Daily Pilot

FRIDAY, APRIL 14, 2023 /// dailypilot.com



Photos by Don Leach | Staff Photographer

A COASTAL great horned owl watches the world go by from the high branch of a eucalyptus tree, above, and from a pine tree after sunset, below, in Bluebird Canyon in Laguna Beach. Although common in Orange County, great horned owls are rarely seen during the daytime.

Owl on the prowl



H.B. mobile home owners back state bill

AB 1035 proposes a rent increase cap of 5% statewide for mobile homes over the course of any 12-month period.

BY MATT SZABO

Mobile home residents in Huntington Beach, who say they have been feeling the heat for the last couple of years, are supporting a new bill that could ease some of their rent concerns.

Assembly Bill 1035 was intro-

Assembly Bill 1035 was introduced Feb. 15 by state Assemblyman Al Muratsuchi (D-Torrance), and is set to be reviewed by the Assembly Housing and Community Development Committee on Wednesday.

According to its text, the bill would enact the Mobile Home Affordability Act. It would prohibit the management of a mobile home park from increasing the gross rental rate for a tenancy for a space more than 3% plus the percentage change in the cost of living — or 5%, whichever is lower — over the course of any 12-month period.

AB 1035 would also prohibit management from increasing the gross rental rate for a tenancy in more than two increments over a 12-month period, after the tenant maintains the tenancy for a year.

"We're feeling very hopeful," said Teri Williams, chief operating officer for the Huntington Beach Mobile Home Resident Coalition.

Williams noted the bill could move quickly, passing immediately to a vote on the Assembly

See **Bill,** page A3

Man suspected of attempted murder in Newport Beach

BY LILLY NGUYEN

A 31-year-old Riverside man was arrested Monday by Newport Beach police on suspicion of attempted murder, assault with a deadly weapon and discharging of a firearm from a moving vehicle.

Officers were alerted to reports about the sound of multiple gun shots in the 2700 block of Newport Boulevard at around 1:50 a.m. Sunday, according to a news release issued about the arrest Thurs-

Authorities later determined the suspect and another adult man were involved in an altercation, from which the suspect later fled. The victim, who was not identified in the release, and other witnesses reported the suspect left in a vehicle but not before firing three shots from a semiautomatic handgun at the victim.

No injuries were reported.

Newport Beach police later identified Tristen Skylar Parker as a suspect in the shooting. He was taken into custody on Monday evening with assistance from Irvine police. Authorities said evidence linked

See **Arrested**, page A3



Courtesy of the Festival of Arts

COLLEEN PREMER will be among 17 first-time Festival of Arts exhibitors showcased in the Fresh Faces exhibit opening April 15. Premer's mother exhibited at the Sawdust Art Festival when Colleen was growing up.

Fresh Faces exhibit to display works from a dozen new artists

BY ANDREW TURNER

Laguna Beach's art festival season has not quite arrived, but those anxiously awaiting it can get a preview of what is to come beginning this weekend.

The Festival of Arts will showcase the work of a dozen new artists juried into its Fine Art Show for this summer in the Fresh Faces exhibit set to open Saturday. The introductory show will run April 15 through June 1 at the foaSOUTH gallery located inside Active Culture, 1006 S. Coast Hwy.

Some of the artists waited a long time to make their debut at

the festival. Jill Maytorena, a mixed media artist, will be featured in the show for the first

time at the age of 57.

Maytorena has established local connections, having earned her bachelor's and master's degrees in fine arts from the Laguna College of Art and Design. The Dana Point resident also spent a decade as an art teacher at Saddleback Valley Christian schools.

"As far as the late blooming, all of that, I have made a decision to ignore that completely and to not be in that headspace for me, where it's like, 'Oh, is it too late? Is there enough time?'" May-

torena said. "... This is the journey that I've been on. The wealth of years that I have show in my work. I bring my life experience to my easel, and in a way that is very rich."

Colleen Premer, 60, is also among a group of 17 artists that will exhibit in the Festival of Arts Fine Art Show for the first time this summer. Her mother, Elaine Kennedy, exhibited at the Sawdust Art Festival, primarily as a painter, when Colleen was grow-

"I was always exposed to art my whole life, just growing up

See **Exhibit,** page A2

ALSO FROM THE DAILY PILOT:



Scott Smeltzer | Staff Photographer

RYAN CHALUPNIK, REAGAN WEIR HELP TEAM USA WIN WATER POLO GOLD IN BRAZIL PAGE A4

H.B. man with outstanding felony warrant arrested after hotel stabbing

BY SARA CARDINE

Huntington Beach police on Wednesday arrested a 38-year-old man for allegedly stabbing another man at an extendedstay hotel, only to discover the suspect had an outstanding felony warrant related to previous drug charges.

