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January 21, 2021

City of Salinas Planning Commission
c/o Mr. Robert Latino, Associate Planner
Community Development Department
City of Salinas
65 West Alisal Street
Salinas, CA 93901-2639

Subject: Conditional Use Permit (CUP 2020-001)
Mr. and Mrs. Eduardo Couttolenc
1054 University Avenue
Salinas, CA 93901

Honorable Commissioners and Mr. Latino,

Thank you for the opportunity to present a solution that has less impact than reconstructing the building. The city staff and Planning Commission have given direction to modify the existing front elevation. We desire to mitigate the front elevation by adding an architectural porch feature with copper roof and decorative columns that reduces the appearance of a monolithic facade at the entry as shown in the plans and rendering herewith. The plastered shelf supported by wood corbels with wrought iron grate above additionally supports the breakup of the facade. We hope that you can consider this simpler solution to the visual look of the front of the building.

Additionally we have done more research regarding the original approved design and adjusted the existing elevations to what was approved with special detail to the front elevation. The existing installed shelf detail with metal rail and copper awning over the entry should be considered as new. There was a 90 SF storage building added at the rear of the property that is documented at the new site plan and should be considered new. The dormers at both side elevations were incorrectly shown and corrected in the existing and new elevations. Translucent film is still proposed on the dormer windows to eliminate vision to the neighbor's buildings and yards. The interior dormer framing is still being removed to justify the attic addition is under 1,000 SF.

There was discussion at the end of the meeting regarding building code issues that may arise. This project has gone through thorough plan check under Angeline Sicker, Senior Plan Check Engineer, for structural and building code analysis, B19-0614. We have secured verification from the original building structural engineer, Belinda Taluban, Taluban Engineering, Inc. that the attic area is designed to meet the revisions proposed.

Sincerely,

David J. Elliott, CEO/Principal Architect
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Cc: Mr. and Mrs. Eduardo Couttolenc
Mr. Courtney Grossman, Planning Manager Community Development Department
Ms. Megan Hunter, Director Community Development Department
Enclosures: Revised Plans and Rendering
