn By	DJERA
Project Number	1923
Sheet Title	Floor Plan & Section Details

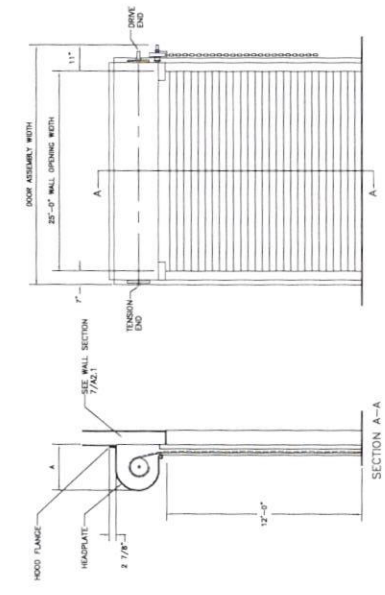
Notes

1. FIRE EXTINGUISHER TO MEET NFPA 10 MINIMUM STANDARDS. 2A, 10BC, ONE PER 3000 SQUARE FEET OF FLOOR AREA. MOUNTED ON A WALL 3'-5" FEET ABOVE FINISHED FLOOR.

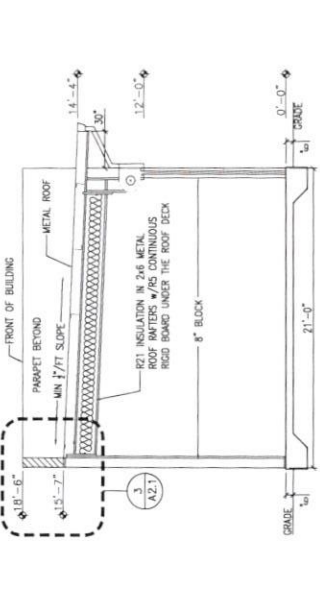


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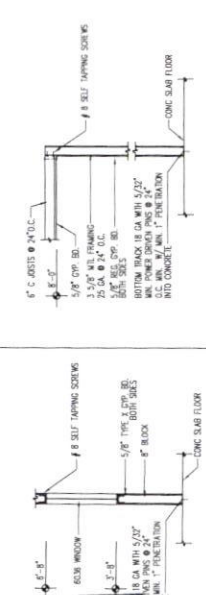
Floor Plan 1/4"=1'-0"



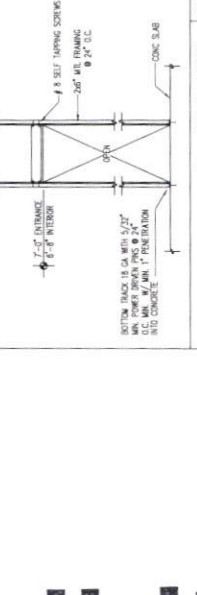
Roll-Up Door Detail 1/4"=1'-0"



Section 1/4"=1'-0"



Non Load Bearing Wall Types N.T.S.



Door Detail N.T.S.

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Issue Date	06.11.21	DJE/RA	1923	
Drawn By				
Project Number				
Sheet Title	Elevations			

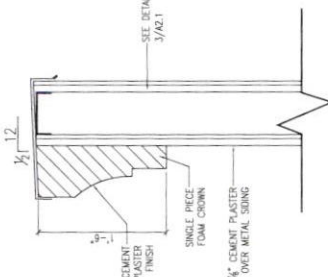
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General Notes

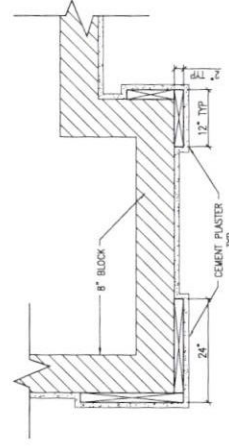
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Legend

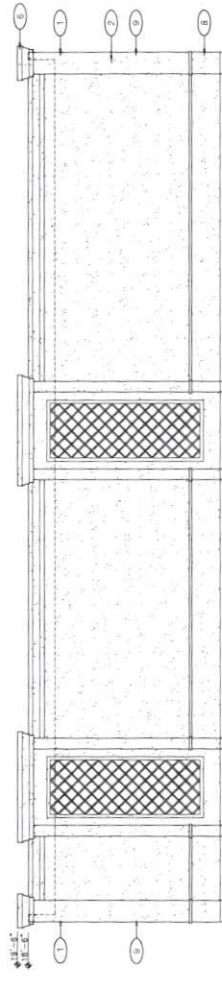
- 1 HOUR WALL WITH PARAVET
- CEMENT PLASTER FINISH, SW0402-RUSKIN ROOM GREEN
- 12'x24" & 12'x12" METAL GARAGE DOOR, SW7075-WEB GREY
- 3070 DOOR, SW7075-WEB GREY
- METAL AWNING, SW7075-WEB GREY
- SINGLE PIERCE FOAM CROWN, CEMENT PLASTER FINISH, SW7075 WEB GREY
- 2'x12 LEDGE WITH CEMENT PLASTER FINISH, SW7075 WEB GREY
- CEMENT PLASTER FINISH, SW7075-WEB GREY
- 2'x12 VERTICAL COLUMN, CEMENT PLASTER FINISH, SW0402-RUSKIN ROOM GREEN, SEE 12/A3.1



