

Daily Pilot

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

Trial of abuse suspect begins

Costa Mesa babysitter, believed trustworthy by those who hired him, is accused of molesting 17 boys from 2014 to 2019.

BY PAUL ANDERSON

A 34-year-old child care service provider well-loved by his clients would play in the nude with some of the 17 boys — ages 2 to 14 — he is charged with molesting over five years, a prosecutor told jurors Thursday while the defendant's attorney asked jurors to keep an open mind and not make a rush to judgment.

Matthew Antonio Zakrzewski of Costa Mesa faces 34 felony sex charges related to 17 victims from 2014 through 2019, Deputy Dist. Atty. Juliet Oliver said.

"They thought he was trustwor-

See *Trial*, page A5

OVSD looks at uncertain future

Declining enrollment in the school district has prompted meetings about potential closures of some campuses.

BY MATT SZABO

The same week the Ocean View School District held its first day of school, its Board of Trustees held a special meeting Thursday night to discuss the future of some of those campuses.

Only a few weeks remain before Oct. 24, when a Superintendent's Schools Task Force is expected to make a recommendation to the board on the possible closure of Circle View, Village

See *OVSD*, page A2



Photos by Don Leach | Staff Photographer

ARTISTS DARREN and Emmelene Mate in front of their "Super Natural Bloom" mural at Alta Laguna Park on Thursday.

A pollen-free super bloom appears at Alta Laguna Park

Summertime may be fading into fall, but spring flowers are still in full bloom at Laguna Beach's Alta Laguna Park, where a new wall mural was dedicated Thursday.

Installed on a wall behind the dugout on the site's baseball field, the technicolor piece "Super Natural Bloom" was created by Los Angeles artists Darren and Emmelene Mate, who work collectively as DABSMYLA.

Laguna Beach Mayor Pro Tem Sue Kempf introduced the artists in a small on-site dedication ceremony and was joined by members of the city's Arts Commission, who had recommended and approved the proposed art piece, and staff from the Cultural Arts Department, which facilitates the installation.

Cultural Arts Manager Sian Poeschl wrote in an email Wednesday the mural was made possible by a program offered by the Laguna Beach Arts Commission, which put out a call for artists, reviewed proposals and funded the work through a special programs budget provided by the lodging establishments and city of Laguna Beach. "Super Natural Bloom" has been ap-



"SUPER NATURAL BLOOM," a temporary mural created by DABSMYLA at the baseball field at Alta Laguna Park, was dedicated in a ceremony Thursday.

proved to remain at the site for one year, with the option of an additional one-year extension, according to Poeschl.

DABSMYLA has created a number of prominent large-scale works at the Palms

Casino Resort in Las Vegas, in Denmark, Tahiti, the couple's native Australia and numerous locations throughout Los Angeles. For more on their work, dabsmyla.com.

— Sara Cardine

Chef shares cupcake flavor to mark Hispanic Heritage Month



Courtesy of Sprinkles

CHEF CLAUDETTE Zepeda's La Gloria cupcake is inspired by Glorias, a traditional milk caramel candy originating from northern Mexico.

BY SARAH MOSQUEDA

Celebrity chef Claudette Zepeda made a name for herself on "Top Chef" and at her restaurant, Vaga. Now the San Diego-based culinary entrepreneur is joining the cupcake industry for a special collaboration with Sprinkles Cupcakes.

In recognition of Hispanic Heritage Month, Sprinkles will offer Zepeda's signature cupcake, La Gloria. Sprinkles jump-started the cupcake craze in 2005 and specializes in premium, baked-fresh daily cupcakes, cakes, chocolates and cookies. Inspired by Glorias, a traditional goat's milk caramel and pecan candy originating from northern Mexi-

See *Flavor*, page A5



Courtesy of the Huntington Beach Downtown Business Improvement District

DANCERS PERFORM as part of the 2022 Surf City Days event in Huntington Beach. This year's festivities will take place this Saturday and Sunday.

Surf City Days returns to celebrate the beach lifestyle

BY LILLY NGUYEN

With Labor Day in the rearview mirror and many of the summer tourists headed home, Huntington Beach has something special planned this weekend for locals: Surf City Days, organized by the Huntington Beach Downtown Business Improvement District.

The annual event is hosted by the BID, a nonprofit responsible for overseeing and programming events like Surf City Days for the downtown district. The event in-

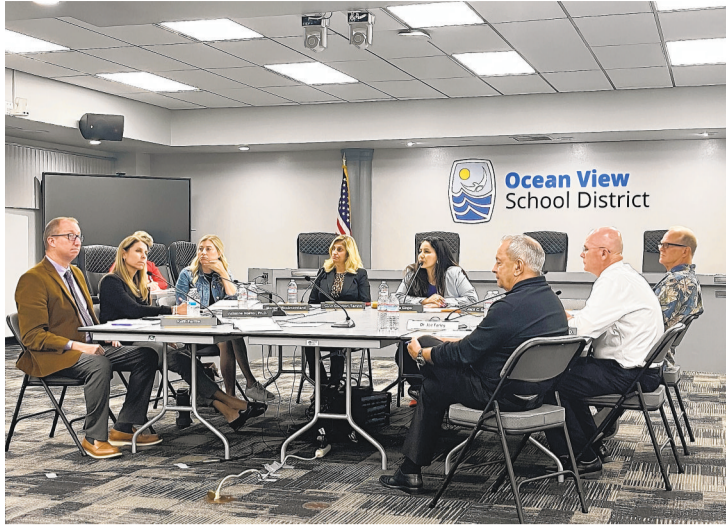
See *Beach*, page A4



NEWPORT BEACH FILM FEST

10.12-10.19

MEMBERS OF THE Ocean View School District Board of Trustees and administration listen to public comments at Thursday night's special meeting.



