

Daily Pilot

FRIDAY, MAY 3, 2024 // dailypilot.com



Photos by Don Leach | Staff Photographer

MARY HELEN BEATIFICATO, chief executive officer of NSight Psychology and Addiction, stands inside one of the units at a Costa Mesa group home she operates. A judge recently ruled in favor of Nsight's request for reasonable accommodation from the city's separation requirement.

Legal battle over mental health home continues

BY SARA CARDINE

Mary Helen Beatificato saw the "For Lease" sign outside a six-unit apartment building on Costa Mesa's Santa Ana Avenue and knew she'd found the perfect spot.

She and then-business partner Dr. Gerald Grosso, co-founders of Insight Psychology & Addiction (doing business as Nsight), had been looking for a property to house up to 30 adult clients recovering from addiction, many of whom had mental health issues not being adequately treated in traditional sober living homes.

The building had just been renovated, so the pair began moving in clients by early 2015. By that time, the business model had shifted from addiction treat-

ment as a larger need for mental health housing began to surface, according to Beatificato.

"We were sending them to sober living, but they had a primary mental health diagnosis," she recalled Wednesday. "And those sober living [facilities] don't let them have certain medications, because they're controlled substances, but our clients need those controlled substances in order to function. "It was out of that that we went, why don't we solve our own problem and start providing housing?"

Residents diagnosed with PTSD, major depressive disorder and anxiety, even those without addiction issues, now stay roughly 45 to 90 days in a transi-

See **Home**, page A2



AN NSIGHT PSYCHOLOGY & Addiction facility on Costa Mesa's Santa Ana Avenue offers mental health transitional housing.

Art Star Awards bestowed on multiple locals



Eric Licas

SCULPTOR CASEY PARLETTE walks off stage with his son after being named Artist of the Year at the 2024 Art Star Awards in Laguna Beach.

BY ANDREW TURNER

When Casey Parlette stepped up onto the stage at the Festival of Arts on Friday night, he looked out into the crowd and began to reminisce about his beginning as an artist.

In the moment, he chose to tie together his art and personal families, looking to his son, Brooks, as an example of the young age at which he carved his first art piece from wood.

Parlette, a local sculptor, had just been announced as the Artist of the Year at the 16th annual Art Star Awards, a program put on by the Laguna Beach Arts Alliance.

"I remember back then having a dream, or a vision, of wanting to make artwork that honors the natural world and all that kind of stuff," Parlette said. "It's been quite a journey going from that to being here right now with you guys. ... I got to say that none of that would have been possible without this community."

Parlette expressed his appreci-

See **Awards**, page A5

CLASS OF 2024

Biology grad is mindful of future

Dyane Velazquez, of 542 graduates Thursday at Vanguard University, plans to study the brain, serve cross-culturally.

BY MATT SZABO

Dyane Velazquez graduated from Vanguard University on Thursday morning, one of hundreds of graduates at the commencement ceremony at Mariners Church in Irvine.

Velazquez looks forward to a bright future. The Santa Ana native is a first-generation Mexican American who graduated summa cum laude — and a semester early at that — with a degree in biology, concentration in neurobiology and minor in chemistry.

She wants to go to medical school and become a pediatric neuro-oncologist, studying the brain. One thing on Velazquez's

See **Grad**, page A5

Newport parcels sell for \$4.4M

Brokers say mixed-use Marine Avenue property, with two storefronts and apartments upstairs, went to a local buyer.

BY LILLY NGUYEN

A pair of parcels on Balboa Island's iconic Marine Avenue sold recently for \$4.4 million, according to a recent news release from the brokers on the deal at Faris Lee Investments and SSG Realty Corp.

The combined property — which includes 325, 327, 329 and 331 Marine Avenue — is on roughly 0.12 acres of land and was built in 1952. It's designed for mixed-use retail and residential with two second-story housing units.

The storefronts are occupied by Shirley's Heart and SportsRents.

See **Parcels**, page A4

ALSO FROM THE DAILY PILOT:



James Carbone

HUNTINGTON BEACH BOYS' VOLLEYBALL TEAM WINS AT NEWPORT HARBOR PAGE A3

A scenic view of a coastal resort with buildings, a golf course, and a beach. The text "TERRANEA PALOS VERDES, CA" is at the top. Below it, "LUXURY ON THE SOUTHERN CALIFORNIA COAST" is written in large white letters. At the bottom, "Rates From \$595" and "855.804.9668 | TERRANEA.COM | #TERRANEA" are displayed.

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9 of Balboa Island's teak benches offered in auction

BY LILLY NGUYEN

Nine of Balboa Island's teak sidewalk benches, phased out and replaced beginning in 2020, are up for auction as of Wednesday.

The island previously had around 58 benches made of teak and 53 of jatoba wood, also known as Brazilian cherry, but the expected cost of their refurbishment was expensive — close to \$700,000.

City staff suggested a plan that would have brought the cost down to about \$148,000, but the Newport Beach City Council voted down the possibility in January 2020 in favor of replacing the benches with new ones made of faux wood.

All 111 benches were donated by residents over a nearly 30-year period, according to a staff report from June 2022. Benches on the south side of the island were replaced in April 2023 and benches on the north side were replaced in October 2023.

This is the only auction of the teak benches. City spokesman John Pope said those up for auction are the only ones that remained unclaimed. All others were returned to their donors.

The teak benches were first approved by the Parks, Beaches and Recreation Commission in January 1996 at the behest of the Balboa Island Improvement Assn. on the condition that they be maintained by the group.

The city took over their maintenance in 2006, when it had an in-house wood shop and refurbishing the benches cost \$400. That work was outsourced in 2012, and market changes pushed the costs up to \$960 for a jatoba bench and \$1,150 for a teak bench at the time the council reconsidered and ultimately shut down the project in 2020.

The auction will last for one week. As of Wednesday afternoon, current bids place the benches between \$275 to \$550.

