

# Daily Pilot

SATURDAY, AUGUST 26, 2023 /// dailypilot.com



Photos by James Carbone

**ANTHONY MISITANO**, the owner of Carlson Gracie Jiu-Jitsu studio, has seen a growing stream of foot traffic since the studio first welcomed students on Aug. 12. The self-defense studio opened shop at Triangle Square in Costa Mesa, a spot Misitano calls "a perfect location."

## New self-defense studio aims to build 'up from the ground'

BY MATT SZABO

Real estate agents often like to talk about location, location, location. These days, Anthony Misitano is prone to doing the same thing. The Huntington Beach resident recently opened a Carlson Gracie Brazilian Jiu Jitsu studio at Triangle Square in Costa Mesa. Misitano, 34, has seen a growing stream of foot traffic since the studio first welcomed students on Aug. 12. "This is actually a perfect location for families," he said. "If mom and dad want to drop off their kid and he goes to practice, they can go up and have dinner. Or

See *Studio*, page A3



**JIU-JITSU COACH** David Hudson, left, gives a lesson at the Carlson Gracie studio in Costa Mesa.

## City attorney honored for 41 years of service



Don Leach | Staff Photographer

**LAGUNA BEACH** Mayor Bob Whalen hands City Atty. Phil Kohn a proclamation at the Laguna Beach City Council meeting on Tuesday.

BY ANDREW TURNER

At the end of a 41-year tenure as the legal counsel for Laguna Beach, the mind of City Atty. Phil Kohn remained sharp, and it worked feverishly to provide humor during his send-off from the community. Kohn prefaced his comments by saying it was dangerous to give an attorney an open microphone, before proceeding to reminisce about the decades gone by. "I'm incredibly thankful for the opportunities to contribute to all the accomplishments that the city has received," Kohn said. "I remember back to that fateful lunch in 1982, with then City Manager Ken Frank and then Mayor Neil Fitzpatrick, who promised me that if I agreed to take on the position, it would be

a very interesting experience for me.

"And interesting it has become, and like the ancient proverb, interesting is both a curse and a blessing. Fortunately, in the case of Laguna Beach, much more so a blessing than a curse."

A proclamation and a plaque were given to Kohn at the start of the City Council meeting on Tuesday night.

Mayor Bob Whalen read from the proclamation, which among other things noted that Kohn had sat in on more than 950 council meetings for over 20 elected councils, accumulating in excess of 5,000 hours.

Laguna Beach contracted with the firm Rutan & Tucker for municipal legal services beginning in March 1979. Kohn, who is set

See *Service*, page A2



Courtesy of the city of Newport Beach

**SEIMONE JURJIS** was named the second of two assistant city managers for Newport Beach.

## Newport adds 2nd assistant manager

Juris will continue to oversee community development department.

BY LILLY NGUYEN

Newport Beach announced the appointment of its newest assistant city manager on Tuesday, though he is far from an unfamiliar face to the public.

Seimone Jurjis, who has served the city as community development director since 2017, now joins Assistant City Manager Tara Finnigan in that role.

Juris has been with the city since 2011. Since his promotion to community development director, he has overseen a staff of about 60 that administer the city's general plan and its zoning, building, subdivision, real property and environmental regulations.

Juris will report directly to City Manager Grace Leung and will continue overseeing the community development department in addition to handling special projects — the likes of which are currently undefined, according to city spokesman John Pope, but will target efficiency enhance-

See *Manager*, page A2

### ALSO FROM THE DAILY PILOT:



James Carbone

**LOS AMIGOS FOOTBALL VICTORIOUS AS IT CHRISTENS NEW HOME FIELD** PAGE A4

### THE CROWD | B.W. COOK

## Angelitos de Oro looks ahead to September charity drive

A little shopping to benefit a worthy cause is on the September calendar: Angelitos de Oro, in support of Big Brothers Big Sisters of Orange County, prepares its annual charitable sponsorship of the Angelitos Card at South Coast Plaza Sept. 21 through 27.

Event co-chairs **Natalie Pickup** and **Susan Merrell** will welcome the crowd on shopping preview day Sept. 20 where card holders who have purchased the \$60 card (proceeds going to Big Brothers Big Sisters) will be entitled to 20% savings at some 100 participating stores and restaurants at South Coast Plaza during the sale period. Populaire Modern Bistro will host the reception on Preview Day for the donors.



"Angelitos de Oro, an auxiliary of Big Brothers Big Sisters of Orange County, raises funds to support the organization through the sale of the Angelitos Card. The organization makes professionally supported, one-to-one matches between mentors and children facing adversity. Big Brothers Big Sisters of OC serves more than 3,300 children annually through programs that improve the odds of youth performing better in school and avoiding violence and illegal activity," offered a spokesperson for the nonprofit. Angelitos Card holders will be tempted to avail themselves by taking advantage of its 20% discount at celebrated South Coast Plaza restaurants. The retail giant celebrated chef

**Amar Santana** and his return to Bravo's "Top Chef: World All-Stars" for its 20th season with a media lunch at Santana's Vaca, located by the campus of Segerstrom Center for the Arts. Hosted by powerhouse **Debra Gunn Downing**, South Coast Plaza's executive director of marketing, the lively afternoon started with the signature Vaca tonic, created by beverage director Michael Rooney. The cocktail is not just a drink, it's a magic potion! Santana duplicated three of his top winning dishes from season 20 as part of the lunch. When dessert was served, he fielded questions about the Emmy award-winning show ranging from where he would vacation



Ann Chatillon

**ANGELITOS DE ORO** shopping card event co-chairs Natalie Pickup and Susan Merrell, with Stephanie Rogers of South Coast Plaza.