Matt Szabo

OVSD

Continued from page A1

View and Golden View elementary schools and re-purposing of Spring View Middle School.

The task force — comprising nearly 40 school site, community and union representatives — was formed last spring when the district pumped the brakes on possible school closures for this school year.

It has had eight meetings since April. Three more are on the docket, set for next Wednesday, Oct. 4 and Oct. 18.

Thursday's special board meeting was led primarily by Assistant Supt. Keith Farrow and Dr. Joe Farley, a former Orange County superintendent who is facilitating the task force meetings. It was intended for the Board of Trustees to study data that has been presented to the task force regarding declining enrollment.

Board President Patricia Singer said during the meeting that she was not going to be giving any thoughts — at least not yet — because it would distract from the intent of the task force.

"I'm going to continue to listen to the task force, I'm going to continue to listen to the staff," Singer said. "I'm not going to give you ideas or suggestions, and believe me, as a real estate agent for over 20

years, I have plenty of ideas. But I'm going to wait for the task force to start looking at creative ideas, whether it's land leasing, selling property, closing schools, not closing schools ... I've always said everything should be on the table."

Board Vice-President Gina Clayton-Tarvin has said multiple times that she will vote no on any school closures.

Still, the numbers seem dire. During the presentation, Farrow showed that Ocean View School District went from 9,418 students in 2012-13 to 6,809 students a decade later. That trend is expected to continue, he said, as a study by Davis Demographics projects the district's enrollment to be just 5,563 by 2030.

Enrollment is dropping throughout California as the birth rate declines, with California kindergarten-through-12th-grade enrollment hitting a 20-year low of about 5.8 million students in 2021, down 6.23 million from 2016 numbers.

Several parents giving public comments at the meeting expressed frustration. One of them, Crystal Mayer, is a Circle View parent who has remained very involved in the process.

"You pledged to listen to the community," Mayer told the board. "You said you were eager to hear solutions from this task

force. What should become abundantly clear tonight is that this task force has not once discussed solutions. Community voices are being silenced. We aren't given the chance to question anything ... We were promised community-led, and we got district-led."

Farley said during the meeting that he expects to get into possible solutions as the task force enters the home stretch.

"What's happened a couple of times is that suggestions have come up, 'Why don't you do X, Y, and Z,'" Farley said. "In reality, the district had already attempted to do X, Y and Z, and it didn't make a difference in terms of enrollment. At the last meeting, there was a lot of discussion about energy conservation and initiating some program to save money from the escalating energy costs. When the committee heard the unbelievable number of things you've done over the last 10 years on that topic, it was clear from getting that data that there wasn't anything else to do."

Keeley Pratt, a Village View parent, said after Thursday's meeting that she had made a recommendation about solar panels at the last task force meeting and disagreed with Farley's assertion.

