

Daily Pilot

SATURDAY, JUNE 29, 2024 // dailypilot.com



Photos courtesy of Newport Sea Base

NEWPORT SEA BASE'S Pierce Edwards, Cooper Sitzman, Taryn Graves, Cooper Larkin and Parker Johnson, left to right, are all smiles after winning the national championship in the men's youth 4+ competition.

Newport Sea Base rowing wins second national title

BY MATT SZABO

The five teenagers in the Newport Sea Base junior rowing men's youth 4+ boat came into the USRowing Youth National Championships brimming with confidence.

Coxswain Taryn Graves, the lone female in the boat, explained why. Spoiler: an undefeated season was a big reason.

"We felt so confident going into it, because we just knew the work that we had put in the entire year," Graves said. "It was a boat of seniors, except for one guy. Every single stroke was just to get past that finish line first."

Mission accomplished, as Newport Sea Base finished the 2,000-meter race in 6 minutes, 36.35 seconds — nearly four



See **Rowing**, page A3 **THE NEWPORT** Sea Base junior rowing teams.

Man arrested in hit-and-run crash in Laguna

BY LILLY NGUYEN

One suspect has been arrested in a traffic collision that shut down eastbound traffic lanes on Laguna Canyon Road for at least an hour Wednesday night, according to law enforcement officials.

An officer was patrolling eastbound on Laguna Canyon Road at Canyon Acres Drive when he spotted a black Mercedes and a white BMW speeding westbound, authorities said in a news release

issued Thursday.

The officer turned on his emergency lights and attempted to catch up to the vehicles, but one of the speeding cars struck an uninvolved vehicle that caused it to cross the center median and collide head-on with other traffic.

Both suspect vehicles fled the scene, officials said.

Police secured the area and fire personnel administered first aid. Four people were transported to a trauma hospital and three others were taken to a hospital for

minor injuries.

The department later identified the Mercedes and learned it was registered to a Fullerton resident.

Fullerton police officers located the damaged vehicle and arrested Rajvir Mann on "various" charges, according to the news release, including felony hit-and-run.

Court and jail records do not indicate if Mann remains in custody or the date he was expected to be arraigned, but court records

do indicate he has faced previous infractions, as recently as February of this year, for running a red light. He was also previously found guilty by a court for traveling at unsafe speeds for an October 2023 incident.

Police are still searching for the driver of the white BMW. Those with any information on the collision are being asked to call (949) 497-0701.

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Horse center's tenants corral legal aid

As rent hikes are handed down, allegations the O.C. fair board violated state open meeting laws are under review.

BY SARA CARDINE

Tensions between the operators of the Orange County fairgrounds and tenants of the site's Equestrian Center are mounting, after several occupants received notices this month requiring them to accept recent rent hikes and new contract terms or vacate the premises.

Twenty-three notification slips were posted during a June 15 horse show at the Costa Mesa site, the first public event of its kind since Orange County Fair & Event Center officials took over the management reins from a contracted operator in 2023.

Recipients were given 30 days to sign new rental agreements — accepting phased rent hikes amounting to a 52% increase by January 2025, when a new contract term would begin — or to pack up their horses, gear and leave the facility.

As of Friday, only two of those recipients had agreed to the new terms. One tenant moved for reasons unrelated to the increase and another 19 returned signed versions of the agreement with multiple edits, according to OCFEC Chief Executive Michele Richards. They were not accepted, and any payments that did not reflect the June 15 phased increase were returned.

"They wanted to pay the new rate, and we refused to accept payment," Richards said Friday. "We

See **Horse**, page A3

ALSO FROM THE DAILY PILOT:



Spencer Grant

PARADES, FESTIVALS, EVENTS SET FOR COASTAL O.C. FOR FOURTH OF JULY WITHOUT THE FIREWORKS PAGE A3

AROUND TOWN: TICKETS ON SALE NOW FOR O.C. FAIR, WHICH RUNS JULY 19 THROUGH AUG. 18 PAGE A2

Fire-damaged El Ranchito shuttered permanently

BY MATT SZABO

Avila's El Ranchito Mexican Restaurant owners announced Friday that they will not reopen the location on Main Street in Huntington Beach, which had been out of commission since last November due to a two-alarm fire.