HBPD spokeswoman Jessica Cuchilla confirmed Glenn Richard Wright, 38, of Huntington Beach was booked on suspicion of assault with a deadly weapon following Wednesday's incident, which took place at around 11:30 p.m. at an Extended Stay America on Skylab Road Circle.

"One of the parties involved called the police for assistance," Cuchilla said Wednesday. "Both the victim and the suspect knew each other, so this is an isolated incident, and there is no threat to the

Police did not say where the man was stabbed or



Scott Smeltzer | Staff Photographer

A MAN was stabbed Wednesday night at an Extended Stay America in Huntington Beach, leading to the arrest of 38-year-old city resident Glenn Wright.

what kind of weapon was used but indicated Wright had already bonded out of jail by Thursday morning. The victim, who was hospitalized for his injuries, was reportedly in stable condition, according to Cuchilla.

Orange County Superior Court records show Wright was previously arrested on suspicion of possessing a

controlled substance while carrying a firearm and two counts of possession with the intent to sell, all felonies, along with two misdemeanor drug charges, stemming from an incident that took place on March 11, 2022.

When he failed to appear in court, a warrant was issued for his arrest and his fugitive status was made known to Huntington Beach police at Wednesday's Cuchilla said. The county district attorney's office had not yet filed charges as of Thursday, as no court pertaining Wednesday's incident could be found.

sara.cardine@latimes.com Twitter: @SaraCardine



Courtesy of the Festival of Arts

JILL MAYTORENA will be among the first-time Festival of Arts exhibitors showcased in the Fresh Faces exhibit.

EXHIBIT

Continued from page A1

with a mom that was a very prolific artist," Premer, a Newport Beach resident, said. "[I] always drew and colored and painted, but I always thought she was the artist, not me. I was a writer, so I had that side. That's why I was a journalism major in college.

"In the '80s, she bought me a birthday gift, a weekend at Idyllwild School of Music and the Arts, a printmaking weekend, and I fell in love with the process and have been doing that for almost 40 years.

Maytorena and Premer said in separate interviews Thursday they were honored to be juried into the Festival of Arts Fine Art Show, which will open to the public on July 5. It was the first time that either had submitted an application for consideration.

'We are very excited to have 12 of the 17 new artists joining us for [the Fresh Faces] exhibit,' Christine Georgantas, director of exhibits for the Festival of Arts, said in a statement. "This exhibit presents an incredible array of artworks that reflect the creativity and high-quality standards that have become synonymous with the Festival of Arts."

The other artists featured in the Fresh Faces exhibit are Kevin Avery, Mustapha El Barsi, Rowan Foley, Beau Johnston, Daniel Monroe, Cindy Motley, James Pearce, Dominic Petruzzi, Courtney Ryan and Eri Sugimoto. The range of mediums includes ceramics, drawing, mixed media, painting, photography and printmaking.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

Police chase ends in arrest of suspect, 62

BY SARA CARDINE

A 62-year-old man with ties to Long Beach was arrested by Costa Mesa police Monday, after an attempted traffic stop led to a pursuit that ended in a tactical PIT maneuver on Pacific Coast Highway in Huntington Beach.

The incident took place at around 11 a.m., when patrol officers on Newport Boulevard attempted to stop a blue Chevrolet Camaro whose driver was believed to have had a felony warrant, according to a Costa Mesa Police Department social media post Monday.

A moderate-speed pursuit ensued, as officers followed the vehicle into the city of Huntington Beach

and a helicopter deployed by the Orange County Sheriff's Department circled overhead to track the car's whereabouts, the release indicated.

Officers from Huntington Beach took over and, in about 25 minutes, ended the pursuit on PCH using a "precision immobilization technique," in which a patrol vehicle makes contact with another vehicle to push it off course and force the driver to stop.

The driver - later identified by CMPD spokeswoman Roxi Fyad as 62year-old Dean Joseph whose Backlund, last known address is in Long Beach — was taken into custody and booked into the Costa Mesa jail on suspicion of felony evading and for the felony warrant related to an alleged assault on a police officer.

