Daily Pilot

SATURDAY, DECEMBER 14, 2024 /// dailypilot.com



File Photo

JOHN CONNOLLY, left, takes Hannah Krikorian's measurements, as Kathy Hood writes down the information during the Festival of Arts and

Think you measure up? Call goes out to Pageant hopefuls

BY ANDREW TURNER

As the new year gets closer, the Pageant of the Masters has begun its annual recruitment of volunteers for its 2025 summer show.

The casting call, which seeks volunteers for onstage and backstage roles for the tableaux vivant show, will return to the Festival of Arts from Jan. 10 through 12.

Festival of Arts and Pageant of the Masters officials revealed the theme for the upcoming living picture production, "Gold Coast: Treasures of California," at an annual membership meeting on Nov. 1.

"People volunteer at the Pageant of the Masters because it's more than just being part of a

production — it's about becoming part of a family," Sharbie Higuchi, director of marketing and public relations for the Festival of Arts, said in a statement. "It's a chance to connect with the community, celebrate art and history, and contribute to a tradition that inspires

See **Pageant**, page A2

Holiday spirit on tap as pair of beloved local traditions return to Costa Mesa



Courtesy of the city of Costa Mesa Costa Mesa City Hall set the scene for Snoopy House in 2023. It has returned this year through Dec. 20.

As the holiday se

As the holiday season swings into full gear, two beloved yuletide traditions that can only be found in Costa Mesa are fast approaching — Snoopy House at City Hall and the Orange County Model Engineers North Pole Express at Fairview Park.

City staff have been busy since early November transforming their civic headquarters into a winter wonderland display of figures depicting Snoopy and the gang, as the longstanding tradition returns with a kickoff celebration Friday and runs each evening, from 5:30 to 8:30 p.m. through Dec. 20.

Opening weekend includes a light-switch countdown, carolers as well as interactive performances by musical group Kids Imagine Nation. Participants can also take photos with Santa, work on their Christmas wish list at a letters to Santa station, sled

See **Holiday**, page A4

Judge rules housing complex should be razed

Costa Mesa property has seen more than 125 calls for police, fire service since court appointed a receiver in May 2022.

BY SARA CARDINE

An apartment complex on Costa Mesa's west side, which for years housed low-income tenants but whose unpermitted units ran afoul of the city's municipal codes, is due to be demolished after a judicial ruling issued this week.

The recommendation to raze Casa Siena, located at 1963 Wallace Ave., was made by a court-appointed receiver who took over the site in May 2022 and, according to the property owner, neglected to maintain it, allowing units to be occupied and vandalized by transient squatters.

Public records obtained by the Pilot indicate police and fire personnel were called to the address more than 125 times since the receiver, Eric Beatty, came into temporary possession of the apartments. Call logs describe incidents ranging from assault and attempted suicide to arson and the recovery of stolen property.

Selected by Orange County law firm Jones and Mayer, which provides city attorney services for Costa Mesa, Beatty was granted \$267,000 to relocate the tenants and another \$48,000 to make physical improvements to the property. That funding was charged as a superior lien to be paid by property owner Dennis D'Alessio, of D'Alessio Investments, LLC.

Costa Mesa officials contend in court documents Casa Siena was illegally subdivided into at least 17 units, when the general plan allows for only nine units. They further allege the units contained

See **Razed**, page A3

ALSO FROM THE DAILY PILOT:



James Carbone

COSTA MESA GIRLS' BASKETBALL TEAM RINGS THE BELL AT HOME PAGE A2

Newport Beach student earns a perfect score on ACT exam

BY ERIC LICAS

Tegan Wright studied hard for the American College Testing entrance exam, but when she attempted it for the first time as a sophomore last year she considered it a practice run.

The Corona Del Mar resident attending JSerra High wound up earning a perfect score though. That's something only about .2% of over 1.37 million test takers managed that year, in many cases on repeat attempts.

"It was more of a spontaneous idea, rather than *the* test," Wright said. "So I was pretty calm. I was energized too, though."

Her flawless initial performance on the ACT means she won't have to take it a second time, freeing her up to focus on a junior year packed with advanced placement classes and extracur-

ricular pursuits. She's currently working on a project for the 2025 Orange County Science Fair about teaching youth to be inclusive and empathetic.

"I haven't received a lot of teaching about conflict resolution and how we include people," Wright said. "And I think starting that at a young age would make the difference for many kids. I was lucky that I had two parents who were on my back about how you treat other people, but I know that's not the same in all kids' homes."

Wright also has a keep interest

Wright also has a keen interest in business and dabbles as an investor. Bets she made on Lululemon over the summer have delivered a 30% return so far. She likes to buy into Amazon when it's low, and she has shares in

See **ACT,** page A2



TEGAN WRIGHT, a
Newport

Beach resident and J Serra High student, scored a perfect score on the ACT this year. Only 2% of students in California and .2% of students nationally manage to accomplish the feat.

