



**David J. Elliott  
& Associates, Inc.**

Planning  
Architecture  
Interiors  
17800 Cunha Lane  
Salinas, California 93907  
Tel.: 831/663-1418  
Fax: 831/663-6385

---

May 25, 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 have been given specific instruction from city staff to add a porch supported by columns under the upper window. We propose that the new porch extend five feet, the maximum allowed within the twenty feet front yard setback with the wrought iron rail as shown in the revised plans and video, herewith. With direction by staff we have not modified the window and provided round tapered columns in support of the porch. 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  
California License No. C11776  
David J. Elliott & Associates, Inc.  
17800 Cunha Lane  
Salinas, CA 93907

Cc: Mr. and Mrs. Eduardo Coutollenc  
Mr. Courtney Grossman, Planning Manager Community Development Department  
Ms. Megan Hunter, Director Community Development Department  
Enclosures: Revised Plans, 3D video

---