



MYERS-O HILL, LTD. c/o

March 26, 2026

Original Sent By Email to [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov)

Chairman Tristan Harris and Commissioners  
City of Newport Beach Planning Commission  
100 Civic Center Drive  
Newport Beach, CA 92660

RE: Residences at 1500 Quail: PA2025-0163

Dear Chairman Harris and Commissioners,

Our company, Myers-O Hill, Ltd., owns Upper Newport Plaza, a project consisting of seven high quality office buildings located directly across Quail Street from the proposed project, "Residences at 1500 Quail". We do not object to the concept of the project. We understand and appreciate the need for additional for-sale homes in our community.

Our objection is to the proposed project's lack of onsite parking. While I understand that the project has one more parking space than is required by code, in the real world, the project is vastly under parked.

The proposal calls for 100 three- and four- bedroom townhomes each with two garage parking spaces and thirty-one uncovered guest spaces. Assuming that the garages will only be used for parking cars - not for storage and residents do not park in the visitor spaces, there will still be a need for additional parking on an ongoing basis. As you are aware, street parking is not allowed nearby.

I have spoken to Allie Meister, the Director of Development with Lincoln Property Company about my concerns. I appreciate her willingness to work with us. I support the inclusion of the proposed condition of approval regarding parking in the CC&R's but I still believe that 1500 Quail Street is under parked and that guests will continuously attempt to park in Upper Newport Plaza in spaces that are to be used by businesses in our park.

I respectfully request that the project is either required to have additional onsite parking and / or the number of proposed townhomes is reduced to lessen the parking problems we will inevitably experience if the project is approved as proposed.

Thank you for your consideration.

JOE ERICKSON  
President

cc: Allie Meister, Lincoln Property Company

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