Daily Pilot

SATURDAY, DECEMBER 9, 2023 /// dailypilot.com



Photos by James Carbone

RABBI REUVEN MINTZ, from the Chabad Center for Jewish Life, right, introduces Stephanie and Asher Avital, whose cousin, Or Levy, is a hostage held by Hamas in Gaza. The menorah-lighting took place at the atrium garden court at Fashion Island in Newport Beach on Thursday.

Festival of Lights event shines despite darkness

elebrants marked the first night of Hanukkah at Fashion Island with some trepidation among the local Jewish community.

A menorah lighting took place in the retail center's atrium garden court, with the first candle lit by a family member of a hostage in the Israel-Hamas war. During the event, Newport Beach residents Stephanie and Asher Avital carried a poster of their cousin, Or Levy, asking for his release.

The conflict has cast a dark shadow over the holiday also known as the Festival of Lights. Many in the Jewish community are fearful of growing antisemitism and grieving over the scale of loss in the Middle East since the Oct. 7 Hamas attacks on Israel.

But beyond the conflict, the lighting Thursday night was a celebration of the holiday. Performances by the Orange County Klezmers kicked off the event, and prayers and words of hope were offered for the safe return of hostages and a peaceful end to the war. Also provided were holiday crafts, gifts and treats, in addition to face painting and balloon animals for children. Attendees were encouraged to donate toys for a community toy drive.



ASHER AVITAL, of Newport Beach, lights the menorah for the start of Chanukah during Festival of Lights public Menorah lighting ceremony hosted by Chabad Center for Jewish Life.

"It is a holiday that enriches our lives," Rabbi Reuven Mintz of the Chabad Center for Jewish Life said in a statement. "In ancient times, our ancestors rededicated the Menorah and its lights in Jerusalem. [At this ceremony], we rededicate ourselves to making this world a better and brighter place, by performing acts of goodness and kindness. Chanukah also transmits the universal and timely message that ultimately good will prevail over evil, freedom over oppression and light over darkness."

— Lilly Nguyen

Rivian reopens renovated South Coast Theater

BY ANDREW TURNER

Its doors shut for the better part of the last decade, a theater overlooking Main Beach has reopened as the Rivian South Coast Theater.

The property, formerly known as Laguna Beach South Coast Cinemas, was purchased by Rivian for \$10.7 million in April 2021, according to a report by the Orange County Business Journal.

Rivian, an electric-vehicle manufacturer, will open the event space — located at 160 South Coast Highway — to the public on Saturday, becoming the third space to be opened in the state this year.

"It's an honor for Rivian to be part of the Laguna Beach community as steward of the South Coast Theater in its next era," Tony Caravano, senior director of experiential marketing and community engagement for Rivian, said in a statement. "The site has been a beacon of innovation, community and creativity throughout its history, and Rivian is ready to carry that legacy forward."

The property opened as the New Lynn Theater in 1935. Following the acquisition, Rivian worked to restore features of the original structure, including the auditorium, balcony, marquee, proscenium arch, ticket booth and the original 129-seat theater area. The venue joined the National Register of Historic Places in March.



Don Leach | Staff Photographer

GUESTS ENJOY a look of a new showroom and theater at the restored Rivian South Coast Theater in Laguna Beach during a dedication event on Friday. It opens to the public today.

"The history is important, but we're also looking forward to the future of this building and what it's going to mean for the community," Mayor Bob Whalen said at a dedication

event on Friday. "I'm so impressed with the way they energized this space, kind of re-

See **Theater**, page A4

Outdoor dining wins support in C.M.

Officials move to make permanent rules that helped eateries during the pandemic and were set to expire this month.

BY SARA CARDINE

The expansion of outdoor dining in Costa Mesa — an emergency accommodation granted to keep local businesses afloat during COVID-19 pandemic shutdowns — has since become an amenity enjoyed by restaurant owners and diners alike.

City officials this week took steps to codify the practice of placing additional seats in setbacks, parking lots and wide walkways and courtyards, approving an ordinance to make such changes allowable on a permanent basis.

The new regulation, which will take effect 30 days after an anticipated second reading in mid-January, allows restaurants to keep, initiate or expand outdoor dining options, so long as it meets a few conditions.

Drive aisles and pedestrian travel must not be blocked, and structures placed in parking lots can only remove up to five spots, or 25% of a business' required parking, whichever is less. Barriers and walls may only be 5 feet tall, with the top 1.5 feet required to be transparent.