Don Leach Staff Photog-

GIRLS' BASKETBALL

Costa Mesa rings the Bell at home

BY ANDREW TURNER

Zedric McKee, the first-year coach of the Costa Mesa girls' basketball team, had only heard of the Battle for the Bell before Thursday night.

At the end of the evening, Mc-Kee and the Mustangs were enjoying the spoils of victory in the crosstown rivalry for the first time in four seasons.

Costa Mesa defeated visiting Estancia 61-42 to win the nonleague game, taking back the trophy and ringing the Bell at center court following the victory.

"These girls worked really hard over summer," McKee said. "They said they wanted to win, especially the younger girls, they wanted to win it for the seniors for the first time in years. It feels great to bring that back over here."

Costa Mesa (4-3) took control from the start, manufacturing offense through fastbreak opportunities off of turnovers. The Mustangs managed to create 17 steals.

Emi Kamikihara had 20 points, 14 rebounds, six assists and six steals, part of a trio of junior guards that helped the Mustangs keep a comfortable lead through-

Leilani Quero supplied a dozen points to go with three assists and two steals. Myah Martinez added



James Carbone

COSTA MESA'S Addison Scott (21) rings the Bell after winning in the Battle for the Bell girls' basketball game on Thursday. Costa Mesa defeated rival Estancia 61-42 at home.

nine points, five rebounds, four steals and three assists to round out the group.

"I was handed a team that was very special," McKee said. "It took

me a short amount of time to notice that I have three guards, maybe four guards, maybe five guards out there that can actually handle the ball, ... or if not, we can swing

that ball around."

Costa Mesa jumped out to a 23-12 lead at the end of the first quarter, and the Mustangs maintained an advantage of at least 11 points

the rest of the way.

Paula Pacheco had eight points off the bench for Costa Mesa, which last won the Bell on aggregate scoring in 2021. Addison Scott and Aaliyah Terry each had four points.

"Everybody has improved from last year a lot," Kamikihara said. 'That just adds more confidence, I feel like, to all of us."

Jaydin McClure had 19 points, six rebounds and three steals to lead Estancia (3-8). In the fall, Mc-Clure showcased her talent on the gridiron as the quarterback of the Eagles' flag football team, which won the Coast League title.

Ashley Cortez contributed eight points, Valeria Vargas added five points, and Peyton Thomas pulled down a team-high 13 rebounds for Estancia.

Thursday's game was the only scheduled meeting between the rivals after the formation of the Orange Empire Conference. Costa Mesa is in the Orange Coast League, and Estancia is in the Coast League.

"It should be more than one game a year," said longtime Estancia coach Judd Fryslie, who expressed interest in a home-andhome nonleague series.

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Daily Pilot

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GIRLS' SOCCER



COSTA MESA'S Kassandra Ramirez eyes the ball between Estancia's Tatum Cowie and Aisleen Avalos on Thursday.

Costa Mesa rallies past rival Estancia

ROSSWORD AND SUDOKU ANSWERS

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BY SCOTT FRENCH

Costa Mesa needed a jolt to start Thursday evening's girls' soccer showdown with archrival Estancia, soon wrested command from the Eagles, then dominated play after the break to claim the Bell for a sixth successive season.

Emiley Davis set up Kassandra Ramirez's equalizer about midway through the second half, then netted the winner nine minutes later from a set piece to lead the Mustangs to a 2-1 victory in the earliest of Battle for the Bell deciders.

Costa Mesa (3-2) fell behind just six minutes in, then surrendered just one more legitimate chance and not until the end — as the longtime Orange Coast League adversaries faced off for the first time since different assigned to leagues to start this school year. That left it to just one game, so early in the campaign, to determine where

the Bell would reside. "You want to treat it as any other game, so you can play normal and not let this rivalry get to you," Costa Mesa coach Jason Boyce said. "But it's always sweet at the end. It's a bummer [that we're playing this now], it's a shame [we're not in the same league], and I hope they can bring it

Estancia (0-3), with eight starters from last year's CIF Southern Section Division 5 title-winners, were in control at the start and took a quick lead when Evelyn Maya chipped into an open net from outside the box after goalkeeper Estellina Yurada came well off her line to deny forward Iana Akins' superb individual effort.

Akins went down with an ankle injury a few minutes later, and the Eagles were soon chasing the game.

"I think we got a little shaken up with our forward going down, and it completely changes [without her]," Estancia coach Josh Juarez said. "We were confident to start, and when we saw Jana go down, I think we lost a little confidence, and it was hard to get it back. Once you start giving a team like Mesa some confidence and you start sitting back and they start to push forward, it's hard to regain that."

The Mustangs owned midfield largely behind Riley Ogo's smart, simple distribution, Tatiana Aguilar's flank running, and Davis' direct play, and it led to two good chances — a Davis header from Grace Boyce's cross that goalkeeper Abby McIntyre parried off the crossbar and Ramirez's blast past the right post before halftime.

Costa Mesa built a 12-1 shot advantage for the second half and were unfortunate to strike just twice. Ramirez got the equalizer in the 58th minute, finishing deftly after McIntyre spilled Davis' long shot from the right. The second goal came from a 25-yard free kick in the 67th minute, Davis arcing the ball over the keeper and into the net.

goalie wasn't," Davis said.

