

# Daily Pilot

FRIDAY, MAY 9, 2025 /// dailypilot.com



Photos by James Carbone

**CHRIS CORONA** tests the offset barbecue smoker at the reimaged SeaSalt Honky Tonk at the Beach on Wednesday.

## SeaSalt goes country for the summer

SeaSalt Honky Tonk at the Beach, which opened this month, features line dancing, barbecue and more.

**BY MATT SZABO**

The Stagecoach Festival may be done, but Orange County country music lovers can now celebrate all summer long in a venue that's considerably closer to home. SeaSalt Honky Tonk at the Beach, a reimaged beach concession, opened this month at Bolsa Chica State Beach for those

who may find their toes in the sand but their hearts in Texas.

Saloon doors will welcome visitors at the main entrance, with a giant horseshoe near the multi-use beach trail on the venue's west side denoting that SeaSalt is the world's only honky tonk at the beach.

Country music lyrics adorn the walls, along with large murals that say "Orange Country" and



**ALICIA COX**, the founder and chief executive of PRJKT Restaurant Group, poses at the reimaged SeaSalt Honky Tonk at the Beach at Bolsa Chica State Beach on Wednesday.

"Wild Wild West."

"What I'm doing at all the concessions is I'm trying to make great art installations that become photo moments like Tulum does," said Alicia Cox, a

Huntington Beach resident and the founder and chief executive of Prjkt Restaurant Group. "I go and visit all these beach cities

See **Summer**, page A3

## Costa Mesa dips into 'CAN' to fill \$2.9M budget gap, next year could be worse

**BY SARA CARDINE**

To fill a financial shortfall, caused by a slowdown in sales tax receipts, Costa Mesa officials Tuesday approved deferring \$2.9 million in public works projects that were included in the city's 2024-25 budget.

Using the funds earmarked for such projects brings the city out

of compliance with a local capital asset needs ordinance also known as the CAN, passed in 2015, which mandates 5% of the city's general fund revenue be set aside to pay for capital improvements.

The CAN ordinance includes an exemption for "economic downturn, natural disaster, emergency or other unforeseen

circumstances," which the Costa Mesa City Council exercised in a regular meeting Tuesday.

Officials agreed to operate below the 5% threshold to square away \$2.9 million remaining from a \$3.6 million 2024-25 budget gap and to pay back "the CAN" over the next five years by building repayments into future budget plans.

But as an even worse economic forecast looms in the foreseeable future — with Costa Mesa finance staff projecting a possible \$6.5-million gap between revenue and expenditures in the coming fiscal year — those who helped craft the law warn such waivers set a "dangerous

See **Budget**, page A3

## Newport police release shooting footage

Police said the man who died took an officer's Taser and attempted to use the 'less-lethal' weapon before police shot and killed him.

**BY ERIC LICAS**

The Newport Beach Police Department on Wednesday released footage of the fatal shooting of an unarmed motorcyclist seen running a red light on Pacific Coast Highway, then assaulting an officer last month.

The events leading up to the death of Geoffrey Shyam Stirling unfolded Thursday, April 17 beginning at 9:14 p.m., when he can be seen in police dashcam recordings briefly stopping at Superior Avenue before crossing the intersection against a red light. The officer who pulls him over asks if he is OK; the motorcyclist tells him he has not been drinking and had nearly been struck by other drivers earlier that day.

When the officer tells Stirling to sit down on the curb, he refuses.

"Here, I'll show you my ID, here," Stirling said while standing in front of the officer and placing a hand into the breast pocket of his jacket. "Don't shoot me."

"I'm not going to shoot you," the officer replied. "Don't reach for [expletive] [expletive] how about that? Sit down. We'll figure it out."

Stirling remains standing in front of the officer. When the latter turns away to radio for backup, the motorcyclist advances one or two steps toward him, then appears to freeze for a moment when he turns back around.

