



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 * (831) 758-7206 *
Fax (831) 758-7215

December 11, 2018

Taylor Fresh Foods, Inc.
c/o Jerrett Stoffel
150 Main Street, Suite 400
Salinas, CA 93901

RE: VARIANCE 2018-002; A REQUEST TO VARY FROM THE MINIMUM REQUIRED ZONING CODE REQUIREMENTS FOR STREET FRONTAGE LANDSCAPING FOR AN EXISTING AGRICULTURAL PROCESSING FACILITY LOCATED AT 745 AIRPORT BOULEVARD IN THE INDUSTRIAL – GENERAL – AIRPORT OVERLAY (IG-AP) ZONING DISTRICT

Dear Mr. Stoffel:

On November 16, 2018, the Community Development Department received revised plans for the subject application requesting approval of a Variance from the minimum depth of 20-feet from the property line to a unknown proposed depth (no dimensions provided from property line) for a required landscaped planter along the Airport Boulevard frontage of an existing agricultural processing facility located at the above referenced address. If you would like to meet to discuss any of the below comments, please call me to schedule a meeting.

On October 29, 2014, Minor Modification 2014-016 was approved by the Community and Economic Development Department (now known as the Community Development Department). The Minor Modification approved a 20-foot landscaped planter along the Airport Boulevard frontage. The 20-foot wide landscape planter is required by Zoning Code Section 37-50.690(b) and is intended to screen the general industrial use occurring outdoors on the subject site. On October 2, 2017, Grading Permit GP17-0008 was issued by the City of Salinas. One of the conditions of GP17-0008 from the Development Engineering Section of the Public Works Department dated September 29, 2017, required a landscape and irrigation plan to be submitted to the Current Planning Division for review and approval within 30-days of issuance of the Grading Permit (November 1, 2017). Per City records, a landscape and irrigation plan was not submitted to Planning for review. Building Permit B17-0495 was issued on January 5, 2018, to remove and replace existing light poles foundation, with the removed light poles to be retained for subsequent reinstallation. Planning approved B17-0495 with a condition that a subsequent separate building permit be submitted for landscaping and irrigation.

The application has been reviewed for completeness pursuant to California Government Code Section 65943. Based on our review, the application has been determined to be incomplete as of the date of this letter. The following issues need to be addressed prior to consideration of the Variance:

1. ENGINEER'S REPORT. Per the attached Engineer's Report dated November 19, 2018, the frontage landscaping will need to be extended to the full frontage of the new paved area as per the Report (see Engineer's Report).

Response: _____

2. LANDSCAPING. As stated in earlier correspondence, on Sheet L1.0, the planting area (shaded area on Sheet L1.0) for the "California Fuschia" needs to be extended to include the entire fenced in area along the Airport Boulevard frontage (from the property line along the Airport Boulevard frontage to the fence line). Please see the attached Engineer's Report and photos below.



Response: _____

3. REVISED PLANS. Submit four sets of folded 24" x 36" revised plans, a copy of this letter with responses, one set of reduced 8 1/2" x 11" plans, and electronic copies of the reduced plans (.jpg or .pdf format) for review by the Community Development Department. Please send electronic copies of the reduced plans to "thomaswi@ci.salinas.ca.us".

Response: _____

Revised plans submitted in response to the above comments will be subject to the zoning regulations in effect at the time when revised plans are submitted. If the Community Development Department does not receive revised plans within 180 days from the date of this letter, the application for a Variance will be considered withdrawn and there will be no refund of fees.

If there are any questions or additional information is requested, please call me at (831) 758-7206. I look forward to resolving these issues so that you can proceed with the proposed Variance.

Sincerely,



Thomas Wiles
Senior Planner

Attachment: Engineer's Report dated November 19, 2018

cc: V 2018-002 file, Oaktree Property Company, Property Owner

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City of Salinas

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

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

ENGINEER'S REPORT

DATE: 11/19/2018

PLANNER: Tom Wiles

OWNER/APPLICANT: Taylor Fresh Foods/Jerett Stoffel

PURPOSE: VAR2018-002

LOCATION: 745 Airport Blvd

DEVELOPMENT PROPOSAL: Variance from the minimum 20-foot landscape frontage requirement to an unspecified depth.

RECOMMENDATION: Denied

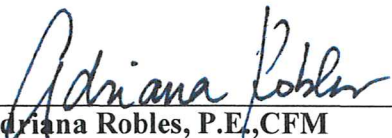
SITE PLAN REVIEW: *Development Review Submittal prepared by Smith & Enright Landscaping, Inc, dated 10/16/2017.*

1. Frontage landscaping should extend the full frontage of new paved area. The proposed plan proposes limited landscaping for only ~142 feet of the ~250 feet of new paved parking area. Extend fencing and landscaping the full frontage of new paved area.

CITY OF SALINAS

Reviewed By:

Report Prepared By/Applicant
Questions



Adriana Robles, P.E., CFM 11/19/2018 Dated
Permit Center Senior Engineer (758-7194) for
Jim Sandoval, P.E.
City Engineer

(adrianar@ci.salinas.ca.us)