"I just hit it where the

Scott French is a contributor to Daily Pilot Sports.

PAGEANT

Continued from page A1

thousands every year. It's a one-of-a-kind experience." Participants in the casting call should expect to have their picture and mea-

tential onstage part. Backstage roles include opportunities to work in the

surements taken for a po-

costume, headpiece and makeup departments.

Volunteers should come by between the hours of 7 and 9 p.m. on Friday and Saturday. A larger window will be available on Sunday, when the grounds will be open from 2 to 5 p.m. The address is 650 Laguna Canvon Road.

For the first time, the casting call will also include

will be part of the festivities on its final day. Those in attendance who sign up to volunteer on Sunday will receive a voucher for a free item from one of the food trucks on site. Live entertainment will

a Family Fun Fest, which

be provided by DJ Wendy. Attendees will also be able to participate in art activities, games and a last-

chance sale through the Festival of Arts gift shop. Additionally, there will be a chance to view Pageant sets and take pictures. "We hope this new addi-

tion will encourage people to come out, have fun and get involved in this unique production," Higuchi said.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

ACT

Continued from page A1

manufacturer Ozempic Novonordisk in her portfo-

The projects the JSerra junior has taken on may bear some link to the influ-

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ence of her parents. Her Wright, mother, Mary spent years as a teacher for the Newport-Mesa School District. Her father, Damon Wright, works in finance.

The couple are constantly in conversation with their only daughter, usually over dinner, about current events, her studies or whatever else might be on her mind. However, they say they've tried to take a hands-off approach to her upbringing, allowing her to discover her own in-

terests and talents. In her free time, Tegan

stays fit by running or, whenever possible for the Corona Del Mar native, skiing. She's a fan of Taylor Swift and says one of her favorite shows is Showtime's "Billions." She also competed on the Pegasus School's debate team, which sharpened her into a cutting rhetorician at an early age. That has occasionally complicated her parents' efforts to impose curfews and other bounda-

"She can be very convincing," Damon Wright said. "She can be persistent. We're still the parents though, no matter how good your argument is."

For now, the teen is continuing to explore her interest in business and money matters, possibly considering a career along those lines. But with the support of her family, she's keeping her options open and looking forward to whatever comes next. "I'm 17; I don't have my

life figured out or anything," she said.

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THE DAILY **COMMUTER PUZZLE**

By Stella Zawistowski

ACROSS 1 Shimmering fabric 6 Allergic skin reaction 10 School support groups: Abbr. 14 By oneself 15 Look _ (investigate) 16 Go up 17 Makes a face 18 Bearded animals need?" 20 Pre-workout action 22 Had a bite of

19 "What _ do you 24 Computer bug 27 Musical silences 28 Show runners 31 Become mature 33 Lion's sound 34 Fancy party 35 Not "for here": 2 wds. 39 Creative expression 40 Tycoon J. Paul

41 Stop sign's color 42 Meetup, for short 44 Dollar bills 45 Medieval poet 46 Stage performer 48 Book after Job 50 Houston MLB player 53 Characteristic 55 Teeny bit 57 Board game or Shakespeare play 61 Windy-day toy 62 Tale teller 65 Online message 66 Gusto 67 Relocate 68 Bar Harbor's state 69 Lions' homes 70 Takes to court 71 South American range

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SUDOKU

By the Mepham Group

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

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For answers to the crossword and Sudoku puzzles, see page A2.

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bars

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7 Author Patchett 8 Sutcliffe who was a Beatle 9 Party giver 10 Gift 11 Leans slightly 12 Good thing to have

13 Burpee

products

21 Not trans 23 "My lips __ sealed" 25 Moon surface features 26 Parts of swords 28 Historical times 29 Additional 30 "Memory" musical 32 Wages 34 Salami city 36 Taken by mouth 37 Microorganism 38 _ and ends 40 Obtained 43 Becomes rigid 45 Jason or **Justine** 47 Machine part 48 Companion animal 49 Blueprint 50 Inquired 51 Grin or beam 52 Tennessee NFL player 54 Skin openings 56 Shade-giving trees 58 _ it on the line 59 Queue 60 Bullring cheers 63 "I'll pay you back": Abbr.

Tribune Media Services

64 "_ Maria"

RAZED

Continued from page A1

unpermitted plumbing and electrical connections, interior walls and doors as well as a deteriorating staircase.

But D'Alessio, who purchased the .4-acre parcel in 2015 and has a long history of legal disputes with the city over property rights, occupancy and building plans, tells a different story.

He says the site, formerly a homeless shelter with a communal kitchen, was reconfigured into individual apartments when that use ended. When he purchased the site, he submitted "as built" plans, and the property was deemed legal nonconforming.

"It's in the same exact configuration as when I bought it," he said, adding most tenants were low-income residents receiving rental assistance from local agencies. "It wasn't the Taj Mahal, but it also wasn't anything bad."