While no one was injured, people on social media reported seeing a blue Camaro in the area running through multiple red lights on PCH at the time of the pursuit.

Orange County court records show Backlund pleaded guilty to resisting an executive officer on Feb. 8, stemming from an incident that took place on Dec. 24, and was sentenced to serve 94 days in jail, two year's probation and ordered to pay a fine.

While it is unclear why the Long Beach resident was not still serving out that sentence on Monday, court records showed

Tuesday that Backlund had violated the terms of his probation.

Los Angeles Superior records indicate Court Backlund was convicted on Nov. 17 for committing battery on a police officer and sentenced to eight days in jail and one year of probation. He also has several other charges, incurred from incidents that reportedly took place be-September and March, including taking property without the owner's consent. Those cases are all pending.

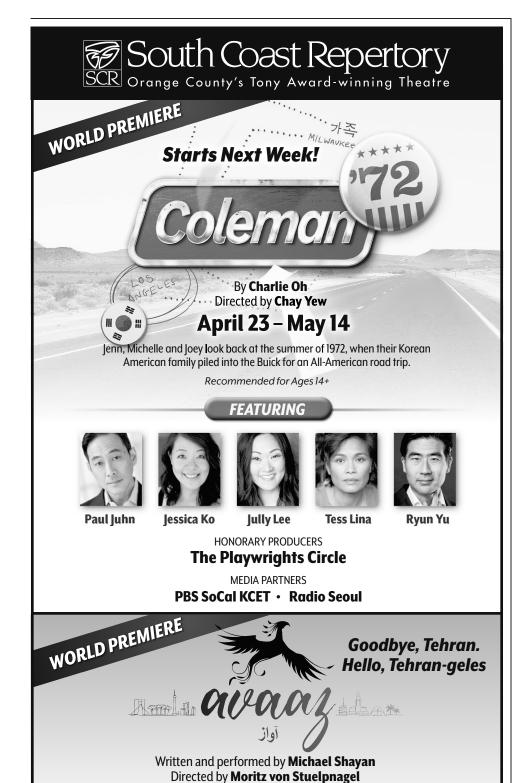
Backlund is due in Or-County Wednesday morning for an arraignment hearing.

sara.cardine@latimes.com Twitter: @SaraCardine

THE DAILY

By Jacqueline E. Mathews

COMMUTER



April 29 – May 27

Get ready for the time of your life with this hilarious and deeply personal tribute to

the playwright's mother, deliciously portrayed by the person who knows her best—her son.

Recommended for Ages 16+

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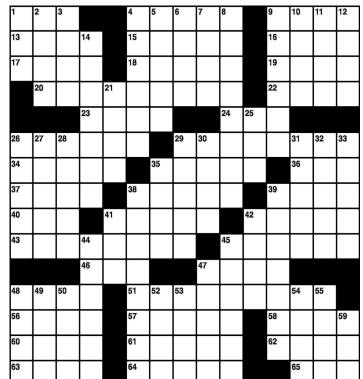
65 Devious

64 Starring roles

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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.

5440	, , , , ,			or g.ar				
		4				2		
				3				
	8				7		6	
	2				6		9	
1					4			8
4	9		1				7	8
	5		7				3	
				5	8			
		6				4		

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

DOWN

drastically

1 Hog haven 2 Green & gray 3 Shout 4 South American plains 5 Underway 6 _-alikes; twins 7 Internal spy 8 Cutting prices

9 Love seat 10 Cautious 11 As sturdy _ oak 12 Blood ; AB negative, e.g. 14 Like a dalmatian 21 Sharpen 25 "_ Impossible"; Perry Como song 26 Trump's

30 Sound the horn 31 Give permission to 32 Clamor 33 Carrier 35 Asian nation 38 Ancient 39 Bouquet arranger 41 Bawl 42 Buddy 44 Conceit 45 Baseball & tennis 47 Trusty horse 48 Say no more 49 Cleveland's place 50 Business deal 52 Prepare for a selfie 53 "_ Living"; 1980-82 ABC

predecessor 27 Renegade

28 GEICO

employee

29 Mistaken

Tribune Media Services

54 Animal lovers'

tourist stops

55 _ Grey tea

59 C minor or A

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CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on Monday, April 24, 2023 at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-22-02 Applicant/Agent: Seidner LP/Christopher Glew Site Address: 1860 Newport Blvd. Unit B

