



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

April 19, 2024

John Filighera & Associates, Inc.
484 B. Washington St. #320
Monterey, CA 93940

RE: TIME EXTENSION (TE 2024-003) TO PLANNED UNIT DEVELOPMENT PERMIT 2019-001 AND TENTATIVE MAP 2019-002; A REQUEST TO DEVELOP 37 DETACHED SINGLE-FAMILY DWELLING UNITS WITH ALTERNATIVE DEVELOPMENT STANDARDS AND SUBDIVIDE A 7.74-ACRE LOT INTO 37 LOTS WITH ALTERNATIVE STREET SECTIONS AND STREET FRONTAGE DESIGN FOR INTERIOR ROADWAYS LOCATED AT 11 HILL CIRCLE IN THE RESIDENTIAL – LOW DENSITY - AIRPORT OVERLAY – FLOOD OVERLAY (R-L-5.5 – AR - F) ZONING DISTRICT

Dear Mr. Filighera:

This correspondence responds to your e-mail request received on April 12, 2024, requesting a second one (1) year time extension to Planned Unit Development Permit 2019-001 (PUD 2019-001) and Tentative Map 2019-002 (TM 2019-002) a request to develop 37 detached single-family dwelling units with alternative development standards and subdivide a 7.74-acre lot into 37 lots with alternative street sections and street frontage design for interior roadways located at the above referenced address. Reference is made to allow additional time to work with the California Department of Fish and Wildlife (formerly Department of Fish and Game) to clarify the requirement for a Streambed Alteration Agreement for the project. In addition, additional time is required to finalize the sewer upgrade agreement, redesign the retaining wall package and engineering design, obtaining a grading and stockpile permit, and to obtain additional financing.

The Community Development Department has reviewed the request for a time extension and has determined that there is sufficient evidence that substantial action has been commenced to carry out the terms and intent of the PUD and the TM pursuant to Zoning Code Section 37-60.1050(a)(3), based on the following: that because of the work in clarifying the requirements for a Streambed Alteration Agreement for the project with the California Department of Fish and Wildlife, finalize the sewer upgrade agreement, redesign the retaining wall package and engineering design, obtaining a grading and stockpile permit, and to obtain additional financing the City Planner has determined that substantial action has been commenced to carry out the terms and intent of PUD 2019-001 and TM 2019-002.

PUD 2019-001 and TM 2019-002 were approved by the City Council on April 13, 2021 and would have originally expired on April 13, 2023. However, on April 10, 2023, a one (1) year time extension was approved which extended the expiration date to April 13, 2024. Please be advised that the PUD and TM have been extended an additional one (1) year and the new expiration date shall be **April 13, 2025**. All remaining terms, requirements, and conditions of PUD 2019-001 and TM 2019-002 remain in full force and effect. Please acknowledge your

acceptance of this Time Extension by signing the enclosed copy of this letter and returning it to our office. If I can be of further assistance, please call me at (831) 758-7206.

Sincerely,



Courtney Grossman
Planning Manager

This Second Time Extension to PUD 2019-001 and TM 2019-002 is hereby acknowledged and accepted:

PROPERTY OWNER:

Dated: 7/30/2025

DocuSigned by:



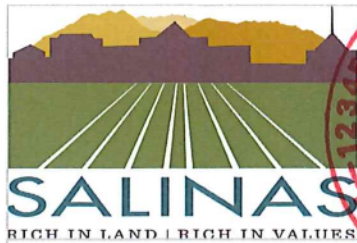
7312904A569F561...
John Filighera

U4RIC Investments LLC., Property Owner

c: *PUD 2019-001 and TM 2019-002 files*

Attachment: e-mailed Time Extension request from John Filighera received on April 12, 2024

I:\ComDev\Planning Share Space\11 Hill Circle\PUD 2019-001 & TM 2019-002 - 11 Hill Circle\TE 2024-003\TE 2024-003.doc



Received
APR 2024
Current
Planning

Request for Plan Check Extension Permit Extension Permit Reinstatement

FORM
PS-105.5

This form shall be completed to request an extension of time for a Plan Check, Building Permit, or Reinstatement.
A separate form is required for each building permit. Print legibly or type.

I. GENERAL INFORMATION

Project Address: 11 Hill Circle	Permit Number: PUD 2019 - 001 and TM 2019 - 002
Type of Permit: PUD and TM	Expired Date: 4/14/24 Issued:

I hereby request an extension due to the following explanation as to why I could not perform the task within the required timeframe:

Working to finalize sewer upgrade agreement, flow rates received 3/11/24. Redesigning the retaining wall package and engineering design to save money, will submit a revision. Working towards a grading and stockpile permit to start trucking dirt, will submit. Finalized housing costs over the last few months. We are 80% funded as of now and are finalizing the last round. We are tracking the last few items in the meeting minutes 3/13/24.

If requesting a 2nd extension, fill out and provide documentation verifying the following:

- 1) There has not been a significant change in regulations applicable to the site since the date the permit was issued;
- 2) The additional extension is in the public's interest
- 3) Circumstances beyond the control of the applicant prevented the authorized work from proceeding.

II. APPLICANT INFORMATION

Name: U4RIC Investments, LLC		
Address: 187 Eldorado St, Suite B	City: Monterey	State: Ca
Email: jfa@cruzio.com	Phone: 831-818-8920	Date: 4/12/2024

CITY STAFF USE ONLY BELOW

APPROVED

_____ The utilization for the subject permit/plan check has been extended to: _____
 _____ This is the final extension and, if the final inspection approval has not been obtained by this date, a new permit must be obtained to complete the work unless the permit qualifies for a completion of work or final only.

DENIED

_____ This permit has already been granted all authorized extensions.
 _____ There has been a significant change in the regulations since the date the permit was issued/applied for.
 _____ Circumstances were not beyond the control of the applicant that would prevent the authorized work from proceeding and is not in the public's best interest.

REINSTATEMENT

The subject permit is expired, however, it qualifies for either a completion of work.

_____ Completion of Work (Single Dwelling Unit / Duplex or Townhouse Only / Combination Permit)
 _____ Final Only (Stand alone mechanical, plumbing, electrical and fire permits are not eligible for final only permits.
 A new permit application is required for review and approval. This new application must comply with all applicable fees and regulations in effect on the date the new application is filed.

Staff Name:	Signature:	Date:
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