At that point the officer attempts to restrain Stirling. He resists and they grapple each other, mostly remaining on their feet, for about 35 seconds. The officer's body worn camera falls to the ground early in the confrontation, but a camera mounted in the patrol vehicle captures the exchange from a short distance away.

Police said Stirling managed to grab the officer's Taser, and attempted to use the less-lethal weapon against the back of the officer's neck. A loud buzzing noise can be heard during the fight in the video shared with the public.

A few moments later, the two stop grappling and wind up standing and facing each other a few feet apart. Stirling appears

See **Footage**, page A2

## Laguna students complete environmental stewardship internship

**BY ANDREW TURNER**

Having an ocean and wildlife areas in close proximity to home tends to keep the environment top of mind for Laguna Beach residents.

Seventh-grade students at Thurston Middle School have been getting an education in real-world issues, first learning outside the classroom and then presenting their findings.

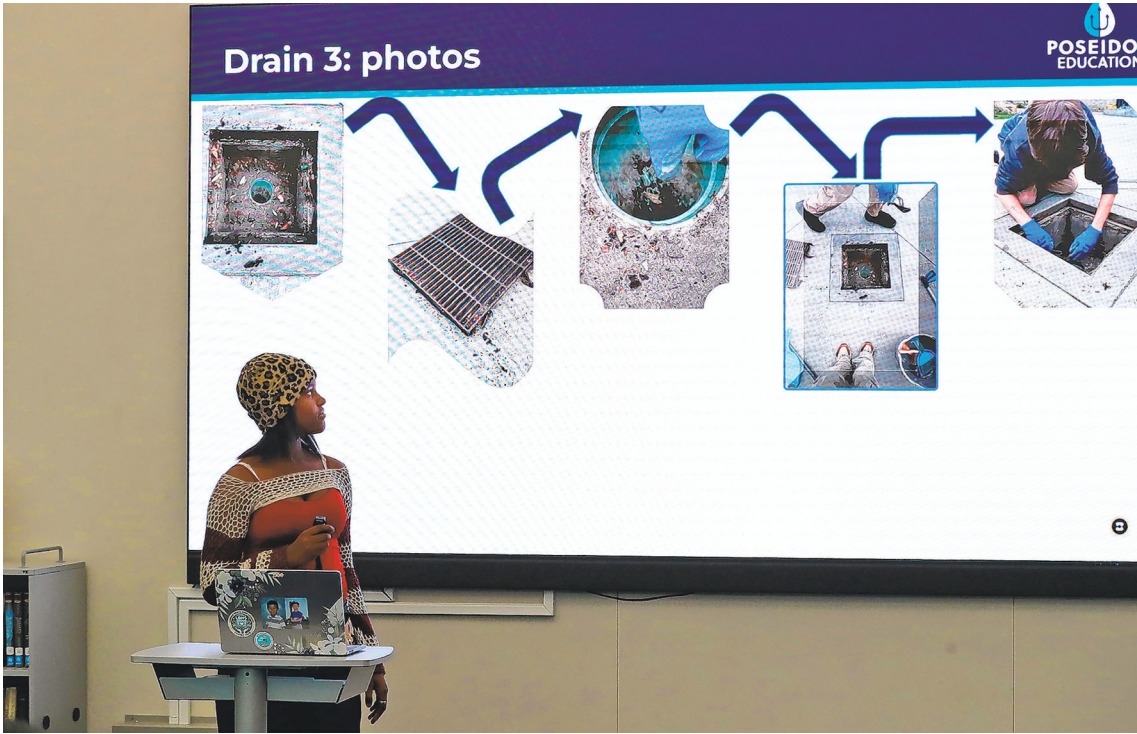
Those enrolled in a semester-long STEAM course — which stands for science, technology,

engineering, arts and mathematics — recently looked into ways to reduce stormwater pollution.

The students visited a nearby water treatment facility, cleaned out storm drains on campus, and then gave presentations on the subject before city and school staff and industry leaders, including representatives from the Moulton Niguel Water District, at school on Tuesday.

