

# Daily Pilot

FRIDAY, DECEMBER 27, 2024 // dailypilot.com



Photos by Don Leach | Staff Photographer

**DAVID CROCKETT**, a highly decorated karate instructor, works with young students in one of his classes at his Newport Coast dojo.

## Getting his kicks

Sensei David Crockett welcomes students of all ages to train in his traditional karate program at the Newport Coast Community Center.

BY MATT SZABO

Newport Coast karate instructor David Crockett said he is a descendant of, yes, 19th-century politician and frontiersman Davy Crockett. "The current generation of kids don't even know who he is

anymore," said David Crockett, 72, who was just a toddler when the 1955 Disney film about Davy Crockett was released. "I'm OK with that."

David Crockett may not be the "King of the Wild Frontier" as Disney dubbed his predecessor, but the Newport Coast Commu-



**YOUNG STUDENTS** practice a drill designed to defend a tap to an opponent's head at Newport Coast Community Center.

nity Center is certainly his domain.

The highly decorated black-belt sensei has been teaching there for more than a decade and become beloved in the

community. He teaches his Itosu-kai style of karate there multiple days a week to people of all ages

See **Kicks**, page A3



**A YOUNG STUDENT** works with David Crockett at his Newport Coast dojo.



**BOXING GLOVES** are part of the equipment at the Newport Coast dojo.

See **Project**, page A2

## Laguna police eye services connected to DUIs

BY ANDREW TURNER

Laguna Beach law enforcement authorities announced this week they have begun notifying local businesses when an arrest is made on suspicion of driving under the influence of alcohol that can be connected back to a particular establishment.

The notifications are not intended to be punitive in nature, although local police do hope it will lead to alcohol-serving establishments considering steps that can be taken to prevent impaired driving.

Those steps could include evaluating alcohol service policies, training staff to recognize signs of intoxication and promotion of al-

See **Police**, page A4



**FAMILIES ENJOY** a menorah lighting ceremony hosted by Chabad Center for Jewish Life at Fashion Island in 2023.

## Chabad Center to mark Hanukkah with menorah lighting

BY SARA CARDINE

With Hanukkah's eight-day Festival of Lights having kicked off Wednesday, members of New-

port Beach's Chabad Center for Jewish Life are busy with a slate of activities, including an annual menorah lighting at Fashion Island Sunday.



**ASHER AVITAL** of Newport Beach lights the menorah for the start of Hanukkah during a ceremony hosted by Chabad Center for Jewish Life at Fashion Island in 2023. The 24th annual ceremony returns on Sunday.

Now in its 24th year, the annual ceremony will include a live performance by local band the Orange County Klezmers, along with Hanukkah crafts, dreidels,

doughnuts and free face painting and balloon animals for children. Rabbi Reuven Mintz, who heads the nonprofit center with wife Chani, said Hanukkah is a

time for Jewish people to gather together and celebrate humanity's common bonds.

See **Hanukkah**, page A2

Photos by James Carbone

# Police chief credits social media in deterring thefts

BY CITY NEWS SERVICE

The Seal Beach Police Department on Monday touted the success of its social media campaign attempting to reduce retail theft in the city.

The campaign follows the release of a video of two of the three women arrested on suspicion of steal-

ing approximately \$1,635 worth of merchandise at the Ulta Beauty store in the 12300 block of Seal Beach Boulevard on Dec. 4 discussing how last month's passage of Proposition 36 permits felony charges for petty theft with prior convictions and allows aggregating the value of stolen goods from multiple thefts

to meet the \$950 felony threshold.

"It's a felony?" one of the women turns and says. The other responds with an obscenity about new laws, saying "stealing is a felony," and turns away before following up with, "and this Orange County ... (followed by the same obscenity) they don't play."

Seal Beach police added messages to the video stating "Prop 36 in full effect!" and "Don't steal in Seal."

Destiny Bender and Deanna Hines, both 24 and from Long Beach, and 26-year-old Signal Hill resident Michelle Pitts, were arrested after a brief foot pursuit through the parking lot, police said.

The three women were also linked to an earlier theft at a nearby Kohl's

store through surveillance footage.

