

**From:** Tori Rimlinger <[tori.rimlinger@compass.com](mailto:tori.rimlinger@compass.com)>  
**Sent:** November 29, 2023 9:35 AM  
**To:** Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)>  
**Subject:** Pine Knott location project

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

Dear Joselyn,

I would like to express my support for the project at 6302 W. Coast Highway (the former Pine Knott Motel location). As a homeowner, resident, and volunteer in Newport Shores for 29 years (326 62nd Street, Newport Beach, CA 92663), I am eagerly anticipating the improvements at this location. I am also grateful that there is a group willing to invest in the old Pine Knott.

This property has been a concern for many years. Not only is it an eyesore, but it has also been attracting homeless individuals and drawing unwanted attention to our neighborhood.

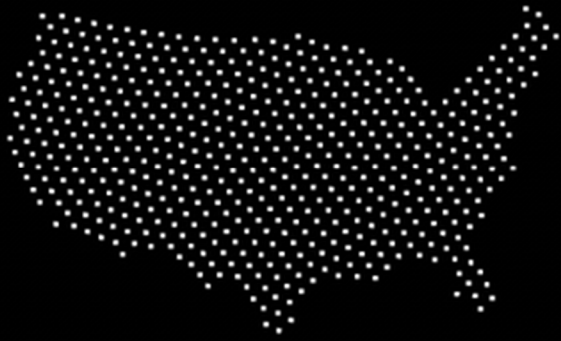
Their proposed plans of a trendsetting, boutique hotel will transform one of the main entrances to Newport Shores and will foster pride and future enhancements along this section of PCH.

Once again, I would like to express my support for this project, and I hope the city will allow this to move forward swiftly.

Thank you,

**Tori Rimlinger**  
Realtor® GREEN  
DRE#: 01512376  
<https://toririmlinger.com>

[341 Bayside Dr](#)  
[Newport Beach CA 92660](#)  
m: 949.378.6200



Delivering a modern  
real estate experience  
from coast to coast.

**From:** [Perez, Joselyn](#)  
**To:** [Garren Grieve](#)  
**Cc:** [Hilary Grieve](#); [Rodriguez, Clarivel](#); [Leon, Jasmine](#); [Martinez, Savannah](#)  
**Subject:** RE: Pine Knot Rebuild  
**Date:** November 29, 2023 10:01:36 AM  
**Attachments:** [image001.png](#)

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Thank you for your comment. We will add it to the record so it can be considered by the Planning Commission.

Sincerely,



**Joselyn Perez**  
Associate Planner  
Community Development  
Department  
Office: 949-644-3312  
  
100 Civic Center Drive  
Newport Beach, CA 92660

---

**From:** Garren Grieve <garren@dineseaside.com>  
**Sent:** November 29, 2023 9:58 AM  
**To:** Perez, Joselyn <JPerez@newportbeachca.gov>  
**Cc:** Hilary Grieve <hilaryggrieve@gmail.com>  
**Subject:** Pine Knot Rebuild

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

Good morning Joselyn,

My wife Hilary and I live at 218 Prospect in Newport Shores, 2-doors down from the Pine Knot. We are supportive of the property's proposed re-build into its original usage as the current state of the property is completely unacceptable and has been for years. It is a shameful and dangerous embarrassment to our community and needs immediate attention.

Given the proximity, we request the city mandate that the project owners take all precaution during the rebuilding process to eliminate dangerous dust and other particles that could come from the project as the onshore winds come right into our home and our neighbor's homes. The concern with them not doing a full tear down is the remaining chemicals and asbestos which are clearly present there will not be fully remediated safely and could present a danger to our family as we have two young children. Our hope is the city has a process for that and oversees that process strictly.

Besides that, we are supportive and want the project to move forward so we have a nicer entrance to our community with this property's refresh.

Thanks, Garren Grieve

**From:** [Tori Rimlinger](#)  
**To:** [Perez, Joselyn](#)  
**Cc:** [Rodriguez, Clarivel](#); [Martinez, Savannah](#); [Leon, Jasmine](#)  
**Subject:** Re: Pine Knott location project  
**Date:** November 29, 2023 10:27:11 AM

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

Thank you, Joselyn! We are thrilled to see improvements on this corner, especially the proposed plan. Having an upscale, trend setting hotel in our neighborhood will set the bar for future projects.  
Also, I'm excited for my visitors to have this type of hotel option.

Thank you, once again,

**Tori Rimlinger**  
Realtor® GREEN  
DRE#: 01512376  
<https://toririmlinger.com>

[341 Bayside Dr](#)  
[Newport Beach CA 92660](#)  
m: 949.378.6200



On Nov 29, 2023, at 10:00 AM, Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)> wrote:

Thank you for your comment. We will add it to the record so it can be considered by the Planning Commission.

