



March 25, 2024

Son Pham Gallardo  
City of Salinas Community Development Department  
65 West Alisal Street  
Salinas CA 93901

Re: Protest of Intent to Approve Conditional Use Permit 2024-067

Dear Ms. Pham-Gallardo,

I received the Notice of Intent to Approve the above referenced Conditional Use Permit. I urge the City to not approve the project as submitted and request a public hearing before the Planning Commission. While I recognize the dire need for affordable housing in the City of Salinas, the proposed project is incompatible with the low density, single-story character of this neighborhood.

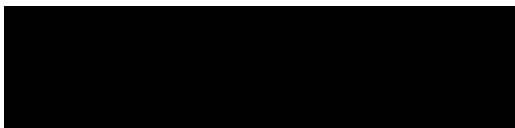
My concerns with the project as proposed are as follows:

1. **ADU Ordinance**. The current ADU ordinance (Municipal Code Section 37-50.250), appears to have been adopted on 11-5-2019 by Ordinance No. 2581. The City of Salinas 2023-2031 Housing Element indicates that the current ADU/JADU ordinance is out of date (Page 89). If there is not a current ADU Ordinance, the public is unable to meaningfully comment on any objective design standards the City might impose on the overall development, including the primary single-family residence (Government Code Section 66314 et. seq.).
2. **Density**. The project will effectively result in a three-unit rental project on a 6,500 SF lot. This would result in a density of 20 units/acre. The RL 5.5 Zoning allows 6 – 8 units per acre (Salinas Municipal Code Section 37-30.050(a)). Without an ADU Ordinance, and without the property zoned for mixed use development, the proposed population density appears to be inconsistent with SMC Section 37-30.050(b). SMC Section 37-50.250(b)(4), which indicates that a maximum of one accessory dwelling unit shall be permitted per lot or parcel.
3. **ADU Design**. Salinas Municipal Code Section 37-50.250(C)(5) limits the primary ADU size to no more than 50% of the main home, which is proposed as 1,614 SF. The Notice of Intent for the project indicates that the ADU proposed is 816 SF, which exceeds the 50% size limit.
4. **Junior ADU Height**. Can a new ADU be proposed above 16 feet (i.e., above a garage)?
5. **Junior ADU**. Are ADU's required to be ADA compliant? If so, won't stairs exclude this population from housing opportunities?
6. **Deed Restriction**. Any ADU should be deed restricted to rental at terms not less than 30 Days (Government Code Section 66323€). Ideally, this would be for related individuals and not unlimited numbers of single individuals within each of the proposed units.

7. Farm Worker Housing. I am also concerned that to further maximize the financial benefit of this level of density, the main residence could be rented out for use as farmworker housing, increasing the overall population densities in the neighborhood. One SFD residential unit on Pajaro street now appears to be rented by at least nine individuals. It is my understanding that a neighboring house may also be used for farmworker housing. I believe this housing is important but must only be allowed through permit by the City. I would ask for a deed restriction on the main house to limit use to owner-occupied housing.
8. Privacy. The proposed "frosting" of upper story windows overlooking the neighboring houses seem inadequate. For fire egress, these windows need to be opened and opening windows looking into the rear portions of adjacent homes will detrimentally affect the privacy currently enjoyed by these residents.
9. Drainage. Sheet 1 suggests the majority of the lot is covered by structures or concrete. Sheet U shows runoff lines flowing toward the street, with water flowing through the (E) Landscape area on the lower right-hand side of the Sheet. During storm events, water currently backs up along the curb at the intersection of Pajaro and Chestnut Street due to uneven gravity drainage to the storm drain system. Shouldn't on-site storm water retention be required for this level of development? At a minimum, pervious treatments to the proposed concrete paving should be required to minimize peak rainfall period runoff.
10. Building Massing. The massing for the main residence does not fit within the historic single-family residential design aesthetic found in the neighborhood ("Front" and "Left" elevations on Sheet 2).
11. Building Height. The overall massing and height is incompatible with the neighborhood, which are generally single-story residence. The height is driven by the design necessitating a demand for lot coverage to accommodate a three car garage, and a detached ADU, forcing the junior ADU to be located at a second-story level. It's a bad design that overpowers the adjacent homes and the neighborhood.
12. Colors. " White stucco will be highly reflective. Earth tones should be required.
13. Materials. The stone material will likely be an applied veneer that will appear unauthentic. I would suggest a lower ban , if at all, for an accent and not the whole front entry will look fake. Were color and material renderings provided?
14. Design Licensure.. Isn't an architect license required to design a multi-family home? I am wondering whether or not Monroy Designs possesses the appropriate qualifications for a multi-family unit plan set?
15. Landscaping Plan. There is no landscape plan in the plans provided. Given the intensity of the development proposed, a landscape plan approval should be required and part of any hearing for CUP 2024-067).
16. Code Question. On two separate occasions, dirt was dumped on the property. One pile of dirt is currently on the site at the rear of the lot. The other pile was used as fill material and was spread out along the front part of the lot. Was this clean, uncontaminated fill? Where did it come from? Salinas Municipal Code Section 9-06.15 suggests that regulations include minimum requirements for grading . I can find no specific section of the City code that provides any further discussion of permit requirements for grading. Is this a violation? If so, can new permits be issued if the property is in violation?

Given the range of comments, I believe that a public hearing before the Planning Commission is warranted.

Respectfully Submitted,



**Son Pham-Gallardo**

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**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** Son Pham-Gallardo  
**Subject:** Re: 110 Chestnut  
**Attachments:** 110 Chestnut Dirt.PNG; 110 chestnut soil.jpg

**CAUTION:** This message originated outside of the City of Salinas email system. Do not click on links or open attachments unless you are sure the content is safe.

Hi Son-

I wasn't able to locate photos of the unpermitted soil dumping at 110 Chestnut Street when I filed my letter yesterday. Attached are photos of fill dumped there in August 2024 and another taken yesterday, dumped during the rains we had earlier in the year (January/February 2026). The August 2024 soil dumped had miscellaneous debris in the soil, including pieces of glass, wood and rubber as I recall. (i.e. it was not clean fill).

It is my current understanding that a grading permit is needed from the City of Salinas for over 50 cubic yards of material. This grading appears to be over that amount. If so, that would constitute a code violation. We did call the City to initiate a complaint in 2024, but I don't believe anything was done; that soil was then spread out on the front of the lot.

Sending this as it is indicative of the practices of the individuals applying for CUP 2024-067. I believe we are looking at a commercial tri-plex proposal and not a owner-occupied unit with associated ADU's...

[REDACTED]

