

Daily Pilot

SATURDAY, MAY 13, 2023 // dailypilot.com

Hotels reopen after security scuffle

Court issued temporary restraining order against real estate developer and his associates before the properties reopened.

BY ANDREW TURNER

A civil dispute over the operation and management of some Laguna Beach properties that led to the closure of two Laguna Beach hotels last week has taken a new turn.

City officials executed a temporary closure of Hotel Laguna and 14 West boutique hotel on Wednesday, May 3, saying the situation arose to the level of a public safety issue. The action was taken after security teams for two different investors were involved in a handful of incidents at the properties the day before.

In a news release announcing the hotel closures, authorities alleged that the security teams were armed.

The hotels reopened Friday, May 5, after a hearing in Orange County Superior Court resulted in a temporary restraining order against Mohammad Honarkar and his associates. The order prohibits Honarkar or anyone acting on his behalf from being within 200 feet of the properties through May 30, when a hearing for a preliminary injunction has been scheduled.

Notices of the order have been placed at the front entrance to both hotels. It also applies to sev-

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ALSO FROM THE DAILY PILOT:



James Carbone

CDM BOYS' TENNIS AGAIN FALLS TO FAMILIAR FOE UNIVERSITY IN CIF FINAL PAGE A3

BOYS' TENNIS



Photos by James Carbone

THE SAGE HILL School boys' tennis team holds up the CIF championship plaque as they celebrate after winning the CIF Southern Section Division 2 title at the Claremont Club on Friday. The Lightning defeated JSerra 10-8 to win their third CIF crown, and first since 2019.

Lightning strikes three times for Sage Hill School

SHAAN SAKRANEY, left, returns a serve with partner Eddie Yang for Sage Hill boys' tennis in Friday's CIF final.



BY MATT SZABO

CLAREMONT — Seemingly everywhere the Sage Hill School boys' tennis team looked on Friday at the Claremont Club, familiarity reigned at the CIF Southern Section championships.

The Lightning took their lumps a bit this season in their first year in the Pacific Coast League, finishing 5-9. But saying the league was tough would be a bit of an understatement.

It sent four teams to Friday's finals in the three highest divisions. University won the Open Division title match. Portola beat Beckman for the Division 1 title, while Sage Hill competed for the Division 2 crown.

None of Sage Hill's players had competed for a CIF title before, yet they had already been through the battles in league play.

"It toughened us up, ultimately," Sage Hill coach Whit Kenerson said. "I guess it turned out to be a good thing for us. Every match is a battle in the PCL."

Sage Hill came out on top when it mattered most, riding a strong singles lineup to a 10-8 win over JSerra in the Division 2 title match on Friday.

It's the Lightning's third CIF championship in program history, and first since 2019.

A member of that 2019 team, Rohun Krishnan, was there Friday to cheer on his

See **Tennis**, page A3



SAGE HILL'S Ian Jiang makes a return for the Lightning in the CIF Southern Section Division 2 title match on Friday.

CYNTHIA TRAN is the owner of Hadley & Ren Floral Co. at SOCO's OC Mix.

Scott Smeltzer
Staff
Photographer



C.M. floral shop helps a mother heal – and bloom

BY SARAH MOSQUEDA

Floral designer Cynthia Tran works exclusively with dried florals.

"I dabbled with fresh flowers quite a bit," said Tran, "but I came back and realized that it's not for me."

Tran is the owner and principal-designer behind Hadley & Ren Floral Co., a dried floral shop inside SOCO's OC Mix in Costa Mesa.

"Our floral shop is a little bit different than the traditional floral shop," said Tran. "We specialize in only dried and preserved florals, so all of the arrangements and designs you

are going to see are going to last."

Tran said the average shelf-life of dried florals is three to five years, but she has seen them last even longer.

The dried florals of today are not the flower power arrangements of the '60s and '70s.

"We give a lot of life to our designs, it is colorful, it is vibrant, it is romantic," said Tran. "I feel like dried florals have the stigma of being overly bohemian or rustic or dull, and we are really breaking that stigma."

While Tran's designs are full of life, she came to flower arranging

See **Mother**, page A4

Clinic teaches women how to sail, compete in Newport Harbor races

BY SUSAN HOFFMAN

SkipHers, a women's sailing clinic, began at Balboa Yacht Club as a trial program in August 2019 just to see how the idea would float among members.

"It was supposed to be for one month," said instructor/coach Jane Hoffner. "It was so well received, we added another month that year and then restarted the following year."

Now in its fourth year, the program for women that's also taught by women runs between May and September, meeting every Monday night at the Balboa Yacht Club in Corona del Mar.

"It's about empowering and teaching women to sail," said Hoffner. "We encourage beginners and those with experience to come out and sail, Monday nights at BYC on Harbor 20s."

Assistant coach Gena Reed, the tactician who coordinates the program's activities, said the seven-member team behind the SkipHers is comprised of four coaches and three assistant coaches, all of whom are volunteers with shared responsibilities.

"The real purpose [of the



Gena Reed

KATHY MAY, coach Anne Bohn and Susan Stoneburner, from left, aboard a Harbor-20 boat during the BYC SkipHers sailing clinic Monday.

SkipHers] is more women getting comfortable on water," Reed said. "We want to get women active in the group and proficient enough to take a Harbor 20 out into the bay without oversight."