See *Crowd*, page A3



MANAGER

Continued from page A1

ments with some of the city's processes. There are no current plans to immediately fill his previous role.

"Seimone has been a tremendous asset to the city management team for many years," Leung said in a statement. "This new role

will give him a higher level of management responsibility and oversight to help carry out the City Council's vision and direction for Newport Beach."

Prior to the last fiscal year, the city of Newport Beach had a deputy city manager and an assistant city manager. Then-Assistant City Manager Carol Jacobs left for a job in the private sector in October

2021, and current Assistant City Manager Tara Finnigan was promoted in January 2022.

Jurjis will be receiving an annual salary between \$175,410 and \$263,079, according to the salary schedule published by the city.

"I think it's worth saying that our city management team has some of the best I've ever dealt with, and we've dealt with a lot of

municipalities," Mayor Noah Blom said during a regular City Council meeting on Tuesday. "With Grace, Tara and Seimone working, we're pretty much unstoppable. They cover every spectrum, and I'm so thankful for all of our directors and what we've achieved over there."

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SERVICE

Continued from page A1

to retire in September, was appointed the city attorney in October that year.

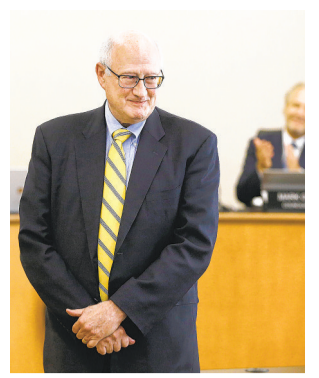
"Looking back again to 1982 brings a tear to my eye, not because I'm sad about anything other than I think I had a lot more hair then," Kohn quipped. "That's what this job will do to you."

Kohn thanked the council, city staff and the community before giving up the microphone.

The retiring city attorney received a standing ovation from those attending the meeting. Council members took turns expressing gratitude for Kohn's service to the city and marveling at his longevity in the job.

"You're truly one of the most decent, smart and kind gentlemen I've ever met," Mayor Pro Tem Sue Kempf said. "People don't realize here that are not serving on the City Council how much work Phil does to protect our town. He does a lot. You don't see a lot of the work that he does, but his work is excellent. It's top notch."

"[He's] very well re-



Don Leach

CITY ATTY. Phil Kohn stands humbled as he receives a standing ovation.

spected attorney throughout Orange County and very well respected in the courts, and we've been very fortunate to have him. You don't see very many cities who hang on to their city attorney for 41 years. Councils come and go, city attorneys come and go, but not Phil."

Laguna Beach recently entered into an agreement with Best Best & Krieger for legal services. Megan Garibaldi, who will be the new city attorney, will start in the position on Sept. 11.

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, September 07, 2023, at 6:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Tracy Setback Amendment - A request for an amendment to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) to change a front setback established on Setback Map No. S-11A, "Harbor View Hills/Spyglass" from 50-feet to 21-feet for the property located at 1020 White Sails Way.

The project is categorically exempt under Section 15305 - Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Assistant Planner, at 949-644-3212 or jtran@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0089 Activity: Zoning Code Amendment

Zone: R-1-6,000 Single-Unit Residential General Plan: Single Unit Residential Detached (RS-D)

Location: 1020 White Sails Way Applicant: Ron Thorpe of C.J. Light Associates

Tristan Harris, Secretary, Planning Commission, City of Newport Beach



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on August 22, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO NEWPORT PLACE PLANNED COMMUNITY DEVELOPMENT PLAN TO REVISE THE MINIMUM AFFORDABILITY HOUSING PERCENTAGE OF THE RESIDENTIAL OVERLAY (PA2023-0082)

The Ordinance changes the minimum inclusionary housing requirement of the Residential Overlay from 30 percent to 15 percent.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 22nd day of August, 2023, by the following vote:

AYES: Mayor Noah Blom, Council Member Brad Avery, Council Member Robyn Grant, Council Member Lauren Kleiman, Council Member Erik Weigand  
NAYS: None  
RECUSED: Council Member Joe Stapleton  
ABSENT: Mayor Pro Tem Will O'Neill

The Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 23rd day of August, 2023.

/s/ Leilani I. Brown, City Clerk, City of Newport Beach

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

Escrow No. 10500-AK  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: D & Y OF LA MIRADA, INC., A CALIFORNIA CORPORATION, 2229 E. COAST HWY., CORONA DEL MAR, CA 92625

Doing Business as: KORKER LIQUORS  
All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: NONE

The name(s) and business address of the Buyer(s)/Applicant(s) is/are: BASSAM LOUIS AND CAROLINE LOUIS-2229 E. COAST HWY., CORONA DEL MAR, CA 92625

The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, INVENTORY, COVENANT NOT TO COMPLETE, AND ABC 21-OFF-SALE GENERAL LICENSE #409376 and is/are located at: 2229 E. COAST HWY., CORONA DEL MAR, CA 92625

The type of license to be transferred is/are: ABC 21-OFF-SALE GENERAL LICENSE #409376 now issued for the premises located at: SAME

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: DETAIL ESCROW, INC, 13737 ARTESIA BLVD. #105 CERRITOS, CA 90703 and the anticipated sale date is SEPTEMBER 20, 2023  
The Bulk sale subject to California Uniform Commercial Code Section 6106.2.