All three suspects were booked into the Orange County Jail on suspicion of grand theft, conspiracy to commit a crime and resisting arrest, police said.

"The video, part of the department's 'Don't Steal in Seal' social media campaign, has garnered significant public attention and serves as an educational tool on the updated theft-

related laws in California," police said.

Seal Beach Police Chief Michael Henderson said the campaign "has been instrumental in raising public awareness and deterring crime. By creatively showcasing our efforts, we're fostering community trust and delivering a strong warning to potential offenders."

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## CROSSWORD AND SUDOKU ANSWERS

H	O	P	S	D	A	S	H	A	C	T	O	R					
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4	1	2	7	6	9	3	5	8
9	7	8	2	5	3	1	4	6

# Laguna Beach businesswoman accused of stealing over \$300K

BY ANDREW TURNER

A local businesswoman has been arrested after she allegedly stole more than \$300,000 from her former employer, Laguna Beach police announced Monday.

Rebecca Buehler, who served as the controller and chief financial officer of a Laguna Beach-based furniture manufacturing business, has been charged with seven felony counts of grand theft, according to a news release. The charges include a sentencing en-

hancement for theft exceeding \$100,000.

Authorities allege that Buehler, who was hired by the business in 2018, stole the funds from the company over a period of two years.

The business had been built over two decades, and when the owner decided to close shop due to financial hardship, a "substantial discrepancy" was discovered upon an attempt to close an associated bank account earlier this year.

Buehler used money

from the company's business account to fund a "lavish lifestyle," which included purchases of an SUV, luxury handbags and alcohol, police allege.

Following an investigation that uncovered the scope of the theft, Laguna Beach police detectives located Buehler in Redondo Beach, where she was taken into custody and booked into the Orange County jail.

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### Legal Notices

### Legal Notices

**SUMMONS (CITACION JUDICIAL)**  
CASE NUMBER (Número del Caso):  
30-2024-01431609-CL-PA-CJC

**NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):**  
Zhou Leo Xiangyu and Does 1 to 10, Inclusive

**YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE)**  
Whitney Alexander

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.

**The name and address of the court is:**  
(El nombre y dirección de la corte es):  
Central Justice Center  
700 Civic Center Drive West, Santa Ana, CA 92701

**The name, address, and telephone number of the plaintiff's attorney, or plaintiff without an attorney, is:**  
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):  
Eric V. Traut, Esq.  
5 Hutton Centre Drive Suite 700, Santa Ana, CA 92707, (714) 835-7000

Date: 10/08/2024

David H. Yamasaki Clerk of the Court (Secretario)  
G. Ramirez Deputy (Adjunto)

Published in the Daily Pilot 12/13, 12/20, 12/27 and 1/3/2025



**A GIRL ATTENDS** a menorah lighting ceremony hosted by Chabad Center for Jewish Life at Newport Beach's Fashion Island in 2023.

James Carbone

## HANUKKAH

Continued from page A1

"We come together to focus on the need for unity and to spread joy," he said. "We may look around the world and see so much darkness, and the way to dispel that is not with sticks and brooms and other means, but by spreading the light."

Last year's ceremony was highlighted by prayers for the safe return of hostages taken during an Oct. 7, 2023, attack in Israel. Local residents who had a family member listed among the victims pleaded for his release in remarks at the event.

Mintz said Thursday that even as the Israel-Hamas

war continues, locals of the Jewish faith will continue to pray for peace, not only in the Middle East, but throughout the nation.

"We can't let [divisions] get in the way of what really unites us," he said. "As human beings, we agree on a majority of things, and what we disagree on melts away in the face of what we have in common."

After launching this year's Hanukkah celebration Wednesday at the center's headquarters in the Back Bay, the Chabad Center is also hosting a Comedy Night on Saturday at 8 p.m., with jokes from funnyman Mark Schiff, at 2240 University Drive. Tickets at the door cost \$54.

Those who attend the

free Fashion Island festivities Sunday are encouraged to bring new, unwrapped toys for an annual community toy drive that aims to deliver nearly 1,200 gifts to children with special needs in Orange County throughout the month of December.

