



May 18, 2020

City of Huntington Beach  
Planning and Building Department  
2000 Main Street, 3<sup>rd</sup> flr.  
Huntington Beach, Ca. 92648

### Revised Narrative

RE: Project: Rocco Residence  
17041 B Lane  
Huntington Beach  
Parcel Number 167-421-64 Tract Lot

Owner: Nick Rocco  
17041 B Lane  
Huntington Beach

The existing Project on B Lane consist of two structures one on the Alley and One on B Lane. The Existing Structure on the Alley is to remain as an accessory dwelling unit. The Existing 950 s.f. Cottage on B Lane is to be removed and replaced with a New Factory Built two story 3 bedroom unit 1,368 s.f. as the Single Family Dwelling.

The existing Unit on the Alley has parking for 4 cars two carports and two Garages. Replacing the existing cottage will now require 6 spaces hence we have proposed A Two Car Garage accessed from B lane. The enclosed photo study shows our Neighbor to the North with Access Driveway from B Lane and we photographed A home to the South with an Access on B Lane.

Though the code says if you have an alley you must take access from there we Do have 4 cars off the alley but would like to access the additional two cars from B lane as we have shown our neighbors have done.

We believe the additional off street parking with be beneficial to the Neighborhood And our new factory built home will be a great addition to the neighborhood.

Respectfully Yours.

A handwritten signature in blue ink, appearing to read "Steven Phillips", is written over a faint, light blue circular stamp.

Steven Phillips Architect  
26 Windsong  
Irvine, Ca. 92614