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$960,000.00, including inventory estimated at \$150,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$172,500.00; CHECK \$787,500.00; TOTAL \$960,000.00

It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: D & Y OF LA MIRADA, INC., A CALIFORNIA CORPORATION, Seller(s)/Licensee(s) BASSAM LOUIS AND CAROLINE LOUIS, Buyer(s)/Applicant(s) ORD-1838103 DAILY PILOT 8/25/23



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, September 07, 2023, at 6:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

The House Conditional Use Permit - An amendment to a conditional use permit to allow storage and limited use of a personal vessel in the adjacent boat dock of an existing eating and drinking establishment with late hours, live entertainment, alcohol sales, outdoor dining, and delivery. The operator will continue to comply with a previously approved parking management plan which addressed off-site parking, valet, and an adjustment to the off-street parking requirements.

The project is categorically exempt under Section 15301 - Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact David Lee, Senior Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0143 Activity: Conditional Use Permit

Zone: MU-W1 (Mixed-Use Water) General Plan: MU-W1 (Mixed-Use Water 1)

Location: 2601 West Coast Highway Operator: The House

Tristan Harris, Secretary, Planning Commission, City of Newport Beach

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LEGAL NOTICE



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, September 13, 2023, at 5:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Harbor Commission of the City of Newport Beach will consider approval of the following application:

Variance request to berth a maximum 38-foot long by 14-foot wide vessel on the east side of the easternmost finger of the dock located at 700 W. Bay Avenue. Applicant is also the permittee for the onshore mooring P-70 which will be removed from the street end and surrendered to the City.

This request is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) (Preliminary Review) and Section 15301 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and it will involve negligible or no expansion of existing or former use. The variance request involves a vessel berthing at a permitted residential dock as well as the surrender of the adjacent onshore mooring located at the City street end.

All interested parties may appear and present testimony regarding this request. If you challenge the request in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 17.65. These applications may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the City Manager's Office (Bay E-2nd Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Public Works Department or access the City's website after the meeting to review the action on these applications. All mail or written communications (including email) from the public, residents or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Harbor Commission to adequately consider the submitted correspondence. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

For questions regarding the public hearing item, please contact Chris Miller, Public Works Administrative Manager, at cmiller@newportbeachca.gov Project File No.: 700 W. Bay Avenue Variance Request



LEGAL NOTICE

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on September 12, 2023, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Housing Element Implementation, Noise-Related Noise Amendments - Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency - Pursuant to Public Utilities Code Section 2167(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission and the California Department of Transportation Division of Aeronautics of their intention to override the Airport Land Use Commission's determination that the Amendments to Newport Beach General Plan Land Use and Noise Elements, Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC), Newport Place Planned Community Development Standards (PC-11), and the Newport Airport Village Planned Community Development Plan (PC-80) are inconsistent with the 2008 John Wayne Airport Environs Land Use Plan (the Amendments). The Amendments seek the following:

- Adopting updated noise contours (Noise Element Figures N4 and N5) to reflect the noise contours identified by the 2014 John Wayne Airport Settlement Agreement Amendment Environmental Impact Report No. 617 (EIR No. 617);
- Updating Land Use and Noise Element Policies, Land Use Element Figures LU11, LU22, and LU23, Title 20, PC-11, and PC-80 to modify and incorporate the updated noise contours identified by EIR No. 617 and to implement additional noise attenuation measures for future housing units proximate to John Wayne Airport; and
- Allowing residential units identified by the certified 2021-2029 Sixth Cycle Newport Beach General Plan Housing Element to be located within the 65 dBA CNEL noise contour area as identified in the updated noise contour maps identified by EIR No. 617. Parcels bisected by the updated 65 dBA CNEL noise contour could support future housing, whereas parcels located wholly within the updated 65 dBA CNEL noise contour could support housing, if deemed necessary to satisfy the Regional Housing Needs Assessment (RHNA) mandate.

NOTICE IS HEREBY FURTHER GIVEN that the City Council finds that is overriding action is exempt and not subject to further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15183 because the Amendments would not allow development of greater intensity than is allowed under the 2008 General Plan, including the Newport Airport Village Planned Community, as amended. The updated noise contours, and impacts associated therewith, were also fully analyzed in the 2014 John Wayne Airport Settlement Agreement Amendment Environmental Impact Report (EIR No. 617).

NOTICE IS HEREBY FURTHER GIVEN that on August 3, 2023, by a vote of 4 ayes and 3 noes, the Planning Commission of the City of Newport Beach recommended that the City Council approve the Amendments.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The request may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Rosalind Ung, Principal Planner, at 949-644-3208 or rnung@newportbeachca.gov. Project File No.: PA2022-0201 Activity No.: General Plan Land Use Amendment, General Plan Noise Element Amendment, Title 20 Planning & Zoning Code Amendment, Newport Place Planned Community Amendment, & Newport Airport Village Planned Community Amendment Applicant: City of Newport Beach



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach



Lois Ryman Lewis

August 10, 1939 - August 17, 2023

Lois Ryman Lewis, a longtime Newport Beach resident and retired registered nurse who had a natural gift for serving others, passed away on August 17 at the age of 84 following a lengthy illness.