See **OVSD**, page A4

THE DAILY COMMUTER PUZZLE

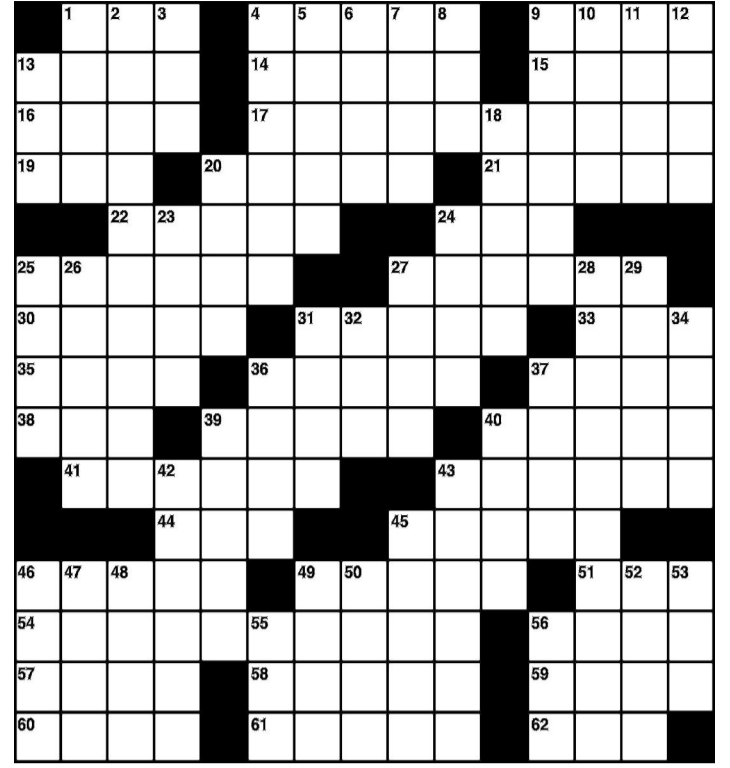
By Jacqueline E. Mathews

ACROSS

- 1 Wheel center
- 4 Send in payment
- 9 Criticize harshly
- 13 French door glass
- 14 Banishment
- 15 Vagrant
- 16 Stay out of sight
- 17 Misleading; untrue
- 19 Hothead's problem
- 20 Disks on ice
- 21 Pays a landlady
- 22 Sunday entrZee, perhaps
- 24 Mr. Brynner
- 25 Fred or Ben
- 27 Club carrier
- 30 Thrill
- 31 Trunk tire
- 33 "_. Robinson"; 1968 hit song
- 35 Feels ill
- 36 Astronaut John
- 37 Espy
- 38 Aristotle's "T"
- 39 Broths & chowders
- 40 Clothing accessory
- 41 Activity for Betsy Ross
- 43 First name in NBA greats
- 44 Mature
- 45 Follows an apple pie recipe
- 46 Wild weather
- 49 Braid
- 51 Bawl
- 54 Fearless
- 56 _ beans
- 57 Tool with a curved blade
- 58 Got up
- 59 Gung ho
- 60 Apollo 11's destination
- 61 "Wonderful!"
- 62 Soaked

DOWN

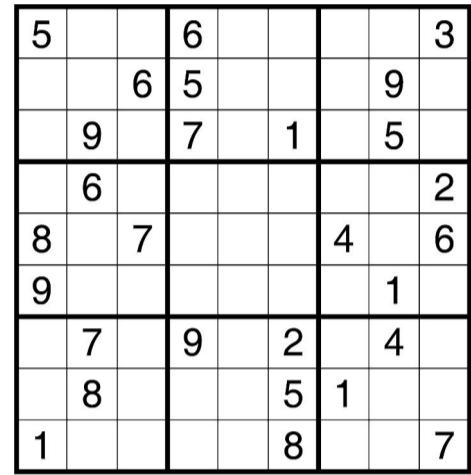
- 1 Head covering



SUDOKU

By the Mephram Group

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



For answers to the crossword and Sudoku puzzles, see page A5.

- 2 Rate too low
- 3 Buzzer
- 4 Be unwilling to accept
- 5 Precise
- 6 Dairy product
- 7 Troubles
- 8 "It isn't my cup of _"

- 9 Protective plate
- 10 Crazy as a _
- 11 Border on
- 12 Fuzzy green growth
- 13 _ Beta Kappa
- 18 Ill-mannered
- 20 Book leaf
- 23 Cereal grains

- 24 Crocheter's purchase
- 25 Rump
- 26 Name after AKA
- 27 Trash barrels
- 28 Remarkable
- 29 Uneven
- 31 Garden pest
- 32 Get-up-and-go
- 34 Goblet part
- 36 No longer here
- 37 Certain
- 39 Fraternity letter
- 40 Go separate ways
- 42 Buffett or Beatty
- 43 Old German emperor's title
- 45 DVD remote button
- 46 Illegal way to make money
- 47 Hullabaloo
- 48 Greek liqueur
- 49 Home for 95% of alpacas
- 50 Chicago _; downtown area
- 52 Fail to include
- 53 Lousy
- 55 Lawn mower fuel
- 56 Regulation

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THE CROWD | B.W. COOK

31st annual Zoofari another success for the Santa Ana Zoo

An amazing residential population of primates joined other creatures including an armadillo and a blue-tongued skink in welcoming 300 guests — many from the Newport-Mesa area — as they arrived for the 31st annual Zoofari gala hosted Aug. 19 by Friends of Santa Ana Zoo, also known as FOSAZ.



Attendees were greeted in high spirits by gala chair **Cat Decker**, executive director FOSAZ. The evening of adventure, food and fun, themed “Through the Looking Glass,” was catered by Parties by Panache. When all was said and done, \$100,000 was raised in support of zoo programs. A special “Fund-A-Need” brought in money to enable the purchase of a portable X-ray machine needed for the zoo’s vet hospital.

Guests wandered the grounds and sipping on the specialty beverage of the night, the “Mad Hatter Cocktail,” created by the Panache team in keeping with the party theme. Emmy Award-honored meteorologist and sports-caster for KTLA 5 Morning News **Henry DiCarlo** entertained guests, serving as master of ceremonies and celeb auctioneer.

Taking a ride on the “Fifty Monkey Ferris Wheel” and touring the recently created Butterfly Habitat were dedicated FOSAZ supporters **Patty McClendon**, **Howard Hull**, **Rip Ripple** and **Jeff LeMasters**, all joining zoo Director **Ethan Fisher** in surveying the progress on a new



KAREN AND RIP Ribble, longtime supporters of Friends of the Santa Ana Zoo, attend the Zoofari gala on Aug. 19, where \$100,000 was raised in support of zoo programs.

habitat called the Giant River Otter Habitat and the Primate Trails Experience under development.

Hawk Scott, the new executive director of Park, Recreation and Community Services for Santa Ana, offered up words of thanks to those in the crowd who represented the city at the affair, then introduced **Fisher** to make major announcements, according to spokesperson **Kelly Bennett**.