Sincerely,

[<image001.png>](#)

**Joselyn Perez**  
Associate Planner  
Community Development  
Department  
Office: 949-644-3312  
100 Civic Center Drive  
Newport Beach, CA 92660

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**From:** Tori Rimlinger <[tori.rimlinger@compass.com](mailto:tori.rimlinger@compass.com)>  
**Sent:** November 29, 2023 9:35 AM  
**To:** Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)>  
**Subject:** Pine Knott location project

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

Dear Joselyn,

I would like to express my support for the project at 6302 W. Coast Highway (the former Pine Knott Motel location). As a homeowner, resident, and volunteer in Newport Shores for 29 years (326 62nd Street, Newport Beach, CA 92663), I am eagerly anticipating the improvements at this location. I am also grateful that there is a group willing to invest in the old Pine Knott.

This property has been a concern for many years. Not only is it an eyesore, but it has also been attracting homeless individuals and drawing unwanted attention to our neighborhood.

Their proposed plans of a trendsetting, boutique hotel will transform one of the main entrances to Newport Shores and will foster pride and future enhancements along this section of PCH.

Once again, I would like to express my support for this project, and I hope the city will allow this to move forward swiftly.

Thank you,

**Tori Rimlinger**  
Realtor® GREEN  
DRE#: 01512376  
<https://toririmlinger.com>

**From:** [Perez, Joselyn](#)  
**To:** [Gwen Lopez Ozieblo](#)  
**Cc:** [Rodriguez, Clarivel](#); [Martinez, Savannah](#); [Leon, Jasmine](#)  
**Subject:** RE: Pine Knott Motel  
**Date:** November 29, 2023 10:43:19 AM

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Hi Gwen,

Thank you for your comment. We will add it to the record so it can be considered by the Planning Commission.

Sincerely,

Joselyn Perez  
Associate Planner  
Community Development Department  
Office: 949-644-3312

100 Civic Center Drive  
Newport Beach, CA 92660

-----Original Message-----

From: Gwen Lopez Ozieblo <[gozieblo@yahoo.com](mailto:gozieblo@yahoo.com)>  
Sent: November 29, 2023 10:28 AM  
To: Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)>  
Subject: Pine Knott Motel

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

Dear Joselyn,

I would like to express my support for the project at 6302 W. Coast Highway (the former Pine Knott Motel location). As a homeowner and resident of Newport Shores for 14 years, I am eagerly anticipating the improvements at this location. I am also grateful that there is a group willing to invest in the old Pine Knott.

This property has been a concern for many years. Not only is it an eyesore, but it has also been attracting homeless individuals and drawing unwanted attention to our neighborhood.

Their proposed plans of a trendsetting, boutique hotel will transform one of the main entrances to Newport Shores and will foster pride and future enhancements along this section of PCH.

Once again, I would like to express my support for this project, and I hope the city will move forward swiftly.

Thank you,

Gwen Ozieblo  
949-205-9387

Sent from my iPhone

**From:** [Neal Shehab](#)  
**To:** [Planning Commission](#)  
**Cc:** [Mike Greer; srgale@gmail.com; Calling Is beth AKA Rappette Hot Girlfriend Who part time resides with you worth The Wait](#)  
**Subject:** Pine Knot  
**Date:** November 29, 2023 10:49:29 AM

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

To whom it may concern,

I have been a resident of Newport Shores for over 20 years. The fire at the Pine Knot was one of the worst things for our neighborhood. We were so glad someone would come in and redo the place and bring back the luster to the Pine Knot.

Please move forward with the Pine Knot renovation ASAP. The existing site is a eye sore and is bringing our property values down.

The half burnt down, green fenced currant Pine Knot is home to vagrants who sneak in at night and sleep. This is a terrible entrance to Newport Beach.

Please proceed with the project ASAP!!!

--

Sincerely,

Neal Shehab  
**World Wide Sales Group**  
(949) 244-2736  
[nealshehab@gmail.com](mailto:nealshehab@gmail.com)



<https://www.mulehide.com/>



<https://ecostarllc.com>



<https://www.oxengineeredproducts.com/>

**From:** [Michelle Steinhardt](#)  
**To:** [Planning Commission](#); [Mike Greer](#); [srgale@gmail.com](mailto:srgale@gmail.com)  
**Cc:** [Neal Shehab](#)  
**Subject:** Re: Pine Knot  
**Date:** November 29, 2023 11:08:27 AM

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

To whom it may concern,

As a resident of Newport Shores, I am devastated that a fire destroyed the iconic Pine Knot Motel. However m, what is even more devastating is that it has been an eyesore and magnet for vagrants and drug users ever since. When I heard that someone was going to rehab the Pine Knot and turn it into a cute motel again, I was thrilled. So was everyone in the be that I've spoke to about this.