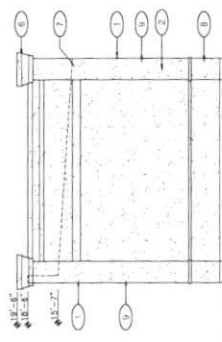
Crown Detail 1'-1/2"=1'-0"



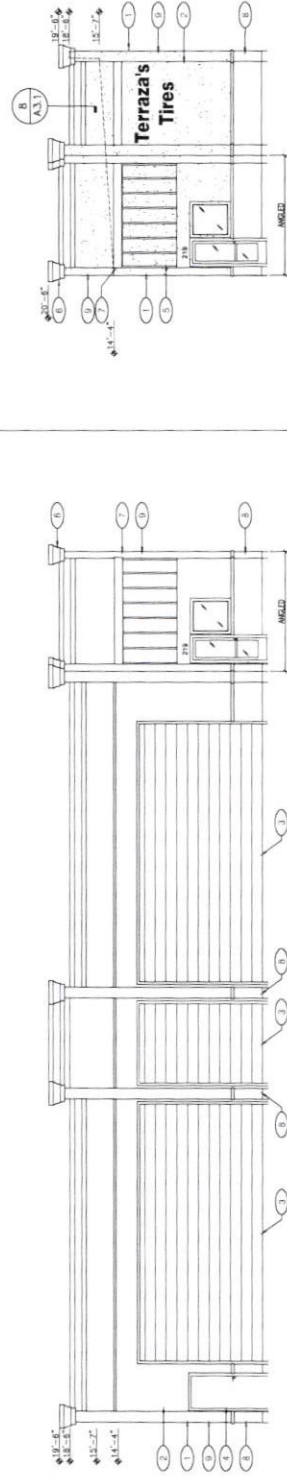
Vertical Column 1"=1'-0"