Zone: General Business District (C2) **Description**: Planning Application 22-02 is a request for a Conditional Use Permit to allow a 925-squarefoot retail cannabis storefront use within an existing single-story commercial building located at 1860 Newport Boulevard, Unit B. The proposed use would be subject to Costa Mesa's regulations, conditions of approval, and State regulations. For additional information, please visit the City's website at

<u>www.costamesaca.qov/cannabis.</u> **Environmental Determination**: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities. Additional Information: For more information, call 754-5245, planninginfo@costamesaca.gov. Planning Division through Thursday and alternating Fridays, except

staff are available from 8:00 AM to 5:00 PM Monday specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the

https://costamesa.legistar.com/Calendar.aspx. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by 12:00 PM on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City ${\color{red}{\bf NO}}$ LATER THAN 12:00 PM on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

Legal Notices

Legal Notices

CITY OF COSTA MESA

Legal Notices

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on Monday,

NOTICE OF PUBLIC HEARING

April 24, 2023 at 6:00 PM, or as soon as possible thereafter, to consider the following item: Application No.: PA-22-41

Applicant/Agent: 3505 Cadillac Ave LLC / Magellan Architecture

Site Address: 3505 Cadillac Avenue Unit M102 Zone: PDI (Planned Development Industrial)

Description: Planning Application 22-41 is a request for a Conditional Use Permit to allow a cannabis non-storefront retail (delivery) within an existing 1,833-square-foot tenant space at 3505 Cadillac Avenue, Unit M102. No cannabis distribution or manufacturing are proposed. The proposed use would be subject to Costa Mesa's Cannabis regulations, conditions of approval, and State Cannabis regulations. For additional information, please visit the City's website at $\underline{www.costamesaca.gov/cannabis}.$

categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing

Additional Information: For more information, call 754-5245. planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the

https://costamesa.legistar.com/Calendar.aspx. Members of the public may submit comments via $email \quad to \quad \underline{PCPublicComments@costamesaca.gov}.$ Comments received by 12:00 PM on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City NO LATER THAN 12:00 PM on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

CITY OF LAGUNA BEACH **NOTICE INVITING BIDS** FOR CONSTRUCTION OF

Fire Station 1 Restroom Renovation, CIP 22-9229

N-1 NOTICE IS HEREBY GIVEN that electronic bids will be received by the City of Laguna Beach for the Fire Station 1 Renovation, CIP 22-9229, together with appurtenances thereto

N-2 DATE OF OPENING BIDS: Bid prices for each line item of the Schedule of Work must be entered and all other required documents for the bid proposal packet (pages B-1 through B-3, B-6 through B-14) must be uploaded to the PlanetBids system no later than 3:00 p.m. on Tuesday, April 25, 2023, after which time bids will be publicly opened and read aloud at the Office of the City Engineer of the City of Laguna Beach, located at 479 Ocean Avenue, Laguna Beach, California, 92651. No late bids will be

N-3 DESCRIPTION OF THE WORK: In general, the work comprises of renovations and ADA improvements to three (3) upstairs restrooms including new plumbing fixtures, showers, flooring, countertops, toilet partitions, cabinets, and lighting, new water and sewer lines, renovation of the firstfloor lobby and stairs including tile, lighting, hand railing, painting, and all other components required to complete the work in place, as shown and described on the Plans and these Specifications, all within the

N-4 AWARD OF CONTRACT: (a) The City reserves the right after opening bids to reject any or all bids, to waive any informality (non-responsiveness) in a bid, or to make award to the lowest responsive. responsible bidder and reject all other bids, as it may best serve the interest of the City. (b) As a condition of award, the successful bidder will be required to submit payment and performance bonds and

N-5 COMPLETION OF WORK AND LIQUIDATED DAMAGES: All work is to be completed in a total of Sixty (60) working days, excluding holidays, from the date specified in the Notice to Proceed, which is anticipated to be July 2023. Liquidated damages shall be Five Hundred Dollars (\$500.00) per working day, for each and every working days delay in finishing the work.

N-6 CONTRACTOR'S LICENSE CLASSIFICATION: The Contractor shall possess a valid Class B, General Building, Contractor License at the time of submitting bids, in accordance with provisions of Chapter 9, Division III of the California Business and Professions Code.

