

Daily Pilot

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Photos by Don Leach | Staff Photographer

ORANGE COAST COLLEGE conductor Eliza Rubenstein leads some of the chamber singers during a session Friday. The unit will be one of the first choruses in the world to present a brand-new Spanish-language version of Handel's "Messiah," dubbed "El Mesías."

Handel's 'Messiah' comes to OCC with Spanish twist

CONDUCTOR ELIZA Rubenstein leads the chamber singers as they get ready for next weekend's performance of "El Mesías."



BY MATT SZABO

George Frideric Handel's "Messiah" has become a Christmas tradition in the United States and is a recognizable sign that the calendar has finally rolled over to the final month of the year.

Those who come to Orange Coast College's chamber singers concert next weekend will be getting "Messiah" — with a twist.

The OCC chamber singers have been preparing all semester to perform "El Mesías," a new Spanish-language edition of Handel's famous work.

The performance will take place Saturday, Dec. 9 at 7:30 p.m. in the Robert B. Moore

See **Spanish**, page A5

Newport Beach adjusts its city code

Council looks to permit short-term rentals in mixed-use zones, with a list of new rules and pending state approval.

BY LILLY NGUYEN

If approved by the state Coastal Commission, new updates to city code in Newport Beach will now permit the existence of short-term rentals in two mixed-use zones and lift the maximum cap of properties permitted in the city following City Council action Tuesday night.

Definitions were updated as part of the motion as well.

New considerations were brought up in May by the dais, who directed city staff to seek and facilitate possible accommodations in the MU-W2 (Mixed-Use Water) and MU-CV/15th Street (Mixed-Use Cannery Village and 15th Street) zoning districts, which are located on the Mariners' Mile corridor and upper Balboa Peninsula respectively. As part of that ask, council members stipulated that eligibility be limited to those with 20 or more units under common ownership in the area.

Those properties must also be managed professionally, include amenities and not cause significant parking impacts on surrounding residential neighborhoods.

In recent years, the city passed more stringent guidelines on short-term rentals as residents, fed up with noise, parking and what they say is a lack of enforce-

See **Rentals**, page A4

'Fifi' Garcia, 11, earns Sports Illustrated's SportsKid of the Year

BY MATT SZABO

Huntington Beach resident Fei Fabiola "Fifi" Garcia, 11, has a star that's ascending quickly.

Almost as quickly as Fifi attacks the defense on a break-away in soccer.

The sixth-grader at Saints Simon & Jude Catholic School was recently named the 2023 Sports Illustrated Kids SportsKid of the

Year.

She adorns the cover of the December issue of the Sports Illustrated Kids magazine and got a special video message from University of Colorado football coach and former NFL star Deion Sanders, who was recently named the 2023 Sports Illustrated Kids SportsKid of the Year.

See **Garcia**, page A6



Matt Szabo

HUNTINGTON BEACH'S Fei Fabiola "Fifi" Garcia, 11, signs autographs at Sports Basement in Fountain Valley on Nov. 25.

Distraction thief targets woman at her front door

A VICTIM OF

jewelry swap scam holds counterfeit necklaces and ring given to her by a thief while at her home in Bayside Village Newport Beach.



BY SUSAN HOFFMAN

A Newport Beach woman recently had jewelry stolen from around her neck in a distraction theft that unfolded while she was standing on her own doorstep.

In the nearly 30 years she has lived in the city's Bayside Village neighborhood, the crime that took place in mid-October was the first time her security has been threatened, said Elaine, who asked that her last name be kept private out of safety concerns.

"I had just gotten home from the market and I was standing in my kitchen putting vegetables away when a woman I didn't know saw me through the window and came up on my steps and asked for directions to the freeway," Elaine recalled. "When I told her how to get to the freeway, she said she couldn't hear me and asked me to come to my door. I did."

According to Elaine, the woman was wearing a headscarf, a long-sleeved blouse and long skirt.

"She had light skin, freckles, hazel eyes and brown, thin, lined

eyebrows. She said she was from Dubai and spoke good English with an accent," Elaine said.

As Elaine repeated the directions to the freeway the woman became chummy, stepping closer and asking the 81-year-old her age and then claiming that it was her own 45th birthday.

"She thanked me, hugged me and said she wanted to give me a gift," said Elaine, who felt some bulk under the woman's clothes during the hug. "She reached into her pocket pulled out a handful of jewelry and proceeded to separately hook two of her gold chains around my neck [while] at the same time undoing two of mine. She went to my hand and slipped a ring on my finger.

"It happened so fast, she had me thrown off balance mentally."

A few minutes later, a man drove up in a late model gray mid-size SUV, parked in front of the house, apparently waiting for her uninvited visitor.

The woman asked for water. By then, Elaine had become suspicious and replied she didn't

See **Thief**, page A2

Project begins to replenish sand at beaches

BY LILLY NGUYEN

Dredging began this week for the Surfside-Sunset project as trucks rolled out to Surfside and Sunset beaches on Monday.

The project, helmed by the U.S. Army Corps of Engineers, will deposit an estimated 1.2 million cubic yards of sand on a small stretch of beach south of the Naval Weapons Station Seal Beach, which is expected to travel down to replenish Huntington, Bolsa Chica and Newport beaches by way of ocean current. Newport Beach will receive an additional 100,000 cubic yards of accumulated sand from the far west Newport area to replenish the beaches between 52nd and 36th streets.

This will be the 13th stage of periodic sand replenishment, with the last stage completed in 2009. Stages were initially meant to be completed every five years.

Sand replenishment projects first began along Orange County's coastline in 1964 after officials realized the construction of breakwaters and jetties impacted the amount of sediment meant to naturally restore the beaches by way of the river. About 1.8 million cubic yards of sand was supposed to be deposited every five years.

Advocates for the project noted that the 13th stage has less sand than is typical and does not make up for beach loss between 2009 and 2023.

Construction is currently expected to conclude by the end of February 2024.

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Susan Hoffman

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**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023**, at **5:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The 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 146-space parking structure. The proposed podium-style 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) to 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 Project;
- **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 Bonus Law);
- **Development Agreement** – 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** - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the project.

