

# Daily Pilot

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## Costa Mesa drivers left in the dark

City was late to begin educating citizens about 'daylighting' law that prohibits parking within 20 feet of crosswalks.

BY SARA CARDINE

A law prohibiting California motorists from parking within 20 feet of a crosswalk, which took effect in January 2024, gave cities a one-year grace period to educate citizens through awareness campaigns and police-issued warnings for violators, in lieu of citations.

Drafted to promote "daylighting," or keeping intersections and places where pedestrians and bicyclists cross streets clear of parked vehicles and the visual obstructions they present, AB 413 gave local jurisdictions the flexibility to implement its mandates in a way that worked for them.

But in Costa Mesa, that transitional year didn't happen. Instead, local police — who began citing offenders last month — backtracked, introducing the daylighting legislation in social media posts Monday.

"To allow residents and commuters time to familiarize themselves with this new law, the Traffic Safety Bureau will not begin issuing citations to vehicles parked within 20 feet of a marked or unmarked crosswalk until March 1st," the posts read.

The city's muddled rollout of the statewide mandate came to a head during a City Council meeting Tuesday where street safety advocates, including the Costa Mesa resident who helped draft the language of AB 413, attempted

See *Drivers*, page A3

## Laguna looks for answers to boost business

City hopes to address key issues affecting local commerce, including retail vacancies and regulatory restrictions.

BY ANDREW TURNER

Laguna Beach city officials, responding to the findings of a survey conducted last summer, are looking for solutions to improve the local business climate.

The Laguna Beach Chamber of Commerce worked with a consultant, Kosmont Cos., to identify challenges and opportunities for the city's businesses.

A survey open from July to August collected 389 responses from business and property owners, employees, residents and visitors.

Top issues discussed during a Jan. 28 City Council study session were retail vacancies and parking requirements as barriers for prospective new businesses.

Kosmont's report noted the city has 1.3 million square feet of retail space, a number that has remained unchanged in the past six years.

Vacancy rates in those buildings, however, rose from 3.7% in 2022 to 8.3% at the time of the survey. A significant portion of the increase was attributed to the closure of the Gelson's grocery store in South Laguna.

Retail trends have shown a shift in consumer preference to

See *Laguna*, page A2



Photos by Don Leach | Staff Photographer

**SURROUNDED BY** projected image of the Beatles behind him, Julian Keres rehearses for "The Beatles Story 1965," production by the Popular Music and Media Students from Huntington Beach Academy for the Performing Arts on Wednesday.



**GUITARIST MARIN HOLMAN** plays her part during rehearsal Wednesday for "The Beatles Story 1965," a Huntington Beach Academy for the Performing Arts production.

**JAXSON CUNNINGHAM** plays an Indian sitar, an instrument he bought himself for the show, as he rehearses for "The Beatles Story 1965."



## Ticket to Ride

Huntington Beach Academy for the Performing Arts prepares "The Beatles Story 1965"

BY MATT SZABO

The Fab Four are back in Surf City this weekend.

Huntington Beach Academy for the Performing Arts is returning to an old favorite — the Beatles — for its fundraiser concert for its Music, Media and Entertainment Technology Department.

Sixty years ago, the Beatles were in transition between their early pop period and later experimentation. They released two albums in 1965, "Rubber Soul" and "Help!"

HBAPA students will perform all of the songs from both of those albums and more at their "The Beatles Story 1965" show, beginning Friday night at First Christian Church Huntington Beach.

MMET student and Edison High School senior Blake Zeutzius has always loved the Beatles. He's playing guitar for many of the songs in the show, and is lead vocalist for "Girl" and "Nowhere Man."

"All of a sudden they started writing songs that meant something, and 'Nowhere Man' is one of them," Zeutzius said. "I'm so excited to do a Beatles show. It's just a lot of fun."

See *Ticket*, page A2

## Newport Beach gets progress updates on street rehab, fire station, library, pier, parks and more

BY ERIC LICAS

Newport Beach city staff gave the City Council and members of the public a snapshot of new facilities, major renovations and maintenance projects at a special planning meeting last week.