"I think it gave our students a great lens of how powerful of a

See **Internship**, page A2



Photos by Don Leach | Staff Photographer

**A THURSTON** seventh-grader shares a proposal to reduce stormwater pollution runoff on Tuesday. The project is a culmination of research after a months-long internship program facilitated by Poseidon Education through the Orange County Public Works H2OC Stormwater Program.

### THURSTON MIDDLE

School seventh-graders prepare to present their ideas to reduce stormwater pollution on Tuesday.





# Vehicle loses control on PCH, drives into waters near Bolsa Chica Conservancy

BY SARA CARDINE

Huntington Beach police's rapid deployment unit was called to the wetlands near the Bolsa Chica Conservancy early Thursday, where a vehicle was submerged under water after driving off Pacific Coast Highway, officials reported.

The crash happened shortly before 6 a.m., when a vehicle traveling northbound on the high-

way, just south of Warner Avenue, careened into the wetlands, Huntington Beach police spokeswoman Jessica Cuchilla said.

The driver, an unnamed man, was able to exit the vehicle as a marine safety specialist equipped with SCUBA gear conducted an underwater clearance to ensure no additional occupants were trapped inside the vehicle.

It was determined the driver was the sole occu-

pant of the vehicle. He sustained no injuries from the crash, and impairment does not appear to have been a factor in the incident, Cuchilla said Thursday.

The vehicle, the make and model of which were not immediately reported by responding officers working the night shift, was successfully removed from the waters.

The 1,445-acre Bolsa Chica Ecological Preserve,

one of the largest and last remaining coastal wetlands in California, is home to more than 1,000 documented species of wildlife and is stewarded by the nonprofit conservancy, which offers classes, exhibits, displays and tours in the Interpretive Center located near the scene of Thursday's incident.

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**MARINE SAFETY** specialist Francisco Pfeiffer conducts an underwater clearance early Thursday at the scene of a single-vehicle crash near Pacific Coast Highway and Warner Avenue in Huntington Beach.

Courtesy of Huntington Beach Police Department

**A NEWPORT BEACH** police officer instructs Geoffrey Stirling to sit down on a curb in body-worn camera footage recorded before police shot and killed the motorcyclist on April 17.



Courtesy of the Newport Beach Police Department via YouTube

## FOOTAGE

Continued from page A1

to point the Taser at the officer, who shouts, "Drop it!" before firing five rounds.

Stirling was taken to nearby Hoag Hospital, where he later died. He was an actor and model. His father, Scott Stirling, is the president of Newfoundland Broadcasting Company Ltd. and his sister was a former cast member on the reality TV series "Real Housewives of Orange County."

"My family has experienced an unimaginable loss," Stirling's sister, Lydia McLaughlin, wrote in an Instagram post. "My brother, Geoff, was tragically taken and our hearts are shattered."

Online court records show Stirling had been charged with a felony arson that allegedly happened on March 21. He was due to appear for an arraignment hearing scheduled four days after he was killed.

Newport Beach Police Chief Dave Miner said the

investigation into the shooting is still in its early stages, and could take up to a year to complete. His department, as well as the Orange County district attorney's office are looking into the matter. The office of California Atty. Gen. Rob Bonta is also investigating, per the terms of a law giving state officials oversight on cases involving the killing of an unarmed person by police.

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# Daily Pilot

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## INTERNSHIP

Continued from page A1

ripple effect this kind of work can have and the number of people that have similar goals in our community," said Joseph Vidal, the principal of Thurston Middle School.

Students took turns stepping up to the podium and sharing parts of the project. It included a bit of levity, when a cartoonish representation of a person littering led to an encounter with a supernatural being from the sewer.

After the item struck the mutant-like creature in the head, it came up to the surface and used its laser vision to send a message to the individual littering.

"Sometimes, that's the right way into the middle-school mindset is to poke fun at it, but have a serious message that's also embedded in there," Vidal said. "I think our kids have done a great job with that."



Photos by Don Leach | Staff Photographer

**A THURSTON** seventh-grader presents findings in a stormwater pollution study to city and school staff on Tuesday in Laguna Beach.