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 warranted 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 website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

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

Project File No.: PA2023-0040	Activities: 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
Zone: PC-11 (Newport Place Commercial Office)	General Plan: CO-G (General Commercial Office)
Location: 1401 Quail Street	Applicant: Intracorp Homes
Tristan Harris, Secretary, Planning Commission, City of Newport Beach	



**CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY**

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADDING SECTION 17.60.045 (SHORT-TERM MOORING LICENSES) TO CHAPTER 17.60 (HARBOR PERMITS AND LEASES) OF THE NEWPORT BEACH MUNICIPAL CODE REGARDING SHORT-TERM MOORING LICENSES

The Ordinance establishes authority to issue licenses for City moorings and establish the rules for their use. These recommended licenses would be longer term than the current sub-permit process allows, and more easily perpetuated by simply paying the license fee without the need to sign a new agreement every 15 days as required by the current sub-permit process.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

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

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

Dated this 29th day of November, 2023.

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



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Griley Residence - A coastal development permit (CDP) and tentative parcel map to allow the demolition of two existing single-unit dwellings and the construction of two, new, single-unit dwellings. A new 534-square-foot, one-story single-unit dwelling and an attached 437-square-foot garage will be constructed at 2592 Arbor Drive, and a new 2,569-square-foot, two-story single-unit dwelling and an attached 576-square-foot garage will be constructed at 2596 Crestview Drive. The project also includes landscaping, hardscaping, and site walls. The proposed new construction complies with all applicable development standards. The tentative parcel map will adjust the location of the property line between the two properties and includes a request for a deviation from the design standards of Title 19 (Subdivisions) for lot width. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and under Section 15315 under Class 15 (Minor Land Divisions) 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 meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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 Commission.

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/zoningadministrator. Please review the Zoning Administrator Agenda for Zoom participation instructions. 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Assistant Planner, at 949-644-3219 or porozco@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0125	Activity: Coastal Development Permit and Tentative Parcel Map
Zone: R-1 (Single-Unit Residential)	General Plan: RS-D (Single Unit Residential Detached)
Coastal Land Use Plan: RSD-B (Single Unit Residential Detached) – (6.0 – 9.9 DU/AC)	Filing Date: August 11, 2023
Location: 2592 Arbor Drive and 2596 Crestview Drive	Applicant: Ali Samsami



**CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY**

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FOR THE TENNIS CLUB AND PICKLEBALL CLUB AT NEWPORT BEACH LOCATED AT 1602 EAST COAST HIGHWAY (PA2021-260)

The Ordinance approves a Development Agreement which provides assurance that the applicant may proceed with the Proposed Project in accordance with existing policies, rules and regulations, and conditions of approval. Additionally, the 2023 Development Agreement helps the applicant avoid a waste of resources and escalated costs for the Proposed Project and includes vested development rights consistent with the City's General Plan, Newport Beach Municipal Code, and Government Code Sections 65864 et seq.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

- AYES: Mayor Noah Blom, Councilmember Brad Avery, Councilmember Robyn Grant, Councilmember Joe Stapleton, Councilmember Erik Weigand
- NAYS: Mayor Pro Tem Will O'Neill
- RECUSED: Councilmember Lauren Kleiman

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

Dated this 29th day of November, 2023.

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



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Andry Residence - A coastal development permit (CDP) to allow the demolition of an existing two-story residential single unit dwelling and the construction of a new 3,662 square foot three-story residential dwelling unit with a 649 square-foot attached garage, and a 703 square foot internal Accessory Dwelling Unit. The project complies with all applicable development standards and no deviations are requested. The proposed development includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under Section 15303 under 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 or before the public hearing. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 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 Commission.

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/zoningadministrator. Please review the Zoning Administrator Agenda for Zoom participation instructions. 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 or dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0150	Activity: Coastal Development Permit
Zone: R-2 (Two-Unit Residential)	General Plan: RT (Two Unit Residential)
Coastal Land Use Plan: RT-C (Two Unit Residential) – (10.0 – 19.9 DU/AC)	Filing Date: September 6, 2023
Location: 31 Beacon Bay	Applicant: David Diletto

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Ruby Brown-Bilyeu excited to be Miss Huntington Beach

BY MATT SZABO

When she heard her name called, it was music to Ruby Brown-Bilyeu's ears.

Now the Huntington Beach High senior wants to use her platform to get the word out about the Save the Music Foundation.

Brown-Bilyeu, 18, was crowned Miss Huntington Beach for 2024 in a ceremony sponsored by the non-profit Sand Dollars of Huntington Beach.

She is the city's 111th queen and will represent the city at numerous events and functions over the next year. Her court includes Princesses Stella Scott, 19, and Lainie Shield, 18.

"It was super-exciting for me, just going through the process of the pageant as well and getting to know how everything works," said Brown-Bilyeu, whose older sister, Roslyn, represented Surf City as a princess last year. "It was my first pageant, so it was a super-exhilarating process, especially with all of the other girls running as well."

The contestants were judged on poise, grace and public speaking in the ceremony Oct. 14 at the Huntington Beach Central Library Theater, emceed by Wink Williams. They also shared their involvement with causes and community service groups.

Ruby Brown-Bilyeu has a cumulative 4.1 grade-point average at Huntington Beach High and is involved in several extracurricular activities, including National Honor Society and the Huntington Beach Academy for the Performing Arts student council, where she is the director of leadership for the orchestra department.

She studies orchestra and dance at HPAPA and wants to spread awareness about the Save the Music Foundation, which has contributed instruments and support for music teachers over the past 25 years, advocating for music education for the younger generation.

"They've worked with hundreds of elementary schools across the United States implementing music programs," said Brown-Bilyeu, who plans to major in music therapy in college. "And here, specifically, in Huntington Beach after COVID-19, there was a slowdown of reimplementing music programs in elementary schools here. So



Courtesy of Xiomara Escobar

QUEEN RUBY Brown-Bilyeu was crowned after festivities held Oct. 14 at the Huntington Beach Central Library Theater.

my goal as Miss Huntington Beach will be to definitely reimplement them because I went through them when I was in elementary school, and it's just a super big part of learning music, and especially in our community."

Scott is a Huntington Beach High graduate who served as a three-year varsity captain for the Oilers track team. She's currently studying criminology, law and society at UC Irvine, where she's the lead intern for the athletics department and served as social media manager for the men's water polo team. She also works as a greeter at Duke's Restaurant on the Huntington Beach Pier.

