

Landslide in Newport Beach

3 homes on Galaxy Drive were yellow-tagged after the collapse of a bluff above Upper Newport Bay early Thursday.

BY LILLY NGUYEN,
SUSAN HOFFMAN

Three houses on Newport Beach's Galaxy Drive were yellow-tagged after a landslide was reported to city officials early Thursday morning.

The slide appeared to have happened at around 4 a.m. in Newport Beach, according to officials. City spokesman John Pope said property owners had just contacted the city on Wednesday with concerns about the stability of the bluff and stated their intent to submit forms to bolster their property prior to Thursday morning's slide.

Pope said much of the backyard at 1466 Galaxy Drive was lost, but the property and the two properties adjacent remained intact.

One of the notices posted to an adjacent property indicated the houses had been yellow-tagged because of what city inspectors called a "severe rear yard bluff failure." Because of the exposure of a gas line and authorities' efforts to observe the bluff for any further damage, the properties have been marked for no occupancy, though residents are allowed to retrieve their things.

"At 4 a.m. this morning, the outside wall noise alerted me," said Steven Peisner, who lives at 1472 Galaxy Drive. "I heard the clank of flower pots all coming down, which is why I came outside."

Peisner said the majority of his concrete and brick patio sank 10 feet down the hill sometime during the early morning and stopped before falling into the bay against trees that stood in its path. The backyard swimming pool at his property was also damaged — the pool equipment was ripped from its foundation and the pool was empty. While the damage to his house, if any,

See **Landslide**, page A2



Don Leach | Staff Photographer

HOMES ALONG Galaxy Drive in Newport Beach were yellow-tagged after a large backyard landslide on the bluffs sent grass and a large tree into the Upper Newport Bay in Newport Beach on Thursday.



Susan Hoffman

A HOUSE LOCATED at 1472 Galaxy Drive in Newport Beach shows patio damage from an early morning landslide on Thursday.



Susan Hoffman

A HOUSE LOCATED at 1466 Galaxy Drive in Newport Beach shows brick and patio damage from the landslide above Upper Newport Bay.

Costa Mesa council tackles affordable housing ordinance

After much back and forth, officials pass a law imposing affordability requirements on rental projects over 50 units.

BY SARA CARDINE

If you want to see the mechanisms by which ideas and good intentions become transmuted into law, look no further than the city of Costa Mesa.

That's where officials Tuesday engaged in a deep and, at times, personal discourse to establish an inclusionary housing ordinance that would speak to the urgency of a statewide affordability crisis without turning away the developers whose efforts will be needed to produce solutions.

After an hours-long discussion that included a motion, substitute motion and a substitute to the substitute — with multiple revisions and refinements of that final proposition — the Costa Mesa City Council approved language

that represents an amalgam of hopes, fears and compromises in a 7-0 vote.

Tuesday's second reading of the draft regulation continued an equally lengthy Jan. 16 hearing that covered the size threshold at which a housing project would trigger the ordinance and what percentage of units should be offered for low- and very low-income tenants.

That earlier talk ended in a 4-2 vote — with the council hovering around, but not content with, a set-aside rate of 11% low or 7% very low-income units for projects with a density of 60 or more units per acre and lower percentages for smaller projects — and left much still to be discussed.

Officials met again in a Feb. 27 study session to figure out what the city might accept as an in-lieu fee from developers who deemed the inclusion of affordable units infeasible. Consultants provided data on other cities with similar

See **Housing**, page A4



WOMEN FROM the Kamakani Komohana Polynesian Dance School march in last year's Huntington Beach Fourth of July parade. HBPD Lt. Thoby Archer said in a presentation to the City Council that there has been an increase in calls for service on and around the Fourth of July in recent years with complaints of people being hit by water balloons.

File Photo

Water balloons and beach noise: Surf City tweaks municipal code

BY MATT SZABO

The annual Huntington Beach Independence Day celebration is known as the largest west of the Mississippi River.

With that celebration comes house parties that can sometimes become unruly.

The Huntington Beach City Council unanimously passed two ordinances Tuesday night, one giving police officers more leeway when it comes to giving

citations at such events, as well as another establishing emergency service access zones at Huntington City Beach and changing beach noise ordinance standards.

Ordinance No. 4317 amends Chapter 8.42 of the Huntington Beach Municipal Code, relating to the use of police services at loud parties or other activities. The code amendment expands the authority of officers to issue civil citations to people who al-

low or permit this behavior — in this case, to whoever holds the water billing account at the residence.

HBPD Lt. Thoby Archer said in a presentation there has been an increase in calls for service on and around the Fourth of July in recent years, with complaints of people being hit by water balloons and other objects.