The fire, believed to have started in the restaurant's kitchen, was quickly extinguished on the morning of Nov. 8 by firefighters from Huntington Beach and neighboring Costa Mesa and Fountain Valley.

But El Ranchito owners said in an Instagram post Friday that the process of cleaning up and rebuilding has taken longer than anticipated. The restaurant had been open since 1999.

"We were confident we would be open by summer 2024, but we realized over time that

would not be possible," said the post, signed by the Avila family of Sergio, Marybell, Bianca, Maribel and Valerie. "We feel honored to have served the Huntington Beach community for 25 years. We are blessed to have been a part of all your birthdays, engagements, date nights and beach days. Our customers felt like family to us and our staff."

The restaurant was located in the 300 block of Main Street, flanked by Makin' Waves hair salon and Rokin' Fig Surf Headquarters.

The Avila's El Ranchito owners encouraged patrons to visit them at their other area locations, which include Corona del Mar, Costa Mesa, Laguna Beach, Newport Beach and Seal Beach.

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Twitter: @mjszabo



Don Leach | Staff Photographer

A TWO-ALARM FIRE started in the kitchen of the popular Avila's El Ranchito restaurant last November in Huntington Beach. The owners announced Friday that they will not reopen the location on Main Street.

AROUND TOWN

Tickets on sale now for O.C. Fair

The Orange County Fair returns this month and the required advance tickets are on sale now.

This year's theme is "Always a Good Time!" The fair will open at the OC Fair & Event Center on Friday, July 19 and close Thursday, Aug. 18.

Hours are 11 a.m. to 11 p.m. Wednesday, Thursday and Sunday; 11 a.m. to midnight on Friday and Saturday. General admission on Wednesday and Thursday is \$13. On Friday, Saturday and Sunday, it's \$15. Seniors 60 and older as well as children ages 6 through 12 can get into the fair for \$9 every day. There is no charge for kids 5 years and under. Parking is \$15 for cars and motorcycles, \$30 for buses and limos.

Those looking for a deal might want to consider the fair's Every Day Passports, which will provide access to the fair any day or every day for \$60, while supplies last. Carnival tickets and wristbands can be purchased online in advance until opening day at discounted prices. The \$5 Taste of Fair will be offered every day until 4 p.m., when fairgoers can enjoy taste-size portions of foods for \$5 each.

The fairgrounds are located at 88 Fair Drive, Costa Mesa. Tickets can be purchased at ocfair.com.

The live music shows scheduled for the Pacific Amphitheatre, the Hangar and Action Sports Arena



Jason Armond | Los Angeles Times

THE THEME for this year's O.C. Fair is "Always a Good Time!" It will open at the OC Fair & Event Center on Friday, July 19 and close Thursday, Aug. 18.

are on sale now, with some already selling out. Shows start July 9 and run through Sept. 14. More information on the shows can be found at ocfair.com/entertainment.

Caltrans to do work on PCH

The California Department of Transportation has announced traffic closures next week related to construction on Pacific Coast Highway. Closures will be in the northbound right lane between Jamboree Road to Bayside Drive and the southbound right lane between Bayside Drive to Jamboree Road. The closures will take place from 6 a.m. to 4 p.m. July 1 through July 3.

Speak Up Newport to talk sea level rise

Speak Up Newport an-

nounced that its next panel will be on how sea level rise is expected to affect Newport Beach, featuring Don Schmitz from Smart Coast California. The discussion will be held at the Civic Center Community Room on July 10.

The program will begin at 6 p.m. and be simulcast on Zoom. Registration is required for the Zoom cast, but not to attend the meeting in person. For more information, visit speakupnewport.com/sea-level-rise-2024.