Shield also graduated from Huntington Beach High and served as not only the Mascot Club president but the actual mascot. She also attended multiple high school Regional Occupational Program classes and is currently studying criminal justice at Golden West and Rio Hondo colleges, before she pursues her bachelor's degree at UC Irvine. Her goal is to become a police officer, and she currently serves as captain of the Huntington Beach Police Explorers.

The royal court has already represented at a few events, with the Light a Light of Love pier lighting ceremony up next tonight.

The Miss Huntington Beach Scholarship Program and Pageant is the Sand Dollars' primary service project, awarding scholarships to the queen and her court to use toward tuition, books and other educational expenses.

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THIEF

Continued from page A1

have any bottled water. The man then signaled to the woman, who hopped in the back seat of the SUV and they drove off.

"I turned and felt my neck and my gold necklace was gone," said Elaine, who knew something was off but felt overwhelmed by then. "She had tried to get my rings and to see if I had bracelets, there was a lot of fumbling, moving around and she kept me busy with the constant talking."

Since Elaine had been wearing three gold necklaces, she believes the woman was after the third when she tried to further distract by asking for water. Elaine wondered if she had been followed to her home from Westcliff Plaza shopping center or if the criminals had been trolling the neighborhood looking for victims both inside and outside their homes.

She called 911 and filed a police report. She also reported the incident to the Bayside Village office manager, who drove around the mobile home park but was unable to spot the couple.

It was two to three weeks later when Elaine was allowed to view the surveillance tape from the lone camera attached to the Bayside Village entrance. She was disappointed to see there was no sign of the suspects' vehicle.

Bayside Village management declined to comment for this story, but a New-

port Beach Police Department spokesman confirmed Elaine had notified law enforcement authorities of the incident.

"A police report was taken for grand theft, and it was investigated," Sgt. Steve Oberon wrote in an email. "We have had distraction thefts in parking lots and shopping centers, but I am not aware of any others at a residence."

An Irvine police spokesperson said 39 similar crimes have been reported in that city this year alone, with nine of them taking place since June.

"There's no special area [where the thefts occur]; the scammers drive around and look for victims, walking in shopping centers or walking in residential neighborhoods and approach older adults if they're wearing jewelry," said Sgt. Karie Davies of the Irvine Police Department. "They drive rental cars, which is why we are unable to track them down. One woman was in her front yard when the thieves drove to the curb and when she came to the [car's] window they took off her jewelry."

Weeks later, Elaine remains disturbed by having fallen victim to the sleight-of-hand tricks the thief employed.

"All this stealing makes me mad," she said. "I'm mostly annoyed at myself because I know better, even though the predators made me feel off guard."

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THE CROWD | B.W. COOK

O.C. groups Gray Academy, DARTS and Unconditional make the most of their fall soirees

A fall-winter event placed an important spotlight on the Gray Academy Orange County. Fashion and lifestyle designer **Jennifer Fisher** delivered a collection of her fine jewelry, including her mega-popular hoops, along with unique salts and other Fisher design elements at a likely reception held in the home of Gray Academy benefactor **Michelle Linovitz**.



Michelle Linovitz.

It was all about helping the children served at the nonprofit Gray Academy TK-8 grade school, which enrolls students with moderate to severe disabilities. The significant difference at Gray Academy is that its programs are structured to meet both the high-level and complex special education needs of students, along with the wide range of therapy necessary to assist in the learning process.

The Gray Academy Orange County is based upon the Gray Academy in Santa Monica, founded by Kristen Gray and assisting children with neurological challenges. Local O.C. mom **Dana Tompkins**, searching for help for her son born with cerebral palsy discovered the Santa Monica organization and despite some challenges managed to open the Gray Academy Orange County in September of this year.

"The Gray Academy O.C. is an incredible organization, founded by close friend and fellow mother, Dana Tompkins. Dana and I had our boys together; however, our motherhood journeys have looked quite different," said the event's host, Linovitz.



Candice Dartez

DESIGNER JENNIFER FISHER, with Catherine Lowe, Dana Tompkins and event host Michelle Linovitz at the Gray Academy Orange County celebration.

"Dana's son, Bennett, was diagnosed with cerebral palsy shortly after birth. Dana took matters into her own hands after she toured the school in Santa Monica," Linovitz continued. "In just nine months' time with the unwavering support of Kristen Gray, Dana was able to make a dream become reality; bringing the Gray Academy O.C. to Orange County. I applaud all mothers, but let me tell you, Kristen Gray and Dana Tompkins are a force!"

"They are quickly and brilliantly bringing in resources and changing how we educate, support and nurture our local children and families with complex needs."

In attendance supporting the mission were benefactors including **Amy Berisha, Catherine Lowe, Renee and Stan Lowe, Heather James, Diana James, Mandy Huntsman, Natasha Glasgow, Rachael Vargas and Amber Callahan.**

Also present were **Shirley Pepys**, founder of the Balboa Island Museum, **Michelle Farrell, Kate D'Anna and Jordena**



Tony Lattimore

CHEF PASCAL OLHATS of Baja Shellfish, center, with Adam Nividi, left, and Troy Hashimoto of Oceans & Earth support the Unconditional pet rescue event.

technologically advanced emergency and specialty veterinary clinic located in Laguna Hills. Profits from Rise go toward providing free care to the dogs at Unconditional, thereby ensuring the financial sustainability of the nonprofit. The Macks are also the proud parents of four senior and special dogs and are committed to helping this very undeserved but deserving group of pups through these bold initiatives."

Supporting the event were Newport society movers-shakers **Kathy Hamilton**, jewelry and style setter **Mona Lee Nesseth**, welcoming local culinary stars including **Manfred Lassahr** from SHOR, **Kyung Carroll** from Pelican Hill Resort, **Heather McCleod** from Three Pug Bakery, **Bert Agor Jr.** from Strawberry Farms Golf Club and, in from L.A. and the Burbon Room Hollywood, **Jessica Luevano**, to name only a few.

DARTS WELCOME DESIGNER ROLLINS

It's all about living with great style. The Decorative Arts Society, Newport



Ann Chatillon

DESIGNER DANIELLE Rollins, with Janet Curci, hostess, son Jonathan Curci and Ann Fraser, designer/decorator of Janet's home at a Decorative Arts Society reception.

Chapman.