Those interested can see all the links to the auctions at newportbeachca.gov/Home/Components/News/News/42809/2720.

lilly.nguyen@latimes.com
Twitter: @lillibirds



Courtesy of the city of Newport Beach

TEAK BENCHES from Balboa Island in an auction photo. The benches were donated to the city of Newport Beach in a period of nearly 30 years, according to a staff report in 2022.

HOME

Continued from page A1

tion from 24-hour psychiatric care to their home lives.

When the site first opened, Costa Mesa had just crafted a law regulating group homes in areas zoned for single-family use, but there were no such restrictions for multifamily residential parcels.

All that changed in November 2015, when city leaders adopted an ordinance requiring group home operators to obtain conditional use permits and stipulating facilities could not be located within

650 feet of one another.

Beatificato said she'd learned of the new law months later, when city staff notified her Nsight would need to obtain a use permit. She drafted up the paperwork in October 2016 — and waited.

In the two years that followed, other sober living facilities opened on nearby University Drive, in unincorporated Orange County outside city limits. Real estate records show transactions in November 2015 and October 2017.

Four addition treatment businesses on three properties fell within 650 feet of Beatificato's mental health

treatment center. Soon enough, the city's development director called with bad news.

"[She] said, 'Hey, we just learned there's another facility in this unincorporated area. My recommendation is going to be to deny this CUP, unless you can get reasonable accommodation.' So I immediately did that," Beatificato recalled.

When Nsight administrators sought exemption from the 650-foot separation requirement — given their facility had been operating before the law passed and that other facilities outside had opened while they awaited administrative ap-

proval — the request was denied.

Appeals before the Planning Commission and City Council were similarly denied, as officials, aware of a growing problem with the proliferation of sober living homes, openly doubted Nsight's assertion the facility no longer focused on substance abuse.

Beatificato, a licensed attorney, realized her only chance for remediation would be a court ruling. In March 2020, Nsight filed a complaint in the U.S. District Court that claimed the city's denial violated the Americans with Disabilities Act (ADA) and other federal

and state housing laws, in that it denied housing for people with mental disabilities.

Alisha Patterson, of Irvine law firm Rutan & Tucker, represents Nsight and says the city has consistently viewed all residential facilities as group homes without distinguishing among different specialties or clientele.

"They kind of looked at the volume of group homes in total and said we can't have one more — it doesn't matter if you're the only group home of your type," she said Thursday. "They did, in the litigation, try to imply that if we shut you

down, there's plenty of other group homes. But the residents of Nsight can't just move to a sober living home."

Costa Mesa's attorneys contend reasonable accommodation for disabled individuals would be necessary only to create parity with rights already enjoyed by non-disabled people.

"Because there is no comparable housing opportunity for non-disabled people' in the R1-12 zone, a reasonable accommodation was not necessary 'to achieve equality of opportunity in any sense,'" they

See **Home**, page A6

MARKETPLACE

To place an ad, go to

<http://timescommunityadvertising.com/>

APN: 049-201-05 TS No: CA08000378-19-1-FT To No: 02-19045247 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 3, 2006. 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 May 31, 2024 at 09:00 AM, Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on May 10, 2006 as Instrument No. 2006000315581, of official records in the Office of the Recorder of Orange County, California, executed by DAMIAN R KUTZNER, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE HOME LOANS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 511 CLIFF DRIVE, NEWPORT BEACH, CA 92663 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$3,980,991.03 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA08000378-19-1-FT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA08000378-19-1-FT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 23, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000378-19-1-FT 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0459833 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 05/03/2024, 05/10/2024, 05/17/2024

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Employment

Green Maple Law Group seeks f/t Sr. Immigration Law Splcsts. Req. Associate's degree in Laws or Pre-Law or Paralegal Studies w/ 2yr exp as a Paralegal or Legal Asst or Law Clerk. Salary: \$87,755 to \$95,000 Jobsite: Newport Beach, CA. Send resume to mycase@greenmaplelaw.com.

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CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, May 13, 2024** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PA-21-02
Applicant/Agent: The Church of the Nazarene (Lighthouse Church)/Pastor Phil Eyskens
Site Address: 1885 Anaheim Avenue
Zone: Institutional and Recreational (I&R)

Description: Planning Application 21-02 is a request for a conditional use permit to operate a transitional housing and supportive services use for a maximum of 16 men. The residents would reside in an existing 2,020-square-foot second floor area of the Church, and would take part in a faith-based program that lasts approximately 12 months. The goal of the program is to provide independence for residents after the program and that the participants graduate the program with birth certificates, identification card, insurance, a primary care physician or mental health provider, bank account and employment when possible.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>.

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

CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, May 13, 2024** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PDEV-23-0001
Applicant/Agent: Rose Equities/Brent Stoll
Site Address: 1683 Sunflower Avenue
Zone: Industrial Park (MP)

Description: PDEV-23-0001 is a request to amend provisions of Development Agreement DA 20-02; amend conditions of approval of Resolution 2021-55 (Resolution that approved General Plan 20-01, Master Plan 19-19, and Tentative Tract Map 19015), and to clarify the project's effective date in approved Ordinance Numbers 2021-11, 2021-12, and 2021-13, for the One Metro West project. The proposed Development Agreement amendments include revisions to provisions related to the timing of payment of impact fees and community benefit funds. The proposed amendments to the project's conditions of approval modify submittal requirements for the public artwork proposed on Building A located along the I-405 Freeway; and, the proposed ordinance amendments clarify the project's approval date consistent with subsequent code amendments as a result of the approval of Measure K. No changes to the previously approved project plans are proposed with this request.

Environmental Determination: Pursuant to Section 15162 of the State CEQA Guidelines, the project was reviewed and found to be consistent with the One Metro West Environmental Impact Report (EIR) (State Clearinghouse No. 2019050014), which was certified on May 4, 2021, by the City Council of the City of Costa Mesa (Resolution No. 2021-54). Pursuant to Section 15162 of the Guidelines, no subsequent environmental review is warranted for the project because there are no substantial changes to the project in that there are no modifications to the approved project plans or required mitigation measures.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>.

