

McClellan Harris III
509 West Balboa Boulevard
Newport Beach, California 92661

22 October 2013

City of Newport Beach
Community Development Department
Planning Division, 100 Civic Center Drive
P.O. Box 1768
Newport Beach, CA 92658



RE: Davis Lot Merger - Location: 106 6th Street and 524 West Oceanfront
Project File No. PA 2013-176
Activity No LM2013-003

This letter is written to express my concerns that the City ensure that this project requires a setback if these two parcels are combined. Specifically, the alley-way access behind 6th Street is significantly impaired due existing structure at the property line. This parcel is the only one that currently has this issue as new construction in this area over the years has required the set back.

As currently situated, the lot construction at the property line significantly impairs local resident traffic. The existence of this one lot having construction at the property line (i) impairs adequate traffic access, (ii) requires that the garbage truck must back up twice to collect the refuse on Balboa Boulevard and 6th street, and (iii) often requires automobile traffic to take two attempts at making the turn due to the tight turning area imposed by the existing lot-line construction at 6th street. This situation does present an unsafe condition that could be ameliorated simply by requiring the set back on the lone 6th street property.

I would appreciate your mailing me staff report on this issue when available.

Sincerely,



McClellan Harris III