See **Code**, page A3



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PROMO CODE: GETAWAY

LANDSLIDE

Continued from page A1

was minimal, the state of the backyard led to a yellow tag.

Pope said the city is in contact with both the state and county because the homes about the Upper Newport Bay Ecological Reserve, which falls under the state's jurisdiction.

He confirmed the city is collaborating with the property owners to expedite efforts to stabilize their homes.

This is not the first time a slide has happened in Newport Beach or even on Galaxy Drive. In March of last year, a different property at 1930 Galaxy Drive, not far from the addresses affected Thursday, was red-tagged after a huge portion of the home's backyard collapsed due to a slide caused by heavy rain. That home was demolished later that month. Councilman Erik Weigand, who represents the district where the slides have occurred, said he was at the scene Thursday morning and observed the damage from one of the neighbors' backyards. It appeared the hillside had largely fallen into the Back Bay.

Weigand noted he and Assemblywoman Diane Dixon recently spoke about what the state could do to help the Galaxy Drive homes impacted last year but that conversation tapered off as they were "hitting a lot of roadblocks."

"I'm definitely concerned about everyone's homes," Weigand said. "We've had a tremendous amount of water in the last two years. It's extremely saturated. When I was standing there [in a neighbor's backyard], I could see the hillside crumbling down. I may not have seen a major slide, but there were still rocks. It's still active, and it will still be active for some time based on the existing properties



Susan Hoffman

A HOUSE LOCATED at 1466 Galaxy Drive in Newport Beach shows brick and patio damage from an early morning landslide on Thursday.

experiencing [this same situation] last year," said Weigand. "The incident from last year was in part because [the houses] were built on fill material."

Dover Shores and the surrounding acreages that skirt the bay were developed by the Irvine Co. in the 1960s for residential use and have long battled the elements, with fortifications such as caissons, watertight retaining structures, drilled into the hillsides.

One neighbor, who declined to give her name but lives across the street from the impacted homes, told a reporter Thursday she knew one of the yellow-tagged properties had been fortified with caissons, and she was surprised to learn the house was not considered safe for occupancy.

"When the land here was developed back in the day, the land was smaller on some of these parcels so fill was added to make them equal with other properties. On this particular property, I don't know if that is the cause or if it could be something else. We'll have to hear from geologists, but it's concerning," Weigand said. "As long as we continue to receive these storms, it's a double-edged

sword. We need water in this state, but — the reality is that there's a lot of saturation all around. It's not just this street or this hillside but Orange County, and all of Southern California.

"This is not a problem unique to just this area or homes on the cliffsides. We're keeping an eye on this and making sure that other properties are, hopefully, not in the same situation, but you know we won't know until things like this happen."

Orange County Supervisor Katrina Foley issued a statement Wednesday afternoon saying she had sent her staff out to provide the affected homeowners with information related to property tax relief and to offer resources that could assist them while they are displaced from their residences.

"We are monitoring the situation and in coordination with the city of Newport Beach, state Assemblywoman Diane Dixon, the California Department of Fish and Wildlife, and Office of the Governor," Foley stated.

lilly.nguyen@latimes.com
Twitter: @lillibirds

Susan Hoffman is a contributor to the Daily Pilot.

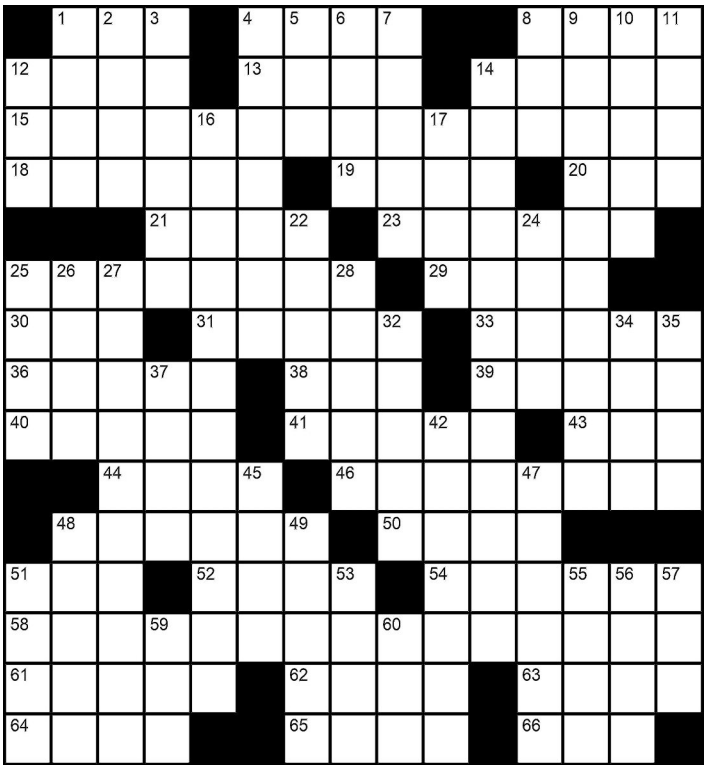
THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