The activities came as part of a partnership with Poseidon Education, a collaboration Laguna Beach Unified School District officials said has been implemented in the coursework for a couple of years. Poseidon Education ran an internship, funded by the Orange County Public Works H2OC Stormwater Program, that culminated in the students delivering their proposals to reduce stormwater pollution in their community.

Patti Diaz, the chief executive and president of Poseidon Education, said the material helps to "plant that seed" for the future and give students something meaningful in their education.

"They're going to remem-



**THURSTON** Middle School STEAM teacher Jennifer Kim's class completed a Poseidon Education internship on stormwater pollution.

ber doing this," Diaz said. "Even if they don't 100% remember all of the details of it, they'll remember that they had an experience. I bet you anything these kids have drain vision now, where they can't walk over a storm drain without noticing it."

The learning process included a field trip to the South Orange County Wastewater Authority.

"They got to actually see the wastewater treatment plant," Diaz said. "That's not stormwater. We do try to differentiate — stormwater goes directly to the ocean and wastewater is from your drains and gets processed. They're going to definitely have a memory of that because of the smell."

"It's bringing these experiences and making them more real. ... The water doesn't just go away. It goes somewhere. There's an impact. The trash that went down that drain... it went somewhere. It didn't just magically disappear."

Gloria Harwood, the school district's coordinator

of environmental literacy, said the district's goals include an emphasis on sustainability through effective environmental education.

Multiple student groups were honored before the City Council on Tuesday night, including a cohort of high school students that worked on a video for wildfire preparedness and elementary students who were recognized for their submissions in a water quality and wastewater awareness art contest.

Harwood said that taking education beyond the classroom, allowing students to "get their hands dirty," and giving them the tools to ask questions helps them to develop into "change-makers" within their community.

"We have a lot of fun here," Harwood added. "We just want to make sure the students are connected to the planet as much as possible because it does have such an impact."

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## CROSSWORD AND SUDOKU ANSWERS

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# MARKETPLACE

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### LEGAL NOTICE



## NOTICE OF A PUBLIC HEARING

### LAGUNA BEACH CITY COUNCIL

The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, Laguna Beach, to consider: **Appeal of approval of Design Review 24-2550, and CEQA Categorical Exemption for landscaping at 276 Cajon Street in the R-2 (Residential Medium Density) zone. Design Review is required to establish vegetation dimensions. Applicant: Susan Shore**

**SAID PUBLIC MEETING** to be held **Tuesday, May 20, 2025, at 5:00 p.m. or as soon thereafter.**

For additional information, contact City staff: **Daniel Latham (949) 464-6612 or [dlatham@lagunabeachcity.net](mailto:dlatham@lagunabeachcity.net).** Comments may be made in writing prior to the hearing (when emailed or mailed to the City Clerk's office) or in-person in Council Chambers during the public hearing. In order to allow sufficient time for members of the City Council and staff to review and consider your comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public hearing is scheduled; however, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m. five days prior to the scheduled hearing.

Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

**CEQA:** This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use.

**COASTAL:** This project is located in the Coastal Zone. This project is located within a non-appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07. The review procedure identified in Laguna Beach Municipal Code Section 25.07.012(B)(3) applies to any such determination.

**Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.**

### LEGAL NOTICE



## NOTICE OF PUBLIC HEARING

### Design Review Board / Board of Adjustment

Council Chambers, 505 Forest Avenue Laguna Beach, CA 92651  
**Thursday, May 22, 2025 at 5:00 PM**

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Design Review 24-1742, Coastal Development Permit 24-1743, and Variance 24-1744 Address: 175-177 Dumond Drive IAPN: 656-161-03 Applicant: Warren Hutcherson, Designer (949) 338-6905, [wh3d@cox.net](mailto:wh3d@cox.net) Property Owner: Mark Morgan

