From: Candelaria, Jamie@HCD
To: Son Pham-Gallardo
Subject: RE: 110 Chestnut Street
Date: Thursday, April 2, 2026 11:48:39 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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Hi Son,

Then yes, this is allowable as proposed.

Thank you,

Jamie Candelaria *(she/her)*
Section Chief, ADU and Preservation Policy
Housing Policy Development Division
Housing and Community Development
651 Bannon Street, Suite 400 | Sacramento, CA 95811
Phone: 916.247.2550 | Email: Jamie.Candelaria@hcd.ca.gov

HOUSING IS KEY

From: Son Pham-Gallardo <son.gallardo@salinas.gov>
Sent: Thursday, April 2, 2026 11:48 AM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Subject: RE: 110 Chestnut Street

Hi Jaime,

Thank you for your responses below. The JADU is within the proposed SFD, the lot is vacant currently.

Sincerely,

Son Pham-Gallardo

City of Salinas
Community Development Department
Son Pham-Gallardo | Senior Planner
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
son.gallardo@salinas.gov | Office 831-758-7206

From: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Sent: Thursday, April 2, 2026 11:46 AM
To: Son Pham-Gallardo <son.gallardo@salinas.gov>
Subject: RE: 110 Chestnut Street

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Hi Son,

Based on what you have described, and what I am seeing, there no issues with this project as proposed. The JADU will be within the primary dwelling I am assuming?

Additionally, the City is always able to be less restrictive with both ADU and JADU law so if the opposition is regarding what is in statute, as long as the City isn't being more restrictive than the law, that would be within your right.

Hope this helps!

Thank you,

Jamie Candelaria *(she/her)*
Section Chief, ADU and Preservation Policy
Housing Policy Development Division
Housing and Community Development
651 Bannon Street, Suite 400 | Sacramento, CA 95811
Phone: 916.247.2550 | Email: Jamie.Candelaria@hcd.ca.gov

[twitter.com] [facebook.com]

[landlordtenant.dre.ca.gov]

From: Son Pham-Gallardo <son.gallardo@salinas.gov>
Sent: Thursday, April 2, 2026 11:42 AM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Subject: RE: 110 Chestnut Street

Do I have your permission to correct the "O" to "I" below? Unless you want to send me another email. See highlights below, thank you.

Sincerely,

Son Pham-Gallardo

City of Salinas
Community Development Department
Son Pham-Gallardo | Senior Planner
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
son.gallardo@salinas.gov | Office 831-758-7206

From: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Sent: Thursday, April 2, 2026 11:40 AM
To: Son Pham-Gallardo <son.gallardo@salinas.gov>
Subject: RE: 110 Chestnut Street

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Hi Son,

Nope that is perfectly fine.

Thank you,

Jamie Candelaria *(she/her)*
Section Chief, ADU and Preservation Policy

Housing Policy Development Division
Housing and Community Development
651 Bannon Street, Suite 400 | Sacramento, CA 95811
Phone: 916.247.2550 | Email: Jamie.Candelaria@hcd.ca.gov

[twitter.com] [facebook.com]

HOUSING IS KEY [landlordtenant.dre.ca.gov]

From: Son Pham-Gallardo <son.gallardo@salinas.gov>
Sent: Thursday, April 2, 2026 11:33 AM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Subject: RE: 110 Chestnut Street

Hello Jaime,

Thank you for your responses below. The JADU is within the proposed SFD, the lot is vacant currently. Do you have any objections if I use this email link as an exhibit to my report?

Sincerely,

Son Pham-Gallardo

SALINAS
RICH IN LAND | RICH IN VALUES

City of Salinas
Community Development Department
Son Pham-Gallardo | Senior Planner
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
son.gallardo@salinas.gov | Office 831-758-7206

From: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Sent: Wednesday, April 1, 2026 7:58 PM
To: Son Pham-Gallardo <son.gallardo@salinas.gov>
Subject: Re: 110 Chestnut Street

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> click on links or open attachments unless you are sure the content is safe.

Hi Son,

Based on what you have described, and what O am seeing, there no issues with this project as proposed. The JADU will be within the primary dwelling I am assuming?

Additionally, the City is always able to be less restrictive with both ADU and JADU law so if the opposition is regarding what is in statute, as long as the Coty isn't being more restrictive than the law, that would be within your right.

Hope this helps!

Jamie

Get Outlook for iOS [aka.ms]

From: Son Pham-Gallardo <son.gallardo@salinas.gov>
Sent: Wednesday, April 1, 2026 4:02:55 PM
To: Candelaria, Jamie@HCD <Jamie.Candelaria@hcd.ca.gov>
Subject: 110 Chestnut Street

Hello Jaime,

I have a project in the City that is creating some opposition because the project consists of the following:

Construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three-car garage on a vacant 6,500 square-foot lot. Additionally, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) are proposed to be constructed.

Attached are the plans. The issues raised are density, parking and height of the ADU. Based on the facts, would you be able to comment that the proposed ADU & JADU are in lined with the State's (HCD) ordinance. We've done our review and do not see any concerns pursuant to 66314, 66321 & 66322 & 66323. Thank you.

Sincerely,

Son Pham-Gallardo

City of Salinas
Community Development Department
Son Pham-Gallardo | Senior Planner
65 West Alisal Street, 2nd Floor, Salinas, CA 93901
son.gallardo@salinas.gov | Office 831-758-7206

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