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

FIND
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NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)

Escrow No. **36889-AU**
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) are: **LB WASH & SAVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 1526 E. 4TH STREET, LONG BEACH, CA 90802** Doing business as: **SPEED QUEEN LAUNDRY**

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: **NONE**

The location in California of the chief executive office of the Seller is: **17192 MURPHY AVENUE, UNIT 18641, IRVINE, CA 92623**

The name(s) and business address of the buyer(s) are: **CDLJA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 2620 DELMAR AVENUE, PENRYN, CA 95663**

The assets being sold are generally described as: **THE BUSINESS, GOODWILL, FIXTURES, FURNITURE, AND FURNISHINGS, EQUIPMENT, SUPPLIES, TOOLS, LEASEHOLD IMPROVEMENTS, TELEPHONE NUMBERS, WEBSITE, LIST OF CUSTOMERS, TRADE NAMES, SIGN, ALL TRANSFERABLE PERMITS, FRANCHISES, LEASES, CUSTOMER DEPOSITS, AND SALEABLE MERCHANDISE FOR RESALE, STOCK IN TRADE, AND WORK IN PROCESS ON HAND** and are located at: **1526 E. 4TH STREET, LONG BEACH, CA 90802**

The bulk sale is intended to be consummated at the office of: **ESCROW MATTERS INC, 20300 VENTURA BLVD, #325, WOODLAND HILLS, CA 91364** and the anticipated date of the sale is **MAY 21, 2024**

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The person with whom claims may be filed is: **ALEXANDRA ULLMAN C/O ESCROW MATTERS INC, 20300 VENTURA BLVD, #325, WOODLAND HILLS, CA 91364** and the last date for filing claims by any creditor shall be **MAY 20, 2024** which is the business day before the anticipated sale date specified above.

Dated: **APRIL 18, 2024**
CDLJA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer(s)
2306142-C-PP DAILY PILOT 5/3/24

NOTICE INVITING BIDS:
Fencing & Gate Upgrades
Masuda, Plavan, and Tamura Schools
For Bid Number: FVSD 24-01
Bid Deadline:
1:00 pm May 30, 2024
Place of Bid:
Fountain Valley School District
17330 Mt. Herrmann St
Fountain Valley, CA 92708
(714) 668-5882

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Fountain Valley School District of Orange County, California will receive bids up to and including **1:00p.m. on May 30, 2024**. At this time, date, and place, bids will be publicly opened and read aloud for Bid No. FVSD 23-02 Fencing & Gate Upgrades at Masuda, Plavan, and Tamura Schools as indicated in the bid specifications. A **Job Site Walk** has been scheduled for **May 9th at 1:00 p.m.** at Talbert Middle School 9101 Brabham Dr. Huntington Beach, CA 92646. All bids shall be submitted only on the forms supplied by the School District as part of the bid package. Bid documents available @ <https://www.fvdsd.us/apps/pages/Facilities> All Firms submitting a proposal to this project must be prequalified with the District pursuant to Public Contract Code section 20111.6 (b)-(m) without exception prior to submitting a proposal. Any Firm that submits a proposal and is not prequalified will be deemed non-responsive and that Firm's proposal will be rejected and returned to the Firm unopened. The **FVSD prequalification process** is web based. Information can be found at www.qualitybidders.com. Prequalification documents must be submitted prior to **May 15, 2024**. The Board of Trustees reserves the right to reject any and all bids and to waive any irregularity therein. The right is also reserved by the Board of Trustees to select items and/or scope of work which in their opinion will best serve the needs of the District. All bidders must be properly licensed at bid time and during the entire project per Public Contract Code Section 3300 and Business and Professions Code Section 7028.15. Dated this April 24, 2023. Joe Hastie, Director - Maintenance Director Published: Daily Pilot Newport Beach/Costa Mesa April 26, 2023 and May 3, 2023.

Sports

CONTACT US

To report scores of high school and college games, or other newsworthy items from youth to pro sports, contact the Daily Pilot sports staff.

Matt Szabo, Sports Reporter
(714) 966-4614, matt.szabo@latimes.com
Andrew Turner, Sports Reporter
(714) 966-4611, andrew.turner@latimes.com

FRIDAY, MAY 3, 2024

A3

BOYS' VOLLEYBALL

H.B. CIF finals hopes raised with win at Newport Harbor

BY ANDREW TURNER

Following its five-set defeat to top-seeded Los Angeles Loyola to begin pool play, Huntington Beach knew it wasn't dead in the water.

The Oilers needed a result to shake things up and stay alive in the hunt to ad-

vance to the CIF Southern Section Division 1 boys' volleyball final.

Huntington Beach beat host Newport Harbor 29-27, 25-27, 25-20, 25-19 on Tuesday evening, leaving three teams with a chance to advance out of Pool A later this week.

"Usually, with six days off

in between matches, I'm going to take the day off after a five-set loss," Huntington Beach coach Craig Pazanti said. "We came right back in the gym and got back to work because I didn't want that to linger for any longer than it had to. ... We said it was time to move on and concentrate on

Newport because we knew that there's still a chance."

The round robin will be completed on Saturday. Fourth-seeded Newport Harbor (27-7) will visit Loyola (28-1) in the teams' first meeting since the Cubs swept the back-to-back

See **Raised**, page A4



James Carbone

HUNTINGTON BEACH'S Nick Ganier (24) spikes the ball against Newport Harbor in a pool-play game of the CIF Southern Section Division 1 boys' volleyball playoffs.

BOYS' WATER POLO

Nick Graffis 'excited' over new lead role in Huntington Beach

The Huntington Beach High boys' water polo team has turned to a familiar face to lead the program.

Nick Graffis is the new head coach, the school announced Tuesday.

He takes over for Sasa Branislavljevic, who resigned after nine seasons and moved to Texas after leading the Oilers to their first CIF Southern Section title last fall.

"I've been involved in the water polo community here for over 10 years now," Graffis said in a statement. "It has been extremely fulfilling to see so many athletes I've coached at 10 years old grow up into talented players, and now they are heading off to college. I'm so grateful to have had a small part of their journeys, and I'm excited to become a bigger part of it here at HBHS."