The dispute over the property began with a 2019 code complaint filed by a resident D'Alessio's attorneys maintain was evicted for nonpayment of rent. Code violations were issued, then rescinded when the city realized his "as built" plans were the only record on file, he alleges.

A notice of abatement ordered him to bring the property to compliance, but D'Alessio claims the city never explained what he needed to do. After a judge recommended a receiver intervene, to ensure residents' safety, D'Alessio said he addressed Beatty's

initial complaints. But eventually, the bone of contention became the number of units. The matter brought the two parties back into court, and eventually to an impasse. During that time, the apartments fell into decline.

"The property now is a nuisance like you can't believe," D'Alessio said. "The police have been called out around 150 times for drugs, loud music. There are homeless people living there. [And] the city has immunity, the receiver has im-



Don Leach | Staff Photographer

PROPERTY OWNER Dennis D'Alessio stands outside the Casa Siena apartments, which has been at the center of a dispute between him and the city for several years.

munity - everybody has

immunity but me." Meanwhile, since the dispute began, several California laws superseding municipal restrictions on residential developments have been passed to address a statewide housing crisis.

Senate Bill 330 forces cities to approve building plans with higher densities than city laws allow and overrides parking requirements in favor of affordable units. If a city does not apstate-compliant plans in 30 days, builders may proceed under a "builder's remedy" clause.

Seeking to rehabilitate Casa Siena, D'Alessio contacted the state Department of Housing and Community Development and learned a property of that could conceivably size house 18 units and four accessory dwelling units.

As an alternative to demolition — which the property owner says will constitute another \$540,000 superior lien, on top of the \$315,000 granted Beatty by the court and the \$2.4 million remaining on the original mortgage — D'Alessio proposed his own SB 330 plan.

With minor improvements, it would comprise 14 apartments, including three low-income units. He maintains the plan could be executed for around \$42,000 and would compel the city to define the code corrections needed for compliance, which he says

it has so far refused to do.

Although he submitted the plan to the city in 2023, D'Alessio received no determination. He and his attornevs met with city representatives Monday in a Ana courtroom, Santa where Beatty pressed for demolition, claiming it would cost millions to

bring the site up to code. "Mr D'Alessio always returns to the fact there are permits for these units there are not. And that there is a minor repair that could be done that would allow them to be used — there is not," Beatty said via Zoom. "We are way past that."

Judge David A. Hoffer returned with a ruling finding demolition the most expedient course of action.

"There's a lot of debt with this property and it's been vears now," he said. "If I were to [side with D'Alessio] I'd only be prolonging the inevitable. I think ultimately it would cost too much to rehabilitate this property.'

D'Alessio Wednesday expressed his disappointment, indicating if the city had accepted his plan, Costa Mesa would have more housing and both sides could have called it a

"I'm so upset [by this], I'm going to leave it vacant," he said. "I'm just going to put up a sign saying: 'This property was taken from me' and I'm going to leave it up there forever.'

sara.cardine@latimes.com Twitter: @SaraCardine

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

NOTICE IS HEREBY GIVEN that on December 10, 2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2024-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADOPTING A LOCAL COASTAL PROGRAM AMENDMENT TO CHANGE THE DEVELOPMENT LIMIT SPECIFIED FOR THE LIDO HOUSE HOTEL LOCATED AT 3300 NEWPORT BOULEVARD AND 475 32ND STREET (PA2020-068)

The Ordinance 1) modifies Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code to increase the allowable development limit for properties located at 3300 Newport Boulevard (Lido House Hotel) and 475 32nd Street (former Fire Station No. 2) from 103,470 square feet to 118,573 square feet; 2) removes reference to a fire station; and 3) corrects a reference regarding height limits.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of December, 2024, by the following vote:

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

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

Dated this 11th day of December, 2024.

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

NOTICE OF PETITION TO ADMINISTER **ESTATE OF:** PETER OWEN SHEA AKA PETER O. SHEA, SR. CASE NO. 30-2024-01442795-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 PETER

OWEN SHEA AKA PETER O. SHEA, SR. A PETITION FOR PROBATE has been CAROLYN H. SHEA AND PETER O. SHEA, JR. in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that CAROLYN H. SHEA AND PETER O. SHEA, JR. be appointed as personal representative to administer the estate of

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: 01/22/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD., COSTA MESA, CA

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

Attorney for Petitioner LEAH M. BISHOP - SBN 97427 DEBORAH BROSS - SBN 232528 LOEB & LOEB LLP 10100 SANTA MONICA BLVD., SUITE 2200 LOS ANGELES CA 90067 Telephone (310) 282-2000 12/13, 12/14, 12/20/24

NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT

Legal Notices

Legal Notices



PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on December 10, 2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2024-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, REPEALING AND REPLACING CHAPTER 14.33 (WATER AND SEWER CAPITAL IMPROVEMENT FEE)
TO THE NEWPORT BEACH MUNICIPAL CODE AUTHORIZING COLLECTION OF DEVELOPMENT IMPACT FEES FOR WATER AND SEWER SERVICE **FACILITIES**

The Ordinance authorizes the City to collect water system impact fees and sewage collection and treatment facilities impact fees to pay for the cost of improvements to the water and sewer system necessitated by new development.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of December, 2024, by the following vote:

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

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

Dated this 11th day of December, 2024.