Born Aug. 10, 1939, in Chatham, N.J., to Merlin T. Ryman, MD, and Ruth S. Sparks. Lois received a BA in political science at Middlebury College, where she was a member of Kappa Kappa Gamma sorority, her RN degree from Columbia University-Presbyterian in New York City and a master's degree in educational administration from California State University, Los Angeles.

Preceded in death by William "Bill" Lewis, her husband of 27 years who died in 1991, Lois is survived by a twin sister (Linda Frinkso), 2 daughters (Jenny Mischel and Kathy Lewis), son-in-law (Brian Mischel), 4 grandchildren (Alexander, Iain, Graeme and Anya Mischel), a sister-in-law (Ludie Henley), brother-in-law (David Henley), 5 nieces (Elizabeth Martino, Diane Henley, Meredith Frinkso, Cindy Lewis, and Mindy Schaefer), and 2 nephews (Dave Henley and Steve Frinkso), and 5 great-nieces and nephews (Melissa Briggs, Joey Martino, Amy Martino, Stephanie Frinkso, and Zach Schaefer). Lois and Bill, a business administration student at Pepperdine University, met in Europe while on a summer student tour. Romance soon blossomed between the pair, and following their marriage in December, 1963, they moved to Washington State where Bill spent two years on active Army service at Fort Lewis near Tacoma. During Bill's military service, Lois joined the nursing staff at a Tacoma hospital where she served as a pediatric nurse, her prime medical specialty.

At the end of Bill's Army assignment, he and Lois moved to Los Angeles and then to Arcadia, where Bill had been appointed by Sears and Roebuck Corp. as its Southern California director of labor relations. In Arcadia, Lois was co-founder of her daughters' softball leagues, Girl Scout leader, PTA president, member of the Arcadia Assistance League and treasurer of the local chapters of Kappa Kappa Gamma and the DAR (Daughters of the American Revolution.) Lois was also a member of the Needlers, a group sponsored by her sorority.

Following Bill's passing in 1991, Lois moved to the Bluffs Community in Newport Beach where she lived until her death. At the Bluffs, Lois made many friends and served as a volunteer at the Oasis Senior Center in Newport Beach where she took the blood pressure of Oasis members and carried out other medical-related procedures. She also was an active member and treasurer of the Newport Beach alumnae chapter of Kappa Kappa Gamma and, as a lifelong cat lover, volunteered at a local cat shelter. She spent her formative career working as a pediatric nurse, transitioning to dermatology and finally served as a practitioner and director for the United Cerebral Palsy foundation. Furthermore, she worked part time at H & R Block Beach for over forty years.

Upon her retirement from nursing, Lois became an inveterate traveler, embarking on countless sea, river and land excursions to Europe, Asia, Australia, and the Caribbean. Lois enjoyed reading, needlepoint, walking and playing bridge, Rummikub, Clue and Canasta. Her nicknames included "Twink" and "Snow Goose," created by her husband. She delighted in several favorite foods: red velvet cake, chicken salad and apples. She also ate a chocolate chip cookie every day of her life.

Lois was loved and respected by all who knew her. She won numerous nursing service awards and exhibited wisdom and experience in teaching and mentoring students under her tutelage whom she served with dignity and compassion along with her infectious "can-do" spirit. Lois Lewis will be remembered with love and affection by her family, friends, and neighbors.



# Newport Beach boosts base salaries of city attorney, city manager

BY LILLY NGUYEN

Newport Beach's city attorney and city manager will see a 5% raise, retroactive to July 1, following unanimous action taken this week by the City Council.

City Manager Grace Leung and City Atty. Aaron Harp saw 2% raises to their base salaries in 2021. At the time, their salaries were reported to be \$281,220 and \$252,500 respectively. But Tuesday's actions involved amending the existing employment agreements for both Leung and Harp as the previous salary ranges

outlined for both jobs would not allow for that raise. The raises come after three different closed sessions during which their performance reviews were given.

Citizen watchdog Jim Mosher asked if the raises were due to inflation or if they were purely based on performance. Newport Beach Mayor Noah Blom confirmed it was the latter.

"When we had gone ahead and moved forward with some other salary increases for directors and key management, we did not do it with the appointed [positions]," Blom

said. For the city manager, the salary range is now \$217,297 to \$325,933. The range for the city attorney is \$195,034 to \$292,525. Resolutions amending the existing employment contracts, which for Leung ends in December 2026 and Harp in December 2028, now indicate Leung will see a base salary of \$325,733 and Harp \$292,525 for the current fiscal year 2023-24.

Leung was hired in September 2018. Harp was hired in September 2011.

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# Real estate auditor pleads guilty

BY CITY NEWS SERVICE

A former executive at an Orange County commercial real estate agency pleaded guilty Monday to embezzling more than \$2.7 million from his employer by submitting bogus invoices for companies controlled by his family and friends, whose services were never performed.

Varun Aggarwal, 41, of Irvine, pleaded guilty to one count of wire fraud, according to the U.S. Attorney's Office.

U.S. District Judge Cormac J. Carney set a Jan. 22 sentencing hearing, at which time Aggarwal will face up to 20 years behind bars, according to federal prosecutors.