Tickets still on sale for Pageant of the Masters

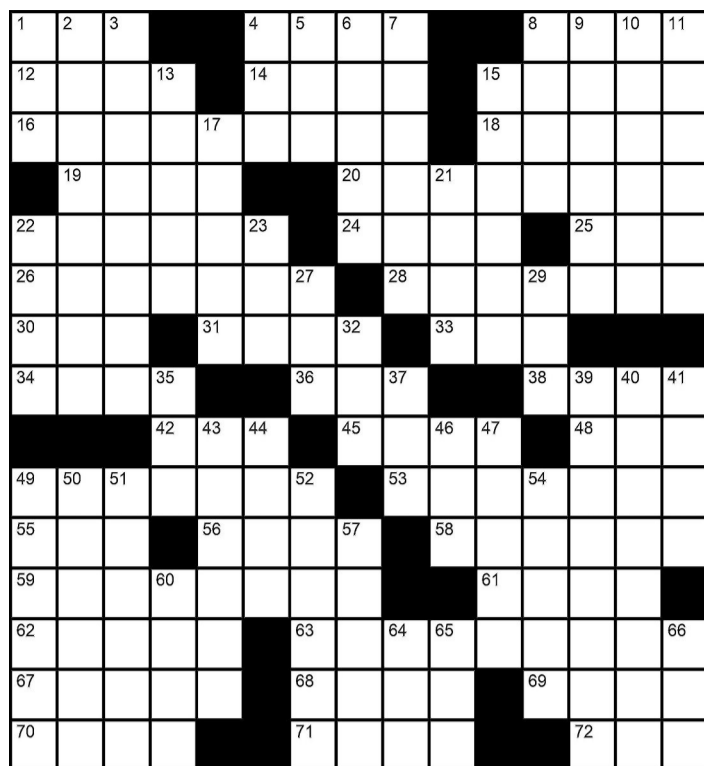
The Laguna Beach Chamber of Commerce announced this week tickets were going fast for the final dress rehearsal for the Pageant of the Masters on July 3.

See **Around**, page A3

THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

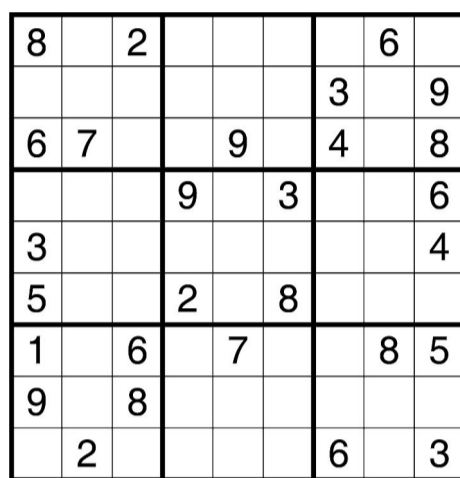
- ACROSS!**
- Wrestling surface
- 4 Wild pig
- 8 Financial obligation
- 12 __-Alt-Del
- 14 Medically useful succulent
- 15 Protective wrapping
- 16 Body parts bared by a strapless top
- 18 Onerous
- 19 German currency
- 20 Fast-moving floods
- 22 Lowly worker
- 24 Field of expertise
- 25 Foldable bed
- 26 Self-denying person
- 28 Becomes ragged
- 30 Numbered road: Abbr.
- 31 Bridge coup
- 33 Morning moisture
- 34 "_ I" ("Me too"): 2 wds.
- 36 Marshy area
- 38 Norway capital
- 42 Awesome
- 45 Parrot or penguin
- 48 Pull to a pound
- 49 Reaction to hitting a home run: 2 wds.
- 53 Absolved
- 55 Useful card in blackjack
- 56 No more than
- 58 Ballet supports
- 59 "Faster!": 3 wds.
- 61 Moistens
- 62 Toys that fly
- 63 Directed, as energy
- 67 Chris of tennis
- 68 Simplify
- 69 Out of batteries
- 70 Semester, e.g.
- 71 Unforeseen problem
- 72 "The shakes":



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 A3.

Abbr.

DOWN

- 1 Rappers, for short
- 2 Unbelievers
- 3 Thoroughly defeated
- 4 Terrible

- 5 Spanish cheer
- 6 Big blood vessel
- 7 Vacation destination
- 8 Finished
- 9 Show clearly
- 10 Wager maker
- 11 Lovers' meetings
- 13 Author Alison

- 15 Work at a museum
- 17 Plunders
- 21 Enjoy a book
- 22 Actress Rooney
- 23 Zippo
- 27 Taxi
- 29 Half of four
- 32 Unruly crowd
- 35 Deactivated
- 37 Digital image type: Abbr.
- 39 Frightened
- 40 Small couch: 2 wds.
- 41 Is in the red
- 43 Nearly
- 44 Good, in French
- 46 Actor Lowe
- 47 Depicted with a pencil
- 49 Hoops score
- 50 On the move
- 51 Become unsteady
- 52 Retail costs
- 54 Avarice
- 57 Hawke of "Gattaca"
- 60 Hair treatment
- 64 Simile part: 2 wds.
- 65 Not positive: Abbr.
- 66 Dentist's degree: Abbr.