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



PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on December 10. 2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADDING CHAPTER 15.43 (RECREATION FACILITIES IMPROVEMENT FEE) TO THE NEWPORT BEACH MUNICIPAL CODE AUTHORIZING COLLECTION OF **FACILITIES**

The Ordinance authorizes the City to collect development impact fees for recreation facilities to cover the cost of developing additional recreational facilities necessitated by new development.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of December, 2024,

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

The Ordinance shall become final and effective 30

Dated this 11th day of December, 2024.

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



CITY OF NEWPORT BEACH **PUBLIC NOTICE** ORDINANCE SUMMARY NOTICE IS HEREBY GIVEN that on December 10,

2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADDING **CHAPTER 15.44 (PUBLIC SAFETY DEVELOPMENT** IMPACT FEE) TO THE NEWPORT BEACH MUNICIPAL CODE AUTHORIZING COLLECTION OF DEVELOPMENT IMPACT FEES FOR POLICE AND **FIRE SERVICE FACILITIES**

The Ordinance authorizes the City to collect development impact fees for police, fire and life safety services to cover the cost of developing additional police and fire facilities necessitated by new development to continue to protect the

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of December, 2024, by the following vote:

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

The Ordinance shall become final and effective 30

Dated this 11th day of December, 2024.

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

HOLIDAY

Continued from page A1

down a snow hill and enjoy holiday treats.

A special sensory-friendly event takes place Monday, from 3 to 5 p.m. and with the lights turned off to prevent overstimulation. There is no sledding on weekday evenings, but live performances by area schools and organizations will take place nightly.

Costa Mesa recreation Monique Vilmanager lasenor said the free cityhosted event pays homage to the original Snoopy House display, created in 1966 when then-Mayor Willard Jordan and his family began making Charles Schulz-themed decorations with his family members at Santa Ana Avenue home.

"Every year, people tell me stories about how they've done this every year with their families and they're so happy the city's continued it," she said. "It's a unique experience we've got a lot of fun things jam-packed in here."

Meanwhile, miniature rail enthusiasts have been recreating Santa's village at the Goathill Junction Railroad in Fairview Park for their own holiday tradition, the North Pole Express, which takes place Dec. 21 and 22, from 10 a.m. to 3:30

While free 15-minute train rides are offered to the public the third weekend of each month, this special weekend features volunteer-run train rides to a specially decorated spot amid a grove of pine trees.

Once there, kids and families can take photos with Santa and Mrs. Claus, see princesses and enjoy cookies and hot chocolate before returning back to the station.

"It's loads of fun and probably one of the busiest weekends of the year," said Orange County Model Engineer member Hank Castignetti, who said the club logged 4,244 rides over one weekend in October.

"We'll have close to a dozen trains operating, so it's all hands on deck. And because we're open to the public, we have no reservations, so just come on over!"

Snoopy House is located at Costa Mesa City Hall, 77 Fair Drive. The Orange County Model Engineers' Goathill Junction Railroad is located at 2480 Placentia Ave., Costa Mesa. Santa appearances take place from 10 a.m. to noon and from 1 to 3 p.m. with the Grinch filling in in between. For information, visit more ocmetrains.org.

sara.cardine@latimes.com Twitter: @SaraCardine



Courtesy of Orange County Model Engineers

SANTA AND Mrs. Claus will be just a train ride away Dec. 21 and 22 at Fairview Park.

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CITY OF LAGUNA BEACH:

ADOPTION OF URGENCY ORDINANCE NO. 1707 REPEALING AND REPLACING CHAPTER 25.17 OF THE CITY OF LAGUNA BEACH MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS
TO COMPLY WITH RECENT CHANGES IN STATE LAW

NOTICE IS HEREBY GIVEN that on December 10, 2024, the City Council of the City of Laguna Beach adopted Urgency Ordinance 1707 on the following 5-0 vote: AYES: Jones, Kempf, Whalen, Orgill, Rounaghi, NOES: None, ABSENT: None.
Full text of Urgency Ordinance 1707: **WHEREAS,** the City of Laguna Beach, California ("City") is a municipal corporation, duly

