

**FW: EO N-29-20; 1054 University Ave**

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Wed 11/4/2020 11:54 AM

To: Robert Latino <robertl@ci.salinas.ca.us>

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**From:** Barbara Chagnon <bchagnon@kasavanarch.com>  
**Sent:** Wednesday, November 04, 2020 8:47 AM  
**To:** Public Comment ComDev-Plan <PublicCommentCD-P@ci.salinas.ca.us>  
**Cc:** Robert Latino <robertl@ci.salinas.ca.us>; Courtney Grossman <courtg@ci.salinas.ca.us>  
**Subject:** EO N-29-20; 1054 University Ave

Salinas Planning Commission,

I have several concerns regarding the subject homeowner's application for a condition use permit to convert the majority of their attic to a second story addition. It is apparent to the majority of property owner's adjacent to and surrounding the subject property that the process used by the City of Salinas to approve the residential remodel several years ago was flawed.

The Owner demolished the majority of the original home at the subject address and then proceeded to build a massive residence which maximized the footprint with the minimum setbacks to the property lines, maximized the structure height and utilized a truss system for the roof that gives the "attic" 8' high ceilings.

The City in it's review of this remodel project did not once engage the surrounding property owners/neighbors in the process and allowed this structure to be built and occupied. Now, well after the completion and occupancy of the structure, the City is giving the neighbors the opportunity to provide input on whether or not the Owner should be granted a CUP for a "second floor addition". This appears to be a back door move by the Planning Dept to legitimize the original flawed process and the improvements already made to the residence.

The Municipal Code (MC) makes numerous references to "dominant existing scale of an established neighborhood" and "block face" yet the City approved a structure that does not respect any of that. Only the garage element was retained in the remodel.

Before:



After:



The height of the house blocks natural daylight to two of the adjacent properties, one of which now receives very little winter sun in the afternoon. How is the scale of this house respectful to adjacent neighbors?

Privacy is non-existent for adjacent property Owners. There are 4 dormer windows in the roof/attic/second floor level, all of which overlook and infringe on privacy into the back yards of surrounding homes; one dormer has a direct line of sight into a bedroom of an adjacent home; the window on the back of the house at the second level has a direct line of sight into the living space of an adjacent home.

The Owner has been using the "attic" as a second floor since they obtained occupancy several years ago. The space appears to be fully finished, lighting installed, etc. The Owner frequently opens the dormer windows at this level so it is definitely being lived-in. Also please note, the glazing on the windows is clear.

Approval of the subject CUP will be a affirming the City's failure to adequately review the original project and give the Owner exactly what they wanted from the beginning – a two story house without the hassle of going through the proper approval process.

Sincerely,

Barbara Chagnon

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