According to his plea agreement, from 2008 to January 2022, Aggarwal worked in the internal au-

ditng department of the Newport Beach-based KBS Realty Advisors and rose to the level of the department's director. Beginning at least as early as January 2012 and continuing until January 2022, Aggarwal used his position at KBS to embezzle his employer's money, he admitted.

As a member of the company's internal auditing group, Aggarwal was familiar with KBS's policies and procedures for payments to vendors. Aggarwal used his knowledge of KBS's policies and procedures to have his friends and family serve as approved vendors to do contracting work for KBS.

After several of these companies became approved vendors for KBS, Aggarwal used the approved vendors to submit fraudulent invoices for consulting services that were

not performed for the company. He then funneled the payments on the invoices from KBS to his own bank accounts — through the approved vendors — at times without informing the vendors that the invoices and the payments on the invoices were for his own benefit, according to his plea agreement, filed in Santa Ana federal court.

In carrying out the scheme, Aggarwal fraudulently obtained about \$2.72 million from KBS that he caused to be paid to the approved vendors that ultimately went to himself.

Aggarwal resigned from KBS in January 2022 after the company began investigating the invoices, according to court documents.

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## STUDIO

Continued from page A1

there's a movie theater that's right here. And there's plenty of free parking."

Misitano, a brown belt, has been practicing jiu-jitsu for eight years, all of them using the Carlson Gracie method. The late Carlson Gracie was one of the most influential practitioners of Brazilian jiu-jitsu, as the oldest son of Carlos Gracie, who helped introduce the sport in Brazil in the early 1900s.

Brazilian jiu-jitsu is a self-defense martial art and combat sport based on grappling and submission holds.

Misitano opened the

new studio in Costa Mesa with business partner Diego Segura, who has been a black belt for six years. Coaches also include Dave Hudson, a black belt for 14 years and a jiu-jitsu teacher for nearly 20 years.

Hudson competed at the World Championships in Brazil in 2002, later moving to the country to train. His tutelage was under two other well-known Carlson Gracie jiu-jitsu black belts, Franco de Camargo and Ricardo De La Riva.

When Hudson moved back to the states, he joined forces with Segura, who had an academy in Garden Grove. Now he has moved a little bit closer to the beach.

"There are a lot of options, but the Carlson Gracie brand is a well-known brand in the jiu-jitsu community," Hudson said. "We're really looking forward to building a competition team here. I think it's great. A healthy competition is the kind of thing that you would want, so this area is a golden area for that too. We have some of our rival schools also here."

One competitor less than 2 miles away is Art of Jiu-Jitsu (AOJ).

"AOJ has been around since 2012, they're a great academy," said Misitano, whose primary income is with his technology business. He also operates a dog treat food truck, the Mobile Barkery, with his

wife, Krista.

"We know what we are," Misitano added. "We're new, so we're going to be primarily white belts."

Still, the instructors are looking forward to building up the studio.

"I feel like the Carlson Gracie brand really sticks to that concept of having practical techniques that are also useful in real life self-defense situations," Hudson said. "Also, the Carlson Gracie brand is a competition-style academy, so we're always active in tournaments, local and national. We're opening a new chapter here, and that's exciting too, building up from the ground."

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James Carbone

**THE CARLSON GRACIE** jiu-jitsu studio is open to customers of all ages at Triangle Square.

## CROWD

Continued from page A1

with a \$10,000 VRBO prize to his experience in London during the passing of Queen Elizabeth. Santana shared that he and long-time business partner **Ahmed Labbate** will open a second Vaca in Downtown Los Angeles in the next year.

Industry notables in attendance included Orange County Business Journal's editor-in-chief **Mark Mueller**, newly appointed president and publisher of Engine Vision Media (Los Angeles, Pasadena and Orange Coast magazines) **Chris Gialanella**, Los Angeles Times columnist **Gustavo Arellano** and celebrity chef **Jamie Gwen**.

New on the horizon of dining establishments at South Coast Plaza is Caló. The modern Mexican-themed bistro is opening a 10,000-square-foot restaurant facing Bristol Street after Labor Day. It follows the success of third-generation restaurateur Clemente Heredia's success with Caló in Laguna Niguel and El Segundo. Downing is confident it will be off the charts from the get-go.

South Coast Plaza's crown jewel (literally at the top penthouse level), Knife Pleat, has retained its Michelin Star for the third year. Chef **Tony Esnault**, his wife-partner, **Yassmin Sarmadi**, and their stellar team provide an extraordinary dining experience unique to O.C. Prepare to be impressed.

### WOMEN OF CHAPMAN GATHER FOR LUNCHEON

The Women of Chapman Auxiliary held its annual summer luncheon at Balboa Bay Resort, presenting a check for \$305,000 to the



Tony Lattimaore

**KURE IT CANCER** Research held its sixth annual Rivals Cup Tournament at Pelican Hill Golf Club. Pictured are Flight A first-place foursome Tyler Nikilic, Cole Eby, event co-chair Andy Chaffee and Geno Hernandez (winner of Longest Drive - men).

university.

Joining WOC President **Sheri Nazaroff** in welcoming the 60 members were the event co-chairs **Kiki Rhynerson** and **Donna Bunce**. It was announced the group has committed to a \$1-million pledge over 10 years to establish the Student Hardship Assistance Fund Endowment. The endowment will provide flexible financial support for students in dire financial need with funds to pay for things ranging from emergency medical bills to transportation home when there is a family crisis.