organized under the constitution and laws of the State of California; and WHEREAS, the California Coastal Act ("Coastal Act") is a comprehensive scheme governing land use planning for the state's entire coastal zone; and WHEREAS, as part of its enactment, the Legislature made several findings related to the Coastal Act's purpose: (1) the coastal zone "is a distinct and valuable natural resource of vital and enduring interest to all the people"; (2) that "permanent protection of the state's natural and scenic resources is of paramount concern"; (3) that "it is necessary to protect the ecological balance of the coastal zone"; and (4) that "existing developed uses, and future developments that are carefully planned and developed consistent with the policies of [the Coastal Act], are essential to the economic and social well-being of the people of this state. . . . " (Pub. Res. Code §§ 30001(a), (d)); and WHEREAS, the Coastal Act further provides that: "scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas..." (Pub. Res. Code § 30251); and WHEREAS, the Coastal Act is "interpreted liberally to accomplish its objectives" and relies heavily on local governments "(t)o achieve maximum responsiveness to local conditions, accountability, and public accessibility. . . . " (Pub. Res. Code § 30004(a); Pub. Res. Code § 30009). The Coastal Act requires local governments to develop local coastal programs ("LCPs"), comprised of a land use plan and implementing ordinances, to promote the Coastal Act's objectives. (Id.; see also Pub. Res. Code §§ 30001.5; 30500–30526.) Once the California Coastal Commission certifies a local government's program, the Coastal Commission delegates authority over coastal development permits to the local government. (Pub. Res. Code §§ 30519(a); 30600.5(a) (c)); and WHEREAS, the City has authority over coastal development permits by virtue of the California Coastal Commission's January 13, 1993, certification of the City's LCP. The Coastal Act allows the Coastal Commission to specify, by regulation, those classes of development which involve a risk of adverse environmental effect and require coastal development permits. (Pub. Res. Code § 30610.) Through its certified LCP, the City has the authority to specify those classes of development which involve a risk of adverse environmental effect and require coastal development permit; and **WHEREAS**, as recognized by the Coastal Commission, the City's LCP is comprised of a Land Use Plan and an Implementation Plan. The Land Use Plan consists of several planning documents, including, but not limited to, the Coastal Land Use Plan Technical Appendix ("Coastal Technical Appendix") and the General Plan's Land Use and Open Space/Conservation Elements. The LCP's Implementation Plan is comprised of numerous resources, including, among other things, Laguna Beach Municipal Code ("LBMC") Title 25 (Zoning Code), Title 22 (Excavation and Grading), and Title 16 (Water Quality). The documents that collectively comprise the City's certified LCP are publicly accessible on the City's website; and WHEREAS, within the Land Use Plan, the Coastal Technical Appendix contains a descriptive text and evaluation of coastal problems and issues; the Land Use and OpenSpace/Conservation Elements set forth actual solutions or responses to these issues in the form of City policies. (Coastal

