

**COURTHOUSE PLAZA ASSOCIATION**  
5100 BIRCH STREET, NEWPORT BEACH, CALIFORNIA 92660  
(949) 833-1972 FAX (949) 851-2055

June 13, 2013

Ms. Rosalinh Ung  
Associate Planner  
**City of Newport Beach**  
100 Civic Center Drive  
Newport Beach, CA 92660

**Re: Zoning Administrator Hearing**  
**Uptown Newport Parcel Map**  
**Newport Beach, California**

Dear Ms. Ung:

I am submitting these comments as President of Courthouse Plaza Association. This association includes 5100, 5120, 5140 and 5160 Birch Street.

The existing Jazz facility has access to Birch Street via a private easement across association property. The proposed subdivision will create two additional parcels, and potentially two additional owners, which could access the Birch Street easement. This will result in an increased burden on the easement area. We are opposed to any subdivision of the existing parcels which increases traffic across the Birch Street easement and provides access to the easement to additional parcels/owners.

Sincerely,

**COURTHOUSE PLAZA ASSOCIATION**



John S. Adams