**MAJOR REMODELS**  
**Balboa Island library and fire station**

Plans for the replacement of the aging Balboa Branch Library and adjacent Fire Station No. 1 are moving through the design phase and set to begin demolition and construction in the fall, Public Works Director Dave Webb said. Officials expect the project's completion by the spring or summer of 2027 at a cost of about \$18 million.

In the meantime, a temporary fire station will be set up so service and response times to nearby residents will remain unaffected. City staff were considering set-

ting that up in a public parking lot on Balboa Island.

The library was built in 1929, and the fire station opened in 1962.

**McFadden Plaza and Newport Pier rehab**

Public Works officials are also beginning to work out plans for a dramatic overhaul at the pier. They intend replace the wooden causeway with a more durable one made of concrete or steel, Webb said. Crews are considering adding more space for businesses and rerouting the bike path that runs along the beach to pass underneath the bridge in order to improve foot and vehicle traffic in the area.

"This area is really long in the tooth and needs a refresh," Webb said. "Even our pier is rather old. It's a wood pier, and you've seen all the recent problems with wood piers."

The cost of the work was un-



Susan Hoffman

**A BALBOA ISLAND** utility crew fills a trench on Agate Avenue.

determined as of Friday. Webb described the renovation of the pier area as a "major initiative" that would require significant input from the public and would

likely be completed in "nodes" over several years. Newport Beach officials hope to begin

See *Newport*, page A4

# TICKET

Continued from page A1

Michael Simmons, one of the MMET directors for the show along with Nicole Kubis, said every song that the group recorded in 1965 will be performed by the students, except for an instrumental titled "12-Bar Original."

"It's so blah that even I couldn't make that happen," Simmons quipped. "The kids would have probably killed me."

Simmons has called the Beatles a sort of Sunday school for fledgling rockers, adding that evangelizing that music has been his mission since the day that MMET started.

The Beatles series was first done by HBAPA a decade ago, and Simmons has wanted to reboot it at the appropriate time. "It's too hard for the kids to do the really early material," he said. "It's not difficult to play, but it's hard to sound good playing stuff that's so basic and so stripped down. We can give them something complicated with weird textures, and it will sound awesome. You give them two guitars, bass and drums, and it can go really wrong."

"As simple as this show is to play, it's difficult to make it sound good. But they're doing great. They've really worked hard."

The timing is unique for the show, which is being



Photos by Don Leach | Staff Photographer

**BASSIST LOLA CHIARELLA**, guitarist Jaxson Cunningham and singer Ash Dunlap rehearse for "The Beatles Story 1965," which debuts Friday in Huntington Beach.

presented in "rockumentary" style, including historical footage. It's well-documented that Bob Dylan influenced the Beatles — particularly the late John Lennon — and the recent Dylan movie "A Complete Unknown" concludes in the same year, 1965, with Dylan's famous first electric set at the Newport Folk Festival.

"It's such a unique era of music and a unique style," said MMET student Marin Holman, a Huntington Beach High senior who is playing bass and guitar on

many of the show's tunes. "The Beatles themselves are extremely influential, and this is an era that inspired a lot of musicians, like the Byrds and the [Rolling] Stones. This is a pivotal point in their career, especially at peak fame almost."

Addy McCoy, a freshman at Huntington Beach High who plays drums, said preparing for the show has been an enjoyable experience.

"Honestly, it's cool to think about how we're replicating and covering

what they did," McCoy said. "It's great that we all get to play together, rehearse together and create something super-cool like this together. I think that's the best part of it."

Performances of "The Beatles Story 1965" are Friday and Saturday at 7 p.m. at First Christian Church Huntington Beach, with a matinee performance Saturday at 1 p.m. that includes a special opening act. Tickets are \$35 for VIP reserved seats, \$20 for general open seating and \$15 for Huntington



**SINGER ASH DUNLAP** gets into her part as she rehearses for "The Beatles Story 1965" on Wednesday.



**HBAPA STUDENTS** Wyn Ginex-Orinion and Jessica Flores play their parts during rehearsal.

Beach Union High School District students and seniors at [hbapa.org/see](http://hbapa.org/see).

Proceeds from the concert directly support HBAPA's pop-rock music and

media students, and attendees can arrive early for raffle opportunities.

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# LAGUNA

Continued from page A1

shop online for a variety of goods, although the study found Laguna Beach performs well against other nearby coastal communities when it comes to sales per capita for its food and drinking establishments, as well as its clothing stores.