1 1980s TV alien
4 Needs to repay
8 Poker counter
12 Purple smoothie berry
13 Tidy
14 Part of a lamp
15 Title for the UK's Catherine: 3 wds.
18 Jewish holy texts
19 Actress Spelling
20 Back muscle, for short
21 Allows
23 Grilling spots
25 Flowers
29 Bay Area sch.
30 Once around a track
31 Details, for short
33 Tests the weight of
36 Starting squad
38 "You _ My Sunshine"
39 Blood pumper
40 High-IQ group
41 Diameter halves
43 Actress Farrow
44 Takes a chair
46 Temple of the gods
48 Manatee
50 Alliance that includes the U.S.
51 "I've got it!"
52 Jewish wedding dance
54 Led up
58 "Plastic" procedures: 2 wds.
61 Crucifix
62 Maker of soft balls
63 "Would _ to you?": 2 wds.
64 Camper's shelter
65 Tennis star
Steffi
66 One, in German

DOWN
1 Prefix with -polis
2 Animal's shelter
3 End-of-term exams



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.

	3	7	4				2	
				3				4
		2			8	1		5
		6						3
	8			2			4	
5						7		
9		1	7			3		
2				5				
					4	2	9	

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

4 Like flights with a layover: 2 wds.
5 Film director
Anderson
6 " _ of Eden"
7 Bend down
8 " _-ching!"
9 Place to honor legends: 3 wds.

10 Creative flashes
11 Annoying person
12 Germane
14 Versatile baseball player: 2 wds.
16 Contests with checkmate: 2 wds.

17 German Mrs.
22 Smudge
24 "Understood": 2 wds.
25 Explosive sound
26 Past due
27 Legal hunting period: 2 wds.
28 Remnant
32 Family car
34 Group of three
35 Laurel of comedy
37 Biggest continent
42 Extremely annoyed: 3 wds.
45 Schmutz in a chimney
47 Sub or hero
48 Seaside
49 Squeeze the water from
51 Bank statement abbr.
53 Asian laptop brand
55 Sandwich shop
56 Name for Ireland
57 Artificially color
59 Colorado hrs.
60 Spanish equivalent of "Mme."

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HIGH SCHOOL SWIMMING



Photos by Don Leach | Staff Photographer

CORONA DEL MAR'S Taylor Park swims to victory in the girls' 100 butterfly in the Battle of the Bay swim meet against Newport Harbor on Tuesday.

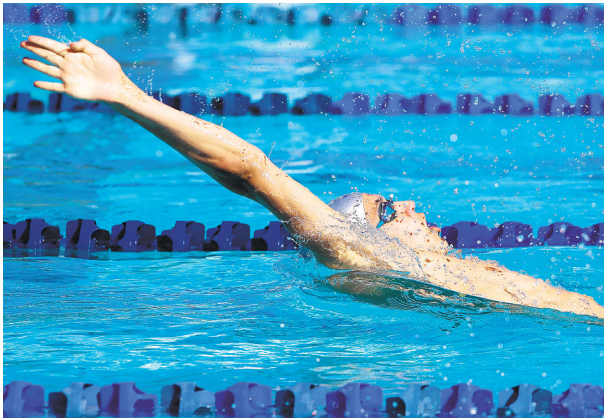
CdM, Newport Harbor swim to Battle of the Bay victories

BY MATT SZABO

It was top female club swimmers from Corona del Mar High against a deep, water polo-heavy group of girls from Newport Harbor High. Both groups impressed Tuesday at CdM in the annual Battle of the Bay rivalry meet. CdM's girls, who won every race but one, earned a 96-74 victory in the Surf League meet. On the boys' side, Newport Harbor claimed a 90-80 triumph for its second straight Battle of the Bay win.

Corona del Mar's girls lost key club swimmers like Maggie Schalow and Milan Bever to graduation, but they are 4-0 in dual meets this year, including a 2-0 league mark. "I think it's been going good," said CdM junior Alex Milisavljevic, who won the 200-yard freestyle in 1 minute, 57.64 seconds and also touched first in the 500 free (5:09.01). "We have a really great community here. The water polo players and the club swimmers get along really well, which is a really nice kind of bonus. I feel good about the races; I think everyone's trying their best." Junior Nikki Lahey and freshman Sofia Szymanowski were the other double individual event winners for CdM, which also won all three relays. Lahey touched first in the 50 free (23.45) and 100 free (53.25), times she said she's happy with at this point in the season.