N-7 WAGE RATE REQUIREMENTS: In accordance with the provisions of Sections 1773.2 of the California Labor Code, copies of the general prevailing rate of per diem wages as determined by the State Director of Industrial Relations are available on the Internet at the World Wide Web site of the State $Department \ of \ Industrial \ Relations \ at \ \underline{www.dir.ca.gov} \ under \ Statistics \ and \ Research. \ It \ shall \ be \ mandatory$ upon the contractor to whom the contract is awarded and upon any subcontractor under him to pay not less than said specified rates to all workers employed by them in the execution of the contract. All parties to the contract shall be governed by all provisions of the California Labor Code relating to prevailing wage rates; Sections 1770-1781 inclusive.

N-8 RETAINAGE FROM PAYMENTS: The Contractor may elect to receive 100 percent of payments due under the Contract Documents from time to time, without retention of any portion of the payments by the City, by depositing securities of equivalent value with the City in accordance with the provisions of Section 22300 of the Public Contract Code.

N-9 OBTAINING OR INSPECTING CONTRACT DOCUMENTS: Contract Documents, in digital Adobe Acrobat (.PDF) format, are available at the City of Laguna Beach's website at https://www.lagunabeachcity.net/do-business-here/rfps-bids. Once at this site, click on the "Vendor Portal & Bid Opportunities" icon. If you are not currently registered with PlanetBids for the City of Laguna Beach, please click on the "New Vendor Registration" button, then complete the electronic supplier registration process. Interested firms must be registered in order to submit a bid. Firms must also check the website periodically for addenda information as failure to acknowledge any and all addenda will result in bid disqualification

N-10 REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS: No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

N-11 ESTIMATE OF PROBABLE COST: The estimate of probable cost for the project is \$300,000.

N-12 PROJECT REPRESENTATIVE: All communications relative to this project shall be directed to Thomas Perez, Assistant Director of Public Works, at tperez@lagunabeachcity.net. Deadline for all inquiries is 3:00 p.m. on Tuesday, April 18, 2023.

BY ORDER OF THE CITY OF LAGUNA BEACH

Assistant Director of Public Works

Date: April 5, 2023 Published: Daily Pilot

[1st ADVERTISEMENT April 7, 2023] [2nd ADVERTISEMENT April 14, 2023] **Legal Notices**

Legal Notices TS No: CA05000480-22-1 APN: 936-53-029 TO No: 220651341-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code ection 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 21, 2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 24, 2023 at 01:30 PM, at the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 30, 2019 as Instrument No. 2019000325156, of official records in the Office of the Recorder of Orange County, California, executed by ALLAN ROBERTS AND SUSAN VALENTINE ROBERTS, CO-TRUSTEES OF THE ALLAN AND SUSAN ROBERTS FAMILY TRUST DATED MAY 2009, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 5 WILLOWGROVE, IRVINE, CA 92604 The undersigned Trustee disclaims any liability for any incorrectness the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$343,459.47 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee of endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not

regarding the Trustee's Sale or visit the Internet www.nationwideposting.com information regarding the sale of this property, using the file number assigned to this case, Information CA05000480-22-1. postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000480-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 20, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA05000480-22-1 17100 Gillette Ave Irvine, 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0432769 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 03/31/2023, 04/07/2023,

present at the sale. If you wish to learn whether your

sale date has been postponed, and, if applicable, the

rescheduled time and date for the sale of this

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Publication at 916.939.0772 for information

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Photos by Don Leach | Staff Photographer

SKANDIA MOBILE home residents hold signs as they listen to public comments during a Huntington Beach Mobile Home Advisory Board meeting in April 2022.

BILL

Continued from page A1

floor because it contains no financial elements. Her hope is that it eventually lands on the desk of Gov. Gavin Newsom for him to sign into law.

Williams lives at Huntington by the Sea mobile home park and said her rent has increased by nearly \$200 per month this year, to about \$2,300 per month. She said she feels that the rent increase is unreasonable.

"Our mobile home rents are comparable to twobedroom apartments, rentwise, and that's with no fridge, no stove, nobody to come fix our maintenance issues," she said.

Mobile home owners have been seeking relief from Huntington Beach city leaders for months. Last April, the city's Mobile Home Advisory Board voted 5-4 to send a proposed rental stabilization ordinance "carve-out" of Section 803 of the city charter to the City Council for review.

Mobile home owners hoped that would eventually get an item on last November's ballot, but the council never brought a possible carve-out measure to a vote. Instead, it voted to approve a tenantbased rental assistance program last September, but that would only initially assist up to 30 local mobile home residents.