City Manager Dave Kiff said the downtown area "needs a lot of help," expressing disappointment in the empty storefronts.

Mayor Pro Tem Mark Origg offered up a suggestion,

saying, "I would like to explore a vacancy ordinance to light a fire under some of our landlords that let these buildings go vacant for years and years."

In addition to rent climbing by 12% over the past three years to \$62 per square foot, Laguna business operators said they were frustrated by regulatory restrictions.

Zac Cornwell, the owner of Wigz Sandwich Shop, said that once he applied to open a business in 2020 it took him 27 months to get necessary approvals from the city and the

county, and another six months to build out the shop.

"I am what you guys want, what the town wants," said Cornwell, describing the business as a fast-casual, outdoor dining option that caters to the locals. "Would I do this again? Not without a huge investor who wanted me to run their restaurant and be a part owner with them. It's just too stressful. My entire future career, my family's future was on the line of regulations here that I didn't even understand when I got into it."

A call for additional public restrooms in South Laguna was made by another business owner, who said he ran a liquor store adjacent to the sandwich shop.

Laguna Beach averaged approximately 136,800 weekly visitors to its downtown area over a recent 12-month period, which comes out to about 7.1 million visitors for the year. Kosmont representatives said they utilized anonymized mobile app data to come up with the figures.

Roughly half of the survey's respondents said they

felt the business climate in the city had experienced a decline in the past few years. Only a quarter of responses said it had improved.

Parking for customers and employees was a concern for 68% of those surveyed.

"[The] parking code, we have to tackle that," Councilman Bob Whalen said. "It's a mess. ... I think it's just nonsensical in lots of ways. ... There were a number of people concerned when we changed the parking standard downtown to three

[spaces] per 1,000 [square feet], that it was going to be a disaster, it was going to be a food court and the roof was going to fall in. None of that happened."

"I think we really need to be proactive in moving ahead with changes to the parking code that will assist businesses. ... I think it will assist some landlords, owners [in] improving their abilities if they have opportunities to expand a little bit without being hamstrung by parking."

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**South Coast Repertory**

**HERSHEY FELDER**  
**JONATHAN SILVESTRI**

## RACHMANINOFF AND THE TSAR

A NEW MUSICAL PLAY

The Music of **Sergei V. Rachmaninoff**  
Book by **Hershey Felder**  
Directed by **Trevor Hay**

**FEB. 19 – MAR. 2, 2025**

Hershey Felder's newest musical play will feature him in the role of composer and pianist Sergei Rachmaninoff alongside British-Italian actor Jonathan Silvestri in the role of Tsar Nicholas II. Having safely left Russia during the 1917 revolution, Rachmaninoff eventually made his home in Beverly Hills, but always longed for the Tsarist Russia that he knew and loved as a young man. Featuring Rachmaninoff's most beloved compositions, this promises to be another mystical musical journey in the Hershey Felder style that patrons have come to know and love.

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Michael Ray

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Lyrics by **Christian Albright**  
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## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

### ACROSS

- 1 Finished
- 5 Criminal, to a cop
- 9 "Get outta here!"
- 14 Towelette
- 15 Kid's boo-boo
- 16 Laundry passage
- 17 \_ it on the line
- 18 Official elected by cardinals
- 19 Drum kit part
- 20 8-by-8 game surface
- 23 Lacto-\_\_ vegetarian
- 24 Alley \_
- 25 Begin again
- 29 OTC pain relief brand
- 33 Historical periods
- 34 Masses of tissue
- 36 Lawnmower brand
- 37 Curved path
- 38 Convent member
- 39 Light brown
- 40 College housing
- 42 Encounters
- 44 Bit of dust
- 45 Author Theodore
- 47 \_ of the House
- 49 Sibling nickname
- 50 "Awesome!"
- 51 Package thieves: 2 wds.
- 57 Actress Marisa
- 58 Online auction site
- 59 1/12 of a foot
- 62 NBA legend Shaquille
- 63 Staple in Asian restaurants
- 64 Soap on a \_
- 65 "Peter Pan" character
- 66 Pre-owned
- 67 Not at home