“One [improvement] was creating a more significant way to find the zoo by working with Caltrans by changing the name of the street in front of the Santa Ana Zoo to ‘Zoo Lane’ as the new street name for the road formerly known as Elk Lane,” **Bennett** stated. “It



CAT DECKER, the Zoofari gala chair and executive director of Friends of Santa Ana Zoo, stands with **Henry DiCarlo**, meteorologist and sports caster for KTLA Morning News who served as emcee for the event.

will extend the entire street from South Lyon Street to past the 55 Freeway and have off- and on-ramp signage.”

Readers may recall that the zoo was established after **Joseph Prentice**, in 1949, donated the land for it, with the stipulation that



OCULUS THE OWL, a resident of the Santa Ana Zoo.

the city must keep at least 50 monkeys at all times. Among the announcements made at Zoofari this year was that zoo officials had successfully worked with the Prentice family, and the zoo has been released of its requirement to always have 50 monkeys at the facility.

“This makes way for more flexibility for the best welfare of the animals,” **Bennett** noted.

Honors were bestowed upon the late **Lori Babcock**, lauded by her daughter, **Donna Czekalski**, for her years of service on the zoo board.

Also praised was the late **Kathleen Edman**, who gave some 30 years of service to the animals at Santa Ana Zoo. Her daughter, **Shellie Cluett**, shared that at her memorial **Kathleen** was “surrounded by blankets and photos of all the zoo

animals she loved and cared for over decades.”

Founded in 1952, the Santa Ana Zoo is distinguished in Orange County as a symbol of excellence and dedication to animal care and conservation. The zoo is home to over 150 animals, boasting a collection of monkeys and endangered species.

For more information about the Santa Ana Zoo, visit SantaAnaZoo.org and FOSAZ contact Executive Director **Cat Decker** at cdecker@fosaz.org.

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

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BEACH

Continued from page A1

cludes some staple activities year in and year out, though executive director Jaime Strong said some come and go while others make themselves a permanent feature.

Returning today from 10 a.m. to 3 p.m. is the Rockin' Fig Vintage Surf Festival, which joined the lineup last year.

Strong said the vintage surf festival was originally an idea between her and local legend Rick "Rockin' Fig" Fignetti, who died in 2021 but owned Rockin' Fig Surf Headquarters on Main Street for decades. With the

family's blessing, the festival will ride again, and Strong said there are plans to showcase some of Fignetti's boards, trophies and merchandise that they've created for the festival.

Today's schedule is packed with the Kowabunga Van Klan VW Bus Show and the demo day at Huntington Surf and Sport. Also taking place today, and continuing tomorrow, is the city's annual surf contest, the CBVA Volleyball Tournament and the He'e Nalu Aloha Pier Festival.

Main Street will be closed today and reopened tomorrow, according to Strong. "Surf City Days is a cul-

mination of events. Essentially what it is is that it's a theme of a beach day out and celebrating the Huntington Beach lifestyle — it's beach volleyball and surfing and a way to come and try out new things over at HSS, which is a big ... pillar of Huntington Beach," Strong said. "It's a day for us to get together and the weather's supposed to be beautiful this weekend."

Surf City Days began in 2012 with current Huntington Beach Downtown Business Improvement District president Brett Barnes. Barnes, a partner in Duke's Huntington Beach restaurant, said he saw lots of locals come through on the Fourth of July weekend.

They'd joke that they'd come back to the beach again in September when the sands weren't as impacted by the summer wave of tourists and other large events like the U.S. Open of Surfing.

"That's what got me thinking. Maybe we can do something fun for the locals. There's an annual city surf contest every year; maybe we can do something around that," Barnes said.

"We love our tourists. Tourists are the heartbeat of our local economy, but it's kind of nice when a lot of them go away and we get the beaches back to ourselves in the best time of the year — September

and October. It's nice to have the beach a little emptier," Barnes said. "It started with the city surf festival, then volleyball and all the other stuff around this weekend to have locals come down to the beach and enjoy it unfettered ... it's kind of become a staple of what's happening in September."

The event is inspired by the Duke Kahanamoku Ocean Festival on Oahu and the Ocean Festival in San Clemente.

For more information on the events and entertainment, visit hbdtown.com/signature-events.

lilly.nguyen@latimes.com
Twitter: @lillibirds



Courtesy of the Huntington Beach Downtown Business Improvement District

A FEW OF Rick "Rockin' Fig" Fignetti's surfboards on display at the 2022 Surf City Days event.

MARKETPLACE

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General Announcements

Looking for any witnesses to a physical altercation between a group of young adults and the driver of a brown Chevy Tahoe in parking lot of Newport Beach Pier @ approx 9:30pm on 6/27/2023. Call/text Diana Duane 909-641-1390 diana6303@gmail.com

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CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 21, 2023, at 6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following:

- Newport Village Planned Community Development Plan Amendment (PA2023-0122) – A request to amend the Newport Village Planned Community (PC-27) Development Plan to modify the definitions and the allowed uses of the area designated as Area 5 (Retail). The following list highlights the requested changes:
 - Within definitions, amend "Gross Floor Area" and "Restaurant" to be consistent with the definitions provided in Chapter 20.70.020 (Definitions) of the Newport Beach Municipal Code (NBMC);
 - Update subsection A (Permitted Uses) to allow the same uses of the General Commercial (CG) Zoning District, subject to the same permitting requirements, as provided in Table 2-5 (Allowed Uses and Permit Requirements) of Chapter 20.20 (Commercial Zoning Districts Land Uses and Permit Requirements) of the NBMC;
 - Strike and remove the entirety of Subsection B ("Site Plan Review Required");
 - Strike and remove the entirety of Subsection C ("Uses Requiring a Use Permit"); and
 - Revise the Development Standards subsection to incorporate the update to the definition of Gross Floor Area.