Tribune Media Services

FOR THE RECORD

In a story that appeared Friday, "NMUSD advised to wait on bond," it was reported the school district had been hoping to float a \$688-million bond before voters. While that number accurately reflects what would be feasible if voters surveyed would be willing to commit to \$24 per \$100,000 assessed value of their properties, the actual dollar figure the district will seek in a bond has not yet been decided. Also, a paragraph listing the projects that might be completed with money raised through a new bond has also been removed, as the officials say they do not currently have a list of such projects.

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COMMENTARY | DR. LORRAINE PRINSKY, DR. ALICE MARTANEGARA

Nursing bachelor's degree programs at community colleges could be a game changer

As hospitals in Orange County continue to contend with high nursing vacancy rates following the COVID-19 pandemic, the California State Legislature is poised to pass Senate Bill 895, vital legislation that would make bachelor of science in nursing degrees more accessible through the creation of a BSN pilot program in 15 community college districts across the state.

We support this legislation because it promises to alleviate the statewide nursing shortage and bridge the gap between the industry's growing preference for BSN degrees and the limited space in nursing programs at public universities, by far the most affordable option for many aspiring nurses. This issue is particularly pressing in Orange County where nine hospitals have achieved "Magnet Recognition" from the American Nurses Credentialing Center, widely considered the gold standard for professional nursing practice.

However, nursing programs at public universities in Southern California are heavily impacted. In 2022-23, less than 8% of applicants to a public university BSN program in the Los Angeles/Orange County area were accepted. This is



Eric Licas

INSTRUCTOR JU-AN BROYLES, center, trains second-year nursing students at Golden West College in March 2023.

equivalent to roughly 700 enrolled students out of more than 9,000 qualified applicants.

Those unable to secure admission at a public university often turn to private institutions, resulting in substantial student debt.

For example, a for-profit institution with one of the state's largest nursing programs charges approximately \$146,000 for a BSN degree. This high cost can be prohibitive for low-income communities and may explain why some

communities of color are underrepresented in the nursing profession. In California, Hispanics and Latinos make up 40% of the population, but only 9% of the Registered Nurse workforce.

Community colleges are poised to help address this problem. Ten California community colleges already have an existing framework for a BSN through formal concurrent enrollment nursing programs with California State University campuses. Gold-

en West College's School of Nursing is one of the 10, having partnered in 2023 with California State University, San Bernardino to establish a Concurrent Enrollment Program (CEP) that allows students to earn credit for both their associate degree in nursing and BSN simultaneously, significantly reducing tuition costs.

California community colleges also have a demonstrated history of success. In 2022 California community college nursing

programs had an 88% overall pass rate for the NCLEX, the standardized test required for nursing graduates to become a registered nurse in the U.S. This pass rate is on par with, if not higher than, that of many nursing programs at public and private institutions. At GWC, 99% of nursing students pass the NCLEX with a score above 90%.

Finally, community colleges have the ability to build dual enrollment career pathways from high schools to offer opportuni-

ties in the field to students from many different backgrounds — this is something that community colleges are uniquely positioned to do. Traditionally, it can take nursing students up to six years to complete their bachelor's degree.

Dual and concurrent enrollment programs at community colleges can reduce that time to three or four years, further reducing tuition costs. For example, GWC's "Running Start to Nursing" dual enrollment program allows high school students to start take nursing prerequisite classes for free as early as 10th grade.

We know that California's community colleges are ready to take on the challenge of graduating students with a BSN degree. The pilot program proposed by SB 895 would be a game changer for Orange County hospitals as it would help address workforce shortages, provide affordable education for underserved students and help hospitals with Magnet Recognition maintain the excellent standard of care for which Orange County is known.

DR. LORRAINE PRINSKY is the president of the Coast Community College District Board of Trustees, and a professor emeritus at CSU Fullerton.

DR. ALICE MARTANEGARA is the associate dean and director of nursing at Golden West College in Huntington Beach.