Szymanowski powered to wins in the 200 individual medley (2:10.48) and 100 breaststroke (1:05.18). She said she's a bit out of shape right now because she's been sick, but she's enjoying her first high school swimming season. "It's way more relaxed," Szymanowski said. "I feel like more people are supporting you." On senior day, CdM senior Taylor Park touched first in the 100 butterfly (1:01.05), and she was also second in the 100 backstroke. CdM is coached by Chuck Olson, who helped guide the Costa Mesa boys swim team to its first CIF title last spring. Olson is a 1981 CdM graduate and said it's nice to be home. Newport Harbor junior Caitlin Stayt was the only individual event winner for the Sailors girls, who



AIDAN ARIE swims the backstroke leg of the 200-yard medley relay in the Battle of the Bay swim meet.

are now 0-2 in league. Stayt claimed the backstroke in 1:01.01, and the Sailors' depth kept things relatively close. Coach Kevin Potter believes that depth will also help his team at Surf League finals later this month. Newport Harbor freshman water polo player Madison Mack was second in the 50 free and 100 free in a pair of personal-best times. The boys' meet was close throughout, but Newport Harbor gained momentum when both its "A" team and "B" team touched first and second in the 200 free relay. Connor Ohl, Jack Wright, Dash D'Ambrosia and Kai Kaneko — four water polo players — touched first, followed by teammates Mason Netzer, Mateo Abourjeily, William Mattson and Jack McCann. Ohl, Kaneko,

D'Ambrosia and club swimmer Aidan Arie won the meet-ending 400 free relay in 3:23.72 to ice the win for the Sailors, who are 3-2 overall in dual meets and 1-1 in league. "I love our team right now," said Arie, who won the 200 free in 1:44.80 and also touched first in the backstroke in 55.02. "It's good when the water polo boys are having fun, because then they're racing fast. Everyone's having fun right now." Ohl won the 50 free (21.54) and 100 free (48.21) for the Sailors, while Netzer won the 500 free (5:00.55) and touched second in the 200 free. Senior Evan Lim was a double event winner for CdM in the 200 IM (2:03.87) and the breaststroke (57.87). Freshman Henry Chang won the butterfly in 53.68 and finished second in the backstroke for the Sea Kings,

now 0-2 in league. Lim said his times were fine but he's trying to bring more of a sense of competition to the team overall. "We lost a couple of our faster swimmers," he said. "They're mainly water polo instead of swim, so they hung it up and stopped. We've got a new group coming in." Olson said that Noah Gerard is the lone senior from the CdM boys' water polo team, which broke through to the CIF Southern Section Open Division semifinals last fall, who is out for swim team. Both teams conclude the league dual meet season on April 16, when CdM swims at Los Alamitos and Newport Harbor hosts Huntington Beach.

matthewszabo@latimes.com
Twitter: @mjszabo

CODE

Continued from page A1

Last year there were nine separate calls on the holiday for service on Alabama Street alone, requiring multiple officers to respond. "While most of the activity is consensual, there are multiple incidents where unsuspecting or unwilling parties are walking, driving or riding bicycles down the street and they are hit by objects," Archer said. "When this happens, it is difficult and almost impossible to identify the suspects because they're acting with impunity and will often retreat into a residence or a backyard and not come out." At Tuesday night's meeting, Archer showed a few minutes of body camera footage to illustrate the issue and resources needed. He said that HBPD plans a comprehensive education campaign, including water billing notifications, social media posts and hand-delivered fliers to locations that have previously engaged in the behavior. "I think this will address what seems like a massive call for service for something that seems somewhat trivial but can really ruin somebody's day," Councilman Dan Kalmick said. "As one of the officers said, you can throw them at people you know, just don't throw them at people you don't know." Archer responded that he knows nobody wants to write someone a ticket for throwing a water balloon, especially on Independence Day, but it becomes a problem when people do it and then retreat to a house. "This would just give us another tool in our toolbox," he said.

ORDINANCE ALLOWS PUBLIC SAFETY PERSONNEL BETTER ACCESS TO BEACH

Another ordinance passed Tuesday night, Ordinance No. 4319, adds the definition of an emergency

