

December 4, 2023

City of Newport Beach Planning Commission and City Council
100 Civic Center Drive
Newport Beach, California 92660

Re: The Picerne Group — 1400 Bristol Street

Dear Members of the Newport Beach Planning Commission:

I am writing this letter to express our support for The Picerne Group's proposed luxury apartment community development at 1400 Bristol Street in Newport Beach. I expect this project will bring new life to the area, expand the customer base for local retail businesses, and provide needed housing for the Airport Area employment base.

Newmeyer Dillion's headquarters at 895 Dove Street is within a few city blocks of the proposed development. As a law firm, we employ a variety of people who would be attracted to the walkability to our office while also enjoying the retail choices in the immediate area and access to the Newport Beach lifestyle.

We have come to know The Picerne Group as a committed community member that takes a strong interest in the wellbeing of Newport Beach. We also understand that they are self-funded, which is atypical in today's development industry, and that they buy their Southern California properties to hold for the long term. We encourage you to approve this development, which we regard as a positive step towards creating an airport market village where people will live, work, and shop.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael B. McClellan". The signature is stylized with large, bold letters and a long horizontal flourish extending to the right.

Michael B. McClellan