

October 20, 2019

Dave Keeley
CITY OF NEWPORT BEACH
 Public Works Department
 100 Civic Center Drive
 Newport Beach, CA 92660

RE: Request for an exception to L-2, section C. Driveway approaches, and request for an exemption from the addition of one (1) additional covered non-tandem off-street parking space beyond code; new construction, duplex, 400, 40th St., Newport Beach, Ca. 92663, Newport Island.

This request is being made on behalf of myself, Kim Keirstead, and my brother Kevin Snow. Kevin and I are long-time residents of Newport Island, having grown up in the home that is currently located on the property we intend to develop. It was our mother's home for close to 50 years until she passed in 2017. Myself, my husband, and our three children are currently living in the home.

Together, our families will be designing and building a two-unit duplex on the property, two units equal in size, one for each of our families.

I would like to address City Council Policy L-2, section C:

C. For new developments, proposed new street curb openings or retention of existing street curb openings shall not be permitted for residential property which abuts an alley. All vehicle access shall be from the alley.

An exception may be made in the case of corner lots where the street on which the proposed new or existing curb opening is not located on an arterial street and the street frontage is available for the full depth of the lot, subject to the one of the following conditions:

A new curb opening from the street shall be permitted where existing utility conditions, that cannot be removed/relocated, prevent alley access and one (1) additional covered non-tandem off-street parking space beyond code required amount is being provided. The proposed new curb opening shall be located to maximize the remaining on-street parking; or

- 1. An existing curb opening can be maintained or relocated when one (1) additional covered non-tandem off-street parking spaces beyond code required amount is being provided and no loss of on-street parking is proposed.*

400, 40th St., Newport Beach, Ca. 92663, is a corner lot, the full length of the lot on Marcus is red curb (**there will be no loss of on-street parking**), it is not located on an arterial street, and there is street frontage available for the full depth of the lot.

The proposal follows the current municipal code, which requires four parking spots, two parking spots per unit. Parking for the front unit would be accessed from Marcus and parking for the rear unit would be accessed from the alley.

The lot allows an opportunity to avoid a double-stack tandem design that can hinder traffic flow. Where one car needs to be pulled out of the garage to allow for second car in the garage to pull out. In this situation, the car pulling out from the carport would be backing out into the alley and then into the street.

Newport Island, in general, has very low traffic volume, all streets and alleys are two-way and are used equally.

The addition of the (1) additional covered non-tandem off-street parking space beyond code would cause a loss of approximately 325 sq. Ft. of livable space. As it is, the design program requires small living spaces, the loss of 325 sq. Ft. of livable space would cause substantial difficulties.

We appreciate the time that City Council members and staff have taken to come to visit the site. This is a unique location where L-2, section C should not be applied as it does not benefit the neighborhood. As long-time residents of Newport Island, it is essential for us to build an aesthetically pleasing home, that is in harmony with the current architecture and is a compliment to the community.

We appreciate your consideration.

Sincerely,



Kim Keirstead