From: Linda Mendiola
To: Ruemel Panglao
Subject: PLN2020-00291
Date: Wednesday, February 3, 2021 4:34:12 PM

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Hi Ruemel,

I received the public notice for the project at 345 Miramar Drive, Miramar.

I have no issues with the overall project. But I am concerned about the Off-Street Parking Exception.

It's a large, flat lot with ample room for a standard 2-car garage and 2-car driveway. All the other homes on the street provide parking for at least 2 cars in the driveway, even the houses built on substandard lots. No exception should be necessary.

Being new to the area, the applicants may not realize how constrained parking is on Miramar Drive. It's a narrow street with no sidewalks, and landscaping intrudes into the easement. Neighbors do their best to park in their garages and driveways and still the street fills up, especially on weekends. Every neighbor needs to do their part to keep street parking open for guests, tourists, and delivery trucks.

I also wonder why the tandem garage is so tall. I'm concerned that they could easily replace the garage door after they move in to park an RV there. I don't favor a design or exception that would make that possible at the expense of off-street parking.

I respectfully request that you not approve the Off-Street Parking Exception for this project.

Thank you,
Linda Mendiola