services access zone to the municipal code. This area includes the beach service road and all public stairways, side-walks and access ramps, along with a 14-foot wide pathway down the center of the pier. Areas in Pier Plaza located between the outermost edges of the pier, directly in front of operational lifeguard towers and lanes and zones delineated by signs and barriers are also affected. These areas would be prohibited from laying, storing or hanging property, HBPD Lt. Brian Smith said during a presentation, and it would be a misdemeanor to obstruct emergency services access zones after being warned. The ordinance also switches beach noise regulations to prohibit sound that is "plainly audible" 50 feet from the source of the noise, after being warned, with exemptions for permitted activities and public safety personnel performing their duties. "If someone had an amplified device in the center of Pier Plaza, it would be audible to nearly all of those within Pier Plaza, preserving peace to the surrounding community," Smith said. "Another example of areas impacted by noise would be the fire pits, which are approximately 50 feet apart. Users of one particular pit could have amplified music at a volume where their party could hear the music, without disturbing the peace of parties two pits away." The ordinance requires canopies to have two sides completely open to public view, and prohibits tents in excess of 100 square feet. Blocking, obstructing or preventing free access to public restrooms and washrooms is also prohibited under the ordinance, as well as sleeping, loitering, camping, storing property or habituating there.

matthewszabo@latimes.com
Twitter: @mjszabo

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CONTACT US

Carol Cormaci

Executive Editor

carol.cormaci@latimes.com

Beth Raff

Advertising Manager

(424) 225-9928

beth.raff@latimes.com

10540 Talbert Ave., Suite 300 West,

Fountain Valley, CA 92708

Reporters:

Sara Cardine

Costa Mesa

sara.cardine@latimes.com

Lilly Nguyen

Newport Beach

lilly.nguyen@latimes.com

Matt Szabo

Huntington Beach and Sports

matthew.szabo@latimes.com

Andrew Turner

Laguna Beach and Sports

andrew.turner@latimes.com

Send Letters to the Editor to

erik.haugli@latimes.com.

See Mailbag for guidelines.

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CROSSWORD AND SUDOKU ANSWERS

	A	L	F		O	W	E	S			C	H	I	P		
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7	2	6	5	4	1	9	8	3
3	8	9	6	2	7	5	4	1
5	1	4	8	9	3	7	6	2
9	4	1	7	6	2	3	5	8
2	7	8	3	5	9	4	1	6
6	5	3	1	8	4	2	9	7

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BOYS' VOLLEYBALL

CdM gets even with rival Newport Harbor

BY ANDREW TURNER

Corona del Mar did something only one currently in its boys' volleyball program has achieved.

It took that individual, playing with an indomitable will to win, to break through for the Sea Kings' first win over the crosstown rivals in three years.

Senior outside hitter Sterling Foley had 21 kills and 3½ total blocks, sending CdM over host Newport Harbor 25-19, 25-20, 28-26 to begin the back half of the Surf League slate.

"I'm not ending my senior year on a loss to Harbor," Foley said. "I had to step up, kind of be a captain. The whole team played amazing, sided out really good. We stopped their middles, which we've been working on since the last time we faced them, basically.

"I think we were emotionally stable, not a lot of ups and downs, but when we were down, we kind of came back, took a deep breath."

Third-ranked Corona del Mar (20-5, 3-1) earned its first win over Newport Harbor (22-4, 3-1) since April 20, 2021. Third-year Sea Kings coach Katey Thompson also earned her first coaching win over the Sailors.

Newport Harbor, tied atop the CIF Southern Section Division 1 and 2 combined poll with Los Angeles Loyola (15-1), had extended its winning streak over CdM to eight matches in the first half of league.

Foley's impact was immeasurable. He flew from the back row to finish points, extinguished laser-like strikes with a team-



STERLING FOLEY (11) of Corona del Mar puts a kill away during the Battle of the Bay boys' volleyball match against Newport Harbor on Wednesday.

best nine digs, and he was a rover as a blocker in the front row. The USC commit factored into six blocks, which was matched only by freshman middle blocker Daniel Booker's six block assists.

"He's not only one of the best athletes on our team, he's also the emotional leader," Thompson said of Foley. "Everyone follows him, and when he's going 100%, everybody else is going just as hard, so he really sets the standard for our boys. Coming out tonight, he made sure every time the boys knew what we were here for, how we were going to do it."

The Sea Kings played from in front all evening, but they were pressed in the third set. Newport Har-

bor outside hitter Riggs Guy (14 kills), headed to UC Santa Barbara, had eight kills and an ace in the extended game.

Booker had a kill that brought CdM to within two points of victory, and when he exited later in the rotation, he engaged the bench and the fans behind it, seemingly thriving in the environment.

"Normally, I'm not good at talking to people, but I guess when I'm playing volleyball, I just get better at it all of a sudden," said Booker, who teamed up with Everett Welton to provide the match-winning block. "I don't really know how to explain it."

Setter Ryan Gant, a Stanford commit, had 31 assists for CdM. UCLA-bound

libero Brogan Glenn had eight digs. Middle blocker Reid McMullen added 2½ blocks.

