

# Allen Matkins

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## Via Electronic Mail

October 22, 2013

Community Development Department  
Planning Division  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92658-8915  
Attn.: James Campbell, Principal Planner

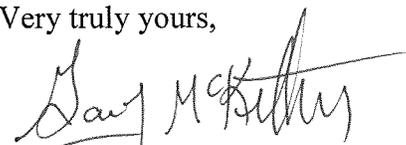
**Re: AERIE Lot Line Adjustment - (PA2013-199)  
201-205 Carnation Avenue and 101 Bayside Place  
▪ Lot Line Adjustment No. LA2013-011**

Dear Jim:

I represent the owners of 103 and 105 Bayside Place, Corona del Mar, California. On Thursday, October 24, 2013, the Zoning Administrator of the City of Newport Beach will consider Application PA2013-199, the AERIE Lot Line Adjustment for the property located at 201-205 Carnation Avenue and 101 Bayside Place, Corona del Mar. As you are probably aware, my clients have easement rights which benefit 103 and 105 Bayside Place over and across the property which is the subject of the Lot Line Adjustment under consideration by the City of Newport Beach pursuant to the above-referenced Application. On behalf of my clients, we object to processing the Lot Line Adjustment Application PA2013-199 unless we are assured in writing by the City of Newport Beach that there will be no adverse impact to our easement rights over the AERIE property.

Please have the City confirm in writing that the processing of this Lot Line Application will not alter, change, modify or diminish, in any way, my clients' easement rights which benefit 103 and 105 Bayside Place. We reserve all rights for further review and appeal pursuant to the Codes and Regulations of the City of Newport Beach.

Very truly yours,

  
Gary S. McKitterick

GSM:mms

cc: Mark P. Robinson, Jr., Esq.



## CITY OF NEWPORT BEACH

### COMMUNITY DEVELOPMENT

Via Electronic Mail

October 23, 2013

Gary S. McKitterick  
Allen Matkins Leck Gamble & Natsis LLP  
1900 Main Street, 5<sup>th</sup> Floor  
Irvine, CA 92614-7321

Re: AERIE Lot Line Adjustment (PA2013-199)  
201-205 Carnation Avenue and 101 Bayside Place  
Lot Line Adjustment No. LA2013-011

Dear Gary:

I am in receipt of your letter dated October 22, 2013, regarding the referenced application. I am aware of the existence of a private access easement across a portion of both lots and I must assume this is the easement to which you refer. The proposed Lot Line Adjustment (LLA) application simply adjusts the boundary and transfers title between 101 Bayside Place and 201-205 Carnation Avenue by adjusting about 584 square feet of land area from 101 Bayside Place to 201-205 Carnation Avenue. The resulting lot boundary is consistent with the AERIE project boundary. The LLA instrument includes graphic and text references to existing easements of record and it in no way changes existing easements. The draft LLA instrument is available at the City's website for your review. <http://newportbeachca.gov/index.aspx?page=1690>

If you need further information, please let me know.

Sincerely,

  
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James Campbell, Principal Planner