Hoffner said the program provides a "safe, supportive, encour-

aging environment for women to come out and sail and increase their skills. They can make mistakes, learn from those mistakes, there's no yelling, there's no stupid questions."

See **Sail**, page A3



Don Leach | Staff Photographer

ONE OF SEVERAL full red tables during the Orange County "Be the Beat" Go Red for Women Luncheon at the Balboa Bay Resort in Newport Beach on Friday.

O.C. raises \$710K to 'be the beat'

Hundreds of participants came out to the American Heart Assn. Orange County's annual "Go Red for Women" luncheon at the Balboa Bay Resort Friday, each donning red to help raise awareness for heart disease and strokes in women. The luncheon's theme this year was "Be the Beat" and the event featured a silent auction, short expo and program that provided information to attendees on training and bystander CPR rates for women. In a 2017 study, it was reported that only about 39% of women who ex-

perienced a cardiac event received CPR from bystanders in public compared to the 45% of men who did. Men are also more likely to survive a cardiac event than women. The Centers for Disease Control reports that heart disease is still the No. 1 cause of death for women. But, only 56% of women in the U.S. recognize it as a threat. "It's a sobering statistic: more women die of cardiovascular disease than all cancers combined, and heart attacks are on the rise in younger women. That's why it's important for all women

to take charge of their heart health and encourage others to do the same," Melanie Graper, chief human resource officer at CoreLogic and chair of the 2023 Orange County Go Red for Women movement, said in a statement. Friday's event raised an estimated \$710,000 for the cause. "The American Heart Assn. is challenging people to 'Be the Beat' and learn CPR," said Graper. "The organization's goal is to have at least one person per household to know CPR." — Lilly Nguyen

93-year-old woman dies in Surf City traffic crash

A 93-year-old woman was fatally injured when the car she was driving collided with another vehicle in Huntington Beach, authorities said Friday. The crash occurred about 4:40 p.m. Thursday at Magnolia Street and Garfield Avenue, the Huntington Beach Police Department reported. According to police, the woman was driving a Bu-

ick Riviera north on Magnolia Street when she turned left onto Garfield Avenue in front of a southbound Jeep Wrangler, and the vehicles collided, police said. The woman was taken to a hospital, where she died. Her name was withheld, pending notification of relatives. The other motorist, a 48-year-old Huntington

Beach man, remained at the scene and was interviewed by authorities. He was not injured, police said. "Impairment did not appear to be a factor with the Wrangler driver," police said. Anyone with information on the case was urged to call police Investigator J. Rounds at (714) 536-5670. — City News Service

AROUND TOWN

O.C. Fair organizers seek to fill 1,000-plus summer jobs

The OC Fair & Event Center is seeking seasonal workers for the upcoming 2023 Orange County Fair, which runs July 14 through Aug. 13, and has about 1,000 different positions for people 16 and older. Most openings are seasonal, part-time opportunities to work as a ticket taker, build exhibits or serve as an administrative assistant or customer service representative. Departments hiring include parking, security, janitorial, landscaping, maintenance and admission. A limited number of year-round jobs are also available. Employee perks include free fair admission, the option to purchase discounted tickets for friends and family and an opportunity to win an O.C. Fair employee scholarship. Job postings are online at ocfair.com/jobs. For more information, contact the human resources department at (714) 708-1563 Monday through Friday, 9 a.m. to 5 p.m.



Jason Armond | Los Angeles Times

CHRIS SMITH of Huntington Beach wins a stuffed animal at the 2021 O.C. Fair.

help save 15,000 gallons of water each week, while other expansion efforts will allow the nonprofit to improve its research, provide more students access to educational programs and increase the standards of animal care. The free event will include food, music and prizes. Visitors may RSVP at pacifcmmc.org/thenextwave.

Wetlands & Wildlife Care Center to host baby shower

The Huntington Beach nonprofit Wetlands & Wildlife Care Center invites the public to celebrate a springtime baby shower on Saturday, May 20, from 10 a.m. to 2 p.m., where participants can see baby birds and mammals on site, talk to wildlife specialists and more. Entrance to the fundraising event is free and offers participants a chance to learn more about the conflict between wildlife safety and human interaction, shop at a bazaar and engage in drawings and educational activities for kids. The center is located at 21900 Pacific Coast Highway, at the corner of PCH and Newland, in Huntington Beach. Free overflow parking is available across PCH with a pass that can be picked up at the center. For more, visit uwccoc.org or call (714) 374-5587.

Sherman Gardens hosts Spring Garden Art Faire

The Sherman Library & Gardens' Volunteer Assn. will spotlight local artists whose works have been inspired by the Corona del Mar botanical garden during the Spring Garden Art Faire on May 20 and 21, from 10 a.m. to 4 p.m. The event will include artists painting in different locations throughout the gardens, art classes, a children's bird-house craft as well as an interactive community art project. Craft-minded volunteers, who call themselves the Sowers, will present unique, handmade springtime items for sale, with 100% of proceeds benefiting Sherman Gardens. The event is free with garden admission. For more, visit thesherman.org.