Please move forward with the Pine Knot renovation ASAP. The existing site is a eye sore and is bringing our property values down.

Please proceed with the project ASAP!

Thanks in advance,

Michelle Steinhardt

> On Nov 29, 2023, at 10:49 AM, Neal Shehab <[nealshehab@gmail.com](mailto:nealshehab@gmail.com)> wrote:

>

> To whom it may concern,

>

> I have been a resident of Newport Shores for over 20 years. The fire at the Pine Knot was one of the worst things for our neighborhood. We were so glad someone would come in and redo the place and bring back the luster to the Pine Knot.

>

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>

> The half burnt down, green fenced currant Pine Knot is home to vagrants who sneak in at night and sleep. This is a terrible entrance to Newport Beach.

>

> Please proceed with the project ASAP

**From:** [Sean Pence](#)  
**To:** [Planning Commission](#)  
**Cc:** [Mike Greer](#); [srgale@gmail.com](mailto:srgale@gmail.com); [Julia Pence](#); [sean@auctuslaw.com](mailto:sean@auctuslaw.com)  
**Subject:** Pine Knot Motel Redevelopment  
**Date:** November 29, 2023 11:39:31 AM

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

To whom it may concern:

I fully support the proposed redevelopment of the Pine Knot hotel on PCH in Newport Beach. While I'm unable to attend the planning commission meeting next week, please pass along my support of the project and my opposition to the proposal by Mr. Sims on November 28, 2023.

Best,

Sean Pence  
3 Canal Circle  
714.351.7720



**From:** [Garren Grieve](#)  
**To:** [Perez, Joselyn](#)  
**Cc:** [Hilary Grieve](#); [Rodriguez, Clarivel](#); [Leon, Jasmine](#); [Martinez, Savannah](#)  
**Subject:** Re: Pine Knot Rebuild  
**Date:** November 29, 2023 1:14:07 PM  
**Attachments:** [image001.png](#)

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

Thank you

On Wed, Nov 29, 2023 at 10:01 AM Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)> wrote:

Thank you for your comment. We will add it to the record so it can be considered by the Planning Commission.

Sincerely,



**Joselyn Perez**

Associate Planner

Community Development  
Department

Office: 949-644-3312

100 Civic Center Drive

Newport Beach, CA 92660

---

**From:** Garren Grieve <[garren@dineseaside.com](mailto:garren@dineseaside.com)>  
**Sent:** November 29, 2023 9:58 AM  
**To:** Perez, Joselyn <[JPerez@newportbeachca.gov](mailto:JPerez@newportbeachca.gov)>  
**Cc:** Hilary Grieve <[hilaryggrieve@gmail.com](mailto:hilaryggrieve@gmail.com)>  
**Subject:** Pine Knot Rebuild

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Good morning Joselyn,

My wife Hilary and I live at 218 Prospect in Newport Shores, 2-doors down from the Pine Knot. We are supportive of the property's proposed re-build into its original usage as the current state of the property is completely unacceptable and has been for years. It is a shameful and dangerous embarrassment to our community and needs immediate attention.

Given the proximity, we request the city mandate that the project owners take all precaution during the rebuilding process to eliminate dangerous dust and other particles that could come from the project as the onshore winds come right into our home and our neighbor's homes. The concern with them not doing a full tear down is the remaining chemicals and asbestos which are clearly present there will not be fully remediated safely and could present a danger to our family as we have two young children. Our hope is the city has a process for that and oversees that process strictly.

Besides that, we are supportive and want the project to move forward so we have a nicer entrance to our community with this property's refresh.

Thanks,  
Garren Grieve

**From:** [will anderson](#)  
**To:** [Planning Commission](#)  
**Subject:** Pine Knot Hotel  
**Date:** November 29, 2023 2:29:44 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 planning Commission,

I am 39 years old and born and raised in Newport Beach

I am excited for the Pine Knot Hotel development and the improvement it will bring to the area. Prior to the fire of the old hotel, it was run-down and dated. I know the new development will elevate the area and attract a good clientele.

Thank you for allowing this to happen

Regards,

--

Will Anderson  
(949) 351-6030

**From:** [Carter Harrington](#)  
**To:** [Planning Commission](#)  
**Subject:** Pine Knot  
**Date:** November 29, 2023 3:01:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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

To whom it may concern

I am very excited about the new re-imagined hotel in the city of Newport beach. The property has been an eye sore for too long and the current owners' vision will be sure to create value in the community. I don't know why anyone would appose this opportunity.

**Carter Harrington**

Senior Vice President | Principal  
**Lee & Associates | Newport Beach**

D [949.724.4710](#)

C [949.202.9439](#)

O [949.724.1000](#)

[charrington@lee-associates.com](mailto:charrington@lee-associates.com)



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100 Bayview Circle | Suite 600  
Newport Beach , CA 92660



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