



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

DATE: February 28, 2018

TO: The Don Chapin Co. Inc. / Taylor Farms

FROM: Tom Wiles, Senior Planner

SUBJECT: 745 Airport Boulevard/Building Permit #REV18-0039

Building permits should not be issued, or final inspections approved, for the above referenced application until the issues listed herein are addressed. **Notes: Applicant needs to provide responses below, and return with re-submittal of plans. If there are any questions or additional information is needed, the applicant is encouraged to contact me at (831) 758-7206:**

1. Per Zoning Code Section 37-50.690(b), a total landscape depth of 20-feet measured from the property line is required for screening of outdoor industrial uses. Currently, a zoning violation exists because vehicular parking and outdoor agricultural industrial activities are occurring without the benefit of code required screening along the Airport Boulevard frontage. Removal of the existing concrete to allow for the installation of landscaping and irrigation is required based on a phased approach. Both Phases 1 and 2 shall be provided on the same set of plans. Staff can support a two-phase installation of the landscaping along the Airport Boulevard frontage as follows:
 - a. Phase 1: Install temporary landscaping, irrigation and fencing along the Airport Boulevard frontage (minimum 10-foot setback from the property line). Must address outstanding issues listed herein on the plans.
 - b. Phase 2: Not later than five (5) years from the date of this memorandum, February 28, 2023 existing concrete shall be removed and the landscape planter along the Airport Boulevard frontage shall be a minimum of 20 feet deep. Planter design and materials shall be compatible and consistent with the planters located across the street and with the recent Caltrans/Airport 101 project. Installation of the landscaping and irrigation to the full depth of the 20-foot setback shall be completed five (5) years from the date of this memorandum, February 28, 2023.

Response: _____

2. Clearly show the full frontage from the existing southerly entrance driveway onto Airport Boulevard to the northerly Caltrans Right-of-Way, which is roughly 252 feet in length. Plans are currently insufficient and only show a portion of the frontage fencing and landscaping. Does the irrigation plan provide for adequate watering for landscaping located along the frontage? The California Zauschneria planting area needs to be expanded to include the entire landscaped setback and not just a portion of it.

Response: _____

3. The location of the property lines need to be shown on the plans. Plans show dimensions measured from the curb, which is incorrect. The planter dimensions for both Phases 1 and 2 along Airport Boulevard need to be clearly dimensioned on the plans as measured from the property line. Setbacks are measured from the property lines.

Response: _____

4. Show the tree planting detail on the plans, similar to the shrub planting. Provide tree planting with double-stakes per Zoning Code Section 37-50.700(d)(5).

Response: _____

5. Show the location of the backflow devices and other equipment along the frontage and provide adequate landscape screening.

Response: _____

6. Architectural renderings will need to be provided to verify that the proposed landscaping will screen the industrial use from the public view.

Response: _____

7. Per Zoning Code Section 37-30.330(k)(3), chain-link fencing is not an acceptable screening material for any area visible from a public street unless screened from view with landscaping. The fence will need to be screened with vines, shrubs, trees, etc.

Response: _____

8. Provide information confirming that the proposed "Strawberry Trees" will adequately screen the site from the public view. Please verify that these trees will grow to a sufficient height to screen the use from the public view or provide an alternative tree species.

Response: _____

9. Provide more information confirming that the proposed 2'x2'x17" and the 4'x4'x34" concrete planters are sized appropriately to screen the outdoor industrial use.

Response: _____

10. Provide information confirming that the irrigation for the proposed two trees located adjacent to the Guard Shack is adequate.

Response: _____