More recently, the City Council last week on a 6-1 vote denied a request by the city's Mobile Home Advisory Board for outreach and a market research study that would cost about \$10,000.

Mayor Pro Tem Gracey Van Der Mark's motion to approve the MHAB's annual report — but not the outreach and market research study — was seconded by Councilman Pat Burns. Mayor Tony Strickland, Councilmen Casey McKeon and Dan Kalmick and Councilwoman Natalie Moser also voted against the study.

Councilwoman Rhonda Bolton was the lone dissenting vote.

The last market research study was completed in 2002, when the city was mulling whether a rent stabilization ordinance was needed.

"I don't feel it's proper to use taxpayer money on a survey to promote rent control, which is prohibited by our city charter," McKeon said.

Kalmick voted for Van Der Mark's motion only after his substitute motion,

See Bill, page A4



BOB HAROLD and Suzan Neil, both wearing red shirts, attend a Huntington Beach City Council meeting last June. They are residents of the Skandia mobile home park.

ARRESTED

Continued from page A1

Parker to the crime and noted it was an isolated incident with no continued threat to public safety. In addition to the other charges, Parker faces three sentencing enhancements attempted meditated murder, discharge of a firearm and personally using a firearm.

As of Thursday afternoon, no pleas had been

entered on Parker's behalf. Jail records indicate he is being held on a bail of \$1 million. He is expected to appear in court at the Harbor Justice Center in Newport Beach for an arraignment hearing on April 28.

Police are asking that those with additional information about the incident reach out to a detective on the case at (949) 644-3797.

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FRIDAY, APRIL 14, 2023

WOMEN'S WATER POLO

Local duo helps Team USA win gold

BY MATT SZABO

A pair of Back Bay standout centers tasted gold over the weekend in Brazil.

Newport Harbor High junior Ryan Chalupnik and Corona del Mar sophomore Reagan Weir each contributed as the U.S. women's water polo Youth National Team captured the Pan American Aquatics U17 championship in Bauru, Brazil.

Team USA routed host Brazil 14-2 in the title match on April 8.

Amber Nowaczek of Studio City Harvard-Westlake, who scored five goals in the final, earned tournament MVP accolades.

The U.S. dominated the eight-day competition, winning every match by at least 12 goals.

It beat Argentina 26-4 in the semifinals on Friday, with Weir scoring a match-high five goals and Chalupnik scoring twice.

Chalupnik had highest scoring output of the tournament in a 23-0 shutout of Mexico in the second game on April 2, netting four goals.



Scott Smeltzer | Staff Photographer

NEWPORT HARBOR'S Ryan Chalupnik, seen in action against Los Alamitos on Feb. 9, helped the U.S. women's water polo team win gold in Brazil.

Former Laguna Beach coach Ethan Damato guided the U.S. women.

The U.S. men's Youth National Team also won the tournament, beating Brazil 19-9 in the title match.

Chalupnik and Weir were each key pieces for Newport Harbor and rival CdM this past girls' water polo season, with each helping her team reach the CIF Southern Section

Open Division playoffs. Both were also standouts at the in-season Santa Barbara Tournament of Champions, garnering nods.

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BILL

Continued from page A3

which would have approved the study, failed 4-3.

"I think that gathering that type of information is what government's really good at," Kalmick said. "I don't believe it's necessarily directly related to a push for rent control, since that requires a vote of 50% plus one of the people. I think folks that are moving into mobile home parks want to have an understanding of what rent is around the city. If they are being treated unfairly, they can advocate for themselves, but I don't think that gets us to rent control.'

Several mobile home residents spoke during public comments in favor of the market study.

"This analysis is long overdue," said Jeanne Farrens, a retired teacher and resident of Skandia Mobile Home Parks. "The Huntington Beach mobile home

community, of which I am a part, represents a sizable portion of the electorate. This study is necessary to provide council leaders and city staff with up-todate statistics regarding important demographics and an unbiased rent comparison."

Williams said in a phone interview Wednesday that the lack of city action has been frustrating. Another option is seeking enough signatures to possibly get a mobile home carve-out on the ballot in 2024.

"I don't want to say that we've given up on Huntington Beach, but they just weren't helpful in any way,' she said. "We're so excited that it's at the state level now ... [but] if this bill does not pass, we will have to go back to the city and start that fight again.

"If the state could do this for us, it would save our lives. And that's literally. It would save people's lives."