'UNCONDITIONAL' EVENT HELD IN SUPPORT OF DOGS

Dogs are people too. Well, fur-people according to many devoted humans. Recently, an organization known as Chef Masters held an event to raise awareness and support for senior, special and disabled dogs in need of rescue. Thirty-eight top chefs joined together to throw a spectacular event on the Festival of Arts grounds in

Laguna Beach.

Some 400 dog lovers arrived for the over-the-top food and wine reception hosted by **DawnMarie Kotsonis**.

"Unconditional, a Laguna Beach-based nonprofit founded by **Amy and Julian Mack**, is on track to build an 8,000-square-foot rescue and adoption center for senior and special needs dogs, due to open in late 2024," spokesperson Donna Bunce explains. "The couple also just opened Rise Pet Health, a

Beach (DARTS) welcomed designer **Danielle Rollins** in November as the featured speaker of the month in its design series 2023-24.

Rollins, in from her home base in Atlanta, addressed a full house in the Regal Edwards Big Newport Theatre. Her topic, "Living Well as the Best Reward," was based on her book, "A Home for All Seasons."

The evening prior to her talk, the nationally known designer was feted at a reception held at the Lido Isle residence of the much-loved local community activist **Janet Curci** and her husband, **Jerry Gilbreath**. The upbeat cocktail and dinner event attracted some 150 DARTS enthusiasts who were welcomed by the organization's president, **Madeline Hayward**.

Spotted on the waterfront terrace were Hyla and Richard Berteau, Alex and Barbara Bowie, exceptionally stylish ladies Sally Crockett and Sandra Ayres, Bill and Marilyn Robbins, Nancy Richley, Marion Hartwich and Kate and George Eastman.

Also front and center were the classy **Mary Anna Jeppe**, DARTS founder, **Bill Peters** with the House of Lugano, **Patti Estabrooks**, designer **Ann Fraser** responsible for the elegant Curci-Gilbreath residence, and another talented designer with exceptional classic taste, Lido Isle's **Marion Paley**.

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

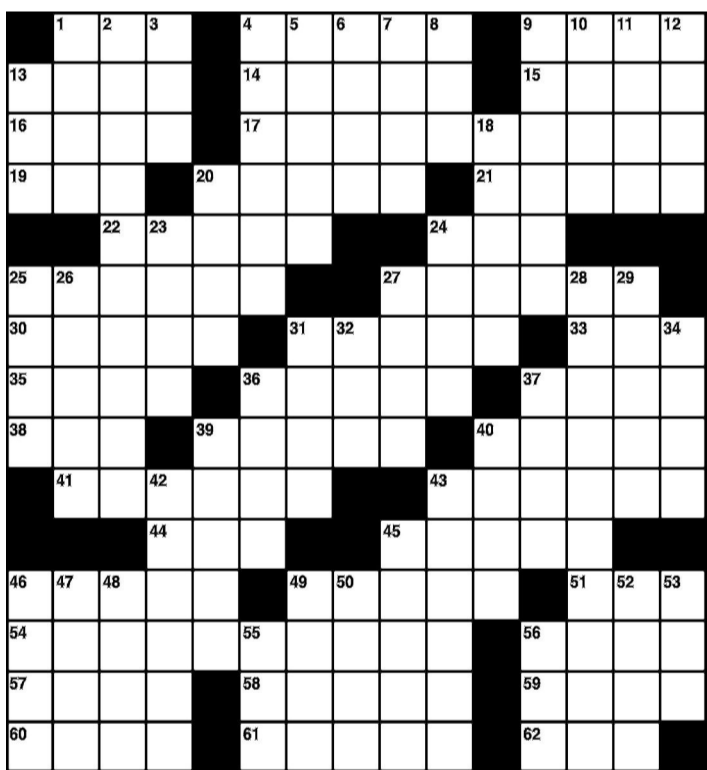
Mark's Painting & Handyman Service
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THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

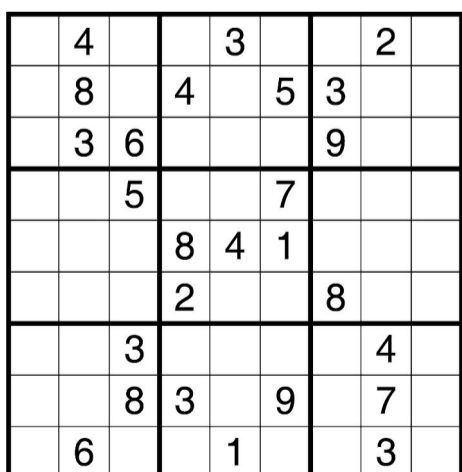
- 1 Cook in oil
- 4 Talkative
- 9 Word attached to mother or ladder
- 13 Canal of song
- 14 Farewell
- 15 Dorothy's dog
- 16 Go ballistic
- 17 U.S. state capital
- 19 Part of summer: abbr.
- 20 Surface luster
- 21 Get clean
- 22 Arctic Ocean hazards
- 24 _ Jones
- Industrial Average
- 25 Home for male Franciscans
- 27 2020 event in the U.S.
- 30 Travis or Quaid
- 31 Wander away
- 33 Holey fabric
- 35 Nervous
- 36 Make a smudge worse
- 37 June 6, 1944
- 38 Perish
- 39 Hitchhiker's need
- 40 Overuse the mirror
- 41 "Put up _ up"
- 43 Like voices after laryngitis
- 44 1 & 2 & 3 & 4
- 45 Area of expertise
- 46 Skirt fold
- 49 Feistiness
- 51 Ted Danson TV series
- 54 Isolate
- 56 Dumbfound
- 57 Seldom seen
- 58 Rock groups
- 59 Have a strong odor
- 60 Phoenix team
- 61 Toothpaste brand



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.



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

DOWN

- 1 Haus wife
- 2 Fourth of five digits
- 3 However
- 4 Ship's kitchen
- 5 Bye in Barcelona
- 6 Tiny pieces
- 7 Gambles
- 8 Mr. Brynner
- 9 Sippers' needs
- 10 Tap the horn
- 11 Engrave
- 12 Jab
- 13 Period of time
- 18 Piano key wood
- 20 Bloody
- 23 "My Fair _"
- 24 Precious
- 25 Barney

- Rubble's pal
- 26 Standard car feature
- 27 _ Louie; "King of Salads"
- 28 Aimless; lacking guidance
- 29 Bursting at the _
- 31 Pornography
- 32 Mayor pro _;
- interim position
- 34 Sort; variety
- 36 Have nothing to do with
- 37 Word of disgust
- 39 Greek letter
- 40 White meat
- 42 Long looks
- 43 Truthful
- 45 Provides the cash for
- 46 O-T connection
- 47 Part of a Hawaiian tour
- 48 Make money
- 49 Celebrity
- 50 Tree on Maine's flag
- 52 Takes to court
- 53 Pen contents
- 55 "Lopez vs. Lopez" network
- 56 Fem. title

Tribune Media Services

SATURDAY, DEC. 2nd AT 7 P.M.