Assistant planner Caitlyn Curley told council members in a regular meeting Tuesday the city has granted a total of 49 temporary use permits to allow for outdoor dining, since an urgency ordinance was first approved in June 2020. With the allowance set to expire at the end of the year, 22

See **Dining,** page A2

Petition aims to buoy marine habitats

OC Coastkeeper asks state agency to support expansion of research, restoration within O.C.'s marine protected areas.

BY LILLY NGUYEN

Expansion of research and restoration projects to Orange County's marine protected areas (MPAs) may be on the horizon, depending on action taken by the state's California Fish and Game Commission in response to a petition submitted by OC Coast-keeper.

The nonprofit announced Monday its petition to Fish and Game requesting it "authorize and support credible research, monitoring, restoration and education projects within Orange County's MPAs."

The move comes as part of a routine 10-year review of policies guarding marine protected areas up and down the coast.

Ray Hiemstra, OC Coastkeeper's associate director of policy and projects, said he was present when talks first came about to establish networks of protected areas. He said the original intention had always been to allow research and restoration in the designated places but that legal language inserted later did not reflect that goal.

See **Marine**, page A3



AN O.C. LIVE concert at Dick Church's in Costa Mesa in 2022 was made possible by a temporary law making outdoor dining legal during the pandemic. This week, officials made steps to permanently allow the practice.

DINING

Continued from page A1

restaurants are still offer-

ing outdoor dining. 'Of these active permits the majority ... are located within courtyards and walkways with the second most common location being parking spaces, [occurring] at seven outdoor

dining areas," Curley said. Costa Mesa planning commissioners in November drafted an ordinance to make such temporary arrangements legal on an ongoing basis. As such, staff approval alone is required for any expansions that constitute less than 50% of the existing business and fall within the parking removal cap. Anything beyond that would require a minor conditional use permit.

The initial ordinance required that any obviously temporary barriers such as plastic cones, walls and paneling - be replaced with more permanent materials that comply with certain "aesthetic standards."

Jennifer Le, the city's director of economic and development services, explained the law did not intend to impose requirements that would force those currently holding temporary use permits to cease operations but to create a set of guidelines for future permanent use.

She recalled when the original allowance was made in 2020, a time when indoor dining was prohibited statewide, the shift outdoors was urgent.

"We were all just trying to transition outside for dining. Folks used whatever materials they had many of them weren't really built for permanent installations," Le recalled.

"Our thought process is it wouldn't be unreasonable to have those materials upgraded from temporary orange barriers to, in some instances, something more permanent, since we are transitioning this permit to a permanent allowance."

Although council members roundly supported the expansion of outdoor dining, some questioned whether the aesthetic requirement might be too subjective and financially burdensome to impose on local business owners.

Councilwoman Reynolds made a motion to strike that requirement, and colleague Andrea Marr agreed.

"We did see, in some of the email comments, some of this outdoor area is still providing the necessary commercial activity to kind of keep these businesses in recovery," she said. "I am a little bit concerned about requiring some additional investment."

But Mayor John Stephens and Mayor Pro

Tem Jeffrey Harlan disagreed, saying that permanently allowing temporary barriers would have a negative visual impact, especially on highly trafficked streets like Newport Boul-

"You cannot have cones and funky barriers out on a major corridor of our city permanently, as a matter of right, in Costa Stephens said, making a substitute motion to keep the aesthetic requirement in the ordinance.

Stephens' motion made provisions for businesses that wanted to experiment with outdoor dining by using temporary barriers for a period of one year before the ordinance would kick in. The motion passed 4-2, with Reynolds and Marr voting against the mayor's proposal.

Councilman Chavez said he could have gone either way on the aesthetic requirement, so long as there was some way to keep the pandemic-era practice going on a regular basis.