MARKETPLACE To place an ad, go to http://timescommunityadvertising.com/ SELL your stuff through classified!

LEGAL NOTICES 1300

Business Names

Fictitious Business Name Statement

The following person(s) is/are doing business as: Greer's Mom, Druann, Made by Greer's Mom, Bark-Er's by Greer's Mom, 3205 Nebraska Place, Costa Mesa, CA, 92626-9262, Orange County, Druann Louise Greer-Cisneros 3205 Nebraska Place, Costa Mesa, CA, 92626-9262. This business is conducted by: an Individual The Registrant(s) Commenced to transact business under the Fictitious Business Name(s) listed above on: 05/12/2024 Signed Druann Louise Greer-Cisneros This statement was filed with the County of Orange on May 16th, 2024 202420246690382 06/22,29,07,06,13/2024

MERCHANDISE 800

Miscellaneous Merchandise

Vinyl Records Wanted \$\$\$ Top cash paid 4 all or part of collection. Jazz, Classical, Psychedelic, Blues 949-933-6777 Mike

Legal Notices

Legal Notices



NOTICE OF UNSCHEDULED VACANCIES

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

- General Plan Advisory Committee (GPAC) (two seats - term is for the duration of the General Plan update process). The General Plan Advisory Committee meets as necessary on weeknights or weekdays (M-Th), at a time convenient for the Committee at 100 Civic Center Drive, Newport Beach.

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

The deadline for filing applications is noon on Monday, July 15, 2024, or until the vacancies are filled. The application and additional information about the Boards and Commissions can be found at http://www.newportbeachca.gov/vacancy or by calling 949-644-3005. The application and information about the Boards and Commissions can also be accessed through the City's website at http://www.newportbeachca.gov/bcc.

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

FIND an apartment through classified!

Legal Notices

Legal Notices



NOTICE OF UNSCHEDULED VACANCY

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

- Parks, Beaches & Recreation Commission (one seat - term expires June 30, 2025)

Meetings are at 5:00 p.m. on the first Tuesday of each month, at 100 Civic Center Drive, Newport Beach (Council Chambers).

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

The deadline for filing applications is noon on Wednesday, July 10, 2024, or until the vacancy is filled. The application and additional information about the Boards and Commissions can be found at http://www.newportbeachca.gov/vacancy or by calling 949-644-3005. The application and information about the Boards and Commissions can also be accessed through the City's website at http://www.newportbeachca.gov/bcc.

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

CITY OF COSTA MESA SUMMARY OF ADOPTED ORDINANCE NOS. 2024-05, 2024-06, and 2024-07

ORDINANCE NO. 2024-05 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT DA-20-02 BETWEEN THE CITY OF COSTA MESA AND COSTA MESA SUNFLOWER, LLC

ORDINANCE NO. 2024-06 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING REZONE 20-01 TO REZONE A 15.23-ACRE SITE TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) AND ESTABLISH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE AND MAXIMUM 1,057 UNITS FOR THE PROPERTY GENERALLY LOCATED AT 1683 SUNFLOWER AVENUE

ORDINANCE NO. 2024-07 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING SPECIFIC PLAN 20-01 APPLYING ZONING STANDARDS TO A 15.23-ACRE PROPERTY ZONED TO PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) WITH A SITE-SPECIFIC DENSITY OF 80 DWELLING UNITS PER ACRE FOR THE PROPERTY LOCATED AT 1683 SUNFLOWER AVENUE

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2024-05, Ordinance No. 2024-06, and Ordinance No. 2024-07 were duly passed and adopted at a regular meeting of the City Council held on June 18, 2024, by the following roll call vote, to wit:

- AYES: COUNCILMEMBERS: CHAVEZ, GAMEROS, MARR, REYNOLDS, HARLAN, STEPHENS. NOES: COUNCILMEMBERS: HARPER. ABSENT: COUNCILMEMBERS: NONE. ABSTAIN: COUNCILMEMBERS: NONE.

