

# **Attachment PC 7**

Letters of Support

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# BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, ORANGE COUNTY CHAPTER

May 28, 2026

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

## **RE: Support of Housing in Newport Beach – Townhomes at 1501 East 16<sup>th</sup> Street**

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 thousands 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 1501 East 16<sup>th</sup> Street.

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 30 townhomes within five three-story residential buildings, featuring nine distinct floor plans range from approximately 2,088 to 2,401 square feet. All homes feature three bedrooms, two to three full bathrooms, additional powder rooms, and enclosed two-car garages. The community is organized around pedestrian pathways and shared open space areas designed with passive amenities.

This location is the perfect example of redevelopment and revitalization of neighborhoods by replacing aging commercial infrastructure with much needed housing. The proposed development reflects a context-sensitive approach to housing delivery that is compatible with surrounding neighborhoods. The project architecture is inspired by the Cape Cod style, characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes. In addition, the landscape design has been curated to create a beautiful, natural environment with a conscious consideration for placement and privacy.

The project complies with the City’s Housing Overlay and Objective Design Standards, and compliments the city’s housing policies and goals. Importantly, these homes will provide a meaningful opportunity for younger families and working residents to attain homeownership in the City of Newport Beach, helping to sustain a diverse and vibrant community.

For these reasons, we respectfully request your support of the proposed application and 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](mailto:agromis@biasc.org) or (949) 777-3856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Gromis', with a stylized flourish at the end.

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

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501  
W. 16<sup>th</sup> STREET NEWPORT BEACH, CA (FORMER NEWPORT BAY HOSPITAL)

To the City of Newport Beach,

I, the undersigned resident of Orange County, write in support of the proposed townhome development currently under the City's consideration and request that this letter be entered into the official administrative record.

Lack of housing has placed homeownership out of reach for many working families, young professionals, and long-time community members. This development would provide much-needed new housing options for those who have been priced out of our local market.

I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Stone Herrera

Address: 1069 Buckingham Ln Newport Beach

Signature: Stone

Date: 5/4/26

Phone Number (Optional): 415-261-8639

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Jacob Laudenslager

Address: 1069 Buckingham Ln. unit 3 Newport Be

Signature: 

Date: 8/4/26

Phone Number (Optional): 415-948-1705

May 01, 2026

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100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: MELISSA BARNES

Address: 507 RIVERSIDE AVENUE, NEWPORT BEACH

Signature: 

Date: 6/5/2026

Phone Number (Optional): 949-633-1896

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: F. Y. KLIPPERT

Address: 531 RIVERSIDE

Signature: F. Y. Klippert

Date: 5 JUNE 2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Billie Blodau

Address: 1579 SUMMITA, OLY

Signature: Billie Blodau

Date: JUNE 10, 2024

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JUDITH S. ROWLES

Address: 572 SANTIAGO NB

Signature: Judith S. Rowles

Date: MAY 6, 2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: ROBERT ADAMS JR

Address: 1542 SUTTON DR NB

Signature: 

Date: APR 26 2024

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Lenny Babal

Address: 527 RIVERSIDE

Signature: Lenny Babal

Date: 2 June 2025

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: BRENT JACOBSEN

Address: 528 Redlands Ave. NB CA 92663

Signature: Brent Jacobsen

Date: 6-2-2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Richard RJ Green

Address: 28 Starfish Court, Newport Beach, CA. 92663

Signature: 

Date: 06/02/2026

Phone Number (Optional): 949-939-2289

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JIM WANG

Address: 2953 Cliff DR.

Signature: 

Date: 6/2/26

Phone Number (Optional): 818-679-7722

May 01, 2026

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Respectfully,

Name:  \_\_\_\_\_

Address:  \_\_\_\_\_

Signature:  \_\_\_\_\_

Date: \_\_\_\_\_

Phone Number (Optional): \_\_\_\_\_

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Lauren Dean

Address: 2010 2 SW Birch St. Newport Beach, CA 92660  
Apt. 1

Signature: 

Date: 6/2/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Blue Millan

Address: 1880 Irvine Ave Newport Beach.

Signature: 

Date: 5/16/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Jason Brandman

Address: 14 Transport, Tustin

Signature: [Handwritten Signature]

Date: 5/16/26

Phone Number (Optional): 951.200.1656

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Quinn Turkey

Address: 2183 Rural Lane, Costa Mesa 92627

Signature: 

Date: 05/16/2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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Respectfully,

Name: 

Address: \_\_\_\_\_

Signature: 

Date: 5.16.2024

Phone Number (Optional): \_\_\_\_\_

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Respectfully,

Name: Siamak Jafroudi

Address: 39 Golf Drive, Aliso Viejo

Signature: 

Date: 5/16/2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: J D Vickers

Address: 414 Old Newport Blvd FL 3  
Newport Beach CA 92663

Signature: [Handwritten Signature]

Date: 05/16/26

Phone Number (Optional): 949677-7873

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Natalie Adams

Address: \_\_\_\_\_

Signature: Natalie Adams

Date: 5/14/2024

Phone Number (Optional): 909-510-9970

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Stefanie Griffin

Address: \_\_\_\_\_

Signature: 

Date: 5/16/26

Phone Number (Optional): 209-608-0028

May 01, 2026

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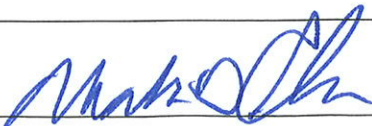
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: MARK ELKS

Address: \_\_\_\_\_

Signature: 

Date: 5/16/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: William Brinckloe, Jr.