Technical Appendix, at p. 2); and WHEREAS, among other things, the Coastal Technical Appendix addresses the importance of visual and scenic resources. It identifies that the principal focus concerns property situated adjacent to the major transportations system in the City (i.e., Laguna Canyon Road and Pacific Coast Highway) since it is along those roadways that a majority of residents and non-residents view the community and have visual access to scenic corridors. The Coastal Technical Appendix also identifies that the scenic qualities symbolic of Laguna Beach represent one of the community's more valuable resources; the uncluttered hillsides and open space areas offer residents and visitors relief from urbanized and physically confined areas which separate Laguna Beach from development occurring elsewhere in the county. It further identifies that these visual and scenic resources can be protected through design considerations and land use controls. (See Coastal Technical Appendix, at p. 54 ["With proper design considerations and land use controls, the visual impact of new development can be minimized and accomplished in a manner compatible with the natural landscape."]); and WHEREAS, the City's Land Use Element explains that by designing and siting new development to protect natural and environmentally sensitive resources, such as areas of unique scenic quality and public views, to protect visual compatibility with surrounding uses, and to minimize natural landform alternations, the City is implementing Goal 7 to protect, preserve, and enhance the community's natural resources and Goal 10 to ensure that proposals for new development are sufficiently evaluated to protect natural resources. (See Land Use Element Policies 7.3 and 10.2); and WHEREAS, the City's Open Space/Conservation Element recognizes that the "scenic quality of the local landscape remains high today because significant portions of the hillsides and coastline continue to function as natural open space" and "the scenic value of the hillside and coastal areas is especially important because they are so visible to residents and visitors alike." (Open Space/Conservation Element, at pgs. 17, 33). The Open Space/Conservation Element further recognizes that "[n]ew development and/or remodels should not be of a scale that would significantly diminish natural open space areas in a manner out of character with existing proportions. The scenic value of even large natural areas can be diminished when its visual continuity is disrupted by "islands" or "peninsulas" of manmade intrusions. (Id., at p. 34.) The Open Space/Conservation Element requires the City to attempt to preserve natural hillside open space in large segments that are visually continuous and physically undisturbed and to evaluate whether new development in a particular area or type of feature is necessary or desirable for open space use and, if so, what type and degree of regulation is practical and feasible. The Open Space/Conservation Element mandates the following policies to protect visual resources: (1) 7-A: Preserve to the maximum extent feasible the quality of public views from hillsides and along the city's shorelines; (2) 7-K: Preserve as much as possible the natural character of the landscape (including coastal bluffs, hillsides, and ridgelines) by requiring proposed development plans to preserve and enhance scenic and conversation values to the maximum extent possible...; and (3) 7-M: New development along Pacific Coast Highway shall preserve existing views where feasible and, where topography allows, new development shall be terraced below the grade of Pacific Coast Highway; and WHEREAS, in recent years, the Legislature has approved and the Governor has signed into law, numerous bills that amended Government Code Sections 65852.2 and 65852.22 to impose new limits on local authority to regulate accessory dwelling units and junior accessory dwelling units (collectively "State ADU Law"; and WHEREAS, notwithstanding this legislation, State ADU Law provides that it "shall not be construed to supersede or in any way alter or lessen the effect or application of the Coastal Act of 1976..." (Gov. Code § 66329.) The California Department of Housing and Community Development's ("HCD") ADU Handbook advises that State ADU Law applies in the coastal zone, but "do[es] not necessarily alter or lessen the effect or application of Coastal Act resource protection policies." Accordingly, HCD opines, a local government could, for example, impose stricter setback or parking standards in the coastal zone "if required by a local [c]oastal [p]rogram." (HCD's July 2022 ADU Handbook, at pgs. 15-16, 27-28); and WHEREAS, the City's regulations governing the approval of ADUs and JADUs are provided in the City's LCP, specifically Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of Title 25 (Zoning) of the LBMC; and WHEREAS, on November 16, 2021, the City Council adopted Ordinance No. 1665, which identified self-contained accessory dwelling units as subject to the coastal development permit application process; and WHEREAS, the City most recently updated Chapter 25.17 to comply with State ADU Law via LCP Amendment No. 21-8239, which was certified by the Coastal Commission on September 7, 2023; and WHEREAS, in 2024, the California Legislature approved, and the Governor signed into law, Assembly Bill 2533 ("AB 2533") and Senate Bill 1211 ("SB 1211"), which further amend State ADU Law; and WHEREAS, AB 2533 and SB 1211 take effect January 1, 2025 and the City must amend its existing ADU ordinance to comply; and WHEREAS, the City Council intends to harmonize the City's responsibilities under the LCP and Coastal Act (as set forth above) with its obligations to approve the development of ADUs in accordance with State ADU Law, including AB 2533's and SB 1211's changes to state law; and WHEREAS, there is a current and immediate threat to the public health, safety, or welfare based on the passage of AB 2533 and SB 1211 because the City's existing ordinance will not comply with this legislation if the City does not adopt this Ordinance by January 1, 2025; and WHEREAS, there is also a current and immediate threat to the public health, safety, or welfare because the Ordinance amends the City's LCP and the Coastal Act requires that the Coastal Commission review and certify the Ordinance before it becomes effective. (Pub. Res. Code, § 30514(a); see also LBMC Section 25.07.026(E).) The duration of the Coastal Commission's review and certification process can vary, and, in some instances, has taken numerous months. The City Council desires to ensure that ensure that the City's coastal resources are protected during the pendency of the Ordinance's review by the Coastal Commission: and WHEREAS to protect the public safety, health, and welfare, the City Council may adopt this Ordinance as an urgency measure by a four-fifths vote of

BEACH DOES ORDAIN, AS FOLLOWS: <u>SECTION 1.</u> Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council. SECTION 2. CEQA. Under California Public Resources Code section 21080.17, the California Environmental Quality Act ("CEQA") does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 66313. Therefore, adoption of the Ordinance is statutorily exempt from CEQA in that it implements Štate ADU Law. Under State ĆEQA Guidelines Section 15265, CEQA does not apply to activities and approvals pursuant to the Coastal Act by any local government necessary for the preparation and adoption of a local coastal program because CEQA applies to the certification of a local coastal program by the California Coastal Commission. Therefore, the adoption of the Ordinance is statutorily exempt from CEQA because the City is adopting a local coastal program amendment, which must be certified by the Coastal Commission. The Coastal Commission's LCP review and approval procedures have been found to be functionally equivalent to the environmental review process.

the City Council in accordance with Government Code Sections 65858 and 36937; and WHEREAS, City staff provided notice of a public

hearing on the proposed urgency ordinance in accordance with law; and WHEREAS, on December 10, 2024, the City Council held a public

hearing on the proposed urgency ordinance in accordance with law. NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF LAGUNA

SECTION 3. Urgency Findings. Given the foregoing, the City Council hereby finds that there is a current and immediate threat to the public health, safety, and welfare based on: (1) the passage of AB 2533 and SB 1211 because the City's existing ordinance will not comply with this legislation if the City does not adopt this Ordinance by January 1, 2025; and (2) the Ordinance amends the City's LCP and the Coastal Act requires that the Coastal Commission review and certify the Ordinance before it becomes effective. (Pub. Res. Code, § 30514(a); see also LBMC Section 25.07.026(E).) The duration of the Coastal Commission's review and certification process can vary, and, in some instances, has taken numerous months. The City Council desires to ensure that ensure that the City's coastal resources are protected during the pendency of the Ordinance's review by the Coastal Commission. The Legislature has mandated coastal resources be considered and protected as a resource of public importance. (Pub. Res. Code, § 30251; see also Pub. Res. Code, §§ 30001(a), (d) [(1) the coastal zone "is a distinct and valuable natural resource of vital and enduring interest to all the people"; (2) that "permanent protection of the state's natural and scenic resources is of paramount concern"; (3) that "it is necessary to protect the ecological balance of the coastal zone"; and (4) "existing developed uses, and future developments that are carefully planned and developed consistent with the policies of [the Coastal Act], are essential to the economic and social well-being of the people of this state..."].) Adopting this urgency ordinance effectuates the foregoing and protects the public health, safety and welfare by enabling the City to review and approve ADUs in a manner that harmonizes its coastal resource protection responsibilities under the LCP and Coastal Act with its obligations to approve ADUs under State ADU Law.

