

SHOWN: 90 DEGREE ACCESS FROM STREET

LOSS OF 23' OR 1/4 OF LOT JUST TO ACCESS GARAGES. GARAGE WILL TAKE UP 1/2 THE LOT.

CARS ARE SQUEEZED TIGHT TO TRY AND MAKE FIT. NO ROOM TO OPEN DOORS.

EACH GARAGE REQUIRES 16' DOORS MINIMUM. 2-CARS EACH DOOR.

LARGE STRUCTURE AND MOMENT FRAME DESIGN BECAUSE NO SHEAR WALL IS PROVIDED.

THE GARAGE EXTENDS INTO THE REQUIRED SIDE-YARD SETBACK.

CONSTRUCTION OF THIS CONFIGURATION WOULD REQUIRE A TYPE OF CONSTRUCTION THAT IS NOT TYPICAL. NOT A TYPE V CONSTRUCTION RESIDENTIAL LIKE ALL OTHER BUILDINGS IN THE AREA.

THIS STRUCTURE WOULD RUN 2-3 TIMES THE NORMAL COST.

NO OTHER HOMES HAVE HAD THIS CONFIGURATION FOR 4-CARS, **BECAUSE IT DOES NOT WORK.**

EXHIBIT 2 OVERSIZED CURB CUTS



EXHIBIT 2

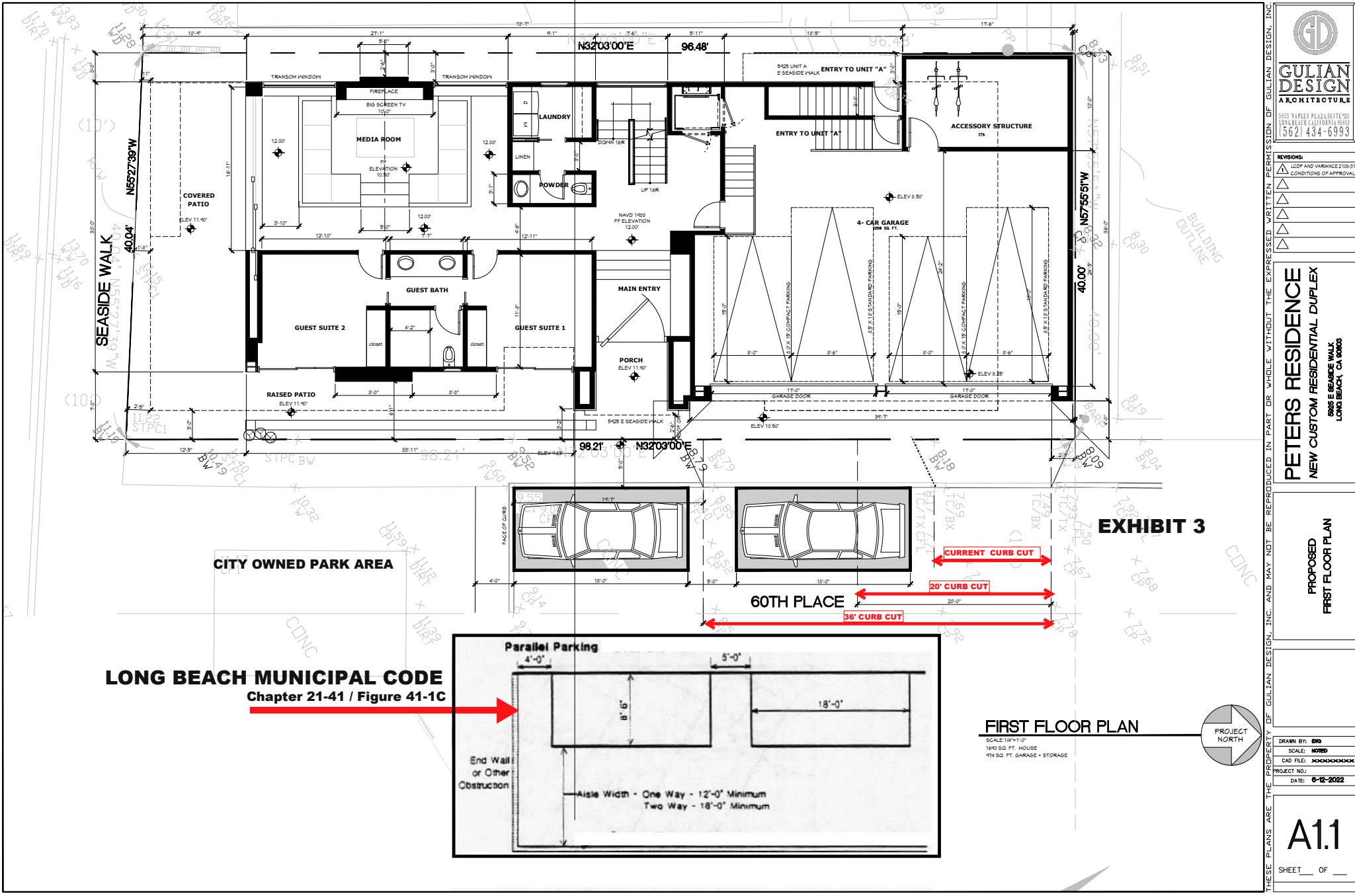
SHOWN: 20 LIKE-FOR-LIKE OVERSIZED CURB CUTS IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY

THERE ARE CURB CUTS ON THE HOMES AND DULEXES RIGHT ACROSS THE STREET, AMONG OTHERS THAT ARE OVER 30'-0"

WE ONLY PROVIDED EXAMPLES OF ½ OF THE PENINSULA, BUT THERE ARE ALMOST 30 EXAMPLES THAT EXTEND TO THE END OF THE PENINSULA.

WE ARE NOT SETTING ANY PRECEDENCE; WE ARE FOLLOWING THE SAME PATTERN THAT MANY WERE ALLOWED WITH UNIQUE CORNER LOTS AND HAVING STREET ONLY ACCESS.

THIS HAS BEEN A COMMON PRACTICE FOR YEARS.



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REVISIONS:

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|---|---------------------------|
| 1 | LOOF AND VARIANCE 2100-31 |
| 2 | CONDITIONS OF APPROVAL |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

PETERS RESIDENCE
NEW CUSTOM RESIDENTIAL DUPLEX
5805 E SEASIDE WALK
LONG BEACH, CA 90803

PROPOSED
FIRST FLOOR PLAN

DRAWN BY: **BD**
SCALE: **NOTED**
CAD FILE: **XXXXXXXXXXXX**
PROJECT NO.:
DATE: **6-12-2022**

A1.1
SHEET **1** OF **1**

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EXHIBIT 3

SHOWN: FIRST FLOOR PLAN WITH THE 2 GARAGE OPENINGS FACING THE STREET.

(ALL INFORMATION TAKEN FROM SURVEY PROVIDED BY A LICENCED SURVEYOR)

CURRENTLY THERE IS A +/-13'-0" CURB CUT.

A 20'-0" CURB CUT IS THE MINIMUM THAT WOULD BE REQUIRED ON ANY HOME.

WE ARE ASKING FOR A 36'-0" CURB CUT.

THEREFORE:

THE **20'-0" CURB CUT** WOULD NOT ALLOW 2 CARS TO PARK ON STREET. ONE CAR WOULD OVERHANG. THIS IS ILLEGAL.

THE **36'-0" CURB CUT** HAS THE SAME IMPACT AND LOSS TO ONLY ONE SPACE.