Graffis was previously the Huntington Beach boys' water polo JV and frosh-soph head coach from 2016 to 2018. He returned as an assistant for last fall's CIF championship run.

He was also head coach of the

Edison boys' and girls' water polo programs for several years, leading the Chargers girls to a share of the Wave League championship and the CIF Southern Section Division 2 title game in 2022.

Graffis also has college coaching experience as an assistant at OCC and Cypress College, as well as the head coach of the UCI women's club water polo team from 2013 to 2015. In the club ranks, he's been coaching with Vanguard Aquatics since 2014 and took on the role of Youth Program Director last year.

"We have no doubt that Nick's commitment to excellence and dedication to student-athlete success will be invaluable as he takes on this new role," Huntington Beach High athletic director Melissa Vandenbosch said in a statement. "His passion for the sport, proven leadership and previous coaching experience make him a great fit as the head coach of our boys' water polo program."

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Courtesy of Huntington Beach Union High School District

NICK GRAFFIS is the new head coach of the Huntington Beach High boys' water polo team.

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 Purring pets
- 5 _ salts (bath additive)
- 10 Refuse to talk to
- 14 Feel sore
- 15 India's first Prime Minister
- 16 Narrow path
- 17 _ Croft, Tomb Raider
- 18 Signs of sadness
- 19 Humorist Bombeck
- 20 Tell a falsehood
- 21 Dog's warning sound
- 22 Person in charge
- 24 Bubbly cocktail: 2 wds.
- 27 Religious sister
- 28 Broke up: 2 wds.
- 30 Disney sci-fi film of 1982
- 33 Movie excerpt
- 36 Bygone Pontiac
- 37 Sales agents, for short
- 38 Gets better
- 40 Goes out with
- 41 Ingested
- 42 Actress Taylor-Joy
- 43 Probability
- 44 Events with floats
- 48 A pair
- 50 Sad-sounding Bible book
- 54 Acerbic
- 55 Opposite of strong
- 56 Blonde shade
- 59 Best-__ plans
- 60 "Not possible for me": 2 wds.
- 62 Run away
- 63 Beach rides, for short
- 64 Slowly sip
- 65 "Around the

1	2	3	4		5	6	7	8	9		10	11	12	13	
14					15						16				
17					18						19				
20					21				22	23					
		24	25					26							
				27				28					29		
30	31	32				33	34	35					36		
37						38				39		40			
41						42						43			
44			45	46	47				48	49					
		50							51	52				53	
54								55					56	57	58
59						60	61					62			
63						64						65			
66						67						68			

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.

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

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

- Horn" network
- 66 Red root veggie
- 67 Fencing swords
- 68 DC's MLB team, for short
- DOWN**
- 1 Telephone
- 2 Purple berry
- 3 Hurled
- 4 Dead _ Scrolls
- 5 Dig in solidly
- 6 Jury members
- 7 Mentally astute
- 8 Bobby of hockey
- 9 Patternmaking fabric
- 10 Unsavory person
- 11 Tough and

- intense
 - 12 Not deserved
 - 13 Close by
 - 21 Bearded beast
 - 23 Train station abbr.
 - 25 Homey hotels
 - 26 Answer
 - 29 Get rid of
 - 30 Force into a corner
 - 31 Get revenge
 - 32 Undercover agent
 - 34 "It's the _ I can do!"
 - 35 Actor McKellen
 - 39 Fills completely
 - 40 Before long
 - 45 In the thick of
 - 46 Animal's lair
 - 47 Car's motor
 - 49 Chinese cooking vessel
 - 51 Informed
 - 52 Past or present, in grammar
 - 53 Latin dance style
 - 54 Spill the beans
 - 57 Month after Aug.
 - 58 Laying birds
 - 61 Saucer's partner
 - 62 Swampy area
- Tribune Media Services

60 SEASONS South Coast Repertory

PRELUDE TO A KISS

THE MUSICAL

FINAL WEEKEND, CLOSSES SUNDAY!

Chris McCarell, Hannah Cornua and the cast. Photo: Matt Gush/SCR.

Music by **Daniel Messé**
Lyrics by **Sean Hartley** and **Daniel Messé**
Book by **Craig Lucas**
Directed by **David Ivers**

When a mysterious guest requests a kiss at Peter and Rita's wedding, their lives are forever changed. A South Coast Repertory world premiere, the Tony Award-nominated play returns as a musical, refreshed, reimagined and elevated by a breathtaking score! *Ages 14+*

"WOW... you too will find yourself falling head over heels for *Prelude to a Kiss...* Daniel Messé's exquisite melodies and catchy hooks had me humming along ... and his lyrics (written with collaborator Sean Hartley) are ingenious... under David Ivers' inspired directions, a mostly New York-based cast deliver one captivating turn after another"

— StageSceneLA

"Undoubtedly well-written...plenty of laughs...a spotless cast...well worth a visit"

— Orange Curtain Review

GALILEE 34

By **Eleanor Burgess**
Directed by **Davis McCallum**

NOW - MAY 12

The healer from Nazareth is dead—and his followers are determined to keep sharing his message. The problem is the Roman Empire wants them out of the picture. And they don't have a leader. And they can't quite agree on exactly what that message is. *Ages 16+*

Teresa Abla Lim, Kamy Ullman, Benjamin Pelison, Eric Bergman (obscured) and Amy Breiman. Photo by Robert Hickey/SCR.

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PARCELS

Continued from page A1

Brokers said the appeal of the property is its rarity and described it as a “generational” investment for its anonymous but local buyers. It sold in little less than a week after going on market, according to Jeff Conover, who is the managing principal at Faris Lee Investments.

“Balboa Island is an especially unique place, but there’s also just not a lot of retail that’s there [around the island]. It’s all mostly concentrated on Marine Street,” said Greg Swedelson, a managing partner at SSG Realty Partners. “There is just not a lot of building going on in that area anymore, but the other [appeal] is the price point. You hear a lot about commercial real estate ... but with these types of assets, we’ve been finding [buyers] at this price point for this type of unique real estate.”