The amendment is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 21065 of the California Public Resources Code and Sections 15060(c)(2), 15060(c)(3), and 15378 of the California Code of Regulations Title 14, Division 6, Chapter 3 (CEQA Guidelines). The proposed action is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. The Amendment would update definitions and allowed uses for consistency with the NBMC. Any future development project, in accordance with the updated allowed uses, will be subject to subsequent action in order to implement and does not authorize new development that would directly result in physical change to the environment.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in Chapter 20.64 (Appeals) of the NBMC. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/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 prior to 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, Associate Planner, at 949-644-3312, jperez@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0122
Activity: Planned Community Development Plan Amendment
Zone: Newport Village Planned Community (PC-27)
Location: 800 - 984 Avocado Avenue
Applicant: CAA Planning
Tristan Harris, Secretary, Planning Commission, City of Newport Beach

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. **23103-HY**

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **GLOBEX ENTERPRISE, INC., 16 HUGHES, SUITE 104 IRVINE, CA 92618**
Doing Business as: **UNITED CUSTOM PRINTS AND FM CUSTOMS**

All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address of the Buyer(s) is/are: **IBRAHIM GHOBRIEL AND OR ASSIGNEE, P.O. BOX 17864 ANAHEIM HILLS, CA 92817**

The assets to be sold are described in general as: **ALL ASSETS OF THE BUSINESS OF EVERY KIND AND NATURE, TANGIBLE OR INTANGIBLE, WHEREVER LOCATED, INCLUDING, BUT NOT LIMITED TO, INVENTORY, EQUIPMENT, TRADE FIXTURES, LEASEHOLD, LEASEHOLD IMPROVEMENTS, CONTRACT RIGHTS, BUSINESS RECORDS (WITH SELLER RETAINING A REASONABLE RIGHT OF ACCESS), SOFTWARE AND SOFTWARE LICENSES, TRANSFERABLE GOVERNMENTAL LICENSES AND PERMITS, OTHER LICENSES, GOODWILL, COVENANT NOT TO COMPETE, TRADE NAMES, CUSTOMER LISTS, TRADE SECRETS, PATENTS, OTHER INTELLECTUAL PROPERTY, MARKETING MATERIALS, TELEPHONE AND FAX NUMBERS, WEBSITES, DOMAIN NAMES, EMAIL ADDRESSES, SALES ORDER BACKLOG** and are located at: **16 HUGHES, SUITE 104 IRVINE, CA 92618**

The bulk sale is intended to be consummated at the office of: **NEW CENTURY ESCROW, INC, 500 S. KRAEMER BLVD STE 275, BREA CA 92821** and the anticipated sale date is **SEPTEMBER 27, 2023**

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: **NEW CENTURY ESCROW, INC, 500 S. KRAEMER BLVD STE 275, BREA CA 92821** and the last day for filing claims shall be **SEPTEMBER 26, 2023**, which is the business day before the sale date specified above.

Dated: **7/20/2023**
BUYERS: **IBRAHIM GHOBRIEL**
1857559-PP DAILY PILOT 9/9/23



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 21, 2023, at 6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Newport Auto Center – A request for a conditional use permit to demolish an existing 44,352-square-foot automobile dealership (Newport Beach Porsche) and construct a new 50,391-square-foot Newport Beach Porsche dealership within the Newport Auto Center. The new dealership includes a showroom, administrative offices, parts and service center, and attached three-level, 293-space parking structure. Additionally, the applicant requests a major site development review to increase the allowed height from a base height limit of 26 feet for flat roofs and 31 feet for sloped roofs to a maximum height of 35 feet with flat roofs and 40 feet for sloped roofs. There is a second 5,105-square-foot automobile dealership, Newport Beach Bentley, within the Auto Center which is existing to remain. The property is located in the coastal zone, and therefore the redevelopment requires a Coastal Development Permit. If approved, this Conditional Use Permit would supersede Use Permit No. UP2017-014.

The project is categorically exempt under Section 15332 – Class 32 (Infill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

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

Project File No.: PA2020-319
Activity: Major Site Development Review, Conditional Use Permit, Coastal Development Permit
Zone: CG (Commercial General)
General Plan: CG (General Commercial)
Coastal Land Use Plan: CG-A (General Commercial) (0.0 - 0.30 FAR)
Filing Date: November 23, 2020
Location: 445 East Coast Highway
Applicant: Newport Beach Cars, LLC
Tristan Harris, Secretary, Planning Commission, City of Newport Beach

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)
(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)
Escrow No. **12064-JH**

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: **STELLAFIELD, INC., 2075 NEWPORT BOULEVARD, SUITE 108, COSTA MESA, CA 92627**

Doing Business as: **HONG SUSHI N RAMEN**
All other business name(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: **NONE**

