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VIA ELECTRONIC MAIL

May 26, 2020

City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA
Attn: James Campbell, Deputy Director,
Community Development

Email: CDD@newportbeachca.gov

**Re: The City's notice of public hearing on May 28, 2020, re Youssef
Land Eight, LLC's request for a tentative parcel map (Project
File No. PA2020-039)**

Dear Community Development Department:

This firm represents Service Properties CDM, LLC, the owner of the real property located at 2800 East Coast Highway in Corona Del Mar, which is leased by First Republic Bank, and is immediately adjacent to the subject property of the above project. Service Properties CDM has recently learned that on May 28, 2020, the City of Newport Beach intends to conduct a public hearing regarding Youssef Land Eight LLC's request for a tentative parcel map for a two-unit condominium on the property next door to Service Properties CDM's and located at 612 and 612 ½ Goldenrod Avenue.

This letter constitutes Service Properties CDM's request to appear and be heard at the May 28 hearing. Please also accept this letter as notice that Service Properties CDM intends to, and does hereby, object to the request for a tentative parcel map unless specific conditions of approval are required as described as follow. More specifically, Service Properties CDM requests that any parcel map be conditioned to address access, grading, and drainage issues that have resulted from the re-development of the Goldenrod Avenue property.

For decades, a walkway existed on the Goldenrod Avenue property that provided access to Service Properties CDM's tenants and the public without issue. (Enclosed are pictures of the walkway between the properties from various viewpoints.) And underneath the walkway was the sewer line for Service Properties CDM's property.

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Around September 2019, Service Properties CDM first learned that Youssef Land Eight was constructing a new duplex on the Goldenrod Avenue property. And during the demolition process, Youssef Land Eight removed the walkway. Since Service Properties CDM's tenants and the public utilized this walkway daily as a secondary access from the Service Properties CDM property, Service Properties CDM immediately requested confirmation from Youssef Land Eight that the walkway and access would be restored. However, Youssef Land Eight has refused to confirm it would restore the walkway.

Additionally, the Goldenrod Avenue property has historically sat at a lower elevation than Service Properties CDM's property, accepting drainage run-off from Service Properties CDM's property. However, without any consideration of Service Properties CDM's property, Youssef Land Eight constructed the new duplex and changed the grading of the Goldenrod Avenue property, altering the drainage run-off it has accepted for years. And, again, Youssef Land Eight failed to provide Service Properties CDM with any information concerning its drainage/run-off or its grading plans to ensure those plans conformed with the historical grading and drainage.

Youssef Land Eight has now demolished, re-graded, and constructed the new duplex, changing the historical drainage and slope conditions of the Goldenrod Avenue property and removing the access walkway between the properties. In order to move forward with its tentative parcel map, the City should condition Youssef Land Eight's property to ensure the historical conditions of that property are restored. Service Properties CDM had hoped Youssef Land Eight would make these assurances directly. But since it has not, Service Properties CDM now seeks assistance from the City.

In sum, Service Properties CDM requests that the City condition the approval of the tentative parcel map on Youssef Land Eight's assurance that the grading of the Goldenrod Avenue property is consistent with all historical conditions and that Youssef Land Eight will restore the access walkway and keep it open and accessible.

Very truly yours,



K. Erik Friess

KEF:slp
Enclosure

cc: Melinda Whelan
Mr. William L. Tooley



View of walkway from Goldenrod Ave



View of 2800 E. Coast Highway and the Goldenrod Avenue Property



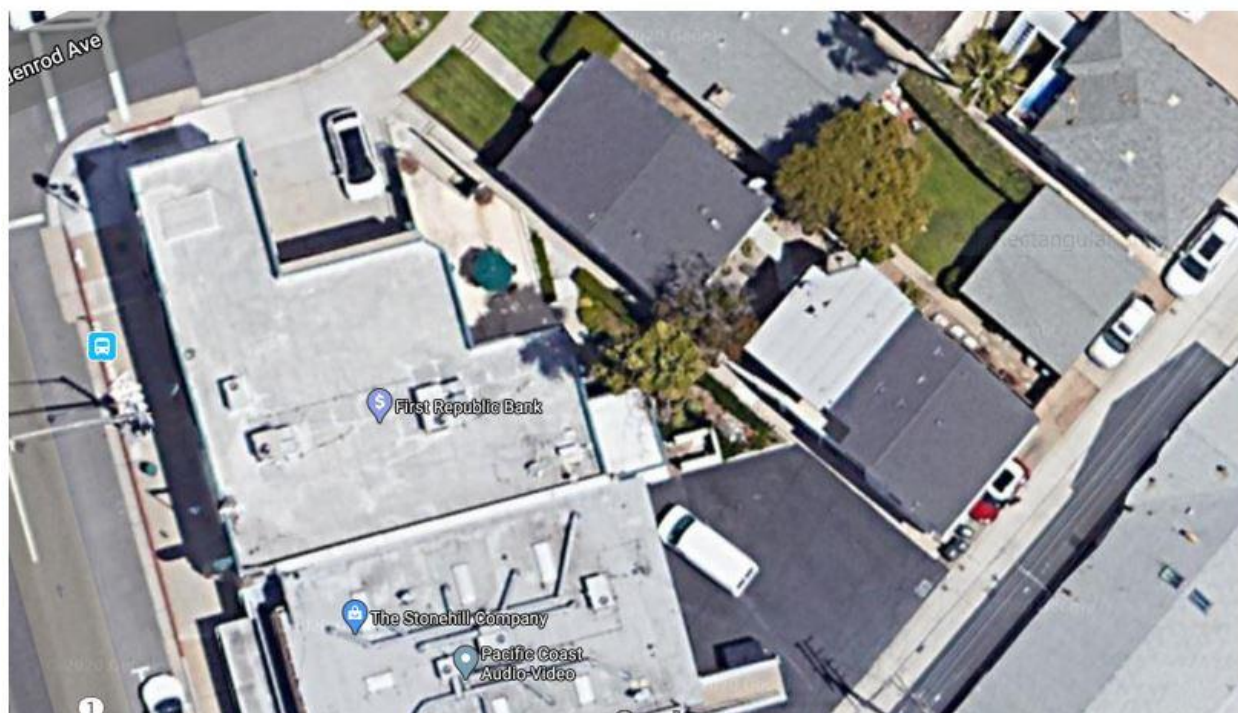
View of First Republic Bank's patio and walkway towards Goldenrod Avenue



View of walkway between the properties towards alley behind 612 Goldenrod Avenue



View of 612 Goldenrod Avenue from driveway of 2800 E. Coast Highway



View of both properties from Google Earth before Youssef Land Eight's re-development