"For me, what matters aren't the particular nuances," he said. "What matters is that it's legal and that businesses that want to invest in our city, that want to try their luck with less parking and more outdoor dining can do that.'

sara.cardine@latimes.com Twitter: @SaraCardine

THE DAILY **COMMUTER PUZZLE**

By Jacqueline E. Mathews

ACROSS

1 In a _; ticked off 5 Makes fun of 9 Spill the beans 13 Paddled boat 15 _ personality; Jekyll/Hyde disorder 16 Etna's output 17 Boxer De La Hoya 18 Poison remedies 20 "Says _?"; skeptic's query 21 Crash into 23 Falk & Fonda 24 Head coverings 26 Nixon, for one 27 Pieces of asparagus 29 Large fruits 32 Cruise stops 33 Jungle hideaways

35 Ancient 37 Large cards 38 Compensate

39 Command to Rover 40 Wimple wearer 41 Coins 42 Nutmeg or cumin 43 Impolite looks 45 Hovels

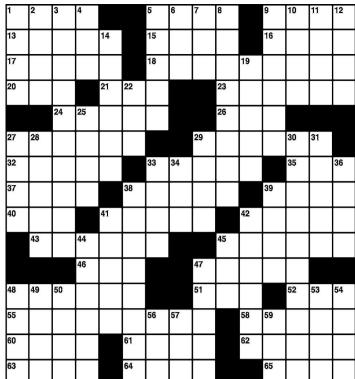
46 Hotdog holder 47 "_ Were the Days" 48 Shocked 51 New Testament

bk. 52 Not long _; recently 55 Fraternal 58 Part of the arm 60 Walkway 61 Bacardi

beverages 62 Beauty parlor 63 Starry-_; impractical 64 Email folder 65 Gets hitched

DOWN

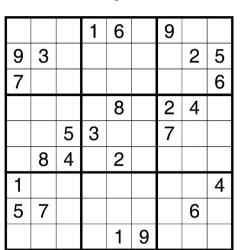
1 Flat-bottomed boat 2 Poet Ogden _ 3 Babbling unintelligibly 4 Up _ point; only



SUDOKU

By the Mepham 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.



For answers to the crossword and Sudoku puzzles, see page A4.

so far 5 Second U.S. president 6 Play on words 7 Polish off 8 "_ when wet"; safety sign 9 Very drunk 10 Not prompt

11 Declare positively 12 Largemouth _; freshwater fish 14 Bloopers 19 Business transactions 22 Billboards 25 Stable

breakfast 27 Bridge 28 Hocus-29 War casualty statistic 30 Conspicuous 31 Like a loose rope 33 Eye part 34 ls _ to; probably will 36 Changes the color of 38 Confirms, as a password 39 Health club offerings 41 Pulverize 42 Pushes hard 44 Diminished 45 "...coming 'round the mountain when _ comes...' 47 Romantic meeting 48 Qualified 49 Elephant's color 50 Sharpen 53 _ cholesterol; HDL 54 _ up; confesses 56 Regret

Tribune Media Services

59 Attorney's field

57 File drawer,

perhaps



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Suspect in knife incident in custody

BY LILLY NGUYEN

A man from Orange was arrested Thursday after he was alleged to have waved a knife and caused minor property damage inside of a Newport Beach restaurant.

Newport Beach police said they received a call at 8:40 a.m. Upon arrival at the scene, officers established a perimeter and evacuated people from the area before beginning negotiation efforts. Police deescalated the situation and took the suspect safely into custody. No injuries were reported.

The man has been identified as Roger Ronnie Robles, 48, who was substance and use of a deadly weapon other than a firearm.

to jail, but neither jail nor court records reflected his current status as of Friday evening.

But court records do indicate Robles was previously charged with misdemeanors connected to an incident in November that include resisting an executive officer, resisting a public or peace officer and trespassing. He pleaded guilty to those

lilly.nguyen@latimes.com

AROUND TOWN

Snoopy House holiday festival returns to C.M.

The popular and longrunning holiday festival Snoopy House will make its annual return to Costa Mesa City Hall on Dec. 15, from 5:30 to 8:30 p.m. and will run nightly through

Participants can enjoy holiday light displays, free train rides and sledding, stage performances from Kids Imagine Nation, food vendors and more. Photos with Santa will be offered each night from 6 to 8 p.m.

special sensoryfriendly event, with no lights, music, loud noises or animatronics will be offered on Tuesday, Dec. 19, from 3 to 5 p.m. with the programming commencing at 5:30 p.m.

For more information, including sledding requirements, visit costamesaca.gov/snoopyhouse or call (714) 754-5300 during regular business hours.

Veterans to be honored as part of wreaths day

At 8:30 a.m. on Dec. 16. the Newport Beach Country Club Dew Sweepers and other volunteers will visit Pacific View Mortuary and Memorial Park in Corona del Mar to place wreaths on the graves of an estimated 4,000 veterans buried there.

