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City of Salinas
Salinas Planning Commission

RE: Public hearing on March 17, 2021 at 3:30 p.m. regarding
PUD 2019-001; TM 2019-002

Dear Planning Commission Members:

We, all residents of Laurel Heights, wish to respond to the Notice of the meeting to discuss the plan to build 37 homes at 11 Hill Circle. We have many concerns about the proposed development, the first being whether this hillside and gully are suitable for development at all. At least one city council sitting in the late 70's or early 80's concluded, after reviewing a proposal to develop this property, that it was not.

Frankly we were amazed that so many houses could be built on this small and steep portion of our good earth. But on further reading of the Notice we found that by applying "alternative development standards" the houses and lots would be much smaller than our city code requires—not just smaller in one way but in every way: roads, lot sizes, garages, parking, set backs on all sides, a trail instead of sidewalks, etc., and all of this in an airport landing zone, flood zone, and low density residential area. Will fire trucks and garbage trucks be able to safely navigate these narrower streets and intersections? East Salinas is already too crowded and in need of more open space and parking spaces, not less, for cars, vans, etc. The intersection of Laurel Drive and Sanborn is already overly congested.

We are interconnected with the rest of the city and county, as the COVID virus pandemic has sadly shown. What arises or fails here affects the rest of the environment. Let's show some compassion for the families that may buy these proposed homes by demanding that the plan for development meets the standards already set by the City of Salinas for healthful, pleasant living and preserving what is left of our natural environment. If it can't meet those standards for economic reasons, then perhaps the development should not proceed.

This development would be built right next to Laurel Heights, a neighborhood that meets