**Application Filing Date:** April 15, 2024 **PROJECT DESCRIPTION:** The construction of two tandem covered parking spaces and a lower-level access to the planned elevator below an existing duplex on a 4,675 square foot lot in the R-2 (Residential Medium Density) zone. A variance is requested to exceed the maximum height limit due to the excavation below the existing building. The request would further modify two existing approved applications: Design Review DR 23-0021 and Coastal Development Permit CDP 23-0022. **COASTAL ZONE:** The project is located within an appealable area of the Coastal Zone. A final decision by the Design Review Board can be appealed to the City Council in accordance with Laguna Beach Municipal Code Section 25.05.070, with the payment of \$2,000. A final decision to approve the project could be appealed to the California Coastal Commission in accordance with Laguna Beach Municipal Code Section 25.07.016(B). Further information regarding California Coastal Commission appeal processes can be found at <https://www.coastal.ca.gov/cdp/cdp-forms.html>. **CEQA:** The proposed project qualifies for a categorical exemption pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. **MORE INFORMATION:** The property is not required to be staked with story poles as it does not affect the outward appearance of the existing building as approved on March 23, 2023, by the Design Review Board pursuant to Design Review DR 23-0021 and Coastal Development Permit CDP 23-0022. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Thursday: 7:30am – 3:00pm and 7:30am – 12:00pm alternating Fridays (closed alternating Fridays). **HOW TO COMMENT:** For additional information, contact City staff: **Heather Steven, Senior Planner at [hstevem@lagunabeachcity.net](mailto:hstevem@lagunabeachcity.net) or (949) 497-0332.** Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below: <https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

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## Legal Notices

### NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

Case No. 24STPB09685

Superior Court of the State of California for the County of Los Angeles.

In the matter of the KIRKOR GUNBILIR REVOCABLE LIVING TRUST, dated March 4, 2019.

Notice is hereby given that the undersigned will sell at private sale, on or after May 19, 2025, at the office of RODNUNSKY & ASSOCIATES, 5959 Topanga Canyon Blvd., Suite 220, Woodland Hills, CA 91367, to the highest and best bidder, and subject to confirmation by said Superior Court, all right, title and interest of said Trust, in and to all the certain real property situated in the County of Orange, State of California, described as follows:

Lot 154 of Tract No. 7718, as per Map Recorded in Book 303, Pages 35 to 40 inclusive Maps, in the Office of the County Recorder of Orange County California.

APN: 412-182-08

Commonly known as: 3362 Fuchsia Street, Costa Mesa, CA 92626.

Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are agreeable to the personal representative. Ten percent of amount bid to be deposited with bid.

Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: April 30, 2025  
ISGANUHI SUNA, Trustee

RODNUNSKY & ASSOCIATES  
5959 TOPANGA CANYON BLVD  
STE 220

WOODLAND HILLS CA 91367

CN116800 GUNBILIR May 9,10,16, 2025

## CITY OF NEWPORT BEACH

### NOTICE INVITING BIDS

Sealed bids shall be submitted electronically

via PlanetBids to office of the City Clerk,

100 Civic Center Drive,

Newport Beach, CA 92660

Before 10:00 AM on the 28th day

of May 2025,

at which time such bids shall be opened and read for

### VIA LIDO SEWER MAIN LINING

Contract No. 9438-1

\$500,000.00

Engineer's Estimate



Approved by  
James M. Houlihan  
Deputy PWD/City Engineer

Prospective bidders may obtain Bid Documents, Project Specifications and Plans via PlanetBids:

<http://www.planetbids.com/portal/portal.cfm?CompanyID=22078>

Contractor License Classification(s) required for this project: "A"

For further information, call Ben Davis, Project Manager at (949) 644-3317

BID INFORMATION IS AVAILABLE ON THE CITY WEBSITE  
<https://www.newportbeachca.gov/government/data-hub/online-services/bids-rfps-vendor-registration>

### NOTICE:

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

### NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

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Superior Court of the State of California for the County of Los Angeles.