The annual Menorah lighting takes place Sunday, from 3 to 4:15 p.m., at the atrium garden court, near the Barnes & Noble bookstore, at Fashion Island, 401 Newport Center Drive, Newport Beach. For more information, visit the Chabad Center for Jewish Life at [jewishnewport.com](http://jewishnewport.com) or call (949) 721-9800.

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## PROJECT

Continued from page A1

time it was brought up, said the ad hoc committee will work with the city attorney and community development offices and could revoke or amend the specific plan created for the 159-unit facility.

Hines is the developer for the project, which would be built at the southwest corner of Bolsa Chica Street and Warner Avenue. Clearwater Living is the operator. The facility would feature 134 assisted living units and 25 memory care units.

Parking was one of his biggest concerns for the project, Burns said in an interview Monday. The num-



James Carbone

**HUNTINGTON BEACH** Mayor Pat Burns, the mayor pro tem at the time, laughs during a council meeting in August.

ber of parking spots is 104, with 82 of those in a subterranean parking garage.

"They're saving millions [of dollars] by cutting parking, and I don't even care," he said. "I say, make your money, save on cost, but not at the expense of the people who have to live around you ... Code's the minimum, man. Given that

there is no other parking around there, unless you're parking on the street, doesn't make it OK to stay at code."

"I just would like some answers cleared up and analyzed ... I'm not comfortable with it at all, especially for such a controversial project. I don't think we serve the people without properly analyzing it."

He added that he feels the proposed project has merit, but it's the council's responsibility to insure the end result is suitable for the community.

"We have to stand strong and say, the best thing for the city is that it be kept reasonable," Burns said.

Tony Strickland is the last remaining council member on the dais who voted to

See **Project**, page A3

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# KICKS

Continued from page A1

through the Newport Beach Recreation and Senior Services Department.

At a class last week, the last before a short break for Christmas, Crockett greeted the children in the intermediate class with a sense of humor.

One girl didn't have a partner for a drill. He jokingly told her to go home. "We do 80% serious and 20% fun," Crockett said of the intermediate class, adding that the beginner class is probably closer to 50-50. "What we're trying to teach is integrity and honesty. You're not born with those things, you have to learn them. Karate has that in it, so if you get the kids to stay long enough, they can get it."

Some of the teenagers in the class have red belts, which Crockett said is the equivalent of a black belt for the junior ranks. They also train with some of the adult black belts between classes.

"That way, the kids start to assimilate with adults, instead of the shock when they go from junior to adult," Crockett said. "They say, 'Oh yeah, I remember, I trained with this guy before.' They're not so intimidated. A lot of these kids have adult rankings too, because they've been training for so long."

Noah Chen of Newport Coast, 12, has been training with Crockett since he was 5.

"Every day I go in and I come out a better person," Noah said. "It teaches you about manners and how to have good resilience and stuff."

Ava Fahim of Irvine will be attending University High School next year, and she believes the lessons she's learned through Crockett's dojo have helped her as she prepares for high school.

She also plays volleyball, and the push-ups she sometimes does for discipline in the dojo have helped her arm strength.

"I feel like now I can show myself as a better person," said Ava, 14. "I learned a lot of integrity, which I wasn't big on when I was little, but it's grown on me."

Crockett, who lives in Laguna Niguel, also started Itosu-kai karate locations in Long Beach and Dana Point. He gave the one in Dana Point to student Katie Hanten, a black belt, in 2019.

Hanten has also been training in karate since she was 5, with breaks when life got in the way with three shoulder surgeries and going back to school to pursue a master's degree.

"It's good, positive, character building," she said. "We all kind of try to



Don Leach | Staff Photographer

**DAVID CROCKETT** works with young students at the Newport Coast Community Center with a focus on building integrity and honesty.

reward good character. That's mostly what it's about."

Crockett is much more serious with his advanced classes, and he goes to Japan every year to meet with his teacher, Sadaaki Sakagami.

"Today in America, they [mix styles] a lot, but we're very traditional," he said. "I teach it very strict ... To get from beginner to black belt, it's going to take you six years, where at another school you might do it in three."

"With the adults, it's hard training. Your body hurts, you had a long day at work, and still we expect the same every day. Credit to these people who keep coming. I never stopped because I was too weak. I knew if I stopped, I wouldn't be strong enough to come back. That's what is really hard, if you get out of the routine."