SECTION 4. Code Amendment. Chapter 25.17 of the LBMC is hereby repealed and replaced to read in its entirety as provided in attached hereto and incorporated herein by reference.

SECTION 5. Effective Date and Extension; 10-Day Report. This urgency ordinance is adopted under the provisions of Government Code Sections 36937 and 65858, and shall take effect immediately upon its passage by a four-fifths vote of the City Council. The urgency ordinance shall remain in effect for 45 days from its adoption. If this urgency ordinance is proposed to be extended, the City Council shall issue a written report not less than 10 days prior to the scheduled expiration in accordance with Government Code Section 65858(d). SECTION 6. HCD Submittal. In accordance with Government Code Section 66326, the City Clerk is directed to submit a copy of

this Ordinance to the California Department of Housing and Community Development within 60 days after adoption. SECTION 7. Publication. The City Clerk directed to certify to the adoption of this Ordinance and post or publish this Ordinance

SECTION 8. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 505 Forest Avenue, Laguna Beach, CA 92651.

SECTION 9. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

By: /s/ Ann Marie McKay, CPMC, CMC, City Clerk



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

NOTICE IS HEREBY GIVEN that on Thursday, January 09, 2025, at 6:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

TTC Newporter – A request for a conditional use permit (CUP) and coastal development permit (CDP) to restripe six existing tennis courts into 22 pickleball courts for a private pickleball club, known as the TTC Newporter. The project also includes minor improvements to the parking lot on the adjacent hotel property located at 1107 Jamboree Road to accommodate the required parking spaces. The proposed hours of operation are between 8:00 a.m. and 8:30 p.m., daily. The request includes a traffic study pursuant to Chapter 15.20 (Traffic Phasing Ordinance) of the Newport Beach Municipal Code (NBMC) as the project will generate a net increase of over 300 average daily trips. No changes are proposed to the existing ennis courts on the adjacent Palisades Tennis Club.

The project is categorically exempt under Section 15332 – Class 32 (In-Fill Development Projects) and under Section 15301 – Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act)

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 ode Chanters 20.64 and 21.64 (Anneals) A fee required to appeal any final action on a coastal development permit to the City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not 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 website

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

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

Project File No.:

Activity: Conditional Use Permit, Coastal Development Permit. and Traffic Study

Parks and Recreation

(PR) and Visitor Serving

General Plan:

Parks and Recreation (PR) and Commercial Visitor Serving (CV)

Commercial (CV) Costal Land Use Plan: Filing Date: Parks and Recreation (PR) June 4, 2024 and Visitor Serving

Commercial - (0.0 - 1.50

FAR) (CV-B)

Location: 1111 and 1107 Applicant: Cox, Castle, Jamboree Road & Nicholson LLP

David Salene, Secretary, Planning Commission,



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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, January **09, 2025,** at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following

Pacifica Christian High School Use Permit-Pacifica Christian currently operates a high school and auxiliary campus with a maximum student enrollment of 385 and a maximum staff of 50. To provide adequate parking for students and staff, Pacifica Christian has off-site parking agreements with two properties within the vicinity of the school. The school and off-site parking agreements are authorized pursuant to the Conditional Use Permit (CUP) filed as PA2023-0078. Condition of Approval No. 16 of the CUP requires the off-site parking location of 873 to 877 Production Place be used only for warehousing and administrative offices and prohibits students from using or accessing the site. The Applicant is requesting that the condition be amended to remove the prohibition on students accessing the site and allow it to be used as an athletic training facility for student athletes, rather than warehousing. While students will be allowed to access the site for after school athletic training purposes, no students will park at the site and no school instruction will occur. In addition to the athletic training facility, the site will continue to provide administrative offices and parking for Pacifica Christian staff. If approved, this CUP would sede the CUP filed as PA2023-0078.

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

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

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 Joselyn Perez, Senior Planner, at 949-644-3312 or jperez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0237

Activity: Conditional

PI (Private Institutions),

Multiple Residential (RM),

General Industrial (IG)

PF (Public Facilities).

General Plan:

Zone:

PI (Private Institutions), PF (Public Facilities), Multiple Residential (RM), Industrial (IG)

Location: 1499 Monrovia Avenue, 883 West 15th Street, 1515 Monrovia Avenue, 873 to 877 Production

Applicant: Pacifica Christian High School

David Salene, Secretary, Planning Commission, City of Newport Beach



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