The name(s) and address of the buyer(s)/applicant(s) is/are: **IKR FOOD INC, 2075 NEWPORT BOULEVARD, SUITE 108, COSTA MESA, CA 92627**

The assets being sold are generally described as: **EQUIPMENT, FIXTURES AND FURNITURE, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, AND COVENANT NOT TO COMPETE** and is/are located at: **2075 NEWPORT BOULEVARD, SUITE 108, COSTA MESA, CA 92627**

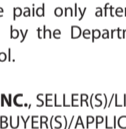
The type of license(s) and license no(s) to be transferred is/are: **41/ON-SALE GENERAL EATING PLACE #637076**. And are now issued for the premises located at: **SAME**

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: **TIME ESCROW INC, 3055 WILSHIRE BLVD, # 1150, LOS ANGELES, CA 90010** and the anticipated sale/transfer is **SEPTEMBER 29, 2023**

The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$90,000.00, including inventory, which consists of the following: **DESCRIPTION/AMOUNT CASH \$90,000.00; TOTAL AMOUNT \$90,000.00**.

It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: **STELLAFIELD, INC., SELLER(S)/LICENSEE(S)**
IKR FOOD INC, BUYER(S)/APPLICANT(S)
ORD-1858797 DAILY PILOT 9/9/23



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 21, 2023, at 6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

The Champions Club Staff Approval Appeal - An appeal of the Community Development Director's August 3, 2023 Staff Approval, finding substantial conformance to the previously approved Use Permit No. UP1697 and authorizing a new operator, Champion Management Group, Inc., to operate six existing tennis courts located on Parcel 2 of Resubdivision No. 413 under the name "The Champions Club." These six courts were previously part of the Palisades Tennis Club. There are no physical improvements proposed for the continued tennis operations, and pickleball activities of any kind are prohibited within the operation. The Palisades Tennis Club will continue to operate ten existing courts and clubhouse located on Parcel 1 of Resubdivision No. 413.

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. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

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

Project File No.: PA2023-0138
Activity: Staff Approval
Zone: PR (Parks and Recreation)
General Plan: PR (Parks and Recreation)
Coastal Land Use Plan: PR (Parks and Recreation)
Filing Date: July 26, 2023
Location: 1107 and 1171 Jamboree Road
Applicant: Sean Matsler
Tristan Harris, Secretary, Planning Commission, City of Newport Beach

OVSD

Continued from page A2

"I was immediately shot down," she said. "[It's not just about] buying solar panels. What about renting our roofs to solar panels? What about leasing them? I was completely shut down, [and they told me] 'We've already looked into it.' Everybody sitting there was like, 'Why was I shut down so much? Why not go out into the wide world and see if there are any new opportunities?'"

Meanwhile, the district continues modernizing some of its other schools using funds from the \$169-million Measure R bond passed in 2016. Star View Elementary School in Westminster was the most recent site to be modernized, with Mesa View Middle School in Huntington Beach improvements coming next.

Jenny Wildvank is a Village View special education parent who attended Thursday's meeting and also sits on the task force. Her first-grade daughter, Dahlia, one of her two chil-

dren at the school, has been diagnosed with a very rare genetic disorder.

Wildvank said only a handful of district parents like herself have been at any meeting, which has been frustrating.

"Every idea has been directly countered, 'No, that wouldn't work,'" she said. "That was shocking to our little group of parents at last week's meeting. A lot of us were like, then why are we here?"

Still, she said she hoped Thursday's special meeting represented a step in the right direction.

"I think the board kind of checked them, in a way," Wildvank said. "President Singer, her quote at the task force was, 'Go back to the drawing board.' We were all clear on what the board wanted from us, and it seemed like the district wasn't, or was trying to make a narration to lead us a different way ... I think going forward they'll be more open because they know it's needed and it's what was really asked for."

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Daily Pilot

A Times Community News publication.

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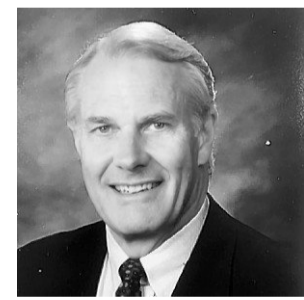
Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

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The Daily Pilot, established in 1907, is published Wednesday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

Matt Szabo, Huntington Beach and Sports
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Richard Seberg

August 8, 2023

Dr Richard (Dick) Seberg passed away peacefully in Newport Beach on August 8, 2023 surrounded by his family who loved him dearly. Dick was born in 1940 to John and Janet Seberg of Fullerton, Nebraska.

Dick attended the University of Nebraska, where he was a member of Sigma Alpha Epsilon fraternity. He met his wife Sheila, when the two were assigned to be physics lab partners their Jr year and were married shortly after graduation in 1961. They were devoted to each other for 62 years.

Following his father and two uncle's into dentistry, Dick received his DDS from the University of Nebraska dental school. Dick enlisted in the Navy, where he performed dentistry in the Naval hospital for 3 years before settling in San Diego. In 1971 the family moved to Newport Beach where he established a successful practice in dentistry. During his career, he helped pioneer the single stage dental implant surgery. In addition to the Newport Beach practice, he opened an office in Las Vegas, where he performed surgery on a biweekly basis.