Classes begin and end with a time of meditation, called "mokuso." In between, students practice "katas" — a pattern of movements that they not only have to memorize but know the meaning of as well.

Some of the katas have dozens of moves, so repetition is crucial, which will also help the students as they advance. They also learn "kihon" (the basics) and "kumite" (controlled fighting).

Crockett also teaches his younger students honesty. One of the drills involves jumping over a karate belt. If they touch the belt with their foot, they're out and must go do 10 push-ups.

Crockett says nothing: it's the stu-

dent's responsibility to admit his or her mistake.

"It's very difficult to do what sensei does with kids," said Rassam Taherzadeh, a black belt who is Crockett's assistant. "The way he teaches is serious, and he also keeps it interesting. What I think is most important that sensei emphasizes is respect and responsibility. When the kids learn those two, it's very valuable for them."

Crockett, who was a consultant for and stuntman in the original "The Karate Kid" movie in 1984, is in it for the long haul. He came up training with legendary figures like Chuck Norris and Billy Blanks.

Now his headquarters are in a nondescript community center in Newport Coast, but the 150 students training in the dojo feel right at home there.

"He upholds a tradition from Japan that not a lot of people uphold in the United States, which is really cool," Hanten said. "I think it's honorable that he sticks to the tradition. Not a lot of people do that, for a lot of different sports and arts."

"The stereotype at a karate dojo or taekwondo is breaking blocks and lots of yelling. I'd say it's more serious here. It's good that he keeps it really technical. A lot of us have gone to Japan, and we can fit right in. I went a year and a half ago, and it was like I was here. He teaches very parallel."

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# PROJECT

Continued from page A2

approve the project in October.

Notably, new council members Butch Twining and Don Kennedy voted against the project when they were on the Planning Commission.

"I think it's a needed facility in town," Strickland said in an interview Monday. "It's one of the few things that I've disagreed with [Burns, Gracey Van Der Mark and Mayor Pro Tem Casey McKeon] on. If they want to do an ad hoc committee and look at the findings, I have no problem with it. There will be less traffic after this is built, based on the traffic studies. When you look at Merrill Gardens, which does have independent living, there's not a lot of traffic coming in and out of that facility, and this facility doesn't even have independent living."

The council also unanimously voted to ask staff to develop criteria to ensure that future high-den-

sity residential developments do not cause significant and adverse impacts to public health and safety.

"In Huntington Beach, multifamily developments construct studio and single-bedroom units with small overall square footage in order to maximize financial profits," McKeon said. "This results in a lack of two-bedroom, three-bedroom and greater size units, thereby perpetuating overcrowding."

But Adam Wood, senior vice president of the Building Industry Assn. of Southern California, said during public comments that one-bedroom apartments weren't the problem.

"Density is building a one-bedroom and studio, overcrowding is when you have three or four families living in a one-bedroom," Wood said. "That's a code enforcement issue, not a construction issue."

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# Daily Pilot

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# THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

- ACROSS**  
1 Jumps on one foot  
5 Quick race  
9 Stage performer  
14 \_ of expertise  
15 Annual sports award  
16 "It was \_ to happen!"  
17 Hindmost  
18 Tempo  
19 Judges' garments  
20 Latkes, for example: 2 wds.  
23 Owns  
24 German car brand  
25 Winter illness, for short  
28 Smooch  
31 Apartment renter  
35 Back muscle, for short  
36 Director Coen  
38 Sheer delight  
39 \_ and about  
40 "Tossed" dish  
42 Number of years in a decade  
43 Got older  
45 Arise: 2 wds.  
47 Commercials  
48 Make ecstatic  
51 "The nerve of \_ people!"  
52 Whiskey type  
53 Highlighter color  
55 Writing tool  
57 Very glad: 3 wds.  
64 Dabs with a towel  
65 Breathe heavily  
66 Part in a play  
67 Itinerary  
68 Poker payment  
69 Sluggish  
70 Put in  
71 Villain's hideout  
72 Has a snack