Pacific View is located at 3500 Pacific View Drive. To sponsor a wreath, volunteer or for more informavisit wreaths acrossamerica.org/pages/ 163510/Overview.

Open call for Holiday Lights Contest entries

The city of Costa Mesa is encouraging residents to participate in the second annual Holiday Lights Contest, sponsored by Kendra Fisher from Torelli Realty, by emailing a photo or video of their decorated home or business by Dec.

Contest entries and requests for assistance with lights and decorating may emailed to tiana.madrid@costamesaca.gov. For more information, call Parks and Community Services at (714) 754-5300.

Newport Beach PD Mobile Cafe

The Newport Beach Police Department will host one of its mobile cafes on Thursday, Dec. 21 from 10 a.m. to noon. The event will be held at Roger's Gardens, 2301 San Joaquin Hills Road, where the department has returned \$8,000 worth of stolen items.

Police will be on site to greet shoppers and help carry trees and items out to cars.

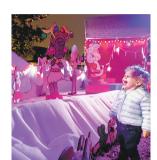
Costa Mesa Fire collecting toys for annual drive

Those interested in making the holiday season brighter for area children in need are encouraged to drop off any new, unarrested on suspicion of felony vandalism, possession of a controlled

Robles was transported

charges.

Twitter: @lillibirds



File Photo

SNOOPY HOUSE will

make its annual return to Costa Mesa City Hall on Dec. 15, from 5:30 to 8:30 p.m. and will run nightly through Dec. 22.

wrapped toys or sports equipment, in their original box or packaging, to Costa Mesa City Hall or any local Costa Mesa fire station by Dec. 23.

Toys to consider include board and card games, craft activities, art kits, building blocks, dolls, infant toys and youth sports equipment. Stuffed animals, clothing, personal care items and blankets cannot be distributed and will not be accepted.

For more information on the event or donation guidelines, contact (714) 327-7400.

Laguna museum offers story time on Dec. 16

Children are invited to visit Laguna Art Museum at 11 a.m. Saturday, Dec. 16 for an interactive storytime and art-making expe-

The day's featured story is "What to Do With a Box," by Jane Yolen and Chris Sheban. In partnership with Boys & Girls Club of Laguna Beach, children will use their imagination and creativity to think of inventive ways to use a box. Using teamwork and engineering, they will construct a cardboard box fort in the museum's STUDIO/Lab artmaking space.

Laguna Art Museum is located at 307 Cliff Drive, Laguna Beach. For more information visit laguna artmuseum.org.

- From staff reports

BOYS' SOCCER

Hamilton's late goal sinks H.B. in All-Turf Tournament

BY SCOTT FRENCH

These are critical days for Huntington Beach's boys' soccer team, which has begun what head coach Sean Dick calls its "second rebuilding year" with five losses, the latest a rather onesided face-off to an Arizona powerhouse on opening day of the Oilers' annual All-Turf Tournament.

It's a group still figuring out what it's about, how best to play, and if Thursday night's clash with Chandler (Ariz.) Hamilton, wasn't — scoreboard aside — particularly close, Huntington Beach's grit and fight offered promise

for what's to come. Hamilton (3-0), No. 8 in the Arizona

Republic's state rankings, dictated terms most of the way, virtually penned the Oilers in their defensive third after the break and created myriad opportunities, but needed a lastminute strike to pull out a 2-1 victory in the 70-minute Pool D clash.

It was a deflating finish to an encounter that provided some big-picture positives for a team that has some time and much room to grow.

"[I learned] that we have the passion to want to win, and that's what I was looking for in the boys," said Dick, who guided Huntington Beach to a Surf League title and into the CIF Southern Section Division 1 semifinals two years ago. "They're starting to believe in themselves. If we can believe in ourselves, we can have a good run in league, and that's what we're [aiming] for."

Huntington Beach slumped to 4-9-6 with a very young group last year, and this year dropped into the Wave League and Division 2.

Dick has the Oilers playing a tough schedule — their other losses, all by one or two goals, were to Long Beach Millikan, Mission Viejo, Long Beach Wilson and Corona Santiago — and it's not going to get much easier in this 16-team tournament. They were scheduled to take on Montclair, the No. 2 team in the Division 1 rankings, on Friday afternoon and wrap group play Saturday morning against Bellflower St. John Bosco, likely with a consolation game to follow later in the

The tournament final will be played

Monday evening.
Hamilton looked like a worthy candidate for the title game, and its winning goal, just seconds into stoppage, was brilliant, with Ethan Magnone finishing first-touch to the left post from right back Robert Angelo's cross



HUNTINGTON BEACH'S Matthew Moseley, seen against Edison on Jan. 11, was a standout in the midfield for the Oilers on Thursday in the All-Turf Tournament.

into the box.