PMMC plans 'The Next Wave' kickoff event May 20

Laguna Beach's Pacific Marine Mammal Center invites members of the public to a community event on May 20, from 11 a.m. to 2 p.m., as staff and volunteers kick off "The Next Wave" campaign to mark improvements coming to the Laguna Canyon facility. A new water reclamation system will

OCC Symphony presents all-Beethoven concert

Members of the Orange Coast College

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MARKETPLACE

To place an ad, go to <http://timescommunityadvertising.com/>

<p>Legal Notices</p> <p>CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING</p> <p>NOTICE IS HEREBY GIVEN that on Thursday, May 25, 2023, at 10:00 a.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:</p> <p>410 Via Lido Nord – Request for an extension of a three-year construction limit for Building Permit No. X2019-0033, X2021-2124, XR2022-2351 and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit is for a NEW 3,107 SQ. FT. SINGLE-FAMILY DWELLING WITH ATTACHED 400 SQ. FT. GARAGE. The applicant intends to request an extension until June 19, 2023, to complete the construction.</p> <p>The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.</p> <p>All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.</p> <p>The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.</p> <p>For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.</p> <p>Permit No.: X2019-0033, X2021-2124, XR2022-2351 Activity: Three-Year Construction Limit Extension Zone: RM - Multiple Residential General Plan: RM - Multiple Residential Location: 410 Via Lido Nord Applicant: Jeff Miller</p>	<p>Legal Notices</p> <p>CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING</p> <p>NOTICE IS HEREBY GIVEN that on Wednesday, May 24, 2023, at 1:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:</p> <p>1220 W. Bay Avenue – Request for an extension of a three-year construction limit for Building Permit No. X2018-2870 and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit NEW 12,749 SQ. FT. SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED 760 SQ. FT. GARAGE AND 340 SQ. FT. STORAGE. The applicant intends to request an extension until December 1, 2023, to complete the construction.</p> <p>The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.</p> <p>All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.</p> <p>The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.</p> <p>For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.</p> <p>Permit No.: X2018-2870 Activity: Three-Year Construction Limit Extension Zone: R-1 (Single-Unit Residential) General Plan: RS-D (Single Unit Residential Detached) Location: 1220 W. Bay Avenue Applicant: Keith Mulvaney</p>
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HOTELS

Continued from page A1

eral rental properties, including Retreat at Laguna Villas, Duplex at Sleepy Hollow and Sunset Cove Villas. "The TRO is temporary and lasts three weeks, so the court can sort things out," Isaac Zfaty, legal counsel for Honarkar said in a statement. "During that time, we are to simply stay away. The city presumably reopened on that basis, but we don't know that." Marc Cohen, an attorney representing a group of investors who claim to have bailed out Honarkar from a \$195-million foreclosure, said his clients had assumed control of management and operation of the two hotel properties in March. "Since his removal as administrative manager, Honarkar has engaged in sabotage of the business operations of the properties, and as of May 2, 2023, resorted to rash tactics of using armed guards to attempt to hastily take over some of the properties that are under the control of his business partners," Cohen said in a statement. Both sides have filed suit against each other. Zfaty said the competing group had become investors with the local real estate developer two years ago, but some questionable financial transactions had been identified by the developer. "There's obviously a variety of other requirements, but in terms of fresh cash infusion into the portfolio, the amount was \$30 million," Zfaty said. "How much they actually put in really is the root of the dispute. It's unclear to us. ... There are a variety of questionable transactions that occurred that, if they are what they appear to be, would mean that the Continuum [Analytics] group did not in fact put in its capital contribution. Of course, when you don't buy into a partnership, then you are not a partner." City officials enumerated four encounters between the security teams on May 2, which included a 20-person physical confrontation inside the lobby of Hotel Laguna that afternoon. When authorities responded to 14 West twice after 6 p.m. and reportedly discovered armed guards, City Manager Shohreh Dupuis issued a summary nuisance abatement order to close the two hotels. A person who said they were staying at 14 West said that authorities removed guests from the facility early the next morning. The hotels were allowed to reopen on May 5. An acknowledgment that on-site security is to be unarmed was a condition of the rescission of the summary abatement determination and order.

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BOYS' TENNIS

CdM again falls to familiar foe in CIF final

BY MATT SZABO

CLAREMONT — This one stung for the Corona del Mar High boys' tennis team.

Coming into Friday's CIF Southern Section Open Division title match against rival University, the Sea Kings had to feel they had a good chance to be successful.

The Trojans were missing one of their top players, senior Ani Gupta, who University coach John Kessler said was at his older brother's college graduation. But top-seeded University still showed the championship resolve that it has possessed time and again over the last two decades.

No. 2-seeded CdM fell into an early hole and lost, 12-6, to the Trojans in the CIF title match for the second straight year.

University (26-1) celebrated its 11th CIF title in program history, while keeping CdM (18-5) stuck on 10 CIF championships. The Sea Kings haven't won a section title since 2003.

"How do we keep doing this?" Kessler wondered after the match. "Since

2006, we are 170-2 in the Pacific Coast League. How is that possible? It's crazy. I don't have any good answers.

"I'm actually shocked, to be honest. I just didn't think it was our day. Then I get here and [CdM singles player] Jack Cross is on the cover of the [program] for today. I'm thinking, 'OK, this is just not our day.' And by the way, that's OK. We win plenty."

University still found a way to win at CdM's expense. The Sea Kings have made a CIF title match four times in coach Jamie Gresh's 11-year tenure, and each time it has been University that has made the Sea Kings settle for the runner-up plaque.