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70						71					72			

# 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](http://sudoku.org.uk).

2			1	9	5			3
			4		2			
				8		7		
8		1						9
		9		1		4		
3						6		1
				4				
			7					
9			2	5	3			6

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

- instrument  
2 Black and white cookie  
3 Bog fuel  
4 \_ Jessica Parker  
5 Bank account entries  
6 Right away: Abbr.  
7 Pet shelter group: Abbr.
- 8 Scavenger animal  
9 Chafe  
10 Chef's specialty  
11 Toothpaste holder  
12 Dollar bills  
13 Auto paths: Abbr.  
21 "\_ your time!"  
22 Use scissors

- 25 Parade vehicle  
26 Chuckle  
27 Say out loud  
29 Multilayered haircut  
30 \_ and marketing  
32 Place to exchange vows  
33 Lacking resources  
34 Feeling anxious  
37 Euro-American alliance: Abbr.  
41 Big trash receptacle  
44 Breakfast nook  
46 "Not a \_ from you!"  
49 Rented  
50 \_ Angeles, CA  
54 Katmandu's country  
56 Drink slowly  
57 Walk very slowly  
58 Ear-splitting  
59 Comedian  
Carvey  
60 Against  
61 The Big Easy, for short  
62 Artery blockage  
63 Uses an axe  
64 Bikini top

Tribune Media Services

# South Coast Repertory

**Friendship is Everything**

## Wish You Were Here

کاش اینجا بودی

By **Sanaz Toossi**  
Directed by **Mina Morita**

**JAN. 12 – FEB. 2, 2025**

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POLICE

Continued from page A1

ternative transportation. When a DUI arrest is made that can be linked to a local business, the notification will provide the date, time and location of the arrest, as well as the blood alcohol concentration level, when available. "Often, businesses are unaware of DUI arrests resulting from over-serving

alcoholic beverages," Police Chief Jeff Calvert said in a statement. "This initiative aims to educate business owners and make our roadways safer. By collaborating with the businesses, we can prevent impaired driving and the devastating outcomes it so often causes." Laguna Beach police conducted a DUI checkpoint operation along the inland-bound route out of town on Laguna Canyon Road on the evening of Fri-

day, Dec. 20. The checkpoint was situated near the village entrance at the Pageant of the Masters intersection and Laguna Canyon Frontage Road. Officers arrested seven drivers on suspicion of DUI, and two additional drivers were taken into custody for warrants or other charges. There were 35 citations issued, including 14 tickets for driver's license violations, and six vehicles were

towed during the operation. A total of 1,830 vehicles passed through the checkpoint. Authorities screened 660 vehicles for DUI and to ensure those behind the wheel had a valid driver's license. Officers conducted secondary screenings, including field sobriety tests and further license checks, for 29 of the drivers passing through. andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



THE LAGUNA BEACH Police Department announced it has launched an initiative to notify alcohol-serving establishments when a DUI arrest can be linked back to the business. Courtesy of the Laguna Beach Police Department

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Legal Notices

LEGAL NOTICE NOTICE OF PUBLIC HEARING Design Review Board / Board of Adjustment Council Chambers 505 Forest Avenue Laguna Beach, CA 92651 Thursday, January 9, 2025 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Design Review 24-1151. Coastal Development Permit 24-1152, Variance 24-1153 Address: 31731 Seacove Drive | APN: 658-101-04 Applicant: David Parker, Architect (949) 872-6616 dmparchitect88@gmail.com Property Owner: Joseph Pranser Application Filing Date: September 18, 2022 PROJECT DESCRIPTION: The applicant requests design review and a coastal development permit for additions and remodel of an existing single-family dwelling, new two-car garage, elevated decks, grading, landscaping, pool, and attached accessory dwelling unit (ADU) in the R-1 (Residential Low Density) zone. A Variance is requested for additions to encroach into the front yard setback (Laguna Beach Municipal Code (LBMC) Section 25.10.008(E)(2)(1)(a)), rear yard setback (LBMC Section 25.50.004(E)(3)), and additional building setback (LBMC 25.50.004(D)), and to construct a pool within the front yard setback (LBMC 25.50.016). Existing nonconformities include substandard lot depth and width, encroachments into front yard setback, rear yard setback, and additional building setback, and off-street parking. COASTAL ZONE: This project is located within an appealable area of the Coastal Zone. The project is proposed as appealable development. The application was filed on June 6, 2024 by David Parker and is assigned application number CDP 24-1152. The application will be heard by the (Insert Review Body). The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,000 and in accordance with LBMC Section 25.05.070. The decision by the City Council can be appealed to the California Coastal Commission (no fee required) in accordance with LBMC Section 25.07.016(B). Further information regarding California Coastal Commission appeal processes can be found at https://www.coastal.ca.gov/cdp/cdp-forms.html CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes) and at the Community Development Department public center during the following hours: Monday - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays (closed alternating Fridays). Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.14.040(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration claims by neighboring property owners. HOW TO COMMENT: For additional information, contact City staff: Heather Steven, Senior Planner at hsteven@lagunabeachcity.net or (949) 497-0332. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below: https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board 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 assure 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.