Conover said that the fact that the property is on two separate parcels is significant in that it could serve for possible redevelopment as much as it could remain the same, depending on the property owners.

Swedelson said the sellers were longtime clients at SSG Realty Partners.

“This property requires active management, not just because of the retail but the apartments associ-



Courtesy of Faris Lee Investments

A STREET VIEW looking at the Marine Avenue properties that sold for \$4.4 million on Balboa Island.

ated with it. I think our client was ready to step away from active management. I think that, combined with the fact that it was a really good time to sell this type of property, led to them selling,” Swedelson said.

Swedelson added that mixed-use properties are popular investment choices that offer “real ground floor presence” for stores and lend themselves to housing as well, which helps diversify cash flow.

That makes them desirable, but finding them is difficult, he said.

“Just the fact that, especially on an island and in Newport Beach, all [property] is going to be supply and demand. There’s nowhere else to build. That was the attractiveness to this — the uniqueness of being on an island on a retail, boutique-y street, the demand

will always be there for both types of tenants. You’re on an island, on a retail thoroughfare and that makes this really appealing,” said Conover.

Shaun Riley, of Faris Lee Investments, noted the leases are short-term, so the owner could feasibly rework the property faster than usual.

Swedelson confirmed that the two businesses — Shirley’s Heart and SportsRents — aren’t going anywhere anytime soon. Brokers said they prioritized searching for a buyer that would be a good steward and would be sensitive to its location. Swedelson confirmed the owner is in the Newport Beach area and that there are no known plans to redevelop.

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RAISED

Continued from page A3

section champions of the CIF State Southern California Regional Division I crown.

Fifth-seeded Huntington Beach (27-6) will play host to No. 8 Mater Dei (20-12), which has yet to win a set in the playoffs.

Loyola controls its own destiny, but should it fall to Newport Harbor, either the Sailors or the Oilers could sneak through the back door. A two-team tie would be broken by the head-to-head result. A three-team tie would first come down to sets winning percentage, followed by a seed points system, in which the team with the lowest sum of the seeds it beat would advance.

Senior setter Jake Pazanti said the Oilers understand the need to limit the sets surrendered after their playoff-opening loss to the Cubs. He added that he hopes that the “volleyball gods let Newport beat Loyola” to give them a chance at going to the CIF final.

No manner of superstition is spared in the post-season, and the Oilers are sporting buzz cuts for their playoff run.

“When we were sophomores, we did mullets for CIF, and that didn’t give us the best luck,” Pazanti added. “We decided to change up the luck a little bit. We’ve been so close the past three years.”

Pazanti had 44 assists to go with five kills and 2½ total blocks to lead Huntington Beach. Senior opposite Aidan Dubno paced the Oilers with 16 kills and three blocks. The third of three seniors on the roster just returned from a meniscus injury in the regular season finale, that being outside hitter Bennet Tchaikovsky.

“I know it might not always look pretty because I’m not jumping as high as before my meniscus tear, but I’ve tried my hardest



Photos by James Carbone

HUNTINGTON BEACH'S Aiden Atencio (17) and Bennet Tchaikovsky (21) try to keep the ball in play against Newport Harbor on Tuesday.



NEWPORT HARBOR'S Riggs Guy (5) spikes past Huntington Beach's Bennet Tchaikovsky (21) on Tuesday.

and put my body out on the line just to get a shot at coming back,” said Tchaikovsky, who had five kills and 1½ total blocks. “Honestly, it’s just a dream come true to come to Newport and beat them in four.”

Freshman middle blocker Logan Hutnick provided 11 kills and five block assists. Junior middle blocker Nick Ganier had 10 kills and three block assists, and sophomore outside hitter Henry Clemo each had six kills. Senior setter Grayson Springborn handed out 50 assists to go with two blocks.

“I thought Huntington played a really good game tonight, I thought they played really clean,” Newport Harbor coach Andrew Mabry said. “They won a lot of long rallies, played really good on defense, but I thought our guys played really hard, too. I thought that was a really high-level defensive match.”

“This is what makes it so hard and so special at the same time. When it goes your way, it’s really, really special, and really hard when it doesn’t go your way.”

kills and 2½ blocks. Junior middle blocker Jack Berry supplied nine kills and three blocks, while senior middle blocker Charlie Herrington and sophomore outside hitter Henry Clemo each had six kills. Senior setter Grayson Springborn handed out 50 assists to go with two blocks.

“I thought Huntington played a really good game tonight, I thought they played really clean,” Newport Harbor coach Andrew Mabry said. “They won a lot of long rallies, played really good on defense, but I thought our guys played really hard, too. I thought that was a really high-level defensive match.”

“This is what makes it so hard and so special at the same time. When it goes your way, it’s really, really special, and really hard when it doesn’t go your way.”

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CROSSWORD AND SUDOKU ANSWERS

C	A	T	S	E	P	S	O	M	S	H	U	N
A	C	H	E	N	E	H	R	U	L	A	N	E
L	A	R	A	T	E	A	R	S	E	R	M	A
L	I	E	G	R	R	R	L	E	A	D	E	R
W	I	N	E	S	P	R	I	T	Z	E	R	
N	U	N	E	N	D	E	D	I	T			
T	R	O	N	C	L	I	P	G	T	O		
R	E	P	S	H	E	A	L	S	S	E	E	S
A	T	E	A	N	Y	A	O	D	D	S		
P	A	R	A	D	E	S	T	W	O			
L	A	M	E	N	T	A	T	I	O	N	S	
B	I	T	I	N	G	W	E	A	K	A	S	H
L	A	I	D	I	C	A	N	T	F	L	E	E
A	T	V	S	N	U	R	S	E	E	S	P	N
B	E	E	T	E	P	E	E	S	N	A	T	S

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

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12:59

Los Angeles Times TimesOC



California State Parks seasonal lifeguard Sierra Fockler discovered a 14-inch Pacific football fish around 2:30 p.m. on Friday, Oct. 13, near the lifeguard station located at Crystal Cove State Park in Orange County. It's the second such case of the fish washing ashore over the last three years. (Courtesy of California State Parks)

Good morning. It's Wednesday, Oct. 25. I'm Carol Cormaci, bringing you this week's [TimesOC newsletter](#) with a look at the latest local news and events.