CdM lost a couple of close sets early in Friday's match, falling into a 5-1 hole, just like last year.

"This one hurts," Gresh said. "It's not like, 'Hey, we competed really well and lost 12-6.' I think we left a lot out there, I think we didn't make the most of our opportunities. Hats off to Uni, they outplayed us for sure. They played 'A' level tennis, we played 'B' level tennis, and you're not

going to beat the No. 1 seed playing 'B' level tennis."

The first round was painful. CdM's Ivan Pflueger and Ansel Lee couldn't convert a set point and lost 7-6 (7-4) at No. 2 doubles to University's Joe Chan and Cedric Lichtsteiner. Both coaches put their top player at No. 2 singles, and University senior James MacDonald battled back from a break down to beat CdM junior Niels Hoffmann 7-6 (7-3) in the first round as well.

The set was a rematch of the Ojai singles final, also won by MacDonald.

"I just don't know what it is," Kessler said. "When you watch him, it's OK, it's good, but I've seen a lot of good players. You can't teach heart. You can't teach character. You can't teach how to dig down. He finds a way, a lot."

Gresh said CdM's Jonathan Hinkel and Roger Geng were up a break of serve at 4-3 in the first round, but ended up losing to University's Andrew Ke and Langston Walter-Wu, 6-4, in another close doubles set.

"The first round dictates



CORONA DEL MAR'S Jack Cross plays a forehand against University during Friday's Open Division title match in Claremont.

James Carbone

a lot," Gresh said. "Uni just played better than us today, flat out. It's a little bit of a reality check. A lot of it is handling pressure, handling the nerves and playing up to the level of a strong team. We just didn't match their grit or their level of fundamentals, to be honest with you. They just made less errors."

Ke and Walter-Wu swept in doubles for University, as did the No. 1 team of SangHyuk Im and Bradley Yung. MacDonald won

twice before being subbed out, and sophomore Arys-tarkh Len also had two singles wins, including a surprising 6-4 victory over Hoffmann in the second round.

Jack Cross swept in singles for CdM, and the doubles teams of Tristan Pham and Lincoln Lin, as well as Hinkel and Geng, won one set each. But it wasn't nearly enough.

"They just played better in tougher situations," Cross said. "They were a

little tougher, a little more gritty today. They just have a lot of fight in their program."

CdM will return strong next year, as the Sea Kings graduate no senior starters. But first, the Sea Kings will compete in the CIF-USTA Southern California Regionals, which take place back at the Claremont Club beginning on May 19.

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Marina High makes a splash with \$5.7-million pool facility



Courtesy of Huntington Beach Union High School District

HUNTINGTON BEACH Union High School District Supt. Clint Harwick, left center, Marina High Principal Morgan Smith, center, and Board of Trustees President Diana Carey, right center, cut the ribbon for the new Marina pool.

BY MATT SZABO

Marina High School officially opened its new pool facility on Wednesday with a ribbon-cutting ceremony.

Marina Principal Morgan Smith was joined by administration and staff, including Huntington Beach Union High School District Supt. Clint Harwick and Board of Trustees members including President Diana Carey, Bonnie Castrey and Susan Henry.

Smith ended up in the pool as part of a prank, as he was pushed into it in full business attire after making his remarks.

"Twenty years ago I

stood on this pool deck as a first-year teacher and water polo coach," he said. "Coming back as its principal to witness its transformation is surreal. I could not be more grateful and proud of the work it took to accomplish this long process. We're looking forward to the continued evolution of our aquatics programs and the memories we'll share in this next stage of our exciting journey."

The pool was completed in March after nearly a year of construction. The total cost was just more than \$5.7 million, officials said, with PBK Architects and Balfour Beatty Construction

handling the project.

The new larger pool, which is 25 yards wide and 35 meters long, replaces two smaller pools that have been there since the school opened in the 1960s. It allows for up to 10 lanes of competitive swimming, regulation water polo and a shallow area for beginners and athletes to stay warmed up during events.

"We are really excited with the potential the new pool brings," Marina swimming coach Stephen Wight said.

"It's a fast pool, with some of our fastest in-season times, along with our

competition swimming best times," Wight said. "It's already brought our community together. We held our first alumni water polo game and we had almost 40 alumni out."

"This is a new era for water polo and swim. A proper pool will be huge for growing the program. It will be exciting to have our first water polo game on campus, and the chance to host tournaments, USA Water Polo games, USA swim meets and more will do nothing but benefit our school and program."

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TENNIS

Continued from page A1

alma mater. He saw singles dominance like he used to attain for the Lightning.

Seniors Grant Gallagher and Ian Jiang each swept in singles with "triple bagels" — three 6-0 sets. Freshman William Chen also swept for top-seeded Sage Hill (18-9).

No. 2-seeded JSerra (20-3), which had lost to Sage Hill by the same score in a nonleague match on April 22, switched up its strategy in the CIF title match. The Lions put their top singles player, Brady Schaeffen, at No. 1 doubles, in an attempt to sweep all nine doubles sets.

But Sage's No. 1 team of senior Shaan Sakraney and junior Eddie Yang beat



James Carbone

SAGE HILL'S No. 3 doubles team of Jimmy Chen, left, and Ali Rawal compete during Friday's CIF title match against JSerra in Claremont. The Lightning won 10-8.