"A beautiful goal," Dick noted. "You can't fault a goal like that. The guy had a good look, and he finished what he had. ... They're a damn good team. A damn good team. We don't get any better unless we're playing better teams, so this was a good game for us to play."

Dick tried out a 4-3-3 formation, found it "a little sloppy" but worth working on, and was pleased with how his group reacted after falling behind at the start.

The Huskies, with masterful midfielder Cade Williams the pivotal figure, took command from the opening kickoff, were ahead in the fifth minute · Alejandro Acevedo finishing easily from a long Davin Collinson goal kick that found space through the middle and might have scored three in the first 15 minutes.

Huntington Beach finally found some life, began closing down space, cutting off passing lanes, and winning balls in midfield behind captain Matthew Moseley and Dillon Kosai. They nearly equalized on a Matias Calapaqui header from Moseley's cross, then did so through pure fortune in the 21st minute.

Hamilton center back Jake Vitton played a no-look back pass into his box that got past the advancing

Collinson, and Calapaqui raced in to knock it into the empty net. That provided some momentum, but Huntington Beach didn't accomplish much with it while shutting down the Huskies' forays until halftime.

The second half was all Hamilton its shot advantage was 10-1 after halftime, 18-4 for the game — but the Oilers' organization in its defensive third kept things even until the finish. There were several big plays, by center backs Adrian Saldivar, halting Vitton in the 49th minute, and Kelsen Janney, shutting down Williams a minute later; by goalkeeper Calvin Beebe, sprawling to push aside a Williams shot headed for the left corner in the 55th minute; and, most of all, by Cruz Rustia, who cleared Acevedo's shot from a corner kick off the goal line in the 56th minute.

Hamilton couldn't summon the winner until its final attempt.
"We're still building as a team,"

Moseley said. "We weren't awake the first 10, 15 minutes, but once we snapped out of it, it became a little easier, finding our outlets on the wings. It was a lot better. We've just got to finish our opportunities and get up the field a little more."

Scott French is a contributor to the Daily Pilot.

MARINE

Continued from page A1

The originally intended language only carried into documentation surrounding Upper Newport Bay, where the organization and other nonprofits and scientific agencies have been conducting research and other restoration projects

for some time. But it was not reflected in the six other MPAs along Orange County's 42-mile coastline: the Bolsa Basin, the Bolsa Bay, Crystal Cove, Dana Point and Laguna Beach.

"Orange County's MPAs safeguard all rocky intertidal and reef habitats, providing a sanctuary for mar-ine life," the nonprofit states on its website. "However, this protection has inadvertently limited areas available for scientific study, hindering researchers' ability to gather essential data."

Although applications could be submitted for project permits, there would be delays on granting those that came from people such as graduate students trying to conduct their research or groups like Get Inspired, founded by marine biologist Nancy Caruso, to do abalone res-

toration. "[Caruso] and lots of other people have been having a hard time getting permits. She had to get state legislation passed that clarified that you could do these activities in state marine conservation areas, but without the specific wording, there's reluctance. We're trying to patch

every single hole," Hiemstra said. "These sound small, but they're a big deal. For doing scientific collection or just monitoring, it can take a very long

"If you're a graduate stu-

dent and you're having trouble [getting a permit], that could end up prolonging your schooling and cost you a bunch of money. We're not saying they shouldn't do their due diligence, but we want them to keep their word, and we're supposed to be able to do education, restoration and research projects.'

As part of the petition, OC Coastkeeper also requested clarification for

the definition of tide pools, and for the redesignation of two MPAs to be off limits to the general public. Hiemstra floated ideas for seagrass restoration and removal of invasive seaweed species, particularly sargassum.

Even though restoration is part of the possibilities, we're not always looking to do that. We understand there are places where we just need to let nature take its course, whatever that is," Hiemstra said.

The commission is expected to respond to the nonprofit in 2024.