Middle blocker Jack Berry produced nine kills and three blocks for Newport Harbor. Chandler Swanson had five kills, and Jack Von Der Ahe and Charlie Herrington each chipped in with four kills. Grayson Springborn dished out 30 assists.

"They really kind of applied pressure," Newport Harbor coach Andrew Mabry said of CdM. "In each of those three sets, I think they played from in front. You could see it. They played a very free-flowing, kind of clean game tonight, and we were a little disconnected at times."

The Surf League is



REID MCMULLEN (8) of Corona del Mar puts a kill away past the block of Newport Harbor's Charlie Herrington (22).



DANIEL BOOKER (12) of Corona del Mar goes up high to tip a ball past Newport Harbor blockers Riggs Guy (5) and Charlie Herrington (22).

primed to have significant representation in the CIF Open Division playoffs. The section will place eight teams in the top division. The league is rounded out by No. 5 Huntington Beach and No. 6 Edison.

"I think it's the best league in the country," Mabry said. "I don't think that's debatable, and I think

everybody has a chance to win every single night in this league. To go 3-0 in the first half, I thought, from us was really impressive. We never assumed that this was an easy second half of league. Every night is an all-out battle."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

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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, April 16, 2024 at 7:00 P.M.**, or as soon as possible thereafter, to consider:
Application No.: PA-22-37
Applicant/Agent: The Khosbini Company/ Alireza Mirzaeiramin
Site Address: 3150 Bear Street
Zone: Administrative and Professional (AP)
Description: Planning Application 22-37 is a request for:

- A conditional use permit for a banquet center with onsite valet parking for no more than 225 people, occurring from 8:00 a.m. and 10:00 p.m. on weekdays, 7:00 a.m. and 10:00 p.m. on weekends, and not in conjunction with the operation of other uses at the site; and
- A minor conditional use permit for outdoor activities incidental to a banquet center between 8:00 a.m. and 9:00 p.m. on weekdays and 7:00 a.m. and 9:00 p.m. on weekends with no amplified sound and a maximum of 4 musicians; and a deviation from parking requirements based on unique operating characteristics.

On February 26, 2024, the City's Planning Commission approved the project on a 5-1 vote. Subsequent to the Planning Commission's approval, the decision was appealed by a member of the public.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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 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, 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, **April 16, 2024.** 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. 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**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Brenda Green, City Clerk, City of Costa Mesa
Published April 5, 2024

Legal Notices

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHAEL WILKINS HENDERSON
CASE NO. 30-2024-01387866-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MICHAEL WILKINS HENDERSON.

A PETITION FOR PROBATE has been filed by JANE MARIE KEYS in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JANE MARIE KEYS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/30/24 at 1:30PM in Dept. CM06 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
JACQUELYNN REMERY-PEARSON - SBN 278547
REMERY LAW FIRM
1955 W. GLENOAKS BLVD.
GLENDALE CA 91201
Telephone (818) 558-5909
4/4, 4/5, 4/11/24
CNS-3798382#
NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

Legal Notices

CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the previously scheduled public hearing noticed for April 2, 2024 will now 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, April 16, 2024 at 7:00 P.M.**, or as soon as possible thereafter, to consider:
Application No.: ZA-22-11, PDVR-23-0003 & PMND-23-0003

Applicant/Agent: Jay Higgins/ Barry Von Hemert
Site Address: 1595 Old Newport Boulevard
Zone: General Business District (C2)

Description: Zoning Application (MCUP) 22-11, Development Review PDVR-23-0003, and Minor Modification PMND-23-0003 is a request to demolish an existing 25,159-square-foot furniture store and to construct a new 2,913-square-foot drive-through restaurant (Raising Cane's) and a 1,303-square-foot outdoor patio. The proposed hours of operation are 9 a.m. to 2 a.m. Sunday through Wednesday, 9 a.m. to 3:30 a.m., Thursday through Saturday. The proposed request also involves a reduction of the drive-through lane width from the standard 11-foot width to 10-foot, a deviation from the required parking by seven spaces, and a 20% reduction in the required front building setback. On February 12, 2024, the Planning Commission approved the project on a 4-2 vote. A member of the City Council has called the Planning Commission's decision up for review.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), for new construction and conversion of small structures, and section 15332 (Class 32) in-fill development projects.

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 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, 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, **April 16, 2024.** 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. 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**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Brenda Green, City Clerk, City of Costa Mesa
Published April 5, 2024

HOUSING

Continued from page A1

programs and breakdowns for the various affordability scenarios.

Tuesday's discussion got personal as officials recounted Costa Mesa's historic problems with pricey housing developments that served only to displace low-income residents and efforts by an earlier council to vacate tenants and children from unsuitable living conditions with no rehousing.