### DOWN

- 1 "Wise" bird
- 2 By way of

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			
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45				46				47		48				
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		51	52				53	54	55			56		
57								58			59	60	61	
62								63			64			
65								66				67		

## SUDOKU

By the Mephram Group

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

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

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

- 3 Grand-scale story
- 4 Cinnamon candies: 2 wds.
- 5 Movie snack
- 6 "Star Wars" creature
- 7 Ready to eat
- 8 Social equal
- 9 Place to get educated
- 10 Kitschy plant gift: 2 wds.
- 11 German coal region
- 12 Very little: 2 wds.
- 13 NYC baseballer
- 21 Actress Green or Mendes
- 22 Lads
- 25 Sum up again

- 26 Mistake
- 27 "\_ bleu!" (French exclamation)
- 28 Skincare product
- 29 Camp shelters
- 30 Unacceptable: 2 wds.
- 31 Speak in public
- 32 Unsociable person
- 35 Expected
- 41 Interpreted wrongly
- 42 Holey fabric
- 43 Used an aerosol
- 44 Dessert wine
- 46 Palermo's island
- 48 "\_ your vegetables!"
- 51 Corn bread
- 52 Sign of things to come
- 53 Lima's country
- 54 Nile wading bird
- 55 Contest of speed
- 56 Winter precipitation
- 57 Pull along
- 60 Tax expert: Abbr.
- 61 "You there!"

Tribune Media Services

**GIRLS' SOCCER****Los Alamitos tops Newport Harbor for league title**

BY MATT SZABO

LOS ALAMITOS — Los Alamitos High girls' soccer senior Vivi Zacarias showed her soccer IQ twice in a crucial moment of Wednesday night's inaugural Sunset League tournament championship match.

Zacarias stole the pass back to Newport Harbor goalkeeper Cooper Dick in the right side of the box. Then, rather than rushing things, she waited for a second wave of players to arrive, passing the ball to junior teammate Baylee Fernley up top.

"She rolled the dice," Sailors coach Justin Schroeder said of the theft in the 17th minute. "It was a really smart play."

Dick got back in goal in time to deflect the shot, but Fernley still scored it into the left corner. Zacarias added a header goal off a free kick in the second half, as the Griffins earned a 2-0 win at their home field to clinch their eighth straight league title.

Los Alamitos (13-5-4) finished as both the dual match champion and tournament champion in the league. Newport Harbor (15-4-3) would have won the league title by a single point, based on combined points, if it had earned the win Wednesday.

Instead, the Sailors had

their second 2-0 loss to Los Alamitos in a week in the battle of two teams ranked in the top five in Orange County. And the Griffins' league dominance continues, winning every Sunset or Surf League crown since Edison finished on top in 2016-17.

"Every year keeps getting harder and harder," said Zacarias, bound for the University of Colorado. "Congrats and kudos to Newport and every other team in this league, because they make it so challenging. They make us have to work every single day for this. It's not easy. Anyone can really win, but thankfully, we just put the work in at practice, film sessions and we got the league title."

Zacarias, who scored both goals in the teams' meeting last week, flicked a header on target in the 31st minute off a free kick from Camryn Flores to account for the second score.

The Sailors worked valiantly early in the second half to cut their deficit in half, with senior Lily Achak booming in some dangerous crosses from the left and senior Abbi Clapp doing the same from the right.

Every time, Los Alamitos junior goalkeeper Avarie Gonzalez was there. Schroeder called Gonzalez, a University of Miami commit, the MVP of the teams'



**NEWPORT HARBOR'S** Paige Shanahan, left, competes for the ball against Los Alamitos' Abigail Nuez during Wednesday's match.

James Carbone

two meetings.

"Avarie, you're on fire, keep it up," a fan in the stands yelled in the closing minutes after Gonzalez challenged the Sailors' Natalie McCarty to deflect the ball past the end line, then subsequently grabbed a well-placed corner kick.

Schroeder shouted out his back line of Audrey Heron, Caroline Harner and Leah Showalter, which played well against the Griffins' speed and constant pressure despite the loss.

"I thought our back line

was tremendous today, truthfully," he said. "I don't think any of the goals that they got were anything that our back line couldn't handle. They were just goals, goals that we can maybe look back on and figure out what we did wrong."