The \$305,000 check will complete the Women of Chapman's \$1-million pledge to the Women of Chapman Central Park at the Rinker Health Science Campus and will also make a payment to the group's \$1-million pledge to Keck Science Center's Women of Chapman Science Gallery.

Nazaroff presented the check to Chapman President **Daniele Struppa**, **Matt Parlow**, executive vice president and chief advancement officer, and **Jerry Price**, vice president for student affairs and dean of students.

Over 51 years, the Women of Chapman, formerly known as the Fashionables, or Fashionable Women of Chapman, have raised and donated in excess of \$10 million in support of a variety of university needs.

### 149 GOLFERS TURN OUT FOR THIS YEAR'S RIVALS CUP TOURNEY

Kure It Cancer Research's sixth annual Rivals Cup Golf Tournament held earlier this summer sold out. The proceeds, \$310,000, were earmarked for the USC and UCLA Cancer Centers.

Once again, Kure It Cancer Research's Rivals Cup Golf Tournament attracted

149 golfers to Pelican Hill Golf Club. Former "Showtime" L.A. Lakers star **Byron Scott** was on hand to play golf and meet and greet fans.

Joining Rivals Cup co-chair **Burton Young**, course sponsor and president of Sperry Equities, were co-chairs **Todd Perry**, Kure It board chair, and longtime Kure It supporter **Andy Chaffee**. Participating board members included **Charles Byerly** and

**Paul McDonald**. **Linda Young's** Elite OC Productions was event planner, with the Kure It Development staff assisting. Title Sponsor **Lugano Diamonds**, represented by its client development director, **Bill Peters**, was recognized, as well as the executives from Aston Martin Newport Beach, the car sponsor. Perry announced that Kure It had recently funded \$100,000 research projects at both the UCLA Jonsson and USC Norris Comprehensive Cancer Centers.

### WSA'S ANNUAL BREAKFAST RAISES MORE THAN \$300,000

Westcoast Sports Associates, known as WSA, a nonprofit based in O.C. and L.A., is devoted to mentoring at-risk youth through sports programs. It held its annual breakfast confab at the Beverly Hilton Hotel, where some 250 guests converged to honor track and field star and five-time Olympian **Allyson Felix**. This was the biggest and most successful fundraising event of 2023 for the organization, raising more than \$300,000 that will be earmarked for support of L.A. city parks and programs.

WSA founders and Newport Beach/L.A. college classmates **Mike Gottlieb**, **Chip Eggers**, **Alan Lynch**

and **Mike Rosenberg** are front and center for the 28th year of operation, serving thousands of kids through dozens of community sports programs in both Los Angeles and Orange County.

This year WSA paid tribute to ESPN host **Roy Firestone**, who was given the group's Community Service Award. Firestone has served as the honorary chair of the organization for many years, and an annual award has been given in his name. Over the years, the Roy Firestone Award has gone to sports legends including **Jim Brown**, **John Wooden**, **Wayne Gretzley**, **Jack Nicklaus**, **Vin Scully**, and this year, **Allyson Felix**. Over her 18-year career, Felix stood on the Olympic podium for 32 medals, gold, silver and bronze. In worldwide competition, she holds 15 world championships in track and field. She was the first woman to receive the Roy Firestone Award.

**B.W. COOK** is editor of the Bay Window, the official publication of the Balboa Bay Club in Newport Beach.

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## CROSSWORD AND SUDOKU ANSWERS

C	L	I	P		C	A	R	P		I	N	T	O		
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9	1	5	8	7	3	2	6	4
7	2	8	9	4	6	3	5	1
4	6	3	1	2	5	9	7	8
5	9	6	4	3	1	7	8	2
2	8	7	5	6	9	1	4	3
1	3	4	7	8	2	5	9	6

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**HIGH SCHOOL FOOTBALL**

## Los Amigos kicks off home field with victory

BY ANDREW TURNER

There was an undeniable charm in seeing a high school football game in its purest form.

Absent the bells and whistles of a full-sized scoreboard, as well as the comfort of a press box in a stadium, Los Amigos had perhaps the most important thing going for it — school pride.

Student-filled bleachers, a marching band eager to play the fight song, and a public address announcer calling the game from the corner of the west end zone were just some of the sights and sounds in the Lobos' first varsity football game on campus.

Then the Lobos gave the hometown crowd an ending to remember.

Chris Flores' run up the middle for a two-point conversion with 19 seconds left was the difference in a 28-27 nonleague victory for Los Amigos over San Bernardino on Thursday night.

"We couldn't have written it any better, man," Los Amigos coach Romel Guess said. "I thought it made it epic. I thought it gave a good show to the people in the community, and that was the biggest part of why we wanted to have a game here.

"We're trying to change the culture and get not just the people on campus excited but the people in the surrounding areas excited. Hard to do that when you're always playing a game 10 or 15 minutes away from your school. To come here and see what we saw today with



James Carbone

**LOS AMIGOS'** Adrian Ramirez (1), seen against La Quinta on Oct. 27, scored a touchdown with 19 seconds remaining to help the Lobos past San Bernardino in their season opener on Thursday.

the bleachers, the make-shift setup was beautiful."

