

Attachment C

Letter from Ruby's Hospitality Group



February 18, 2025

To whom it may concern:

I am writing this note to all of those who are involved in the future direction of the Balboa Pier. Ruby's Hospitality Group is the franchisor for Ruby's Diners. We are working closely with John Fisher and his team to ensure that Ruby's remains as a historic character at the end of the Balboa Pier. The Balboa Pier Ruby's is the birthplace of the concept and has been a fixture in Newport Beach and California culture for the past 40 years. We intend to maintain and better that presence over the next 40. Our goal is to support John and the team through the extension process, build a plan with the city to visualize the new and improved building and secure another long-term lease. We are so excited to get the next phase of the process rolling. Should you have any questions, comments, or concerns, please feel free to reach out to John or myself directly.

Thank you and have a great day,

A handwritten signature in black ink, appearing to read "Joe Micatrotto", with a large, stylized loop on the left side.

Joe Micatrotto
Ruby's Hospitality Group
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