Holiday Christmas Concert

ST. JAMES EPISCOPAL CHURCH

Inclusivity Technology Doing Good

Experience the magic of our Holiday Christmas Concert! Celebrate with carolers, choir, and orchestra. Join our Ugly Sweater Contest!

Suggested donation \$25; kids under 12 free. Tickets available on Eventbrite or at the door. Free parking is available in our lot on 32nd St.

FOR TICKETS or at the door

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CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2023-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A CODE AMENDMENT TO CHAPTER 5.95 (SHORT TERM LODGING) AND TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO SHORT TERM LODGING (PA2023-0116)

The Ordinance would 1) establish regulations permitting short term lodging within the MU-W2 (Mixed-Use Water) and MU-CV/15th Street (Mixed-Use Cannery Village and 15th Street) zoning districts; 2) change the maximum cap of short term lodging permits from 1,550 permits citywide to 1,475 permits in residential districts and 75 permits within the MU-W2 and MU-CV/15th Street zoning districts; 3) correct an inconsistency in the definition and use of short term lodging and bed and breakfast inn to mean a rental of 30 days or less; and 4) revise codes related to violations, suspensions, revocations, and permit closures.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

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

Second reading of Ordinance No. 2023-23 will occur at the December 12, 2023 City Council meeting. If adopted on December 12, 2023, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 29th day of November, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Azelart Residence - A lot merger application for two parcels under common ownership by removing the lot line that separates the front and rear lots, to allow for future improvements across the existing interior property line. The front lot is developed with a single-family home, while the rear lot is undeveloped with the exception of accessory structures such as planters and fencing. This undeveloped area currently acts as a backyard for the home.

The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

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 meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code 19.68.030 (Lot Mergers). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the 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/zoningadministrator. Please review the Zoning Administrator Agenda for Zoom participation instructions. 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 or dkopshever@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0168	Activity: Lot Merger
Zone: R-1 (Single-Unit Residential)	General Plan: RS-D (Single Unit Residential Detached)
Coastal Land Use Plan: RSD-A (Single Unit Residential Detached) (0.0 - 5.9 DU/AC)	Filing Date: September 26, 2023
Location: 2319 Heather Lane	Applicant: Oscar Almdendarez



NOTICE OF VACANCY

The City of Newport Beach is currently accepting applications to fill the following vacancy:

- Newport Coast Advisory Committee (NCAC)**
One opening for a resident of Newport Coast (nominated by the Mayor for a three-year term)

All applicants must be qualified electors of the City, none of whom shall hold any paid office or employment in City government (Section 702 of the City Charter).

The deadline for filing applications is **noon on Wednesday, December 13, 2023, or until the vacancy is filled.** The application and additional information about the Boards, Commissions and Committees can be found at <http://www.newportbeachca.gov/vacancy> or by calling 949-644-3005. The application and information about the Boards, Commissions and Committees can also be accessed through the City's website at <http://www.newportbeachca.gov/bcc>.

For more information, contact the City Clerk's Office at 949-644-3005.



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AMENDMENTS TO NEWPORT PLACE PLANNED COMMUNITY DEVELOPMENT PLAN (PC-11) AND NEWPORT AIRPORT VILLAGE PLANNED COMMUNITY DEVELOPMENT PLAN (PC-60) RELATED TO NOISE IN THE AIRPORT AREA NECESSARY TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT (PA2022-0201)

The Ordinance amends the Newport Place (PC-11) and Newport Airport Village (PC-60) Planned Community Development Plans to allow residential use or mixed-use residential, on housing opportunity sites identified by the Housing Element to be located within the updated 65 dBA Community Noise Equivalent Level noise contour area.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

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

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

Dated this 29th day of November, 2023.

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



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADDING, AMENDING, AND REPEALING VARIOUS PROVISIONS OF THE NEWPORT BEACH MUNICIPAL CODE

The Ordinance updates the Newport Beach Municipal Code (Code) by standardizing: citations to local, state, and federal law; cross-references to state and federal law; definitions used throughout the Code; and the authority of designees to act on behalf of City officials and employees. The update would also eliminate unnecessary language including duplicative severability and penalty provisions, as well as outdated regulations that apply to the conversion or demolition of affordable housing; the issuance of health care and recreational facilities revenue bonds; the display of drug paraphernalia, which is covered by state law; restrictions on the loitering in hotels, which is covered by trespass laws; and the obsolete library fund. Furthermore, the update replaces outdated regulations including provisions related to insurance requirements; the requirement for indemnification as a condition of approval; service of notice; the judicial review of City decisions; adjustments made based on the Consumer Price Index; the regulation of cannabis; recall elections; smoking in public places; traffic, oversized vehicle and parking regulations including the regulation of parking for persons with disabilities; the authority of City officials and employees to issue citations; local emergencies; the use of ambulances in emergency and non-emergency situations; the use of horses and dogs on City property; drinking in public; alarm monitoring systems; vehicles for hire; taxicabs; massage licenses; food handling services; water and sewer connections including regulations related to fat, oils and grease; residential building record reports; and requirements for a minor use permit for take-out-service fast-casual (up to 20 seats).

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

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

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

Dated this 29th day of November, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, at 1:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Newport Coast Conference Room (Bay E-2nd Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

6 Inverness Lane - Request for a second extension to the three-year construction limit for **Building Permit No. X2019-1953, X2019-1954, XR2023-1013**, and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit for NEW 10,701 SQ. FT. SINGLE-FAMILY DWELLING WITH BASEMENT AND ATTACHED 1,685 SQ. FT. GARAGE. The applicant intends to request an extension until June 18, 2024, to complete the construction.

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

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). 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/hearingofficer.