Address: \_\_\_\_\_

Signature: William B. Brinckloe, Jr.

Date: 5/16/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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Respectfully,

Name: Diane Pataray

Address: \_\_\_\_\_

Signature: Diane Pataray

Date: 5-16-26

Phone Number (Optional): \_\_\_\_\_

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Respectfully,

Name: Jay Rutter

Address: 501 San Bernardino

Signature: 

Date: 5/16/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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Respectfully,

Name: John Kraus

Address: 518 Riverside Ave NB 92663

Signature: 

Date: 5/10/2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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Respectfully,

Name: Barbara Kraus

Address: 518 Riverside Ave

Signature: Barbara Kraus

Date: 5/10/2026

Phone Number (Optional): \_\_\_\_\_

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Respectfully,

Name: Deborah Fain Phillips

Address: 402 16th Place, NPB

Signature: Deborah Fain Phillips

Date: May 8, 2026

Phone Number (Optional): (949) 650-2776

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501  
W. 16<sup>th</sup> STREET NEWPORT BEACH, CA (FORMER NEWPORT BAY HOSPITAL)

To the City of Newport Beach,

I, the undersigned resident of Newport Beach, write in support of the proposed townhome development currently under the City's consideration and request that this letter be entered into the official administrative record.


Housing costs in Newport Beach have placed homeownership out of reach for many working families, young professionals, and long-time community members. This development would provide much-needed new housing options for those who have been priced out of our local market.

I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Theodore Stollman

Address: 117 34th St. N.B. 92663

Signature: 

Date: 5/8/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Helena Hawkins-Stollman

Address: 117 36<sup>th</sup> St. N.B. 92663

Signature: Helena Hawkins-Stollman

Date: 5/8/26

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: James Bluylock

Address: 1525 Placentia Ln, NR 92663

Signature: 

Date: 5/8/26

Phone Number (Optional): 949-688-3732

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Kristen Bernitsen

Address: 8220 Residencia, Newport Beach

Signature: KB

Date: 5/8/2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

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100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Devin Urgo

Address: 8020 Residencia, Newport Beach, CA

Signature: 

Date: 5/8/2026

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: *Mike Horton*

Address: *208 Amyth*

Signature: *[Handwritten Signature]*

Date: *5-6-25*

Phone Number (Optional): *1234567890@gmail.com*

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JAMES JACOBS

Address: 507 35TH ST. NB CA 92663

Signature: 

Date: 5-6-2026

Jim@JACOBSNB.COM

Phone Number (Optional): 949-689-4200

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Thomas A. Anderson

Address: 523 Santa Ana Ave

Signature: 

Date: May 5, 2026

Phone Number (Optional): 949-491-1111

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Anita Gillett

Address: 104 Via Quito

Signature: Anita Gillett

Date: 5/6/2026

anita.gillett104@gmail.com

Phone Number (Optional): \_\_\_\_\_

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: STEVEN VICKENS

Address: 414 OLD Newport Blvd #3 NB CA 92662

Signature: 

Date: 5/0/2026

Phone Number (Optional): 949 610 7014

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Re: D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501  
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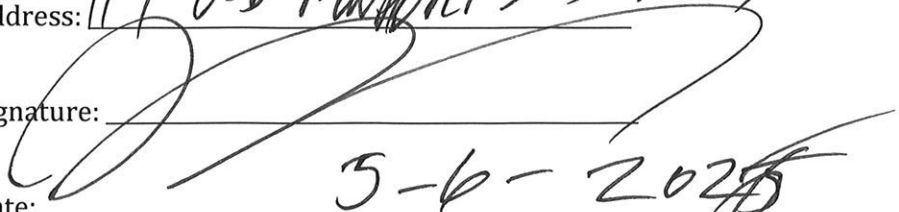
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Marci Vickers  
Address: 414 Old Newport Blvd FL 3 Newport CA 92663  
Signature:   
Date: 5-6-2025  
Phone Number (Optional): 949 610 7514

May 01, 2026

City of Newport Beach  
100 Civic Center Drive  
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Aidan Pezold

Address: 1655 Sherington Place

Signature: 

Date: 5/7/2026

Phone Number (Optional): 405-757-8331

May 01, 2026

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100 Civic Center Drive  
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Respectfully,

Name:

JD VICKENS

Address:

414 OLD NEWPORT BLVD FL 3 NEWPORT CA 92663

Signature:

Date:

5-6-2026

Phone Number (Optional):

949 677 7873

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