Both teams now prepare for the CIF Southern Section playoffs; brackets will be released Saturday at 10 a.m.

Los Alamitos expects to make the Open Division, while Schroeder said the Sailors would likely either

also make the Open Division or be one of the top seeds in Division 1.

If the teams meet for a third time in the playoffs, he knows what needs to change for his side.

"Los Al is clearly a team you can't go down against, right?" he said. "Definitely not down two goals. For us, if we see them again in the playoffs, the goal is either to score first or it needs to be 0-0 at halftime. Once they're feeling good, things are happening for them and they're buzzing around,

they're hard to stop and they don't concede."

**Edison 1, Huntington Beach 0:** Freshman Jaylen Maroney's 28th-minute free kick held up as the game's only goal in the third-place match of the Sunset League tournament Tuesday night at Huntington Beach High.

Both Edison (12-7-3) and Huntington Beach (13-5-4) are headed to the CIF playoffs beginning next week.

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**DRIVERS**

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to shed daylight on the situation.

"For over 50 years we've known how to make intersections safer, but it's taken the state making us do it before we started doing it," said Russell Toler, a planning commissioner and founding member of Costa Mesa Alliance for Better Streets (CMABS).

Toler, whose brother was hit by a car last week in a

crosswalk at Baker Street and Mendoza Drive, said pedestrians often contend with cars making right-hand turns on red lights and cutting across traffic to make left-hand turns. "It's an intense environment we've created. It's an inhumane environment," he told the council. "We owe them these sorts of easy safety improvements."

Marc Vukcevic, another CMABS board member, said he spoke to the city's public works director a year ago asking officials to educate

citizens on the new law.

"Have we been giving warnings at all the past year? Does Public Works have a plan to implement this with red curbs, with bollards, with bike racks or other things we can do?" he asked.

"The public is supportive of public safety and pedestrian safety. But they want the city to communicate about public safety and about initiatives like this."

By day, Vukcevic is director of state policy for the nonprofit Streets for All,

which sponsored AB 413. In fact, the Costa Mesa drafted the language for the bill introduced by Assemblyman Alex Lee (D-San Jose) in February 2023 and signed into law that October.

He said Costa Mesa's haphazard implementation of the law is not unique, adding multiple cities have similarly established March 1 as the period at which they will begin enforcing the mandate.

"San Francisco has committed that they're going to

paint every curb, and I've seen information from Seal Beach come out on this policy," Vukcevic said in an interview Thursday. "My biggest concern is, I think, in Costa Mesa the first time they mentioned this policy, after we'd sent them a letter, was maybe a week ago."

Costa Mesa police spokeswoman Roxi Fyad confirmed Thursday officers had, in fact, issued AB 413-related citations since Jan. 1 but could not say how many. She stated any citations issued prior to the

"grace period" ending March 1 will be dismissed.

City Manager Lori Ann Farrell Harrison assured residents Tuesday that public works and police officials were working together to ensure ticketing does not precede education.

"We strongly believe in education before we implement new programs," she said. "It's important for everyone to be informed of the new rules."

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## NEWPORT

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hosting discussions and soliciting comments from the community beginning either this winter or in the spring of 2026.

“I have to apologize in advance,” Webb said. “We have been trying to get this project. There’s just so much on the plate. You can’t start a major initiative like this and just put a toe in.”

### NEW FACILITIES Witte Hall

Construction of Witte Hall, a state-of-the-art, 299-seat auditorium at the Newport Beach Central Library, is on track for completion in January 2026. The 9,814-square-foot addition is expected to cost \$23.5 million, half of which is covered by fundraising by the nonprofit Newport Beach Public Library Foundation.

“It’s progressing very well,” Webb said. “It’s a large building. It’s basically on budget ... it’s a little ahead of what we ex-

pected.” The public works director invited curious residents to stop by the library to view the progress at the construction site on Avocado Avenue.

### New pickleball courts

An underutilized portion of land at the intersection of MacArthur and Bonita Canyon may become the site of the city’s newest pickleball courts. That project could cost about \$1.3 million.

“Pickleball is very popular, and we’re getting a lot of requests for more and more,” Webb said.

Meanwhile, the city plans on fulfilling a homeowner’s association request to add lights to existing Newport Coast pickleball courts on San Joaquin Road. That improvement is expected to cost between \$130,000 and \$250,000.