Schaeffen and Charles Vogel, 6-3, in the first round.

"I think we tried not to psych ourselves out about it," Sakraney said. "We just tried to play our game, and I think staying aggressive at the net and keeping the pressure on them made it

a little bit harder for Brady to get as many individual looks at shots. I'm really happy that we were able to pull that first-round out pretty cleanly."

Though JSerra did win eight doubles sets — the teams of Gary Davidson

and Connor Faul, as well as Zach Champine and Cade Faul, both swept — that first doubles set made a difference for the champions.

"The first one was definitely monumental," Gallagher said. "Once we got that one, I think we were a little bit more loose in singles. Going 9-9, no matter what, it's always scary. It can go either way."

Sage Hill had the benefit of rallying to win a 9-9 match in the Division 2 semifinals at Chino Hills Ayala on Wednesday. Kenerson said he told his players they had a second life, and to take advantage of it in the title match two days later.

They did rise to the occasion yet again.

"It's a great memory," Kenerson said. "I told them it's something they'll have the rest of their lives.

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AROUND

Continued from page A2

Symphony and alums of the school's choral program will present a Beethoven Spectacular Saturday at 7:30 p.m. at the Robert B. Moore Theater.

The evening begins with the overture to "Fidelio" and the composer's Symphony No. 4, to be followed by the Choral Fantasy with piano soloist Prof. Janelle Kim.

The event was originally intended to mark Beethoven's 250th birthday in 2020 but was canceled during the pandemic.

Tickets are \$10 and may be purchased online at occtickets.universitytickets.com. Parking is free.

Orange Coast College is located at 2701 Fairview Road, Costa Mesa.

— From staff reports

SAIL

Continued from page A1

The program has gotten a lot of attention from women who want to take charge after having experienced being a passenger or member of the crew of a boat skippered by someone else.

Once the program got underway, the challenge of racing the sleek sailboats was added. Last year they participated twice in the Ladies Harbor-20 fleet class, competing in the Thursday night Beer Can races, which feature a relaxing, fun nautical sailing night on a short course on the Newport Harbor.

Hoffner said the group has been preparing for this year's races.

"We have been doing some races amongst ourselves," Hoffner said. "For the Thursday night Beer Can Race series, the race committee will give a start and course for the H20 class on six Thursdays throughout the summer."

Hoffner explained that while it's a big commitment for the volunteer coaches,



Gena Reed

THE SHORE boat carrying the SkipHers class and coaches heads out to moorings to board Harbor 20 boats for hands-on instruction. The program is now in its fourth year.

who all work full-time jobs, they love being there.

The popular program has 61 women from BYC who participate but don't necessarily sign up each week.

"We have a limited

amount of boats and a limited amount of coaches, which limits students each week," explained Hoffner. "There are six club boats, with three per boat including a coach, so about 12

students each Monday, unless they own their boat."

Hoffner added that some boats were damaged during the recent storms, which also affected the class size.



Susan Hoffman

SKIPHERS ASSISTANT coach Gena Reed, left, and coach Jane Hoffner place a rudder on a sailboat.

"If all boats are in working order, and there are seven coaches there and seven boats, then we can have 14 students."

Pamela Kreiser and her sister, Linda Baber, both coaches, grew up at BYC participating in its junior program.

"It has been a privilege to serve as a coach for SkipHers," Kreiser said. "I think the most rewarding aspect of coaching is being able to see women achieve things they never thought they would be able to do."

She noted that although the coaches originally focused more on the competencies of sailing, which they still do, the women of BYC have found a meaningful sense of community and connection with each other.

"But we have found that in addition to learning sailing skills, it's that combination that has contributed so much to our growth," Kreiser said.

Susan Hoffman is a contributor to the Daily Pilot

CYNTHIA TRAN packages an order for a customer at Hadley & Ren Floral Co.



Scott Smeltzer
Staff
Photographer

MOTHER

Continued from page A1

from a place of grief. "I started Hadley & Ren in 2020; it stemmed from a dark place," Tran said.

In 2019, Tran lost her youngest daughter to a rare genetic disease just four days after her birth. "I was trying to stay as busy as possible just so I wouldn't have to think about things and so I wouldn't have to sit in it," said Tran.

At the time, the mother of two was working as a retail merchandiser, but then the pandemic hit, and she was forced to slow down. So she began making dried floral wreaths.

"I started posting them on Instagram and was getting good feedback and soon I had a couple wreath orders," Tran said. "Then people started requesting small bud vases and arrangements."

Her business began to grow and evolve into filling orders for celebrations and weddings, and Tran started to realize dried flowers were helping her to heal.

"Why I resonate with dried flowers so much is because they hold memory," said Tran. "That was what helped me cope and grieve. My arrangements were helping other people celebrate, whether it be for a wedding, birthday or anniversary or even to grieve. I have made sym-

pathy pieces, but knowing that they can hold onto it and remember what this was given for, that helped me heal so much. Knowing that I was a part of that story or process."

Tran eventually needed a shop and landed at SO-CO's OC Mix. She said when she opened the space, she initially felt a lot of pushback.

"People were like: Retail is dead, everything is online e-commerce," said Tran, "but for me, I feel like I thrive on one-on-one connection."

Tran spends time with each customer that comes into Hadley & Ren and makes an effort to help them find what they are looking for or in some cases create it.