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NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. **NB-L-10690-23**

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller

are: PARQ METRO OC LLC, 13333 SOUTH STREET, CERRITOS, CA 90703 (3) The location in California of the chief executive

office of the Seller is: **SAME AS ABOVE** (4) The names and business address of the Buver(s) are: BRAZUKA CAFÉ LLC, 9471 IRVINE CENTER DR

#150, IRVINE, CA 92618 (5) The location and general description of th assets to be sold are: FURNITURE, FIXTURES AND **EQUIPMENT, INVENTORY OF STOCK, LEASEHOLD** LEASEHOLD **GOODWILL AND COVENANT NOT TO COMPETE** of that certain business located at: 901 SOUTH COAST

DRIVE #C160, COSTA MESA, CA 92626 (6) The business name used by the seller(s) at said location is: AMORCITO SOCAL TAQUERIA (7) The anticipated date of the bulk sale is MAY 3, 2023 at the office of: PORTFOLIO ESCROW, 12

CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660. Escrow No. NB-L-10690-23. Escrow Officer: LISA EVANS (8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: MAY 2, 2023. (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2. (11) As listed by the Seller, all other business names

and addresses used by the Seller within three years before the date such list was sent or delivered to the Buver are: NONE. Dated: **APRIL 9, 2023** TRANSFEREES: BRAZUKA CAFÉ LLC

ORD-1609575 DAILY PILOT 4/14/23 **SELL**

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LEGAL NOTICE



NOTICE OF PUBLIC HEARING

Planning Commission
In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651
Virtual Zoom Link PC: https://lagunabeachcity.zoom.us/j/93696942810
Virtual Phone No. PC: (669) 900-9128 / ID NO. 93696942810 Wednesday, May 3, 2023, at 6:00 PM

THE LAGUNA BEACH PLANNING COMMISSION will hold a Public Meeting in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: General Plan Amendment 2023-0658, Zoning Ordinance Amendment 2023-0659, and Local Coastal Program Amendment 2023-0660 to amend portions of the General Plan and Laguna Beach Municipal Code pertaining to the Land Use Map and Zoning Map. The proposed change affects only City-owned parcels to change the designation and zoning from Residential (R/HP or R-1/RHP) to Permanent Open Space (Open Space Descival) sequipment of the Company of the Passive) as required by State funding and grant agreements. The Planning Commission will review the "Draft Ordinance and Amendments" for recommendation to the City Council. COASTAL ZONE: This project is located within an appealable area of the Coastal Zone. A Local Coastal Program Amendment is required because all amendments to the City's certified Local Coastal Plan Implementation Program require Coastal Commission approval. CEQA: The proposed Municipal Code and General Plan Amendment has been determined to be an exempted project pursuant to State CEQA Guideline Sections 15307, Section 15308, and 15061(b)(3) in that the proposed amendments are not anticipated to result in a direct or reasonable foreseeable indirect physical change in the environment, nor will the proposed changes have the potential for causing effect on the environment. Additionally, Section 15265(c) of the State CEQA Guidelines shift the burden of CEQA compliance to the California Coastal Commission in connection with preparation or amendment to a Local Coastal Program (LCP). The Coastal Commission's LCP review and approval procedures have been found to be functionally equivalent to the environmental review process. MORE INFORMATION: Draft documents related to the General Plan Amendment, Zoning Ordinance Amendment, and Local Coastal Program Amendment are available for review at the Laguna Beach City Hall. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Louie Lacasella, Senior Administrative Analyst, at llacasella@lagunabeachcity.net or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Planning Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City's website at www.lagunabeachcity.net. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad, or smartphone or in person in the Council Chambers. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

NOTICE OF TRUSTEE'S SALE TS No. CA-22-914039-BF Order No.: 150-2321802-05 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/23/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), nces, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reason estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Joseph A. Del Signore and Michaela O. Del Signore, Husband and Wife as Joint Tenants Recorded: 11/30/2007 as Instrument No. 2007000709066 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 5/1/2023 at 1:30PM Place of Sale: At the North front entrance to the County Courthouse located at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$2,789,687,69 The purported property address is: 112 KINGS PLACE, NEWPORT BEACH, CA 92663 Assessor's Parcel No.: 049-202-41 NOTICE TO $\textbf{POTENTIAL BIDDERS:} \ \textbf{If you are considering bidding on this property lien, you should understand}$ that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the operty. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-914039-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772. or visit this ernet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-914039-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-914039-BF IDSPub #0184992 4/7/2023 4/14/2023 4/21/2023

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