"This has been a long time coming. I've heard 8,000 stories in the time I've lived in Costa Mesa and in the time I've been elected," said Councilwoman Andrea Marr. "If I don't try really hard to get this thing across the line I'm not going to be able to live with myself."

Marr initially proposed a set-aside rate of either 15% low-income or 10% very low-income on rental projects with a density of 60 or more units per acre, striking any affordability on home ownership proposals. That motion went nowhere.

Other council members decried the dearth of housing produced since residents passed Measure Y in 2016, requiring voter approval for certain large-scale projects. Only 182 units have reportedly been built in the past six years, Mayor Pro Tem Jeffrey Harlan said Tuesday, as developers have pursued projects in more buildable cities.

Although voters agreed to effectively undo the mandates of Measure Y through the narrow passage of Measure K in 2022 — freeing up the city to rezone certain commercial and industrial corridors to allow for residential projects with higher densities — the actual rezoning part of the initiative has yet to take place.

Offering a substitute to Marr's motion, Harlan suggested the council consider allocating \$2.5 million to establish an affordable housing trust that would let

the city start working with developers who take on projects with low-income tenants in mind.

He further suggested Costa Mesa not apply affordability requirements until the requisite zoning was completed. Given that few builders want to work in Costa Mesa as it stands, he said, imposing a mandate without rezoning would not provide any needed housing.

"Measure Y drove the development community away, and now we're asking to lay on another requirement without providing any kind of compensatory incentive," Harlan said. "This is no incentive-based program. It won't be until we have the rezoning take place."

City staff estimated it could take the city at least two years to complete the rezoning process, a timeline some felt was too long to wait to apply an affordability mandate.

Mayor John Stephens suggested such requirements could be part of an individual project's development agreement, and others tried to work out with staff whether an affordable housing ordinance might be phased in as the city completed portions of its rezoning effort.

Councilwoman Arlis Reynolds put forth a second substitute motion that — after several iterations and amendments — retained Harlan's idea about setting up an affordable housing trust fund but established an immediate requirement that rental projects of 50 or more units earmark either 10% for low-income or 5% for very-low income occupants.

As part of the motion officials will reconvene, possibly in a study session, to review different strategies and resources that would help city staff accelerate the rezoning process and streamline projects that met the affordability mandate. A discussion on setting in-lieu fees will also return at a later date.

"I'm so proud of this group here," Stephens said after the vote. "If every branch of government throughout the country did business like we just did, we'd live in a different world."

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Legal Notices

**CITY OF COSTA MESA
NOTICE OF FEES**

NOTICE IS HEREBY GIVEN that the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on **Tuesday, April 16, 2024 at 6:00 P.M.**, will consider: **Description:** At the regular meeting on March 19, 2024 City Council continued the item related to reducing badge fees to be brought back for further consideration. Staff was directed to investigate methods to improve efficiency in badge processing (including State-compliant design and the use of temporary badges), and consider outsourcing background checks and badging to the City's cannabis consultant (HDL), and streamlining badging for employees of multiple Costa Mesa cannabis operations.

Public Comments:

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Brenda Green, City Clerk, City of Costa Mesa
Published April 5, 2024

Name Change

DEPT: REMOTE
ROOM: N/A

The address of the court is: SUPERIOR COURT OF CALIFORNIA County of Orange 341 The City Drive South, Orange, CA 92868-3205

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county.

Dated: 03/04/2024
E. Rualcaba
Deputy
Published in the Daily Pilot 03/15/24, 03/22/24, 03/29/24, 04/05/24

SALES EVENTS

GARAGE SALES
300

Garage and Yard Sales

Neighborhood Garage Sale
14th Annual Neighborhood Garage Sale, MANY homes participating! Antiques, toy's, collectibles, furniture, clothes, tools & MORE! Look for MAP at <https://www.facebook.com/DarleneStinson>

Realtor to find your treasures! Sat Apr 6, 2024, 8am to 3pm, some open earlier, stay open later, 3107 Killybrooke Ln CM

FIND
an
apartment
through
classified

SELL
your stuff
through
classified!

CONTACT A LAWYER ON 5/16/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/3/2005 as Instrument No. 2005000602690 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: PATRICIA L. LAWRENCE, TRUSTEE OF THE LAWRENCE FAMILY TRUST DATED 01-24-1997, RESTATEMENT DATED 10-1-04 WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92666 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 406 & 406 1/2 JASMINE AVENUE, CORONA DEL MAR, CA 92625 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. 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 the Notice of Sale is: \$1,204,018.85 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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: 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 your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 116333-CA. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 116333-CA 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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

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BOYS' GOLF

Corona del Mar rallies to sweep Battle of the Bay

BY SCOTT FRENCH

A stirring close made up for a sloppy start as Corona del Mar rallied at the finish to complete a Battle of the Bay sweep on the golf links, a triumph that meant everything all successes against Newport Harbor mean, even with nobody around to celebrate.

