



BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, ORANGE COUNTY CHAPTER

Planning Commission - February 5, 2026
Item No. 2c Additional Materials Received
Dover Townhomes (PA2025-0135)

February 3, 2026

Planning Commission
City of Newport Beach
100 Civic Center Dr.
Newport Beach, CA 92660

RE: Support of Housing in Newport Beach – Townhomes at 601 Dover

Dear Chair Harris, Vice Chair Salene, and Members of the Planning Commission,

On behalf of the Orange County Chapter of the Building Industry Association of Southern California (BIAOC), representing hundreds of home builders, trade partners, and suppliers throughout the region, we write to express our strong support for additional housing in the City of Newport Beach—specifically the proposed project at 601 Dover Drive.

The application before you is an important step toward addressing the City's housing needs by helping combat the ongoing housing shortage and providing much-needed homes for the community. This thoughtfully designed project would deliver 33 townhomes on an underutilized commercial site, advancing Newport Beach's long-term housing goals while making efficient and responsible use of land.

As an evaluated and approved Housing Element site, this location is the perfect example of redevelopment and revitalization of neighborhoods by replacing aging commercial infrastructure with much needed housing. This site was specifically approved through the Housing Element process to accommodate residential development, and this project directly fulfills that purpose.

Importantly, the proposed development reflects a context-sensitive approach to housing delivery. While the Housing Element contemplated higher maximum densities on this site, the applicant has proposed a lower-density townhome community that is compatible with surrounding neighborhoods. The project limits building height to an average of approximately 35 feet, omits rooftop decks out of respect for neighboring privacy, and incorporates high-quality architecture to compliment the area.

These homes will provide a meaningful opportunity for younger families and working residents to attain homeownership in Newport Beach, helping to sustain a diverse and vibrant community. At the same time, the project supports the City's adopted Housing Element and Housing Overlay policies by locating housing precisely where the City determined it belongs.

For these reasons, we respectfully request your support of the proposed application and urge the Planning Commission to allow this project to move forward. At a critical time of limited housing supply, approving this development will help bring much-needed homes to the market while remaining consistent with the City's adopted plans and policies.

Thank you for your time and thoughtful consideration. Should you have any questions regarding this letter, please do not hesitate to contact me at agromis@biasc.org or (949) 777-3856.

Sincerely,



Ana Gromis
Vice President of Government Affairs
Building Industry Association of Southern California