

**From:** [Carey Ransom](#)  
**To:** [Planning Commission](#); [Dept - City Council](#)  
**Subject:** Support for Pine Knot Motel upgrade project  
**Date:** November 30, 2023 6:13:15 PM

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Dear Planning Commission & City Council:

I'm a nearly 15 year homeowner and resident of Newport Shores, and have for far too long endured the eyesore and blight to our community that the now-vacant Pine Knot Motel has become. It's such a shame that in a city as beautiful as ours that we've had such trouble upgrading it, especially as it's seen by thousands of entrants to our city from Huntington Beach via PCH every day.

We need something new and iconic to replace it, and I'm fully supportive of the new project being proposed and what it will do to re-energize this property. The surrounding commercial area has been slowly improving as well, and as a community we will continue to support and encourage it.

If I can be of any further assistance or help, please let me know.

Best,  
Carey Ransom  
431 Lugonia St  
M) 310-699-8107

From my iPhone - sorry for typos!

**From:** [Matt Hardke](#)  
**To:** [Planning Commission](#)  
**Subject:** Support for Redevelopment of 6302 W Coast Hwy - Newport Beach CA  
**Date:** December 01, 2023 2:14:28 PM

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Dear Newport Beach Planning Commission,

Just wanted to show my support for the redevelopment of the former Pine Knot Motel at 6302 West Coast Hwy, Newport Beach, CA 92663. I'm excited to see the property drastically improved and revitalized. The project benefits Newport Beach residents and visitors alike.

Thank you,

**Matt Hardke** | Vice President



23 Corporate Plaza Drive, Suite 150, Newport Beach, CA 92660

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**From:** [Brad Alewine](#)  
**To:** [Planning Commission](#)  
**Subject:** PROPOSED PROJECT AT 6302 WEST COAST HWY, NEWPORT BEACH CALIFORNIA  
**Date:** December 03, 2023 10:41:11 AM

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Dear Members of the Newport Beach Planning Commission,

Please accept this electronic communication as my show of support for the redevelopment of the former Pine Knot Motel at 6302 West Coast Hwy, Newport Beach, CA 92663. I am familiar with the current ownership and their vision for the property as well as their history of other successful projects. It will be great to see the property drastically improved and revitalized to continue to provide lodging service for visitors to Newport Beach, while preserving a little piece of the historic charm people love about our coastal community. As a resident of Newport Beach, I believe the project benefits Newport Beach residents and visitors alike.

Brad S. Alewine  
REALTOR®  
Broker Associate  
DRE#: 01104973

341 Bayside Drive  
Newport Beach, CA 92660  
m: 951.347.8832



**From:** [Bill Hendricksen](#)  
**To:** [Planning Commission](#)  
**Subject:** Support for Redevelopment of 6302 W. Coast HWY - Newport Beach  
**Date:** December 03, 2023 3:44:12 PM

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Dear Newport Beach Planning Commission,

Just wanted to show my support for the redevelopment of the former Pine Knott Motel at 6302 West Coast Hwy, Newport Beach, CA 92663. It's about time this location was upgraded which will improve the entire area for all Newport Beach residents.

Thank you,

Bill Hendricksen  
443 Harbor Island Drive  
Newport Beach, CA 92660

**From:** [Ryan Long](#)  
**To:** [Planning Commission](#)  
**Subject:** 6302 W. Coast Highway  
**Date:** December 04, 2023 2:54:07 PM

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Hello Planning Commission,

I like to share with you my letter to Mr. Kevin Giz regarding 6302 W. Coast Highway.

Regards,  
Ryan Long  
419 Prospect St.

Thank you Kevin, for taking the time to update me on your project at 6302 W. Coast Highway where the Pine Knott Motel stood. As a multiple homeowner and resident in Newport Shores for ten plus years, I like to thank you for your action to invest in the area. This property has been an issue for many years and continues to be in the abandoned state that it is. The plans you have proposed will not only transform a main entrance into the neighborhood but should spark continued investment along PCH and the neighborhoods surrounding it.

As a Newport Shores Community Association (NSCA) board of director for the past eight years, the one question I continually get asked is the status of "The Pine Knott". I can confirm with you that all members of the NSCA are excited for the demolition of one of the biggest eye sores in the city and investment by local residents such as your self.

I look forward to watching the transformation.

Regards,  
Ryan Long

**From:** [hmbaher@aol.com](mailto:hmbaher@aol.com)  
**To:** [Planning Commission](#)  
**Subject:** Pine Knot Motel  
**Date:** December 04, 2023 7:06:45 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Newport Beach Planning Commission,

We want to show our support for the former Pine Knot Motel development at 6302 West Coast Hwy in Newport Beach.

We are excited to see the great revitalization of this site and feel it can represent our wonderful City properly to our residents and all visitors in upcoming years.

Regards,  
H. Baher