Besides florals, Hadley & Ren carries products that support local small businesses.

"A lot of the other gift items that we carry here, they are locally made," said Tran.

Shoppers will find hand-poured candles from Irvine-based Never Alone candles, for example, or Bowman Ceramics, hand-thrown in Long Beach.

"And because I am also a mom, these are all mothers too," said Tran of the creators of the products. "It is really special to me that I get to support them while also supporting their family, just like they do mine."

Other items in the shop, like books and journals,

lean toward healing. "Any other items that I curate, it is all geared toward self-help, self-growth and just a reminder that you are worthy. I try to make the space as welcoming as possible."

Tran also uses her shop as a platform to help other entrepreneurs by hosting workshops.

"I partner with local artists and other small businesses, it is not just workshops that I lead," said Tran. "So when I partner with other small businesses, I actually don't take any of their profits."

For the month of May, Hadley & Ren will be hosting not only work on dried-floral arranging but calligraphy, candle-making and engraving.

On May 13, Tran will host Mother's Day floral workshops from 11 a.m. to 12:30 p.m. and 1:30 to 3 p.m. that will include instructions on how to create an everlasting floral arrangement with a focus on the ideal shape and size for a kitchen island, coffee table or wherever a mom wants to place it.

"And they get to leave with a keepsake," said Tran. "I am all about memories. I got into this business to help others cope, to help others celebrate, to spread joy and be a beacon for others."

sarah.mosqueda
@latimes.com
Twitter: @SarahNMos

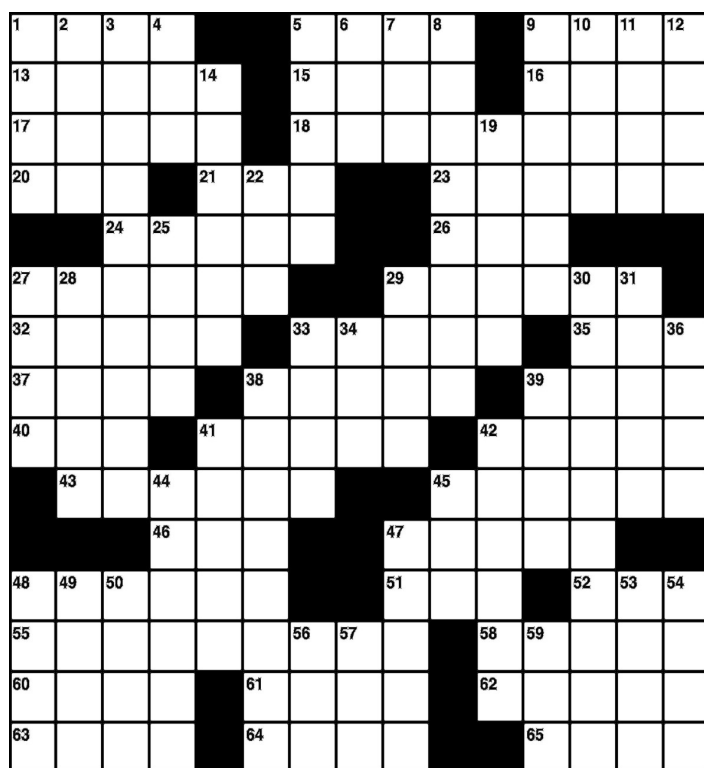
THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 Idiot
- 5 Puncture
- 9 Current letters
- 13 Semihard cheeses
- 15 Hamster's home
- 16 Ark passenger
- 17 Ship's petty officer
- 18 Say you're sorry
- 20 Treasury Dept. agcy.
- 21 Word attached to drum or shot
- 23 Presser
- 24 Up in arms
- 26 Paving substance
- 27 _ Shields
- 29 Fasten together
- 32 Travis or Quaid
- 33 Gallant
- 35 Little leap
- 37 Gabor & others
- 38 Tango or twist
- 39 Unclothed
- 40 Moist
- 41 Weeps
- 42 Have a hunch about
- 43 Deadly
- 45 Scanty
- 46 _ deal; gross injustice
- 47 Line of people
- 48 With _; self-assuredly
- 51 Diamond man
- 52 Fore and _
- 55 Antony's love
- 58 Glowing coal bit
- 60 Stack
- 61 Chef
- 62 Actress Burke
- 63 Beasts of burden
- 64 Actress
- 65 Tide type

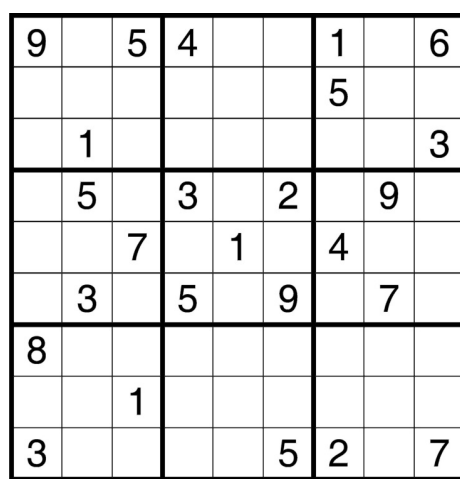
DOWN 1 Actress Mazar



SUDOKU

By The Mepham Group

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



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

- 2 Smell
- 3 Ardent; romantic
- 4 Big bird
- 5 Terrify
- 6 Touch lightly
- 7 Not long _; recently
- 8 Bad-mouth
- 9 Soft yarn
- 10 Penny, for one
- 11 Stupor
- 12 Half of a '60s/'70s duo
- 14 Underhanded
- 19 Practice public speaking