Los Amigos trailed 27-13 in the second half, but the Lobos scored on their last two drives and opted to go for the win late. The final score reflected the Lobos' only lead of the game.

"It was on my mind from the moment we got the ball back," Guess said of going for the two-point attempt. "My mind was already

made up. If we score, we were going for the [win]."

Flores took over as the backup quarterback after starter Maysen Navarro left in the first quarter due to a shoulder injury. Navarro scored the first touchdown for the Lobos on the new field, a 4-yard run at the end of a 10-play drive.

Miguel Radilla followed two outside blocks from Adrian Ramirez and Pedro

Hernandez to turn a tunnel screen into a 55-yard touchdown on the next possession.

Otherwise, the Lobos moved the ball methodically down the field. Flores connected with Isaac Galindo for an 8-yard touchdown just beyond the defensive line in the third quarter.

Now trailing 27-20 late in the third quarter, Los Ami-

gos (1-0) had multiple chances to get off the field. A sack by Alejandro Carrillo forced a punt, but the Lobos were called for roughing the punter.

Later in the drive, the Lobos were victimized by a defensive pass interference penalty on a long third down. With San Bernardino (1-1) in the red zone with a chance to put the game on ice, Los Amigos caught a

break when a field-goal attempt came up short of the uprights.

The Lobos took over with 4:54 left in the game and used all the clock on a 14-play, 80-yard drive. It immediately headed in the wrong direction, as the offense faced a third-and-18 play after a false start penalty.

Flores found Ramirez up the left seam for a 27-yard gain. He went on to carry the ball seven times before the end of the possession, picking up a critical fourth down with a patient run up the middle at midfield.

"It's just like a new feeling to me," said Flores, who produced 196 total yards and three touchdowns. "I feel like it wasn't just me. It was like mostly the whole team. The linemen, they took a big lead in that."

Ramirez was the target again when the Lobos went in for the late score, running a right-to-left post to get open for a 20-yard touchdown. After Flores ran in for the go-ahead two-point conversion, Ramirez made a game-ending interception.

"First home game at our school in history," Ramirez said. "I was taking it in, but at the same time, I was like, 'You got to stay focused.' You got to win this game, so that we're not on the bad side of history."

San Bernardino rushed for 234 yards as a team, led by Isaiah Lopez, who had nine carries for 97 yards and three touchdowns.

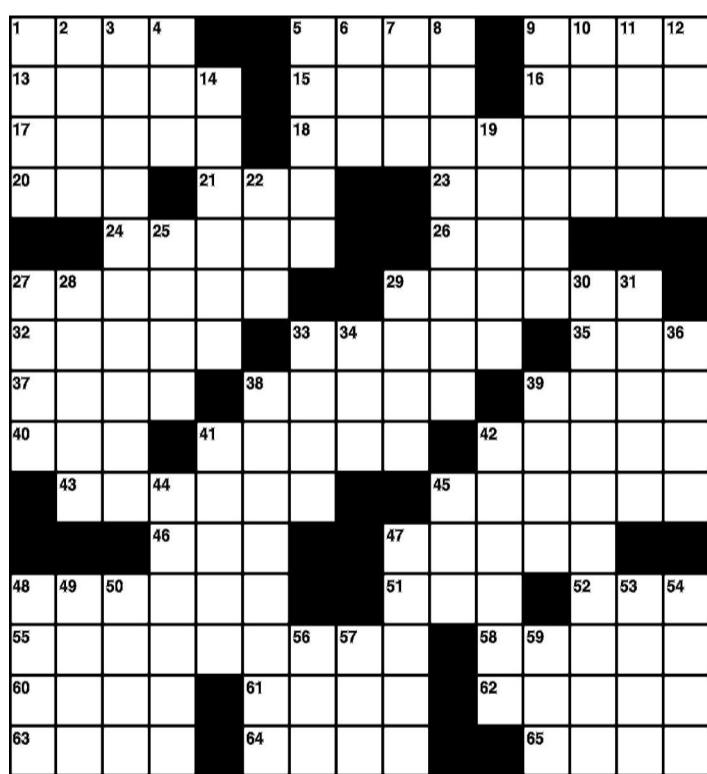
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**THE DAILY COMMUTER PUZZLE**

By Jacqueline E. Mathews

**ACROSS**

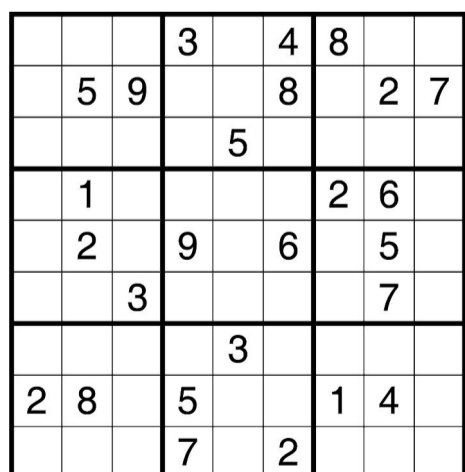
- 1 Cut coupons
- 5 Keep complaining
- 9 Five \_ five is one
- 13 Unexplainable
- 15 Plentiful
- 16 Intellectual
- 17 Makes money
- 18 Envelope recipient
- 20 Bath with seats
- 21 Sunbather's reward
- 23 Puts on the schedule
- 24 Racing oval
- 26 Play on words
- 27 Painkiller
- 29 Passengers
- 32 Show to be true
- 33 Twenty
- 35 Antlered animal
- 37 Fork prong
- 38 Racket
- 39 Read over quickly
- 40 Briny expanse
- 41 Koufax or Duncan
- 42 Glowed
- 43 Injured arm supports
- 45 Moocher
- 46 \_ culpa
- 47 Goodyear products
- 48 Hillside
- 51 Suffix for forfeit or sculpt
- 52 Proofs of who you are, for short
- 55 Movie set worker
- 58 Actor Cibrian
- 60 Rarin' to go
- 61 Actress Winslet
- 62 Straining device
- 63 Partner
- 64 \_ tea



