

SITE PLAN REVIEW

City of Salinas – Community Development Department – 65 West Alisal Street - Salinas, CA 93901
(831) 758-7206

SITE PLAN REVIEW NO. 2016-003

ON PROPERTY LOCATED AT: 210 Salinas Street

APN(s): 002-244-098-000 and 002-244-099-000

ISSUED TO: Taylor Fresh Foods Incorporated

ZONING DISTRICT: MX-CC-DC (Mixed Use – Central City Overlay – Downtown Core Area)

This Site Plan Review authorizes: Allow MX-CC-DC uses listed by Zoning Code Section 37-30.240, Table 37-30.110 (Use Classifications Table) allowed as permitted or with a Site Plan Review, and exterior changes to paint, doors, and windows to an existing two-story building (Old Firehouse Structure) located on the above described property in accordance with the following exhibits:

| | |
|-------------|---|
| Exhibit "A" | Standard Conditions |
| Exhibit "B" | Proposed exterior color scheme for 210 Salinas Street |
| Exhibit "C" | Existing Elevations of 210 Salinas Street (Sheet A3.1) |
| Exhibit "D" | Existing Floor Plans of 210 Salinas Street (Sheet A2.1) |
| Exhibit "E" | Engineer's Report, dated November 23, 2015 |
| Exhibit "F" | Fire Department Comments, dated November 25, 2015 |
| Exhibit "G" | Mitigation Monitoring and Reporting Program |

All checked boxes apply to this Site Plan Review:

☐ Site Plan Review No. _____ is void upon execution of this approval.

☒ Comments:

1. This Site Plan Review shall not be effective until the following has occurred:

- 1.1 General Plan Amendment 2015-001 is effective;
- 1.2 Rezone 2015-001 is effective;
- 1.3 Resubdivision 2015-002 is recorded; and
- 1.4 Title has been transferred from the City of Salinas to Taylor Fresh Foods Incorporated.

2. This Site Plan Review shall expire one year after its date of approval unless one of the following occurs:

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- 2.1 A building permit has been issued and construction diligently pursued;
 - 2.2 A Certificate of Occupancy has been issued;
 - 2.3 The use is established in conformance with the provisions of the Zoning Code; or
 - 2.4 The City Planner determines that substantial action has commenced to carry out the terms and intent of the Site Plan Review.
3. This Site Plan Review approval shall not be affected by changes in ownership.
4. This Site Plan Review approval shall lapse if the exercise of rights granted by it is discontinued for one continuous year.
5. Any activity that is exercised in violation of this Site Plan Review Approval, or, of any provision of the Salinas Municipal Code, may result in enforcement action by any appropriate means, including but not limited to, civil or criminal action.
6. **SCREENING OF EQUIPMENT.** Prior to issuance of a building permit, new roof top equipment must be screened from view, subject to verification on building plans and final inspection. All new ground-mounted equipment, including transformers, backflow prevention devices, and fire check valves, shall be screened with five-gallon or larger shrubs and shall be painted dark green.
7. **PHOTOMETRIC LIGHTING PLAN.** Prior to issuance of a building permit, any new illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the Planning Manager. Fixtures shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level.
8. **SIGNS.** New signs are subject to review and approval of a separate Sign Permit/Master Sign Plan.
9. **ENVIRONMENTAL MITIGATIONS.** All environmental mitigation measures contained in the Mitigation Monitoring and Reporting Plan (MMRP), attached as Exhibit "G," shall be conditions of approval incorporated herein by reference.
10. **COMPLETION OF IMPROVEMENTS.** Prior to final inspection by the Project Planner, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval, shall be installed by the Applicant or his designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.
11. Pursuant to Zoning Code Section 37-60.310, this Site Plan Review shall be null and void and all terms and requirements shall have no force or effect unless this Site Plan Review is signed by the Permittee(s) and returned to City of Salinas

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Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

This Site Plan Review is approved and executed as authorized by the City Planner (Planning Manager) in accordance with *Article VI, Division 5: Site Plan Review*, of the Salinas Zoning Code, and all exhibits attached hereto.

Effective Date: _____

Courtney Grossman
Planning Manager

By: _____
Thomas Wiles
Senior Planner

ACCEPTANCE BY APPLICANT/PROPERTY OWNER
(Please sign and return original to the Community Development Department)

Dated: _____

Thomas M. Bryan, Chief Financial Officer
Taylor Fresh Foods, Inc.