LEGAL NOTICE NOTICE OF PUBLIC HEARING Design Review Board / Board of Adjustment City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651 Thursday, January 9, 2025 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 24-0021, Coastal Development Permit 24-0022, Revocable Encroachment Permit 24-0023, Variance 24-0025 Address: 530 Ruby Street | APN: 644-292-07 Applicant: Bill Peters, Architect (949) 412-4428 williamapeters@yahoo.com Property Owner: John Hensley Application Filing Date: August 29, 2014 PROJECT DESCRIPTION: The applicant requests design review, a coastal development permit, revocable encroachment permit, and variance for a new single-family residence with an attached two-car garage (major remodel with additions and demolition exceeding 50%) in the Diamond/Crestview Specific Plan (D/CSP) area. Design review is required for the major remodel, elevated deck, grading, retaining walls, spa, landscaping, access improvements, improvements within an environmentally sensitive area (lot slope exceeding 30%), and improvements within the public right-of-way including a public pedestrian access path, private vehicular gate and driveway, and public parking spaces. A Coastal Development Permit is required for a new single-family residence, attached accessory dwelling unit and access and public improvements. A Revocable Encroachment Permit is required to construct and maintain access and street improvements along Ruby Street and Crestview Place, retaining walls, electronic driveway gate, fencing, and the restoration of the public access stairs within the public right-of-way. A Variance is requested to maintain an existing structure undergoing a major remodel with encroachments into the front yard setback and additional building setback, and to exceed the maximum allowable driveway grade of 10% within a street or alley [D/CSP Sections (E)(1)(a), (B)(4), (J)(1)(c)]. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. The project is proposed as non-appealable development. The application was filed on August 29, 2014 by Bill Peters and is assigned application number CDP 24-0022. The application will be heard by the Design Review Board. The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes) and at the Community Development Department public center during the following hours: Monday - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays (closed alternating Fridays). Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration claims by neighboring property owners. HOW TO COMMENT: For additional information, contact City staff: Daniel Latham, Associate Planner at dlatham@lagunabeachcity.net or (949) 464-6612. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below: https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board 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 Zoning Division at (949) 497-0328. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure 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.