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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2019-1953, X2019-1954, AR2023-1013	Activity: Three-Year Construction Limit Extension
Zone: PC8 (Big Canyon)	General Plan: RS-D (Single Unit Residential Detached)
Location: 6 Inverness Lane	Applicant: Lindsay Lomeli

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDWARD JOSEPH GIROUX

CASE NO. 30-2023-01359377-PR-LA-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDWARD JOSEPH GIROUX.

A PETITION FOR PROBATE has been filed by JASON GIROUX in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that JASON GIROUX be appointed as personal representative to administer the estate of the decedent.

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: 01/17/24 at 1:30PM in Dept. CM05 located at 3390 HARBOR BLVD., COSTA MESA, CA 92626-1554

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
NICHOLAS J. VAN BRUNT - SBN 233876,
MEGHAN MCCORMICK - SBN 307072,
SHEPPARD MULLIN RICHTER & HAMPTON LLP
1901 AVENUE OF THE STARS, SUITE 1600
LOS ANGELES CA 90067,
Telephone (310) 228-3700
12/1, 12/2, 12/8/23

**CNS-3756097#
NEWPORT HARBOR NEWS PRESS COMBINED WITH
DAILY PILOT**



A WOMAN WALKS her dog past the waterfront duplex at 3801 38th St. on Newport Island. The property was listed as a short-term rental.

File Photo

RENTALS

Continued from page A1

ment, raised complaints to the City Council. They also recently tackled the matter of fractional homeownership, which city officials identified as a growing concern, by including them underneath the umbrella definition of timeshares.

City planning manager Jaime Murillo said during the meeting that the city's planning commission held a study session in June before actually discussing possible options at an October meeting this year. Commissioners struck the 20 or more units under common ownership prerequisite in their October recommendations.

"The takeaway from that [June] meeting was that within these two mixed-use zones, hotels, motels and bed-and-breakfasts are already permitted with the approval of a conditional use permit, but what was missing was the ability to have short-term lodging," Murillo said. "Short-term lodging used to be permitted in these mixed-use zones prior to the zoning code update in 2010, so we felt this was an opportunity to reintroduce short-term lodging in these mixed-use zones."

A city staff report stated there are currently 546 applicants on the city's waiting list for a short-term rental permit. Revisions approved Tuesday now adjust the permit cap to be split between residential and the two mixed-use districts — 1,475 for residential, 75 for the mixed-use zones — which totals in the 1,550 cap.

In his remarks, Mayor Pro Tem Will O'Neill said the initial eligibility requirement — 20 units or more — was mentioned with the intent of limiting the short-term rentals to more commercial areas than residential. O'Neill stated his intent to adopt alternative language to require those 20 or more units as opposed to one unit. Final action Tuesday included that 20-unit requirement.

During public comments, Still Protecting Our Newport president Charles Klobe said the organization was supportive of short-term rentals in mixed-use commercial zones as opposed to residential, but

were not supportive of the proposal Tuesday.

"There will be an immediate increase in STLs and there will likely be a years-long decrease of them in residential neighborhoods. Also, we see no reason that this needs to be decided today and suggest that it be sent back with a council committee formed to better suggest a comprehensive plan to accommodate the desired change," said Klobe, who noted they supported O'Neill's position on requiring 20 or more units.

Other residents also voiced their support of having short-term rentals in mixed-use zones but raised concerns about the change in the permit caps.

"Our city has grappled with the short-term lodging and its impact on our residential communities for a lot of years and there have been revisions over the years to how we address this," said Councilwoman Robyn Grant.

"To be sure, there's a lot of very well-managed properties throughout the city and we welcome those very well-managed properties, but there are properties that are negatively affecting our residents there with respect to parking, trash and noise. This is a constant give-and-take and struggle to manage properly and make sure the residents and businesses are working together effectively," Grant said. "This particular revision accomplishes a lot in advancing what I think is the primary responsibility of this body, and that is to protect the quality of life of our residents and to make sure that we have the proper business administration in our city."

Grant said she was also in favor of generally lowering the permit cap and noted the change would benefit the regulations already in place. Councilman Joe Stapleton agreed but noted there had to be a balance between allowing people to visit Newport Beach and the preservation of neighborhoods.

"I see this as a pilot program. I see this as an opportunity to see how this works, see how we can remove these units from residential neighborhoods, put them in mixed-use and review," Stapleton said.

lilly.nguyen@latimes.com
Twitter: @lillibirds

CROSSWORD AND SUDOKU ANSWERS

	F	R	Y		G	A	B	B	Y		S	T	E	P			
E	R	I	E		A	D	I	E	U		T	O	T	O			
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9	4	1	6	3	8	7	2	5									
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8	2	5	9	6	7	4	1	3									
3	9	7	8	4	1	6	5	2									
6	1	4	2	5	3	8	9	7									
1	7	3	5	8	6	2	4	9									
4	5	8	3	2	9	1	7	6									
2	6	9	7	1	4	5	3	8									

FIND
an apartment
through classified!

Ocean water closures lifted after Laguna sewage spill

BY ANDREW TURNER

Some water closures off the coast of Laguna Beach were lifted on Friday, Orange County Health Care Agency officials announced.

A sewage spill that discharged an estimated 94,500 gallons of wastewater on Wednesday had resulted in ocean water closures from Laguna Avenue

to Blue Lagoon.

The ocean water closures remained between 500 feet north of Anita Street and 500 feet south of Bluebird Canyon Drive as of Friday afternoon.

County health officials had prohibited swimming, surfing and diving in the affected waters until water-quality testing had shown acceptable standards had been met.

The sewage spill was caused by a break in a force main sewer line, officials said.

The incident occurred while routine maintenance work was being conducted overnight by the Laguna Beach public works department, officials said.

andrewturner@latimes.com
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Laguna man gets community service for drone launches

BY CITY NEWS SERVICE

A 62-year-old Laguna Beach man was placed on one year of probation and ordered to do 120 hours of community service Tuesday for launching drones near three aircraft, risking dangerous crashes.

Alexander Milinovic pleaded guilty July 13 to three misdemeanor counts of unsafe operation of an unmanned aircraft, federal prosecutors said.

U.S. District Judge Fred Slaughter also fined the defendant \$7,500. On June 19 last year, he directed a drone at a father and son in an open-cockpit gyrocopter on Father's Day off the coast of Crescent Bay Beach in Laguna Beach, prompting the son, who was flying the aircraft, to make an emergency evasive maneuver, according to federal prosecutors.

