



October 2, 2018

Community Development Department
c/o Thomas Wiles
65 W. Alisal Street
Salinas, CA 93901

**RE: VARIANCE 2018-002; WRITTEN JUSTIFICATION FOR PROPOSED
VARIANCE FROM THE MINIMUM REQUIRED ZONING CODE
REQUIREMENTS FOR STREET FRONTAGE LANDSCAPING AT 745
AIRPORT BLVD.**

Sec. 37-60.620, - Required finding responses:

a)

On October 2, 2017, Grading Permit GP17-0008 was issued and approved by the City of Salinas for a pavement replacement project at 745 Airport Blvd, an existing receiving/warehouse facility operated by Taylor Farms Retail, Inc. since 2011. As a condition of grading permit approval, the Department of Public Works also required a landscape & irrigation plan to be submitted to Planning within 30-days of permit GP17-0008 issuance (November 1, 2017).

A landscape & irrigation plan was hand-submitted by Nelson Barros, job foreman for construction sub-contractor Don Chapin Co., on October 23, 2017 at approximately 11:00 AM PST and was received by Marisol Rodriguez, City Planning Technician. Upon receiving a minor modification request on the initial plan, a revised landscape & irrigation plan was again hand-submitted by Nelson Barros and received by Planning on November 10, 2017. No further comments or modification requests were required by the Planning Department after that time and the grading permit was approved. At no time, and on no preceding City document, was the zoning requirement for a 20-foot, Airport Blvd. frontage planter brought up to the Don Chapin Co. or to Taylor Farms. The full repaving of the site was completed by mid-November 2017 in accordance with grading permit requirements.

Unlike neighboring facilities, Taylor Farms was deprived of the opportunity to develop a 20-foot frontage planter per zoning code requirements before the City approved and permitted a complete repaving of the lot surface. Had City Planning officials properly informed Don Chapin Co. or Taylor Farms representatives of the Airport Blvd. zoning requirement during the permit process, the landscape & irrigation requirement would have been incorporated and installed correctly in the final plan.

b)

Granting of the variance application will in no way be detrimental or injurious to existing property or neighboring facilities, or to public health and safety. The revised landscape plan is set well off the existing sidewalk and street. The site borders the U.S. 101 highway on-ramp and will not impact other facilities or traffic in the area.

c)

Granting the variance application with revised landscape plan is consistent with the City's general plan and the spirit of the zoning code requirement for frontage landscaping along Airport Blvd. The landscape & irrigation plan proposed provides up-to-date, drought-resistant, landscape coverage of the entire site more effectively than neighboring properties.

d)

Granting the variance will not change the use or activity of the site in any way. The facility will continue to operate in a manner consistent with the existing zoning district.

e)

The current circumstance of the property was not created in any way by any act of the current owner. The site's current size, shape, topography, location and landscape coverage has not been changed at all since its construction in the 1950's.

f)

Personal, family or financial difficulties are not driving the justification for the variance request. The costs of re-paving the entire lot far exceeded those of complying with the 20-ft. landscape frontage requirement; had Planning originally called out this requirement in the landscape & irrigation plan related to the grading permit, GP17-0008, Taylor Farms would have executed it accordingly. Taylor Farms and its construction sub-contractor, Don Chapin Co., correctly complied with all specified City requirements, oral and written, related to the approved grading permit GP17-0008 issued for the 745 Airport Blvd. repaving project. The proposed frontage landscape & irrigation plan more than complies with the spirit and intent of the City's zoning code and is an overall enhancement to the area.