**SUDOKU**

By the Mephram Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit [sudoku.org.uk](http://sudoku.org.uk).



**For answers to the crossword and Sudoku puzzles, see page A3.**

- 65 Sitcom horse letters
- 8 Sweat
- 9 Crazy
- 10 TV's "Empty \_"
- 11 Shade provider
- 12 Anthology entries
- 14 Subject of a will
- 19 Manage to avoid
- 22 Large club

- 25 \_ about; speak highly of
- 27 \_ for; picks
- 28 Levers
- 29 Like pink cheeks
- 30 Have second thoughts about
- 31 Street talk
- 33 Heirs, often
- 34 Spanish hero
- 36 Leg part
- 38 Japanese port city
- 39 Sneaker or loafer
- 41 Contemptuous look
- 42 Wild shopping outings
- 44 Get in the way of
- 45 Man's title
- 47 Adjusted a grand
- 48 Con game
- 49 Etna's output
- 50 Delete
- 53 Sleazy nightclub
- 54 Grain planted
- 56 Apple product
- 57 Consumed
- 59 Barely visible

Tribune Media Services

**NONLEAGUE FOOTBALL**

## Richardson's late field goal caps Newport Harbor rally

BY SCOTT FRENCH

Newport Harbor was missing something for most of a tight defensive nonleague football clash Thursday night with Tesoro — precision, energy, perhaps confidence, certainly points.

Then, after a scoreless first half, Newport Harbor found itself down two touchdowns just like that.

The Sailors' response: They grew up.

If this team lives up to its predecessors, who won a CIF Southern Section title and reached two semi-finals in the past three full seasons, its explosive fourth-quarter comeback, featuring three quick, stirring drives leading to Jon Richardson's decisive 36-yard field goal with nine seconds to play, will surely be cited.

Richardson, hardly fazed by the visiting Titans' timeout, went right through the uprights, and the student section stormed the field to celebrate as Newport Harbor pulled out a stunning 17-14 victory.

Los Alamitos transfer Jaden O'Neal sandwiched a bomb to Oregon-bound Millikan transfer Jordan Anderson between two long touchdown passes to Josiah Lamarque for Newport Harbor (1-1).

"I think that them scoring was something that we needed," said Lamarque, who took an O'Neal throw at the Tesoro 44 and raced to a 54-yard score to start the comeback, then hauled in a 27-yard pass in the end zone to tie it up with a tad more than five minutes to go. "I feel like we were lackadaisical [earlier in the game], and our energy was done, and we went into halftime kind of bummed out.

"But we kept our heads, we kept composed, and we just came out here and



Don Leach | Staff Photographer

**NEWPORT HARBOR'S** Josiah Lamarque (8) carries the ball into the secondary as he is tackled by two Tesoro defenders in a nonleague football game at Davidson Field.

exploded [at the finish]."

For three quarters the Sailors hadn't progressed past Tesoro's 37-yard line, with mistakes — including two Jagger Blauwkamp fumbles, some harmful penalties and the inability of Neal and Anderson to hook up in any meaningful way — ending promising drives.

Tesoro (1-1), riding Air Force-bound, All-CIF star Travis Wood, put together two 12-play, six-plus-minute scoring drives to take command. The punishing running back, who ran for 171 yards on 34 carries, provided a mid-third-quarter lead with a 1-yard push (after the Sailors stopped him twice inside the 2) and a 14-0 edge four plays into the fourth quarter.

Then the Sailors came alive. O'Neal, finding his footing as the offense went vertical, completed nine of 13 passes for 184 yards from that point while connecting four times with Anderson, first key gains. Lamarque's first touchdown was massive.

"Guys like Josiah, that big play, that started the whole swing of momentum," Newport Harbor coach Peter Lofthouse

said. "I think our kids were waiting for something to happen, as opposed to making it happen, and we've got some great playmakers on the outside who can make plays.

Tesoro drove past midfield before Newport Harbor's defense stiffened — the Titans would do so again after Richardson's kick, on a Hail-Mary play — and the Sailors got the ball back at their 35 with 2:15 to play. O'Neal hit Anderson for 9 yards, Ryan Williams for gains of 16 and 8 yards, and then Blauwkamp battled for another 9 yards to the Tesoro 19. The spike and a near touchdown left 13 seconds to go, and Richardson, among the state's top kickers, trotted out.

He never had a doubt, especially after Tesoro tried to ice him with its timeout.

"It just gave me more confidence," he said. "I got to get a dry swing on air, got to look at how I wanted to do, what I wanted to kick. When it left my foot, I knew it was in."

Scott French is a contributor to the Daily Pilot.