The defendant also admitted launching a drone

on July 26 of last year at the Discovery Channel "Shark Week" blimp in the Laguna Beach area, prosecutors said.

Milinovic also admitted launching a drone at U.S. Coast Guard helicopter on March 19, missing it by about 200 feet, prosecutors said. The crew aboard the helicopter managed to steer just clear of it.

dailypilot@latimes.com
Twitter: @TheDailyPilot



Don Leach | Staff Photographer

ORANGE COAST COLLEGE conductor Eliza Rubenstein leads students in a warm up Friday.

SPANISH

Continued from page A1

Theatre on campus.

"It's fun to explore such a famous piece in such a new light," said OCC chamber singer Anna Grozdanov. "So many people have performed 'Messiah' before. Pretty much any choir in the world has performed Handel's 'Messiah.' So exploring it in a new language adds a new kind of zest to it, that I'm really excited to perform."

OCC choral director and conductor Eliza Rubenstein got the blessing of San Diego musician Ruben Valenzuela to have her students perform the piece that she created. "El Mesías" will be performed entirely in Spanish, with a full orchestra.

Rubenstein said all of the soloists for the hourlong concert are either current students or recent alumni, along with voice teacher Susan Ali.

"One of the cool things about it is that we have so many different cultures and backgrounds represented right in the choir," Rubenstein said. "For example, for this piece, we had people we could turn to and say, 'How would you pronounce that syllable to make it sound really authentic?' Last year, we did a piece in Arabic, and [student] Ramy [Alhawari] was our Arabic coach ... Music making for me has always been about building and deepening community, and that is just one of many ways in which we can do it."

Rubenstein said "El Mesías" premiered last year at this time. The OCC chamber singers are believed to be just the third group to perform this Spanish edition of "Messiah," joining Valenzuela's professional ensemble and the Westminster Choir College in New Jersey.

Alhawari said singing in a different language presents a unique challenge. Proper pronunciation is key to getting the message of the words and melody correct.

"I don't speak Spanish, but I did grow up in Santa Ana and almost all of my

"One of the cool things about it is that we have so many different cultures and backgrounds represented right in the choir."

— Eliza Rubenstein
OCC choral director and conductor

friends are Latino," he said. "But also, we don't start with the pronunciation and speaking immediately. We do this thing called count singing. It is a bit tedious at first, but it's super-helpful. We sing every beat and every syllable, and then the pronunciation is added on later."

Tickets for the performance are just \$10 at the OCC Tickets website, and parking is free in Lot C on campus. Rubenstein said she feels that the junior college is the best arts bargain in Newport-Mesa.

Cleverly, there will be Handel's ice cream for sale after the show. Handel's in Newport Beach also will be giving 20% of its proceeds to the OCC chamber singers on Dec. 13, if purchasers bring a copy of the fundraising flyer or show it on their phone.

Presenting "El Mesías" represents a unique proposition to Rubenstein, who knows Valenzuela personally, and that is expected to be passed on to the audience as well.

"He's spent a lot of his career, as have most of us in this choral world, doing music by white, western European men," she said. "I think this is just one of many ways that he has bridged cultures that are important in his own life, and that's how we see it too. It's a neat way of bridging culture, bridging communities."

matthew.szabo@latimes.com
Twitter: @mjszabo

MARKETPLACE

To place an ad, go to <http://timescommunityadvertising.com/>

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
MESA WATER DISTRICT
REGARDING PROPOSED CHANGES
TO WATER RATES AND CHARGES
Wednesday, December 13, 2023
4:30 p.m. or as soon thereafter as
the agenda permits
Boardroom
Mesa Water District
1965 Placentia Avenue
Costa Mesa, CA 92627**

The Board of Directors of Mesa Water District invites the community to attend a public hearing for the purpose of receiving public comments regarding proposed changes to Mesa Water District's water rates and charges. Attendance is open to the public. Any person desiring to make comments or present information to the Board may make an oral presentation at the public hearing or may submit written comments for the Board's consideration by sending or delivering them to the District office Attention: District Secretary (at the above-referenced address) prior to the conclusion of the public hearing. Any written comments must be received not later than the conclusion of the public hearing in order to be considered. For information on the Board of Directors meeting format, and how to participate in such Board meeting/public hearing, please visit Mesa Water's website at <https://www.mesawater.org/leadership/board/board-meetings-agendas-and-minutes> or contact the District Secretary, as discussed below. Proposed changes to Mesa Water District's water rates and charges will be discussed as part of this meeting and public hearing. More information may be found Mesa Water's website at <https://www.mesawater.org/leadership/board/public-notice>. If you would like assistance in presenting your comments to the Board at the public hearing, please contact Denise Garcia, District Secretary at (949) 631-1205. Published Daily Pilot on November 25 and December 2, 2023.



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Social Pies Restaurant - A request for a minor use permit to allow a food service, eating and drinking establishment to upgrade a Type 41 (On-Sale Beer and Wine - Eating Place) Alcoholic Beverage Control (ABC) license to a Type 47 (On-Sale General - Eating Place) ABC license. A minor interior remodel is proposed that includes the addition of a bar top seating arrangement on the first floor of the restaurant. There is no new floor area, change to net public area, or late hours (after 11:00 p.m.) proposed. If approved this minor use permit will supersede existing Use Permit No. UP1865.

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

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, 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, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator.

Please review the Zoning Administrator Agenda for Zoom participation instructions. 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 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Joselyn Perez, Associate Planner, at jperez@newportbeachca.gov, 949-644-3312, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0112
Activity: Minor Use Permit
Zone: Mixed Use Vertical (MU-V), Balboa Village Parking Management Overlay District (PM)
Coastal Zoning District: Mixed Use Vertical (MU-V)
Coastal Land Use Plan: Mixed Use Vertical (MU-V)
Location: 106 Main Street
Applicant: David L. Nola, Esq., Vice Legal



**CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY**

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE NEWPORT BEACH COUNTRY CLUB PLANNED COMMUNITY DEVELOPMENT PLAN (PC-47) FOR THE TENNIS AND PICKLEBALL CLUB AT NEWPORT BEACH LOCATED AT 1602 EAST COAST HIGHWAY (PA2021-260)

The Ordinance amends the Newport Beach Country Club Planned Community Development Plan (PC-47) to make adjustments to allow pickleball courts, add additional hotel rooms, include residential condominiums, and modify the building height, setbacks, and parking standards to accommodate the Proposed Project for the Tennis and Pickleball Club site.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

AYES: Mayor Noah Blom, Councilmember Brad Avery, Councilmember Robyn Grant, Councilmember Joe Stapleton, Councilmember Erik Weigand
NAYS: Mayor Pro Tem Will O'Neill
RECUSED: Councilmember Lauren Kleiman

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

Dated this 29th day of November, 2023.

