



## 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](http://www.ci.salinas.ca.us)

# DRAFT

August 12, 2025

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

**RE: TIME EXTENSION (TE 2025-003) 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 March 27, 2025, requesting a third 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. Per the attached “Request for Plan Check Extension Permit Extension or Reinstatement”, that was received on March 27, 2025, reference was made to allow additional time because of a severe injury that occurred to the Applicant on February 8, 2025. On August 12, 2025, pursuant to Municipal Code Section 31-313, the City Council approved a one-year time extension to related Tentative Map 2019-002 from April 13, 2025 to April 13, 2026.

Concerning PUD 2019-001, 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 pursuant to Zoning Code Section 37-60.1050(a)(3), based on the following: that because of a severe injury which occurred to the Applicant on February 8, 2025, which has impacted their ability to complete the project, the City Planner has determined that substantial action has been commenced to carry out the terms and intent of PUD 2019-001.

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 first one (1) year time extension was approved which extended the expiration date to April 13, 2024. In addition, on April 19, 2024, a second one (1) year time extension (which was submitted on April 12, 2024)

was approved which extended the expiration date to April 13, 2025. Please be advised that the PUD has been extended an additional one (1) year, and the new expiration date shall be **April 13, 2026**. All remaining terms, requirements, and conditions of PUD 2019-001 and TM 2019-002 remain in full force and effect. Please be advised that as per the City Council determination on related TM 2019-002, that April 13, 2026, is the final deadline for the tentative map. 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 Third Time Extension to PUD 2019-001 is hereby acknowledged and accepted:*

PROPERTY OWNER:

Dated: \_\_\_\_\_

\_\_\_\_\_  
John Filighera  
U4RIC Investments LLC., Property Owner

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

Attachment: Request for Plan Check Extension Permit Extension or Reinstatement received on March 27, 2025

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