T.S. No. 126110-CA APN: 938-31-150 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, 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 On 1/24/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/27/2002 as Instrument No. 20020168950 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: HILLARY MORGAN, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AUCTION.COM, DOUBLETREE BY HILTON HOTEL ANAHEIM - ORANGE COUNTY, 100 THE CITY DRIVE, ORANGE, CA 92668 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1: AN UNDIVIDED ONE SEVENTY-THIRD (1/73RD) INTEREST IN LOT 3 OF TRACT NO. 9671, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 472, PAGE(S) 5 AND 6, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 57 THROUGH 129, INCLUSIVE, SHOWN AND DEFINED ON THE CONDOMINIUM PLAN (AMENDED) RECORDED MAY 6, 1981 IN BOOK 14047, PAGE 1442, ET. SEQ. OF THE OFFICIAL RECORDS OF SAID ORANGE COUNTY, CALIFORNIA. PARCEL 2: UNIT 77, AS SHOWN AND DEFINED ON SAID ABOVE MENTIONED CONDOMINIUM PLAN (AMENDED). PARCEL 3: AN EXCLUSIVE EASEMENT APPURTENANT TO SAID UNIT FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER THOSE PORTIONS OF THE COMMON AREA OF LOTS 1 AND 2 OF SAID TRACT NO. 9671, NOT SET ASIDE AS "RESTRICTED COMMON AREA". ALSO EXCEPT FROM SAID LOT 3 ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OUR UNDER SAID LAND TOGETHER WITH THE RIGHT TO LEASE SAID LAND FOR THE DEVELOPMENT, DRILLING FOR, EXTRACTING, TAKING AND REMOVING THEREFROM OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND THE RIGHT TO DRILL FOR, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND AND THE NECESSARY RIGHTS OF WAY FOR OPERATING UPON SAID LAND FOR SAID PURPOSES, AS RESERVED IN A DEED FROM LINDBERG-ODOM, A GENERAL PARTNERSHIP, RECORDED IN BOOK 12746, PAGE 751, OFFICIAL RECORDS, THE OIL, GAS, HYDROCARBON SUBSTANCES, AND MINERAL RESERVATION SHOWN ABOVE, BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF THE GROUND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF THE GROUND ABOVE A DEPTH OF 500 FEET FOR THE PURPOSES OF EXPLORING FOR, BORING, MINING, DRILLING, REMOVING, EXTRACTING OR MARKETING SAID SUBSTANCES, TOGETHER WITH EXCLUSIVE RIGHT TO EXECUTE ANY OF AND ALL LEASES FOR THE PURPOSES OF EXTRACTING OR RECOVERING SAID SUBSTANCES, WERE QUITCLAIMED TO JAMES L. FOX, BY INSTRUMENT RECORDED MARCH 25, 1979 IN BOOK 13202, PAGE 114, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER SAID LAND, TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT TO LEASE SAID LAND FOR THE DEVELOPMENT, DRILLING FOR EXTRACTING, TAKING AND REMOVING THEREFROM OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM SAID LAND WITH NECESSARY RIGHTS OF WAY FOR OPERATING UPON SAID LAND FOR TRUST DATED 9/25/2023 . 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 1/17/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/4/2023 as Instrument No. 2023000242828 in book //, page // of official records in the Office of the Recorder of Orange County, California, executed by: GLOBAL LA INVESTING LLC, A(N) CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor COREVEST AMERICAN FINANCE LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd, (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 8 IN BLOCK 3 OF THE BALBOA TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 111 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 421 HARDING STREET NEWPORT BEACH, CA 92661. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said 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 said Deed of Trust, with interest thereon, as provided in said note(s), and advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$2,322,300.05 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/17/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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, priority, and size of the outstanding lien 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 (855) 313-3319, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87552. 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 Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: 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 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87552 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; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

LEGAL NOTICE NOTICE OF PUBLIC HEARING Design Review Board / Board of Adjustment Council Chambers 505 Forest Avenue, Laguna Beach, CA 92651 Thursday, January 9, 2025 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. Case No.: Design Review 24-0155 and Variance 23-1745 Address: 2210 Crestview Drive | APN: 644-293-14 & 644-293-15 Applicant: John Salat, Architect (949) 235-4847 freewindswind@earthlink.net Property Owner: Khassael Residence Application Filing Date: August 4, 2022 PROJECT DESCRIPTION: The applicant requests Design Review to combine two lots and construct a new swimming pool, spa, and elevated deck in the Diamond/Crestview Specific Plan (D/CSP) area. Design Review is required for the pool, spa, elevated deck, and retaining walls. A Variance is requested to encroach into the required rear yard setback [D/CSP Property Development Standard (E)] and construct a retaining wall in excess of five feet in height [D/CSP Property Development Standard (H)]. Previously approved entitlements on the property include but are not limited to: Variance 1025 and Variance 2039. COASTAL ZONE: This project is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07. CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use, and Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes) and at the Community Development Department public center during the following hours: Monday - Thursday: 7:30am - 3:00pm and 7:30am - 12:00pm alternating Fridays (closed alternating Fridays). HOW TO COMMENT: For additional information, contact City staff: Kate Kazama, Associate Planner at kkazama@lagunabeachcity.net or (949) 497-0748. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below: https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board 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 assure 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.

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