### Aquatics complex

A project to create public swimming pools at lower Castaways Park is in its earliest stages, Webb said. City officials are in the process of studying how such a development would impact nearby wildlife, traffic, noise and other issues. They also plan to start formally reaching out to the public for input later this month, Webb said.

“That effort alone will spend about \$4.7 million before we start construction,” Webb said.

He expects crews to break ground on the complex in the winter of 2026, and it may open by the spring of 2028.

The overall price of the facility is estimated at \$47 million. It may cost as much as \$2.5 million to operate annually.



Eric Licas

**THE STEEL SKELETON** of Witte Hall stands at a construction site at the Newport Beach Civic Center Tuesday.

### City trolley expansion

In September the Orange County Transportation Authority awarded a \$3.2-million grant to cover the majority of the cost to continue and expand Newport Beach’s summer trolley program.

That allowed for the purchase of new natural gas-powered shuttles, which resemble classic rail cars and should be in service in the summer of 2026.

The trolley currently travels to 22 stops, mostly along Balboa Avenue and Newport Boulevard. Newport Beach officials hope to expand that route to extend through Pacific Coast Highway and part of MacArthur Boulevard, looping through Corona Del Mar and Newport Center.

Public Works officials hope to test a pilot of the expanded route during the winter holiday season of 2026. If successful, it may formally debut it in the summer of 2028. Doing so would increase the cost and number of vehicles needed to operate the program.

### New police building

A 3.59-acre property at 1201 Dove St. purchased by the city in 2022 for \$30.5 million will become the site of new headquarters for the Newport Beach Police Department.

Work on the project won’t be scheduled to begin until at least 2032, Webb said. Its total cost is estimated to be around \$96 million.

The current police headquarters shares a 4-acre parcel with Fire Station No. 3, which was built in 1973. According to studies, the department has outgrown that 49,284-square-foot building and is developing a new drone program.

### MAINTENANCE

#### Balboa Island undergrounding

Crews replacing above-ground power lines with underground electrical infrastructure on Balboa Island are about a month away from completing the first phases of that project, which encompass the area between Diamond Avenue and Collins Island, as well as the area south of Park Avenue. Work on the last phases should begin later this month and be finished by 2028.

#### Lower Harbor dredging

The city has been partnering with the U.S. Army Corps of Engineers for the past nine years to dredge Newport Harbor so it maintains an appropriate depth for vessels to travel safely, Webb said. Public works officials are sorting out permitting and soliciting bids to continue work on the lower portion of the bay and the Balboa Yacht Basin, which should begin this spring.

The project had been delayed due to concerns raised by environmental groups regarding plans to bury contaminated sediment collected as a result beneath the bay, between Lido Isle and Bay Island.

Negotiations with the Port of Long Beach led to an alternative plan approved by the City Council last month that repurposes the sediment as building material for a pier extension, allowing planners for dredging to move forward.

“Now we have to barge it 20 miles,” Webb noted. “The other thing we were going to get a benefit of, because this is all river sand running beneath the harbor, so we would have taken that couple hundred thousand yards and replenished our beach with that. So there’s some trade-off.”

The upcoming phase of dredging will cost over \$23 million. About \$13 million will be covered by federal funding.

#### Balboa Island drainage pipes, pump stations

The public works department is in the process of designing a modern, automated drainage system to replace the existing manual infrastructure mitigating flooding on Balboa Island.

“It requires rebuilding a lot of the island,” Webb said. “Because, unlike a new track that has drainage facility built when they’re building the track, this doesn’t have that. We have to put the pipes in, the plumbing in, the pump stations in.”

Construction on that project is scheduled to begin in spring of 2026. The cost of replacing the entire island’s drainage system is estimated at a total of \$42 million.

#### MacArthur Boulevard pavement rehab

The revitalization of MacArthur Boulevard from Campus Drive to Jamboree Road was slated to take place between January through July 2026, Webb said.

“This is a very important street, in my eyes,” the public works director said. “This is the entry street as a visitor when you get off the plane in Orange County and you come into Newport.”