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



**CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY**

NOTICE IS HEREBY GIVEN that on November 28, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO NOISE IN THE AIRPORT AREA NECESSARY TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT (PA2022-0201)

The Ordinance amends Title 20 (Planning and Zoning) of the Newport Beach Municipal Code to allow residential use, including mixed-use residential, on housing opportunity sites identified by the Housing Element to be located within the updated 65 dBA Community Noise Equivalent Level noise contour area.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 28th day of November, 2023, by the following vote:

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

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

Dated this 29th day of November, 2023.

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



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Mendes Residence - A coastal development permit (CDP) to allow the demolition of an existing single-unit dwelling and construction of a new, 2,503-square-foot, two-story single-unit dwelling and an attached 422-square-foot two-car garage. The project includes reinforcement and raising of the existing bulkhead. The project also includes landscaping, hardscaping, and site walls. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under Section 15303 under 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 or before the public hearing. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 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 Commission.

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/zoningadministrator.

Please review the Zoning Administrator Agenda for Zoom participation instructions. 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Assistant Planner, at 949-644-3219 or orozco@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0025
Activity: Coastal Development Permit
Zone: R-1 (Single-Unit Residential)
General Plan: RS-D (Single Unit Residential Detached)
Coastal Land Use Plan: RSD-C (Single Unit Residential Detached)
Filing Date: January 29, 2023
Location: 208 Via Lido Nord
Applicant: Olson Architects



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GIRLS' TENNIS

Sisters duo falls in CIF Individuals semifinals

BY MATT SZABO

CLAREMONT — The Mater Dei High girls' tennis duo of Haley Tran and Chloe Vu started quick Thursday morning, as one might expect of the top seeded-team in the CIF Southern Section Individuals tournament.

Huntington Beach's sister duo of senior Yen Nhi Huynh-Nguyen and junior Le Nhi Huynh-Nguyen struggled to keep up in the doubles semifinal match, at least at first. Mater Dei rattled off the first four games of the match.

"It was going so fast at first, and we were just trying to slow it down," Yen Nhi said. "But there's only so much you can slow it down."

The Oilers sisters exited the tournament after their 6-2, 6-1 semifinal loss at

Biszantz Family Tennis Center in Claremont.

Tran and Vu went on to beat Mater Dei teammates Athena Wardy and Olivia Mlouk in three sets in the CIF Individuals doubles title match. It's the second straight Individuals doubles crown for Vu, a senior.

Huntington Beach's sisters were vying to become the first doubles team in school history to make a CIF final. After Yen Nhi and Le Nhi Huynh-Nguyen lost the first semifinal set to Tran and Vu by a 6-2 score, they tried to get some momentum.

Yen Nhi held serve to open the second set, and then Vu fell in a 15-40 hole on her serve in the second game. But she rallied to hold serve, then Le Nhi's serve was broken. The Monarchs pairing seized the momentum, winning the

last six games of the match.

It was still the conclusion of a successful season for Yen Nhi and Le Nhi, the Surf League doubles champions who helped the Oilers reach the quarterfinals of the CIF Southern Section Division 1 playoffs.

"It was a privilege this year to watch them," Huntington Beach coach Jill Muranaka said. "The fact that they're playing together, they'll always have this memory. I'm just happy they put their best foot forward and they kept it positive."

Yen Nhi Huynh-Nguyen capped a sparkling four-year varsity career that included CIF Individuals quarterfinal appearances as a sophomore and junior. She said she enjoyed the team environment that high school tennis presented.



HUNTINGTON BEACH High girls' tennis sisters Yen Nhi Huynh-Nguyen, right, and Le Nhi Huynh-Nguyen compete in the semifinals of the CIF Southern Section Individuals Tournament at the Biszantz Family Tennis Center in Claremont on Thursday.

James Carbone

"The program lets me take a step back to see tennis as more of a team sport than just individuals," she said. "It's more stressful, in terms of you're not just playing for yourself, you're

playing for someone else as well. There's someone else depending on you, but it takes away from the stress when they're there to cheer you on.

"I appreciate them. It's al-

ways really tight-knit, no matter how many seniors go and how many JV people we get."

mattbew.szabo@latimes.com
Twitter: @mjszabo



Matt Szabo

AT AGE 11, "Fifi" Garcia of Huntington Beach has been named the 2023 Sports Illustrated SportsKid of the Year.

GARCIA

Continued from page A1

"This is a privilege for me to announce this," Sanders said in the video, holding the magazine cover. "Look at you, with your hands on your hips like you're just her. You are her, that's right."

The "SportsKid of the Year" award honors a young athlete, ages seven to 15, for superior performance on the field, in the classroom and service in the community.

Fifi, who was featured in the Daily Pilot this sum-

mer, is a standout in soccer, softball and track and field, among other sports. She also plays volleyball and basketball for her school.

"I was very happy," she said of her reaction when she found out about the national honor. "I was actually amazed I got picked. It took a lot of hard work for me to get it."

Fifi attended an autograph signing at Sports Basement in Fountain Valley on Nov. 25, as part of a sports card and collectibles show there. Her father, Hodari, acted as her assistant, while her mother, Janice,

took pictures.

Fountain Valley Vice Mayor Glenn Grandis and Councilman Ted Bui offered her commendation at the event. Fifi's fans got prints of the Sports Illustrated Kids cover autographed by her, for a suggested donation of \$10 to further her athletic endeavors.

Hodari Garcia said that Sports Illustrated contacted the Southern California Blues, Fifi's club soccer team, to get the process going that ended up with her getting SportsKid of the Year.

"They did a photo shoot

with her in Costa Mesa for a couple of hours, and then they said she won," Garcia said. "They said, 'She had the best year of any kid we've seen.' I was shocked. You never know what other people are doing ... and then the Deion Sanders thing blew us away.

"We're not expecting anything. We had no idea. We're a regular family in Huntington Beach, and you don't expect anything like that to happen."

But the talent of Fifi continues to shine through.

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