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp teeth.

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spooky-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.

AWARDS

Continued from page A1

ation for those who helped his dream “become a reality,” including patrons who supported and purchased work, as well as the city for its public art programs. “Dawn Patrol,” a sculpture of wave-surfing pelicans, is one of his recent works, which can be found on the northern wall of the Coast Liquor building at South Coast Highway and Mountain Road.

The performing arts won big right out of the gate, as Best Arts Program went to No Square Theatre for its 30th anniversary show of Lagunatics, an annual parody of leading community issues.

Bree Burgess Rosen, founding artistic director of No Square Theater, told the audience they have an abundance of material to

work with as they prepare for the next iteration of Lagunatics.

“We have 38 subjects that we have to whittle down to 18,” Burgess Rosen said. “I just want to say thank you to Laguna Beach for always providing us with everything from sewage spills to bees, ... and of course our beloved goats. ... Thank you for keeping us in your heart, and thank you for returning to the scene of the crime year after year.”

Outstanding Arts Collaboration honors went to Pageant of the Monsters. Brought back to life once every five years, those who visited the grounds during its four-night stay surrounding Halloween experienced a tantalizing journey through Greek mythology in the Maze of the Minotaur.

Diane Challis Davy, the longtime director of the Pageant of the Masters, ac-

cepted the award, thanking the many participants that helped put the production together.

“Roy Ropp shall always be known as the father of the Pageant of the Masters,” Challis Davy said. “I hope from now on I’ll be known as the mother of the Pageant of the Monsters.”

Laguna Beach Seniors was recognized as the Arts Patron of the Year. A lifetime achievement award was presented to G. Rey Kerciu.

The night closed with the introduction of a new award. Pat Kollenda, the emcee for the event, returned to the stage to honor Roxanna Ward, who had been providing the music for the event on the keyboard. Kollenda said the award was intended to go to a person who embodied the theme of the evening, “The Future is Bright.”

“In Laguna, she’s one of



Eric Licas

HONOREES AT the 2024 Art Star Awards in Laguna Beach pose for a photo at the end of the ceremony on Friday, April 26.

the many reasons the future is bright for our youth,” Kollenda said of Ward. “She’s spent 20 years building the vocal music

program at Thurston [Middle School] and Laguna Beach High School. Thousands of children’s lives have been enriched by

their experience with her as a teacher.”

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GRAD

Continued from page A1

brain this week is a statistic she heard recently.

Less than 3% of the doctors in this country are Latina like her, she said.

“Having even just that dream in mind is quite significant, I feel, making a difference and providing comfort to patients that would prefer speaking in Spanish,” she said. “It’s just about making a difference.”

Of the 542 graduates on Thursday, 35% were first-generation college graduates like Velazquez. She remembers when she was attending high school at Orange County School of the Arts, doing things herself like filling out her financial aid forms, applying for college or speaking to her counselor.

Still, her mom Ary Herrera has been there for her every step of the way.

“She’s been my No. 1 supporter forever,” Dyane Velazquez said, fighting back tears. “If I wanted to do something, I wanted to achieve something, she was the one who would say, ‘You’ve got this, and I’ll be right there next to you supporting you.’ She’s been my rock.”

Dyane’s accomplishments have been considerable since enrolling during the coronavirus pandemic in fall 2020. She became the school’s first student Spanish translator, both at live events and for the school’s newsletter and website. These were among extensive experiences that also included time as an organic chemistry tutor, COPE Health Scholar at St. Joseph Hospital and a Youth4Vaccines Ambassador at an online forum with Dr. Anthony Fauci in 2021.

The latter opportunity was provided by her main mentor, Vanguard biology professor Dr. Itzel Calleja-Macias.

“Coming here was a really good decision,” said Velazquez, who was a Presidential Scholarship recipient. “I created really good bonds with my professors, my classmates, gained so much good knowledge about something that I’m really passionate about, biology, especially learning about the brain.”

Vanguard aced enrollment for first-time, full-time Latino undergraduate students like Velazquez, according to a recent report from the Education Trust. The university is doubling down on efforts to attract and support local students, with 85% of students coming from within a 100-mile radius of the Costa Mesa campus.

Additionally, 51% of undergraduates are eligible for the federal Pell Grant, typically given to students who display exceptional financial need.

Dr. Renea Brathwaite, the school’s Chief Diversity Officer and Dean of the School of Theology and Ministry, understands firsthand Velazquez’s point about how the language barrier can make a difference in the doctor’s office. He grew up in the Caribbean until the family moved to New York.

“Even though we spoke English, New York English and Barbadian English are not the same,” Brathwaite said with a laugh. “When I found a Caribbean doctor, a



Matt Szabo

VANGUARD UNIVERSITY graduate Dyane Velazquez stands on campus on Wednesday.

child of Caribbean people, instantly he made sense to me and I made sense to him. It’s not just a myth that

people have better medical outcomes when their doctors understand them.”

The school supports its

Latino students with resources like the Jesse Miranda Center for Hispanic Leadership. In 2015, Van-

guard was the second university in Orange County to be a federally designated Hispanic Serving Institution.

Last year, the college unveiled the Patty Arvielo School of Business and Management, the first business school in the county to be named after a Latina.

Brathwaite said the university has to deal with not only systemic barriers, but interpersonal as well.

“We do have to work on building up the confidence and academic skills of our students, and the ability for students to engage cross-culturally,” he said. “Three percent, that means you’re going to schools where most of your professors are not going to look like you. You have to know how to engage cross-culturally when there is a power differential. That’s the reality, until there comes a time

when we have much better representation.”

Velazquez was more than excited to graduate. Her dream medical school is UC Irvine, where she already has worked with Dr. Momoko Watanabe through the Summer Institute in Neuroscience program funded by the National Science Foundation.

Velazquez knows that at Vanguard, she was more than just a statistic. A school slogan is “Your story matters,” and hers is compelling.