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 21, 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: Sober Living by the Sea Zoning Agreement Termination - Request to terminate Development Agreement 2008-005, a Zoning Implementation and Public Benefit Agreement (Zoning Agreement) between the City of Newport Beach and Sober Living by the Sea Inc.

dba Sierra by the Sea, Inc. The Zoning Agreement authorized the operation of residential care facilities in the City subject to specific limitations. The project is categorically exempt under Section 15301 - Existing Facilities and by

significant effect on the environment (Section 15061(b)(3) of the CEQA Guidelines) 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

the general rule that CEQA applies only to projects that have the potential for causing a

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 Melinda Whelan, Assistant Planner, at 949-644-3221, mwhelan@newportbeachca.gov, at 100 Civic Center Drive

Newport Beach, CA 92660 Project File No.: PA2008-199

Activity: Termination of Development Agreement No. 2008-005, Zoning Implementation and Public Benefit Agreemen **Applicant:** Sober Living by the Sea, Inc. dba Seirra by the Sea, Inc.

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

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday December 21, 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:

1401 Quail Street Residences - A demolition of an existing office building and construction of a 67 for-sale residential condominium units atop a 146space parking structure. The proposed podiumstyle residential building is approximately 87 feet tall and consists of six-stories above grade with a subterranean parking level below. The application consists of the following components:

- General Plan Amendment A request to change the existing General Plan Land Use Designation of the Property from CO-G (General Commercial Office) to MU-H2 (Mixed-Use Horizontal);
- Planned Community Development Plan Amendment -An amendment to the Newport Place Planned Community (PC11) include the Property within the Residential Overlay;
- Major Site Development Review A site development review in accordance with the Newport Place Planned Community and Section 20.52.80 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC), for the construction of the
- Tentative Vesting Tract Map A Vesting Tentative Tract Map No. 19261 pursuant to Title 19 (Subdivisions) of the NBMC for condominium purposes of 67 dwelling units;
- Affordable Housing Implementation Plan A program specifying how the project would meet the City's affordable housing requirements, in exchange for a request of 27.5% increase in density. The applicant seeks development standard waivers and incentives pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density
- <u>Development Agreement</u> A Development Agreement, between the applicant and the city, pursuant to Sections 15.45.020.A.2.a (Development Agreement Required) of the NBMC, which would provide the applicant with vested right to develop the Project for a term of ten years and provide negotiated public benefits to the City; and
- Addendum to the 2006 General Plan Update Program Environmental Impact Reports to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared the Residences at 1401 Quail EIR addendum to the previously certified General Plan Update Environmental Impact Report SCH# 2006011119. To address reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified EIR is pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division and may also be accessed online at www.newportbeachca.gov/ceqa

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 and Section 19.12.060 (Subdivision Code). 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

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 application. All mail or 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.: PA2023-0040

General Plan Amendment, Planned Community Development Plan Amendment, Major Site Development Review, Tentative Vesting Tract Map, Affordable Housing Implementation Plan, Development Agreement, Addendum to EIR

General Plan: PC-11 (Newport Place) CO-G (General Commercial Office)

Location: 1401 Quail Street

Applicant:

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

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 000680-LC

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller are: BROADWAY ENTERPRISES INC., 4535 **CAMPUS DRIVE, IRVINE, CA 92612**

(3) The location in California of the chief executive office of the Seller is: **DANIEL LEUNG** (4) The names and business address of the Buyer(s)

are: TEN FRESH INC., 4535 CAMPUS DRIVE, IRVINE, CA 92612

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EOUIPMENT. GOODWILL. TRADENAME. LEASEHOLD AND IMPROVEMENT of that certain business located at: 4535 CAMPUS DRIVE, IRVINE, CA 92612

(6) The business name used by the seller(s) at said location is: DING'S GARDEN CAFE

(7) The anticipated date of the bulk sale is DECEMBER 28, 2023 at the office of: TOP ESCROW, 590 S. GRAND AVE, COVINA, CA 91724, Escrow No. 000680-LC, Escrow Officer: **LINDA CHENG**

(8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: DECEMBER 27,

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: $\mbox{\bf NONE}.$ DATED: OCTOBER 30, 2023

TRANSFEREES: TEN FRESH INC., A CALIFORNIA CORPORATION 2016267-PP DAILY PILOT 12/9/23



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 21, 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

Lido Marina Village Parking Management Plan -The applicant requests to amend the existing conditional use permit (UP2017-019) that authorized a parking reduction and parking management plan (PMP) for Lido Marina Village (LMV). The applicant requests to remove the current requirement for off-site employee parking at Hoag Health Center (540 Superior Avenue) based on changes in tenancy and an associated reduction in demand for parking at the site. The project includes an increased waiver of parking. Other minor changes to the PMP include increasing the capacity of employee parking onsite within the existing LMV parking structure. If approved, this Conditional Use Permit would supersede Use Permit No. UP2017-019.