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Real property in the City of Costa Mesa, County of Orange, State of California, described as follows:

Parcel 1:  
The south 50 feet of that portion of Lot 28, Maps, Fairview Farms, as Orange per map thereof recorded in Book 8, Page 71, Miscellaneous Maps, Orange County, California, described as follows:

Beginning at a point in the center line of Fairview Avenue, now Harbor Boulevard, 165.00 feet north of the intersection of said center line with the center line of Victoria Street, as shown on said Map; thence west parcellel with the center line of Victoria Street, 264.00 feet to a point in the east line of the west 3.00 acres of south half of said Lot 28 as conveyed to Edward N. Bond and others, by deed Recorded January 2nd, 1925, Book 547, Page 217 of deeds, Records of said Orange County; thence north along the east line of said west 3.00 acres, 165.00 feet to a point in the north line of the south half of said Lot 28; thence east along said north line, 264.00 feet to a point in the center line of said Harbor Boulevard; thence south along the center line of Harbor Boulevard, 165.00 feet to the point of beginning.

Excepting therefrom the east 164.00 feet thereof.

Parcel 2:  
The south 50 feet of the east 164 feet of that portion of Lot 28 Fairview Farms, as shown on Map recorded in Book 8, Page 71 of Miscellaneous Maps, Records of Orange County, California, described as follows:

Beginning at a point in the center line of Fairview Avenue, now Harbor Boulevard, 165.00 feet north of the intersection of said center line with the center line of Victoria Street, as shown on said Map; thence west parcellel with the center line of Victoria Street, 264.00 feet to a point in the east line of the west 3.00 acres of south half of said LIT 28 as conveyed to Edward N. Bond and others, by deed Recorded January 2nd, 1925, Book 547, Page 217 of deeds, Records of said Orange County; thence north along the east line of said west 3.00 acres, 165.00 feet to a point in the north line of the south half of said Lot 28; thence east along said north line, 264.00 feet to a point in the center line of said Harbor Boulevard; thence south along the center line of Harbor Boulevard, 165.00 feet to the point of beginning.

Parcel 3:  
The south 50 feet of the east 164 feet of that portion of Lot 28 Fairview Farms, as shown on Map recorded in Book 8, Page 71 of Miscellaneous Maps, Records of Orange County, California, described as follows:

Beginning at a point in the south line of said Lot 28, distant thereon 183 feet westerly from the southeast corner of said Lit, running thence west along said south line to a point in the east line of the west 3 acres of the south half of said Lot 28, as conveyed to Edward N. Bond and others, by deed Recorded January 2nd, 1925, Book 547, Page 217 of deeds; thence north along said east line of said west 3 acres 140 feet; thence parallel with the south line of Lot 28; thence south parallel with the east line of said Lot, 140 feet to the point of beginning.

APN: 422-203-35 and 422-203-22

Commonly known as: 2165 Harbor Blvd., Costa Mesa, CA 92627 and, 516 Victoria Blvd., Costa Mesa, CA 92627.

Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are agreeable to the personal representative. Ten percent of amount bid to be deposited with bid.

Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: April 30, 2025  
ISGANUHI SUNA, Trustee

RODNUNSKY & ASSOCIATES  
5959 TOPANGA CANYON BLVD  
STE 220

WOODLAND HILLS CA 91367

CN116801 GUNBILIR

## Legal Notices

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### LEGAL NOTICE



### NOTICE OF PUBLIC HEARING

#### Planning Commission

Council Chambers

505 Forest Avenue

Laguna Beach, CA 92651

Wednesday, May 21, 2025 at 6:00 P.M.