I hereby certify that the summary of the adopted ordinances was published in the Daily Pilot on Saturday, June 29, 2024. Brenda Green, City Clerk, City of Costa Mesa

Daily Pilot A Times Community News publication. CONTACT US Carol Cormaci Executive Editor gabriel.sanroman@latimes.com Beth Raff Advertising Manager (424) 225-9928 beth.raff@latimes.com 10540 Talbert Ave., Suite 300 West, Fountain Valley, CA 92708 Reporters: Sara Cardine, Costa Mesa sara.cardine@latimes.com Sarah Mosqueda, TimesOC sarah.mosqueda@latimes.com Lilly Nguyen, Newport Beach lilly.nguyen@latimes.com Gabriel San Román, TimesOC gabriel.sanroman@latimes.com Matt Szabo, Huntington Beach and Sports matthew.szabo@latimes.com Andrew Turner, Laguna Beach and Sports andrew.turner@latimes.com Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines. The Daily Pilot, established in 1907, is published Thursday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County. © 2024 Times Community News. All rights reserved.

CROSSWORD AND SUDOKU ANSWERS

Grid of crossword and sudoku answers with words like M A T, B O A R, D E B T, C T R L, A L O E, C O V E R, S H O U L D E R S, U N I T Y, E U R O, T O R R E N T S, M I N I O N, A R E A, C O T, A S C E T I C, T A T T E R S, R T E, S L A M, D E W, A S D O, B O G, O S L O, F A B, B I R D, T O W, B A T F L I P, F O R G A V E, A C E, M E R E, B A R R E S, S T E P O N I T, W E T S, K I T E S, C H A N N E L E D, E V E R T, E A S E, D E A D, T E R M, S N A G, D T S

Sudoku grid with numbers 8 9 2 7 3 4 5 6 1, 4 1 5 8 2 6 3 7 9, 6 7 3 1 9 5 4 2 8, 2 4 7 9 1 3 8 5 6, 3 8 1 6 5 7 2 9 4, 5 6 9 2 4 8 1 3 7, 1 3 6 4 7 2 9 8 5, 9 5 8 3 6 1 7 4 2, 7 2 4 5 8 9 6 1 3

LEGAL NOTICE CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on Tuesday, July 9, 2024, 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. The City Council of the City of Newport Beach will consider the following application: Residences at 1600 Dove Street Project - Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency - Pursuant to Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission and the State Department of Transportation of Aeronautics Program of their intention to override a determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan made by the Airport Land Use Commission with respect to the proposed Residences at 1600 Dove Street Project consisting of the following components: General Plan Amendment - A request to add 49 dwelling units above the General Plan allowance, and amend Anomaly 12 of the General Plan Table LU2 (Anomaly Locations) to allow 49 residential dwelling units at the Property; Affordable Housing Implementation Plan - A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 50% increase in density including a request for three development standard waivers related to height, park dedication requirement, and overall residential density along with two development concessions related to the payment of partial park-in-lieu fees and mix of affordable units pursuant to Chapter 20.32 (Density Bonus) of the Newport Beach Municipal Code (NBMC) and Government Code Section 65915 et seq. ("State Density Bonus Law"); Development Agreement - A Development Agreement between the Applicant and the City, pursuant to Section 15.45.020 (Development Agreement Required) of the NBMC, which would provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City; Addendum to the 2006 General Plan Update Program Environmental Impact Report - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project; and Traffic Study - A traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC. The Project would require a future Site Development Review approval prior to building permit issuance as no specific design for the Project is included. The City Council may also discuss the merits of the proposal, but they will not be taking final action on the project. NOTICE IS HEREBY FURTHER GIVEN that this resolution is not subject to 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 because it has no potential for resulting in physical change to the environment, directly or indirectly. NOTICE IS HEREBY FURTHER GIVEN that on May 23, 2024, by a vote of 4 ayes and 1 no (with 2 absent/ recused), the Planning Commission of the City of Newport Beach recommended that the City Council approve the proposed Project. All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The request may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuation will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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. For questions regarding details of the project please contact Liz Westmoreland, Senior Planner, at 949-644-3234, lwestmoreland@newportbeachca.gov. Project File No.: PA2022-0297 Activity: General Plan Amendment, Affordable Housing Implementation Plan, Development Agreement, Addendum to EIR & Traffic Study Zone: PC-11 (Newport Place) Location: 1600 Dove Street Applicant: The Pizceme Group Lellani I. Brown, MMC, City Clerk, City of Newport Beach