The Sea Kings, behind late-charging James Leehealey and ailing Charlie Olson, pulled out a 188-191 decision on the final hole Wednesday on Costa Mesa Country Club's Mesa Linda Course, and if it wasn't quite that dramatic, it still felt pretty good to the victors.

"Battle of the Bay is something special," said CdM boys' golf head coach Steve Conti, whose team trailed the first five holes, "but I think it's unique in golf, because there's no fan base out here. Every other sport — volleyball, water polo, basketball, football — it would be a sellout crowd, but you don't get that fan base here and the kids storming the ninth green after you make the win or something."

Said Olson, a Gonzaga-bound senior who aggravated a back injury on his second-hole tee shot but was one under par on the last seven holes: "It's hard to tell how big it is, with the lack of fans — because they're not allowed [on the course] in golf — but to us, it means a lot."

There was plenty of suspense, most of it hidden. All anyone knew was that it was close, the outcome wasn't certain until the last of four quartets completed its round, and only an analysis of the scorecards revealed just how tight things really were. The match was even, at 168-168, after eight holes —



Don Leach | Staff Photographer

JAMES LEEHEALEY of Corona del Mar hits a chip close to the pin during the Battle of the Bay boys' golf match against Newport Harbor on Wednesday at Costa Mesa Country Club.

neither side had led by more than 4 strokes all afternoon — and the par-four ninth hole belonged to Corona del Mar (8-2).

Leehealey, whose round started with a pair of bogeys, sunk a birdie putt — with it he overcame a two-shot deficit to share medalist honors, at even-par 35, with Sailors senior Zack Moreau — and six of the other seven Sea Kings made par. Five of Newport Harbor's eight golfers bogeyed the hole, including Moreau, who was sensational down the stretch, and his top-group partner Tyler Richardson. Only the top five individual scores

count toward a team's total.

"I knew we were down early and it was close," said Conti, whose team won Monday's match at Newport Beach Country Club, 185-198, behind Olson's two-under-par 34. "But knowing exactly how it played out made for a crazy finish."

Neither side was at its best.

"I guarantee you, this will be the worst performance of the year," said Newport Harbor head coach Scott Tarnow.

Noted Conti: "We got a little lucky that we maybe caught them on an off day,

too — on a series of demanding greens, but there was some very fine play within that."

Leehealey, who like Olson played a prominent role on Corona del Mar's 2022 CIF Southern Section championship side, found his stride quickly following the bogeys on the par-four first and par-three second and birdied two holes down the stretch.

"It was a little bit of a rocky start, but if you just keep grinding, stay in it, it eventually comes around sometimes," Leehealey said. "I tried to make a pretty risky [shot from the tee on the third hole], slice

it around a tree, and it worked, and I sort of felt it in my heart [that] things are coming around. ... Coming up to the ninth hole after I hit my perfect drive, I just knew it was going to be a birdie."

Moreau, playing in the group ahead of Leehealey, also bogeyed two early holes, then birdied the fourth, fifth and seventh. The par-five fifth was highlight-reel material: a hooked tee shot into deep rough beyond the cart path, a chip into a bunker, then a 30-foot putt from the fringe. He sunk a sloping 20-footer on the fourth hole.

"On a day like this, when the greens are firm, the pins are tucked and hard, it's not too difficult, because it's [a short course], but it can play tough around the greens," Moreau said. "That's how this course gets you. It doesn't get you with distance, it gets you with the greens."

Olson, who was in Moreau's group and finished two strokes off the lead, also had a beautiful birdie putt, a 30-footer on the par-three sixth.

"Those are always fun when they fall, because they rarely do ...," Olson said. "There's a lot of slope out here. You've got to be very strategic with where you land the ball, where you place it, so you leave yourself an uphill putt."

Olson had "tweaked" his back last week, and it was "bugging" him after that tee shot on the second hole. Advil helped, but he was hooking his drives.

"I played through it," he said. "Battle of the Bay. I was never going to quit."

Conti wasn't surprised.

"It's easy to play when things are going your way, but how do you perform when things aren't going your way?" he said. "But he's a competitor and he found a way to grind out a 37 today, which is not a score he'd be super happy about. Last week here he was four strokes better, but that's a real good score [under the circumstances], and that's a guy you want on your team."

Steven Yang and Bill Zhan shot 38 for the Sea Kings. Newport Harbor (2-4) also had two players at 38: Richardson, who led for two holes after a birdie on the par-three second, and Aidan O'Shea, playing in the fourth group.

Scott French is a contributor to Daily Pilot Sports.

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