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Design Review 25-0779, Coastal Development Permit 23-0151. Address: 359 3rd Street | APN: 641-264-10 Applicant: Brandon Sjulin, 310-343-5051, brandon.sjulin@gmail.com. Property Owner: Laguna Presbyterian Church. Application Filing Date: July 16, 2024. PROJECT DESCRIPTION: The applicant requests design review and a coastal development permit to demolish an existing structure and expand an existing parking lot in the CBD-O (Central Business District – Office) Zone of the Downtown Specific Plan. Design review is required for commercial parking lot improvements including landscaping and lighting improvements. Related Project Cases on the property include but are not limited to: CDP 23-0151. COASTAL ZONE: This project is located in the Coastal Zone. This project is located within a non-applicable area of the Coastal Zone. The project is proposed as non-applicable development. The application was filed on January 30, 2023 by Brandon Sjulin and is assigned application number CDP 23-0151. The application will be heard by the Planning Commission. The decision by the Planning Commission can be appealed to the City Council upon the payment of \$2,000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15304 - Minor Alterations to Land, in that the project consists of minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. MORE INFORMATION: The project is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public center during the following hours: Monday – Thursday: 7:30am – 1:00pm. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration claims by neighboring property owners. HOW TO COMMENT: For additional information, contact City staff: Daniel Besnair, Associate Planner at [dbsnair@lagunabeachcity.net](mailto:dbsnair@lagunabeachcity.net) or (949) 497-0745. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2550815CAD TS No: Y24-05053 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 2/29/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 3/5/2024 as instrument number 2024000048930 in the office of the County Recorder of Orange County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 10/28/2024 as instrument number 2024000280564 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 4/27/2011 as instrument number 2011000211176, WILL SELL on 5/19/2025, 01:30 P.M. At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owners of said property are: Gerardo R. Tranconis Arambula And Elizabeth R. Tranconis Rubio husband and wife as joint tenants. The property address and other common designation, if any, of the real property is purported to be: 70 Mayfair, Irvine, CA 92620, APN 935-421-80. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$9,984.48. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: Y24-05053. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case Y24-05053 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 4/7/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0473043 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 04/25/2025, 05/02/2025, 05/09/2025

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### SELL

your stuff through classified!

### MERCHANDISE

800

### Miscellaneous Merchandise

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\$\$\$ Top cash paid  
4 all or part of collection.  
Jazz, Classical,  
Psychedelic, Blues  
949-933-6777 Mike

### Sell your unwanted items

the easy way!  
Place a Classified ad today!  
(714) 966-4600

### EMPLOYMENT

1500

### Employment

Aquilogic, Inc. is seeking a Water Resources Engineer (Civil Engineer) in Costa Mesa, CA; Req: Master's Deg. in Civil Engineering + 0 yrs exp. \$98,238.00/yr OR Bach. Deg. in Civil Engineering + 3 yrs exp. \$73,986.00/yr. Email resume to [HR@aquilogic.com](mailto:HR@aquilogic.com)

### SELL

your unwanted items through classified

### SUMMONS

(CITACION JUDICIAL)

CASE NUMBER (Número del Caso):

30-2023-01358960-CU-FR-CJC

### NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO):

TONY MAVUSI, an individual; HTAAS OP, a Nevada corporation; and DOES 1 through 20, inclusive

### YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTÁ DEMANDANDO EL DEMANDANTE)

GOLDBAUMS AIR CONDITIONING AND HEATING, a California corporation

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

### The name and address of the court is:

(El nombre y dirección de la corte es):

Central Justice Center

700 Civic Center Drive West

Santa Ana, CA 92701

### The name, address, and telephone number of the plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Jason D. Annigian 208876

Annigian Ryan LLP; 333 N. Indian Hill Blvd, Claremont, CA 91711 909-981-0475

Date: 10/24/2023

David H. Yamasaki Clerk of the Court

(Secretario)

A. Gill

Deputy

(Adjunto)

Published in the Daily Pilot

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## Legal Notices

## Legal Notices

### CITY OF COSTA MESA

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on **Tuesday, May 20, 2025, at 7:00 P.M.**, or as soon as possible thereafter, to consider:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DESIGNATING LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES IN THE CITY OF COSTA MESA, AS IDENTIFIED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 51178**

**Public Comments:** Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record.

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **May 20, 2025.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. For questions on the project contact the project Planner: Michelle Halligan, Senior Planner at (714) 754-5608. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>. 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**,