- 22 Consumed
 - 25 Scepters
 - 27 Make tea
 - 28 Come apart
 - 29 Preschooler's recitation
 - 30 Fickle
 - 31 Old western transport
 - 33 Tack
 - 34 Half and half
 - 36 Look through a keyhole
 - 38 Disadvantage
 - 39 Suitor
 - 41 Winner
 - 42 Oozed
 - 44 Scout groups
 - 45 Kate, to Prince Louis
 - 47 Natural disaster
 - 48 Like overused muscles
 - 49 Entreaty
 - 50 Faucet problem
 - 53 Crumbly cheese
 - 54 Sand _; golf hazard
 - 56 _ man; unanimously
 - 57 Spoil
 - 59 Beard wearers
- Tribune Media Services

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Rizko Residence - A coastal development permit (CDP) to allow the demolition of an existing 4,515-square foot, two (2)-story, single-unit dwelling with an attached 746-square-foot, three (3)-car garage and construction of a new 4,346-square-foot, two (2)-story, single-unit dwelling with an attached 714-square-foot, three (3)-car garage. The project also includes a non-habitable 327-square-foot boat storage area between the proposed home and the existing seawall. The project includes landscape, hardscape, drainage, and accessory structures all within the confines of the property. The project complies with all development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. Please review the **Zoning Administrator Agenda for Zoom participation instructions**. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Afshin Atapour, Assistant Planner at 949-644-3237, aatapour@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0043	Activity: Coastal Development Permit
Zone: RM (Multiple Residential)	General Plan: RM (Multiple Residential)
Coastal Land Use Plan: RM-E (Multiple Unit Residential) (30.0 - 39.9 DU/AC)	Filing Date: February 16, 2023
Location: 306 Via Lido Nord	Applicant: Allie Schieble (Oatman Architects)

LEGAL NOTICE



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, May 23, 2023, at 4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following item:

Approval of the Fee Study Update, which includes, but is not limited to, changes in subsidies and updates to the fees in the Community Development Department, Fire Department, and Police Department – The City Council will consider the establishment of cost-of-services fees, which include amendments to Newport Beach Municipal Code Section 3.36, update of fees for studied departments – Community Development Department, Fire Department, and Police Department, and other fee updates, including new fees related to the studied departments.

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

NOTICE IS HEREBY FURTHER GIVEN that on April 13, 2023, the Finance Committee of the City of Newport Beach presented the Fee Study Update for consideration.

Anyone wishing to attend the public hearing should check the May 23, 2023, meeting agenda on the City's webpage at newportbeachca.gov/agendas or contact the City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov, during normal business hours, to receive information on how to attend this meeting. If you challenge the Fee Study Update in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. As required by Government Code Sections 66016 and 66018, prior to the public hearing data indicating the amount of estimated cost required to provide the services, which is the basis for the proposed fees, will be provided by the City Clerk to any interested person. Please contact the City Clerk at 949-644-3005 or if you would like to receive a copy of the report.

For questions regarding this public hearing item please contact Michael Gomez, Deputy Finance Director, at (949) 644-3123 or mgomez@newportbeachca.gov

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

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CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on May 9, 2023, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2023-5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AND AUTHORIZING SUBMITTAL OF A LOCAL COASTAL PROGRAM AMENDMENT TO THE CALIFORNIA COASTAL COMMISSION AMENDING TITLE 21 (LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO TIME SHARES (PA2022-0202)

The Ordinance would amend Newport Beach Municipal Code Title 21 (Local Coastal Program Implementation Plan) to modify the definition of time share to include fractional ownership units, subject to California Coastal Commission approval in full conformity with the California Coastal Act. As a time share use, fractional homeownership would be prohibited in all residential zoning districts and only allowed in certain commercial and mixed-use zoning districts subject to specified time share regulations.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 9th day of May, 2023, by the following vote:

AYES:	Mayor Noah Blom, Mayor Pro Tem Will O'Neill, Council Member Brad Avery, Council Member Robyn Grant, Council Member Lauren Kleiman, Council Member Joe Stapleton, Council Member Erik Weigand
NAYS:	None

Second reading of Ordinance No. 2023-5 will occur at the May 23, 2023 City Council meeting. If adopted on May 23, 2023, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 10th day of May, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

The Place Outdoor Dining - A request for a limited term permit to authorize a 500 square foot outdoor dining area for up to a one-year term at The Place restaurant. Also proposed is a 400 square foot canopy. The outdoor dining area will use 2 of the 3 on-site parking spaces.