Photography, gardening, and painting were all things Dick enjoyed, but he was most passionate about golf. Dick and Sheila joined the Irvine Coast Country Club (NBCC) in 1974 and were active members for over 40 years, cultivating many close friendships. A treasured memory was his Double Eagle on hole 15. Dick was also an avid skier and runner, completing several marathons and triathlons, including OC and New York.

Survived by his wife, Sheila, 3 children, Kevin, Gretchen (Rick), and Suzanne (Tom), six grandchildren who adored him, Grace (Scott), Lily, and Anna Priddy, Katie, Sara, and Tommy Robinson; his sister Diane (Allen) Myers. He will be missed by everyone whose lives he touched. He leaves behind a legacy of honor, love, laughter, and kindness, and unwavering loyalty and dedication to his family and friends.

A celebration of life will be announced at a later date.

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Photos by David Hansen

THE WHITEBOARD MENU at Taco Loco, which has marked its last summer in Laguna Beach. The taco stand closes Sept. 30.

Another iconic Laguna Beach restaurant to close

BY DAVID HANSEN

First it was the Stand, now it's Taco Loco — two iconic restaurants in Laguna Beach with impressive hippie street cred have called it quits.

The Stand closed Sept. 5, and Taco Loco's last day will be Sept. 30.

Taco Loco owner Gonzalo "Gonzo" Rebollar posted the announcement on the company's website, saying the time was right. Rumors have been circulating about possible rent increases, but Rebollar was unavailable for comment.

"After 36 years of feeding the locals and visitors of Laguna Beach, it's time for the next chapter of my journey here on Earth, my next adventure," he wrote.

The loss of Taco Loco is another big hit to Laguna's quirky culture. The beloved taco stand — and it was very much a hole-in-the-wall — was known for its blackened fish tacos, veggie tofu burgers and late-night hours.



NACHOS LOADED with beans and guacamole at Taco Loco in Laguna Beach.

Located in the Sleepy Hollow section of Laguna at 640 S. Coast Hwy., just south of downtown, there was very little parking but lots of personality.

With a cult-like following, it succeeded by staying the same, offering 17 different types of tacos, in addition to the daily specials, and large mounds of guacamole — on nearly everything.

Rebollar arrived in Laguna from Mexico City and brought with him a specialty in blackened cooking. His spices (a blend of recipes from New Orleans, the Southwest,

Californian and Mexican cuisines), made for a distinctive flavor to his dishes.

After unwinding from the grind of running a daily restaurant, he plans on starting a food blog and packaging up his recipes for download.

In the meantime, the city will be left with few "only in Laguna" establishments — a unique blend of character, humility and generosity.

DAVID HANSEN is editor of Under Laguna in Laguna Beach. He can be reached at david@underlaguna.com.

TRIAL

Continued from page A1

thy," Oliver said. "They thought he would protect their children. ... They thought he would be the best child care provider for their children. ... They vetted him. ... He advertised that he worked with kids very well. He advertised he had years of child care experience... that he was CPR trained ... and had background checks."

Zakrzewski also touted his work with children with behavioral disabilities, the prosecutor said.

"You're going to learn how the defendant — under the guise of providing the best child care — committed the most heinous of acts on these children," Oliver said.

On the surface, the defendant "was fun, he was great. He went on adventures" with all of the boys, Oliver said.

One of the boys was 2 to 3 years old when he was allegedly molested, and another was 13 to 14 years old, Oliver said. Many of the others were 6 to 9 years old, she said.

The boys are from 16 families, with two being twins, the prosecutor said.

Some of the parents were enticed to hire him because of the "positive reviews" from other families, Oliver said. But behind the scenes, "the defendant encouraged naked play ... and played nakedly with" the children, Oliver said.

Jurors will view interviews investigators arranged between the children and social workers to discuss the conduct, Oliver said.

"Some will describe what happened not even knowing it was wrong," Oliver said.

The mother of one accused who was the first to come forward to authorities testified that she became acquainted with someone who was a victim of child abuse, prompting her to ask her son some questions one evening that alarmed her enough to go to the police in May 2019.

Oliver said it "unraveled the entire facade."

The investigator assigned to the case quickly became aware of another boy who made a com-

plaint to police in Los Angeles but wasn't forthcoming with social workers, Oliver said. They decided to have the boy interviewed again, and more details emerged, the prosecutor said.

Zakrzewski, who was out of the country while police were searching his home for evidence, was arrested at Los Angeles International Airport, Oliver said. Police searched his phone and found evidence of videos he made with other alleged victims that

will be considered by jurors, Oliver said.

"I know it will be a difficult [trial] to sit through," Oliver said.

Zakrzewski's attorney, Jennifer Ryan of the Orange County Public Defender's Office, implored jurors "to be clinical and precise" while evaluating the evidence.

"This is a marathon, not a sprint," she said. "You cannot rush to judgment."

dailypilot@latimes.com
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FLAVOR

Continued from page A1

co, La Gloria cupcake is a dulce de leche-stuffed caramel cake studded with flecks of pecan and topped with salted caramel frosting and cinnamon sugar. La Gloria cupcake debuted last year as part of Sprinkles' chef series and quickly became a best-selling limited-edition flavor.