“It is a small campus, but it’s like a family,” she said.

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**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, May 13, 2024** at 6:00 PM, or as soon as possible thereafter, to consider the following item:

Application No.: PDES-24-0001 & PTPM-24-0001 (TPM 2023-187)

Applicant/Agent: Grant Bixby / 1022 W Wilson LLC
Site Address: 185 Rochester St.
Zone: Multiple-Family Residential, Medium Density (R2-MD)

Description: Design Review 24-0001 and Parcel Map 24-0001 (Tentative Parcel Map 2023-187) requests a residential small lot subdivision to create two parcels each containing one unit. These applications propose to subdivide the existing 10,817-square-foot parcel into two parcels, which are approximately 5,502 and 5,315 square feet each. The project would demolish the existing single-family residential unit and construct a new detached two-story single-family dwelling unit with attached two-car garage on each of the new parcels. Accessory dwelling units (one on each parcel) are also proposed and would be processed under separate permits. In addition, the project proposes site improvements including new hardscape and landscaping.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures.

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

**BSC 225040
NOTICE OF PETITION
TO ADMINISTER ESTATE OF:
DAN MADISON
30-2024-01392578-PR-LA-CMC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **DAN MADISON**.

A PETITION FOR PROBATE has been filed by **TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY - PUBLIC ADMINISTRATOR** in the Superior Court of California, County of **ORANGE**. **THE PETITION FOR PROBATE** requests that **TODD SPITZER, ORANGE COUNTY DISTRICT ATTORNEY - PUBLIC ADMINISTRATOR** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **Jul 03, 2024 at 1:30 p.m. in Dept. CM04** located at: 3390 HARBOR BLVD. COSTA MESA, CA 92626

THE COURT IS PROVIDING THE CONVENIENCE TO APPEAR FOR HEARING BY VIDEO USING THE COURT’S DESIGNATED VIDEO PLATFORM. THIS IS A NO COST SERVICE TO THE PUBLIC. GO TO THE COURT’S WEBSITE AT THE SUPERIOR COURT OF CALIFORNIA - COUNTY OF ORANGE ([courts.org](https://www.courts.org)) TO APPEAR REMOTELY FOR PROBATE HEARINGS AND FOR REMOTE HEARING INSTRUCTIONS. IF YOU HAVE DIFFICULTY CONNECTING OR ARE UNABLE TO CONNECT TO YOUR REMOTE HEARING, CALL 657-622-8278 FOR ASSISTANCE. IF YOU PREFER TO APPEAR IN-PERSON, YOU CAN APPEAR IN THE DEPARTMENT ON THE DAY/TIME SET FOR YOUR HEARING.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for the Petitioner:
**LEON J PAGE, COUNTY COUNSEL
and ANGELICA C. DAFTARY, DEPUTY
400 WEST CIVIC CENTER DR., P.O. BOX 118
SANTA ANA, CA 92701**
Published in the ORANGE COAST DAILY PILOT on: 5/2, 5/3 & 5/9/2024

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NOTICE OF PUBLIC HEARING
Planning Commission
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
Wednesday, May 15, 2024 at 6:00 P.M.

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 22-2304 and Variance 24-0690 **Address:** 425 S. Coast Highway (APN: 644-016-01) **Applicant:** Outman Architects, (949) 675-1758 or aschieble@outmanarchitects.com **Property Owner:** Hotel Laguna, LLC **Application Filing Date:** November 22, 2023 **Related Cases:** CDP 20-7925; California Coastal Commission Appeal A-5-LIG-21-0023 **PROJECT DESCRIPTION:** The proposed project consists of the following: (1) exterior changes to the existing building, which includes but is not limited to: (i) repainting of the building with revised panel and trim colors; (ii) replacement of guest room doors and windows with fiberglass systems; (iii) replacement of the fire escapes and accessways; (iv) restore the rooftop spire above the existing cupola; and (v) facade restoration which includes installing new awnings, restoring archway details, storefront fenestration systems, other historic details and stucco repair/replacement (hereinafter referred to as “exterior changes”); (2) reconstruction of a spire atop the cupola that exceeds the maximum building height in the CBD-Central Bluffs District (DSP General Development Standards (E) (pg.155)); (3) renovations to existing hotel rooms, including updated lighting, wall coverings, furnishings, fixtures, flooring, bathrooms, and addition of air conditioning; (4) interior remodel work, including remodeling of 2nd and 3rd floor guest rooms, including hallways, and remodeling of 1st floor lobby, reception, retail spaces, and corner cafe; structural repairs and upgrades throughout; (5) replacement of the flat roof above the hotel; and (6) installation of two vertical blade signs. The applicant has not yet submitted an application for the two vertical blade signs. The City has received applications for the remaining project components described above and is processing those applications. At this time, the applicant requests Planning Commission design review for only the exterior changes and variance required for the reconstruction of a spire atop the cupola. This project was heard on January 4, 2023, and March 3, 2023. **COASTAL ZONE:** This project is located within an appealable area of the Coastal Zone. Information regarding California Coastal Commission appeal processes can be found at <https://www.coastal.ca.gov/cdp/cdp-forms.html> **CEQA:** Staff recommends the Planning Commission 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 15331 - Historical Resource Restoration/Rehabilitation and is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). Weeks and Grimmer. **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 – Friday: 7:30am – 3:00pm, closed alternating Fridays. **HOW TO COMMENT:** If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to **Marina Caron, Principal Planner at marina@lagunabeachcity.net or (949) 464-6689**. In order to allow sufficient time for members of the Planning Commission and staff to review and consider your written comments, written public comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which the Public Hearing is scheduled. Comments may also be made during the Public Hearing in person in the Council Chambers. *Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Laguna Beach at, or prior to, the public hearing.*

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NOTICE OF PUBLIC HEARING
Planning Commission
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
Wednesday, May 15, 2024 at 6:00 P.M.

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall.