The project is categorically exempt under Section 15301 - Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. Please review the **Zoning Administrator Agenda for Zoom participation instructions**. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner, at 949-644-3221 or mwhelan@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-119	Activity: Limited Term Permit (> 90 Days)
Zone: CC (Commercial Corridor)	General Plan: CC (Commercial Corridor)
Location: 2920 East Coast Highway	Applicant: The Place



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 11:30 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

3811 River Avenue – Request for an extension of a three-year construction limit for Building Permit No. X2018-0369, XR2023-0381 and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit is for INTERIOR REMODEL AND REEROOF OF A SINGLE-FAMILY DWELLING. The applicant intends to request an extension until November 30, 2023, to complete the construction.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2018-0369, XR2023-0381	Activity: Three-Year Construction Limit Extension
Zone: R-2 (Two-Unit Residential)	General Plan: RT (Two-Unit Residential)
Location: 3811 River Avenue	Applicant: Mike DeClark



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 24, 2023, at 10:30 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

121 45th Street – Request for an extension of a three-year construction limit for Building Permit No. X2018-2867, XR2023-0414 and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit is to ADD 246 SF, REMODEL 1,961 SF, AND ADD 89 SF DECK. The applicant intends to request an extension until November 30, 2023, to complete the construction.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2018-2867, XR2023-0414	Activity: Three-Year Construction Limit Extension
Zone: R-1 (Single-Unit Residential)	General Plan: RS-D (Single Unit Residential Detached)
Location: 121 45th Street	Applicant: Tyler H. Parks



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on May 9, 2023, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2023-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO TIME SHARES (PA2022-0202)

The Ordinance would amend Newport Beach Municipal Code Title 20 (Planning and Zoning) to modify the definition of time share to include fractional ownership units. As a time share use, fractional homeownership would be prohibited in all residential zoning districts and only allowed in certain commercial and mixed-use zoning districts subject to specified time share regulations.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 9th day of May, 2023, by the following vote:

AYES:	Mayor Noah Blom, Mayor Pro Tem Will O'Neill, Council Member Brad Avery, Council Member Robyn Grant, Council Member Lauren Kleiman, Council Member Joe Stapleton, Council Member Erik Weigand
NAYS:	None

Second reading of Ordinance No. 2023-4 will occur at the May 23, 2023 City Council meeting. If adopted on May 23, 2023, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 10th day of May, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Solis Residential Condominium Conversion – A tentative parcel map and condominium conversion permit for an existing duplex that was constructed in 2007. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map and condominium conversion permit would allow each unit to be sold individually.

The project is categorically exempt under Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City at or before the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 19.12.060 (Review of Tentative Parcel Maps). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. Please review the **Zoning Administrator Agenda for Zoom participation instructions**. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Assistant Planner, at 949-644-3219 or ooorozco@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0312	Activity: Tentative Parcel Map and Condominium Conversion
Zone: R-2 (Two-Unit Residential)	General Plan: RT (Two Unit Residential)
Location: 721 and 721 1/2 Heliotrope Avenue	Applicant: RDM Surveying, Amber Miedema

Legal Notices

Legal Notices



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on May 9, 2023, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2023-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO COMMERCIAL PARKING (PA2021-104)

The Ordinance would amend Newport Beach Municipal Code Title 20 (Planning and Zoning) to update nonresidential parking requirements, including the removal of "net public area" from food service parking requirements, updating the definition of "take-out service" to include "fast-casual", distinguish that the Community Development Director may reduce nonresidential parking requirements by up to 20% with proper analysis, reducing parking requirements when bicycle parking is provided in high-demand areas, and reducing parking requirements when a designated ride-share space is available.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 9th day of May, 2023, by the following vote:

AYES:	Mayor Pro Tem Will O'Neill, Council Member Brad Avery, Council Member Robyn Grant, Council Member Lauren Kleiman, Council Member Joe Stapleton, Council Member Erik Weigand
NAYS:	None
RECUSED:	Mayor Noah Blom

Second reading of Ordinance No. 2023-6 will occur at the May 23, 2023 City Council meeting. If adopted on May 23, 2023, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 10th day of May, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Neiman Marcus BAR NM – A minor use permit to expand an existing Type 47 (On-Sale General – Eating Place) license to add a free-standing mini bar to the first floor of Neiman Marcus. The mini bar will serve wine and spirits as well as non-alcoholic beverages and food. The project involves minor tenant improvements to the existing retail space for an approximately 461-square-foot bar area with customer seating. No late hours (i.e. after 11:00 p.m.) or live entertainment is proposed.

The project is categorically exempt under Section 15301 – under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. Please review the **Zoning Administrator Agenda for Zoom participation instructions**. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Assistant Planner at 949-644-3212 or jtran@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0250	Activity: Minor Use Permit
Zone: PC-56 (North Newport Center Planned Community)	General Plan: CR (Regional Commercial)
Location: 601 Newport Center Drive	Applicant: The Neiman-Marcus Group, Inc.



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 24, 2023, at 9:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

3235 Ocean Boulevard – Request for an extension of a three-year construction limit for Building Permit No. X2018-0411, XR2023-0602, and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit is for a NEW SINGLE 6,584 SQ. FT. FAMILY DWELLING WITH ATTACHED 868 SQ. FT. GARAGE AND 132 SQ. FT. MECHANICAL ROOM. The applicant intends to request an extension until March 1, 2026, to complete the construction.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2018-0



In Escrow



908 Zurich Circle | Lido Isle

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



Price Reduction

817 Via Lido Nord | Lido Isle

3 Beds / 2 Baths / 1,778 SF
New Price \$3,595,000



Just Sold

621 West Bay Avenue | Balboa Peninsula

3 Beds + Office / 5 Baths / 2,336 SF
Sold Price \$5,250,000



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