Zepeda is a first-generation daughter of Mexican immigrants and self-proclaimed "border kid" who grew up eating Gloria candies sneaked out of her grandma's purse. Zepeda has used her platform to bring greater visibility to Hispanic food traditions and to honor Mexican culture. In 2019 Zepeda Founded Viva La Vida, LLC., which aids single mothers throughout Mexico in starting micro businesses by importing their heirloom ingredients. In order to further Zepeda's support the Latino community, Sprinkles is making an upfront donation to the Hispanic Heritage Foundation, regardless of sales.

The Hispanic Heritage Foundation is a nonprofit established by the White House in 1988 to "identify, inspire, prepare and position Latino leaders in the classroom, community and workforce." The Hispanic Heritage Foundation achieves this through



Courtesy of Sprinkles

OTHER LIMITED addition flavors at Sprinkles in Irvine and Newport Beach this fall will include a pumpkin cupcake, topped with cinnamon cream cheese frosting.

unique leadership and sustainable programs like Latinas On Fast Track (LOFT), which brings Latina professionals and college students together for leadership training, workforce development, networking and community outreach and access to mentors.

Sprinkles will be baking La Gloria cupcakes from Sept. 4 through Oct. 1 for local pick-up and delivery from all locations, including the newly opened store in Irvine at 525 Spectrum Center Drive and the Newport Beach store at 944 Avocado Avenue.

In addition to Zepeda's cupcake, seasonal offerings coming to Sprinkles in-

clude a pumpkin cupcake of spiced pumpkin cake topped with cinnamon cream cheese frosting, baking Sept. 18 through Nov. 26, and a pumpkin spice latte cupcake stuffed with marshmallow cream and finished with Cuban coffee frosting, baking Sept. 25 through Oct. 1.


The ongoing Sprinkles Chef series will continue to feature signature cupcake flavors in the future from women in the culinary industry and make a donation to the chef's charity of choice.

sarah.mosqueda@latimes.com
Twitter: @SarahNMos

CROSSWORD AND SUDOKU ANSWERS

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Los Angeles Times

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LEGAL NOTICE

NOTICE OF PUBLIC HEARING AND 15-DAY PUBLIC REVIEW FOR THE CITY OF NEWPORT BEACH
DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2022-2023

NOTICE IS HEREBY GIVEN that on Tuesday, September 26, 2023, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach, and the City Council of the City of Newport Beach will receive public comments and consider this matter.

DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) 2022-2023 - The City prepared the draft CAPER for the Fiscal Year, beginning July 1, 2022, and ending June 30, 2023, as required by the U.S. Department of Housing and Urban Development. The draft CAPER provides a detailed account of how the City utilized its Community Development Block Grant (CDBG) funds in Fiscal Year 2022-23 to pursue the strategies, goals, and objectives proposed in the 2022-2023 Action Plan to address the housing and community development needs identified in the 2020-2024 Consolidated Plan. The purpose of the Public Hearing for the CAPER is to allow the public the opportunity to comment on the draft CAPER.

NOTICE IS HEREBY FURTHER GIVEN that the review and approval of the draft CAPER is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICE IS HEREBY FURTHER GIVEN that the publication of this notice commences a minimum 15-day public review period. Copies of the draft CAPER will be available during the public review and comment period from September 9, 2023 through September 26, 2023. The public is invited to submit written comments on the draft document to the Community Development Department on or before 4:00 p.m. on September 26, 2023. Copies of the 2022-2023 draft CAPER will be available for public review on the City's website at www.newportbeachca.gov/CDBGreports and at the following locations:

City Clerk's Office 100 Civic Center Drive Newport Beach, CA 92660 949-644-3005	Community Development Department 100 Civic Center Drive Newport Beach, CA 92660 949-644-3200	Central Library 1000 Avocado Ave Newport Beach, CA 92660 949-717-3800
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ACCESSIBILITY TO MEETINGS AND DOCUMENTS
It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If you require public documents in an accessible format, the City will make reasonable efforts to accommodate your request. If you require a disability-related accommodation to attend or participate in a hearing or meeting, including auxiliary aids or services, please contact the City Clerk's Office at least 72 hours prior to the meeting at 949-644-3005, to inform us of your needs and to determine if accommodation is feasible.

The City does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, military status, or other protected class status in any of its activities or operations.

All interested parties may appear and present testimony at the public hearing in regard to this matter. If you challenge this matter in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. The matter may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. The immediate Friday prior to the public hearing the agenda, staff report, and documents may be reviewed on the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Community Development Department or access the City's website after the meeting to review the action on this matter.

Questions concerning the draft CAPER or the hearing and written comments may be addressed to Priscila Davila, CDBG Consultant, at 100 Civic Center Drive, Newport Beach, CA 92660, or via telephone at 562-673-3388. You may also contact Lauren Wooding Whittinger, Real Property Administrator, at 100 Civic Center Drive, Newport Beach, CA 92660, or by telephone at 949-644-3236, with any questions concerning this notice.

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



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List Price \$3,595,000



Sold

908 Zurich Circle
Lido Isle

4 Beds / 4 Baths / 3,850 SF
List Price \$6,295,000



Sold

817 Via Lido Nord
Lido Isle

3 Beds / 2 Baths / 1,778 SF
List Price \$3,445,000



Alison McCormick
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