



**David J. Elliott  
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November 18, 2020

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)  
Mr. and Mrs. Eduardo Couttolenc  
1054 University Avenue  
Salinas, CA 93901  
CUP 2020-001

Honorable Commissioners and Mr. Latino,

Please accept this letter as response to neighbor comments, staff and planning commissioner comments at the scheduled meeting of November 8, 2020 and continued to November 18, 2020:

1. First regarding the email from Mr. Eads the concern is that the addition of the home will invite multiple families to live there. This is a misunderstanding of the intension of the Couttolenc family. The intended use is to take advantage of an attic space for music and sewing rooms. Any additional family would have to enter the main house to go upstairs which is not reasonable for any renter. The process to convert the existing garage and convert up to 500 square feet of the existing house is a simple ministerial process due to new regulations established by the city and recommended by the state. This is the owner's personal residence and they would never process such a permit. Mr. Eads resides at 555 San Felipe Drive; Salinas, Ca 93901 a 3 minute drive to the subject home. He is not in regular view of the project.
2. Second is the email sent to prior to the meeting on November 8, 2020 by the westerly neighbor, Ms. Chagnon. These are more appropriate considerations that I was not able to address until now due to the lateness of the email. Though we are sympathetic to her concerns about scale, sun and visibility from the second story please consider the following:
  - 2.1. The existing building was approved ministerially with planning sign off through the normal building permit process. The building plans included all of the lower level design and an attic. The city did not fail to issue any permit in due process. Additionally we have removed the interior dormer framing so as to not be considered in the future.
  - 2.2. At the request of the staff we have added translucent film over the small dormer windows to prevent any view of the adjacent homes to the North and South of the property in question.
  - 2.3. It was discussed at the hearing that the South and North elevations were already in compliance with architectural element setbacks and that the only issue is the front elevation.
  - 2.3. At the request of the commission the project was continued to work with staff on a redesign that was acceptable. We completed that and it is available for your discretion at the continued hearing. We show this as it was requested and now has staff suggesting approval of the commission as meeting all of the needs.
3. Though we have adhered to the suggestions of staff with the revised design it is our desire that you consider this as unnecessary as neighbors are not affected by shade and light any more that they were with the previous ministerial permit. We respectfully request that the current design remain in place as not a single architectural element or foot print has been modified for the legal and completed permit process. Though it is not normally a concern please understand that the home owner is faced with an estimated \$80,000 to complete this adjustment and they would have to relocate while the work is done.
4. I am including a rendering of the revised plan to help understand that the revision is not architecturally better than the existing conditions.
5. The neighborhood has similar two story additions that are far from better than the existing condition of the existing home in question. See photo herewith of the residence located at 1011 University Avenue.

Sincerely,



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Cc: Mr. and Mrs. Eduardo Coutollenc

Enclosures:

Rendering of revised frontage

Photo of home at 1011 University Avenue