Case No.: Fiscal Year 2024-2025 Capital Improvement Program Determination of General Plan Consistency
Address: Citywide
Applicant: City of Laguna Beach
Property Owner: City of Laguna Beach
Application Filing Date: March 29, 2024

PROJECT DESCRIPTION: The applicant requests a determination that the proposed Fiscal Year 2024-2025 Capital Improvement Program is in conformance with the City’s General Plan. Government Code Section 65401 requires that city departments responsible for implementing capital improvement projects prepare and present (1) a comprehensive list of proposed capital improvement projects for the ensuing fiscal year, and (2) a report as to conformity of that plan with the adopted General Plan to the Planning Commission. The Public Works Department requests a determination that the proposed FY 2024-2025 Capital Improvement Program is in conformance with the City’s General Plan.

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 Planning Commission determine that the proposed project is categorically exempt pursuant to Section 15262 of the California Environmental Quality Act Guidelines.

MORE INFORMATION: The property is not required to be staked with story poles. 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 – Friday: 7:30am – 3:00pm, closed alternating Fridays.

HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to **Thomas Perez, Assistant Director of Public Works, at tperez@lagunabeachcity.net or (949) 464-6688**. In order to allow sufficient time for members of the Planning Commission and staff to review and consider your written comments, written public comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which the Public Hearing is scheduled. Comments may also be made during the Public Hearing in person in the Council Chambers.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Pursuant to California Government Code Section 65009(b), if you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Laguna Beach at, or prior to, the public hearing.

HIGH SCHOOL ROUNDUP

Sage Hill boys' volleyball advances to CIF semifinals

Junior outside hitter Jackson Cryst had 33 kills and three service aces, leading the Sage Hill boys' volleyball team past second-seeded Moreno Valley Rancho Verde 27-25, 25-21, 23-25, 25-21 on Wednesday in a CIF Southern Section Division 5 quarterfinal match at home.

Sage Hill (20-8) has gone where the Lightning have not in nearly two decades. Megan Cid, the school's athletic director, said the program advanced to the Division 5 semifinals in 2007, falling to Calabasas Viewpoint.

The Lightning will remain at home for the semifinal match, which is scheduled for 1 p.m. on Saturday versus La Canada Flintridge Prep (18-9).

"I think one of the biggest parts of it was we never looked at the seed," said Cryst, who has led Sage Hill to wins over three top-10 teams in the playoffs. "We



James Carbone

THE SAGE HILL boys' volleyball team, seen celebrating a win against Fullerton on April 25, advanced to the CIF Southern Section Division 5 semifinals with a win over Rancho Verde.

expected out of ourselves, in our own gym practicing, that we were the ones, that

we were going to go all the way, and anything short of that was a failure. ... I think

that expectation upon ourselves has brought us to where we are, and it will

bring us all the way."

Sophomore outside hitter Ryan Manesh had 10 kills, 12 digs, four aces and two blocks.

Senior middle blocker Aidan Powell finished with seven kills, sophomore opposite Connor Gapp six kills, and senior middle blocker Darian Hanjan five kills. Senior setter Brayden Brien distributed 50 assists. Sophomore libero Dylan Han had a team-best 14 digs.

Long Beach Poly 3, Fountain Valley 1: The second-seeded Barons were upset on the road by the Jackrabbits 25-18, 25-21, 21-25, 25-20 on Wednesday in a Division 3 quarterfinal match.

Long Beach Poly (23-12) will travel to St. Margaret's (30-4) for its semifinal on Saturday.

Fountain Valley (24-6) shared the Wave League championship with Los Alamitos this season.

BOYS' LACROSSE

Corona del Mar 13, Encino Crespi 4: The Sunset League-champion Sea Kings opened the Division 1 playoffs with a blowout win at home on Wednesday.

Junior midfielder Cordell Cook recorded a hat-trick and an assist for CdM. Junior attacker Owen Majit contributed two goals and two assists, and senior midfielder Finian Tran won 17 face-offs in the contest.

Corona del Mar (11-9) will play at top-seeded St. Margaret's (17-2) on Friday at 7 p.m.

Huntington Beach 9, Vista Murrieta 4: The visiting Oilers defeated the Southwestern League champions on Wednesday to begin their run in the Division 2 playoffs.

Huntington Beach (14-8) remains on the road to face Trabuco Hills (10-5) in a quarterfinal match on Friday at 5 p.m.

— Andrew Turner

Daily Pilot

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Mailbag for guidelines.

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HOME

Continued from page A2

wrote in June 2020, claiming an accommodation would constitute preferential treatment.

After years of legal back and forth and a judicial re-assignment, both parties asked U.S. District Court Judge Maame Ewusi-Mensah Frimpong to rule on some facts not under dispute.

The city requested one kind of civil rights claim to be stricken, as it applied to businesses and not local governments. Frimpong agreed in a March 20 ruling for summary judgment.

The ruling also favored Nsight's request for reasonable accommodation from the city's separation requirement, due to the fact that no such similar housing exists in Orange County. "Without [Nsight's] housing, its residents are signifi-



Don Leach | Staff Photographer

THE NSIGHT Psychology and Addiction group home in Costa Mesa is at the center of a years-long legal battle with the city and recently received a federal ruling in its favor.

cantly more likely to regress after leaving residential care and end up back in the hospital, or worse," Frimpong wrote. "The city declined to present any evidence to controvert [Nsight's] evidence that its request for accommodation was reasonable and neces-

sary. It has therefore failed to create a genuine issue of material fact."

Beatifico, who estimates she's spent more than \$1 million and countless hours on the matter, said she was thrilled to read the ruling. "I feel vindicated," she said Wednesday.

Other elements of the lawsuit will continue to be processed through the federal court system, potentially leading to a jury trial. Beatifico hopes officials might amend ordinances to allow for more mental health housing.

City Atty, Kimberly Hall Barlow, however, stood behind the city's sober living laws.

"The city has prevailed at trial every time it has defended its ordinances," she said in a statement Thursday. "The jurors have resoundingly spoken in favor of the city's ordinances in multiple trials, the appellate court has affirmed one of those trial outcomes, and we expect this outcome to be the same."

The two parties are scheduled to confer next week ahead of a June 27 settlement conference.

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