



**David J. Elliott
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December 1, 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,

Thank you for the opportunity to present a solution that has less impact than reconstructing the building. The city has given direction on numerous other projects to landscape similar walls. We desire to mitigate the front elevation by adding planter boxes on the roof with metal lattice and landscape vines as shown in the rendering and plans herewith. We hope that you can consider this simpler solution to the visual look of the front of the building.

We have continued to add translucent film over the existing dormer window to eliminate the view to the neighbor backyards. The interior dormer framing at the second level is being removed as noted on the revised plans herewith..

Additionally 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.

Please note existing and proposed renderings herewith.

Sincerely,

David J. Elliott, CEO/Principal Architect
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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, Existing Rendering and Proposed Rendering