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 or before the public hearing. The application may be continued to a specific future ting date: if such an action occurs, ad public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal

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

 $\underline{www.newportbeach ca.gov/planning commission}.$ 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 application. All mail or 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 Liz Westmoreland, Senior Planner, 949-644-3234 lwestmoreland@ newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-089

Activity:

General Plan:

Filing Date:

April 15, 2021

Conditional Use Permit and Coastal **Development Permit**

Zone: MU-W2 (Mixed-Use Water) MU-W2 (Mixed-Use

Water 2)

Coastal Land Use Plan: MU-W (Mixed-Use Water

Related) Location:

3636 Newport Boulevard, DJM ARC LIDO LLC

3418 through 3428 Via Lido, 3434 and 3444 Via Lido, 3400 through 3450 Via Oporto (even), and 3421 through 3505 Via Oporto (odd)

Applicant:

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



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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 21, 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:

Baldwin & Sons Medical Office - A request to convert a portion of the existing subterranean private parking area beneath the general office building at 20 Corporate Plaza into a 5,081-squarefoot medical office. The project would require the following approvals to implement:

- General Plan Amendment: To amend Anomaly Number 34 of Table LU2 in the General Plan Land Use Element to increase the maximum development limit by 2,711 square feet for a maximum development limit of 471,591 square feet.
- Planned Community Development Plan Amendment: To amend the Corporate Plaza Planned Community (PC-17) Development Plan to allow a maximum gross building floor area of 471,591 square feet and to add "medical office" as an allowed use for Building Site 20.
- Conditional Use Permit: To allow an adjustment to the required off-street parking by waiving the four additional spaces required for the new medical office.
- **Development Agreement:** The consideration development agreement providing development rights in exchange for public benefits in accordance with Chapter 15.45 (Development Agreements) of the Newport **Beach Municipal Code**

The project is categorically exempt under Section 15303 - Class 3 (New Construction or Conversion of Small Structures) 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 (Appeals). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the ontinuance 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

 $\underline{www.newportbeachca.gov/planningcommissio} n.$ 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 application. All mail 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 olease contact Joselyn Perez, Associate Planner, at 949-644-3312 or jperez@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-158

Activity: General Plan Amendment, Planned Community Development Plan Amendment. Conditional Use Permit, Development Agreement

Zone: PC-17 (Corporate Plaza

General Plan: CO-R (Regional Commercial Office) Planned Community)

Location: 20 Corporate Plaza

Applicant: **Baldwin & Sons**

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

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Don Leach | Staff Photographer

RIVIAN CHIEF Commercial Officer and President of Business Growth Kjell Gruner, left, talks about the brand and mission of the company on Friday in Laguna Beach.

THEATER

Continued from page A1

imagined it. It's going to be an automotive experience, a community event space, a place for movies, theater, lectures and other live programming.'

Visitors to the new space will have the chance to view Rivian vehicle models up close. The all-electric RIT pickup and the RIS SUV were displayed inside the auditorium.

The multipurpose capability of the space, Rivian's largest at more than 11,000 square feet, was evident in some of the family-friendly additions. A living roomlike setup beyond the entrance lobby provided children's books and travel literature on a table surrounded by furniture.

Vehicles placed on the showroom floor flanked that area on either side, and guests were able to climb inside them.

Assemblywoman Cottie Petrie-Norris pointed to the state's mandate to take climate action by transitioning new vehicle sales to

zero-emission vehicles.

"Policymakers, lawmakers do a really good job setting very ambitious goals," Petrie-Norris said. "Sadly, we cannot just wave a magic wand to achieve those goals. For us to get this job done, for us to realize our clean energy future, we need companies like Riv-

A collaboration between Rivian and the Coast Film Foundation will help guide film screenings shown inside the theater that align with the organization's shared values of adventure.

"It's such a great marriage for us, too," said Enich Harris, a co-founder of the Coast Film Festival. "They came in and supported the film festival. Coast Film Festival and Rivian, our brand ethoses are so aligned around adventure and getting outside and an adventurous spirit. We're excited to help be their curation arm with content films. ... Every Saturday of the month, we'll be playing a film with them here at the theater, hosting a film."

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