

THE UNI-KOOL PARTNERS

P.O. BOX 3140
SALINAS, CALIFORNIA 93912
PHONE: (831) 424-4811
FAX: (831) 424-9038

City of Salinas
Community Development Department
65 Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Time Extension for TM 2022-001, PUD 2020-002 and CUP 2022-030 which were approved by the City of Salinas City Council by Resolution No. 22978

Dear Planning Staff:

We are writing to request an extension to the approvals for TM 2022-001, PUD 2020-002 and CUP 2022-030. Uni-Kool is working with consultants to move the related projects forward but requests an extension of time related to each approval.

In accordance with Salinas Municipal Code Section 31-313 Uni-Kool Partners is requesting an extension of tentative map approval for TM 2022-001. Our consulting engineer, L&S Engineering, has submitted civil drawings for on and off site infrastructure improvements to the City of Salinas Engineering Department. The review process is ongoing. Because some of these improvements are related to adjustments to and work within the City of Salinas ROW we believe it is prudent to wait until all reviews have been completed before finalizing and recording the tentative map.

Uni-Kool and Cadius Partners have submitted plans for the hotel to be constructed as approved by CUP 2022-030. The building permit for this project cannot be issued until the Tentative map is recorded. Because no lots have been created a building permit cannot be issued. Further, continued environmental site investigations require further testing to satisfy the regional water quality board. In order to complete the mitigation measures outlined in Resolution No. 22978 further testing and more approvals are required. We ask that per Section 37-60.540(a)(4) of the Salinas Municipal Code that the city planner determine that other substantial action has been commenced to carry out the terms and intent of the conditional use permit and grant an extension to the approval.

Due to all of the factors listed above regarding TM 2022-001 and CUP 2022-030, Uni-Kool Partners is currently unable to move forward with development and construction of key components of PUD

2020-002 Further, Uni-Kool has met with the City of Salinas regarding minor changes to PUD 2022-002 to accommodate Salinas Health purchasing land and developing a new medical office building on one of the parcels. The outline of this process is still being negotiated with the planning department. We ask that per Section 37-60.1050(a)(3) of the Salinas Municipal Code that the city planner determine that other substantial action has been commenced to carry out the terms and intent of the planned unit development permit and grant an extension to the approval.

We request that the maximum time extension allowed be granted in each instance to give the maximum flexibility to the parties to navigate the various on site and off site approvals and mitigations. Thank you for your consideration of these matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Colesberry".

William Colesberry
Controller/Manager
The Uni-Kool Partners