The \$6.5-million project entails repaving the roadway and refreshing traffic signals, as well as the addition of landscaped medians and a monument sign to welcome people into the city. Webb noted MacArthur was a federal highway before the city took responsibility for it, so it should be wide enough to retain six vehicle lanes plus bike lanes after improvements.

#### Ocean Boulevard, Balboa Island concrete street replacement

As crews revamp drainage, power lines and other underground infrastructure across Balboa Island, city staff are also turning their attention to the concrete streets above them.

“We’re going to have to replace those streets; they’re over 100 years old,” Webb said. “We’ve gotten a lot of complaints from the residents, and they’ve been patient.”

Teams will spend the next five years on that project, working west to east across the island. That may cost around \$50 million, Webb said.

eric.licas@latimes.com  
Twitter: @EricLicas

## CROSSWORD AND SUDOKU ANSWERS

O	V	E	R	P	E	R	P	S	C	R	A	M
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1	3	2	8	9	6	4	7	5
5	8	6	4	3	7	2	9	1
4	6	7	5	2	9	1	3	8
3	9	5	7	1	8	6	4	2
2	1	8	3	6	4	9	5	7

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Snowden, Johnee in LA county, is proud to announce the live births of her 6 offspring. A girl, Jhernii Gray, 3/ July/22, wt. 11lbs, girl, Khawah Snowden, 4/ May/18, 5.4lbs, boy, Khnowledj Snowden, 4/ May/18, 7.1lbs, girl, Dheonii Williams, 18/May/14, 8.4lbs, boy, Khaedynce Snowden, 28/Mar/12, 9.4lbs and girl, Khasydii Snowden, 15/Sept/09, 8.5lbs.

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**Legal Notices**

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on February 27, 2025 at approx. 2:00P.M. at [www.storage-treasures.com](http://www.storage-treasures.com): Joseph Taitingfong, Diana Mehran, Jane Hawkey, Carlos Morales, Carlos Morales 2/7/25 **CNS-3888153#** **DAILY PILOT**

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**Legal Notices**

**Legal Notices**

Title Order No.: 2543479CAD Trustee Sale No.: 87676 Loan No.: 399451174 APN: 425-094-22 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/19/2023 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/14/2025 at 10:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/28/2023 as Instrument No. 2023000098623 in book IIII, page IIII of official records in the Office of the Recorder of Orange County, California, executed by: JUDITH L. FOLK, SURVIVING TRUSTEE OF THE ROGER AND JUDITH FOLK TRUST ESTABLISHED AUGUST 25, 1999 , as Trustor ROGER ANDERSON, TRUSTEE OF THE RWA TRUST DATED 3/14/2014 , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front entrance to 8180 East Kaiser Blvd. (Please check in with Receptionist) Anaheim Hills, CA 92808, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 22 IN BLOCK 31 OF THE FIRST ADDITION TO NEWPORT HEIGHTS, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 94 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA. 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 SANTA ANA AVENUE 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,339,447.10 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/14/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87676. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.COM](http://www.STOXPOSTING.COM), using the file number assigned to this case 87676 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

**CITY OF COSTA MESA PUBLICATION**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Zoning Administrator will render a decision on **February 20, 2025**, or soon thereafter, on the following item:

**Application No.:** PPS-24-0003  
**Applicant/Agent:** Miriam Hansen / Lithia Motors  
**Site Address:** 2925 Harbor Boulevard  
**Zone:** Local Business (C1)  
**Description:** Planned Signing Program Application (PPSP-24-0003) for a new Planned Signing Program for Orange Coast Chrysler Jeep Dodge Ram Fiat. The planned signing program proposes to deviate from the following sign code standards:

- Maximum height for proposed freestanding sign (12 ft. permitted; 20 ft. proposed)
- Number and separation for proposed freestanding signs [minimum 300 ft. separation between freestanding signs on the same site; two proposed freestanding signs within 300 ft.]
- Number of wall signs per street frontage (single tenant buildings) [maximum of three wall sign per street frontage; 7 proposed]

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto: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. There will be **no public hearing** on this request. Any written correspondence must be emailed to [ZAPublicComments@costamesaca.gov](mailto:ZAPublicComments@costamesaca.gov) prior to **12:00 PM** on the day of the decision date (see above). The staff report and related documents may be viewed on the City's website at <https://www.costamesaca.gov/>. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

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