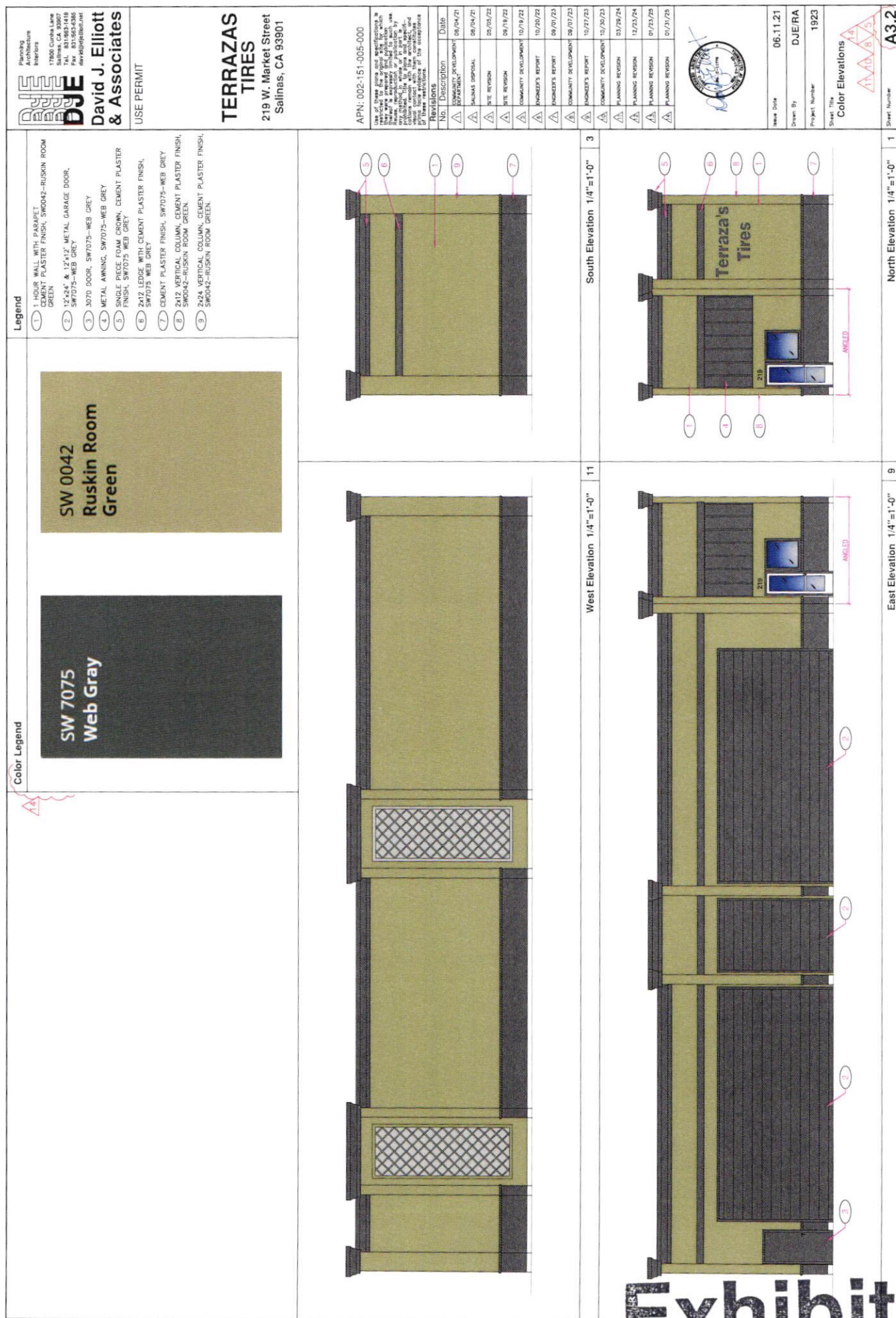


West Elevation 3/16"=1'-0"



South Elevation 3/16"=1'-0"





Exhibit

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ALTERNATIVE MEANS OF COMPLIANCE WITH REQUIREMENTS FOR LANDSCAPING – CONDITIONAL USE PERMIT 2022-053 (CUP 2022-053) FOR CONSTRUCTING A 1,642 SQUARE FOOT MINOR VEHICLE REPAIR BUILDING AND RELATED SITE IMPROVEMENTS ON A 9,484 SQUARE FOOT LOT LOCATED AT 219 WEST MARKET STREET IN THE MAF (MIXED ARTERIAL FRONTAGE) ZONING DISTRICT (APN: 002-151-005-000)

The applicant proposes to construct a 1,642 square foot Minor Vehicle Repair building and related site improvements on a 9,484 square foot lot located at the above-described property. Per Zoning Code Section 37-50.690(g)(4), a minimum of one tree for every five (5) parking spaces shall be provided in landscape islands. The islands shall have a minimum dimension of five feet exclusive of curbs. Concerning the exclusion of the required five-foot-wide planter with a tree for every five (5) parking space is to accommodate the required seven (7) off street parking spaces and the required recycling and solid waste enclosure for the subject use.

The applicant is requesting approval of Alternative Means of Compliance to allow the seven (7) on-site trees in the parking lot area in lieu of the required one tree for every five (5) parking spaces in landscaped islands in the parking area. However, to retain as much off street parking and the recycling / solid waste enclosure, this requirement cannot be obtained.

Per Zoning Code Section 37-30.250, Table 37-30.120 at least 5% of the total lot size is required to be landscaped and a minimum of 5% landscaping is required in the parking lot per Section 37-50.690(g)(3). The applicant has proposed a total of 17.5% of landscaping for the entire site and 31.6% of parking lot landscaping, which exceeds the landscaping requirements by 12.5% and 26.6% respectively.

Pursuant to Section 37-50.690(i), Alternative Means of Compliance, Conditional Use Permit approval is granted for the proposed to construct a 1,642 square foot Minor Vehicle Repair building and related site improvements located at the above-described property based upon an alternative landscape scheme from that required by Zoning Code Section 37-50.690(g)(4), which would require the following:

- One tree for every five (5) parking spaces in landscaped islands in the parking area.

Results comparable to the above requirements are achieved by:

- The proposed planting of seven (7) trees in the parking lot (which exceeds the minimum required of two (2) trees in the parking lot); and
- The proposed on-site landscaping of 17.5% and parking lot landscaping of 31.6% respectively exceeds the Zoning Code minimum requirement of 5% for the site and 5% of the parking lot respectively.



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October 26, 2023.

Terrazas Tires
219 W. Market Street
Salinas, CA 93906

RE: Site Plan Review Enclosure Designs
219 W. Market St, Salinas, CA 93906

Dear David Elliott:

Pursuant to your request and the requirements of the City of Salinas, I have reviewed the site plan and the proposed enclosure characteristics of the aforementioned project.

The enclosure design specifications indicate that accommodations have been made for the organics, recycling and trash enclosures at the above-mentioned location. It is also agreed, that the containers at the above location will be pulled out for service by Terrazas Tires for service. All containers will be serviced a minimum of 1x's per week for collection service.

Inasmuch as there will be no additional operational impact, the service requirements of Republic and the City of Salinas appear to have been met.

Sincerely,

Chris Nottenkamper
Operations Manager

Exhibit 