

Garcia, Jay

From: Tim R [sambuca999@yahoo.com]
Sent: Monday, September 24, 2007 4:04 PM
To: Garcia, Jay
Cc: sambuca999@yahoo.com
Subject: 1912 West Oceanfront Use Permit Hearing 9/25

My name is Tim Roettele 949-903-3979 and live at 1911 Court St that shares an alley directly behind above address. Generally, we do not think a Use Permit should be granted if the permit is outside the standard codes for parking or height requirements. My wife and I have reviewed the application and are concerned that raising the height will obstruct our views of the beach. Additionally, the parking situation has become much more difficult since the new owner took occupancy in the last approx 6mos. For decades the previous owner and his wife lived in the house using it effectively as a single family unit. The new owner has now started using the property as a summer rental. Accordingly, the parking situation has become extremely difficult. The new owners have used their setback as a regular parking space making access to our garage a problem. The alley we share is only 10'. We have talked to city planning about the use of the setback for parking. Planning did tell us that the setback was intended to be used by the residents to help access their garages.

Our district has a new zoning of Single Family (R1). We don't understand how this non-conforming Use Permit request will help in moving toward R1.

Thanks for your consideration.