

Daily Pilot

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H.B. appeals housing decision to Ninth District

The city continues its fight against California's Regional Housing Needs Assessment mandates with latest filing.

BY MATT SZABO

Huntington Beach is continuing its fight against California's housing mandates.

The city filed an appeal in the Ninth Circuit Court of Appeals on Thursday, hoping to reverse a November decision against it by a federal judge.

U.S. District Judge Fred Slaughter ruled then that Huntington Beach did not have standing in federal court to file suit against the state, despite City Atty. Michael Gates' claims that RHNA requirements to zone for 13,368 units in this housing cycle — and the requirement to sign a Statement of Overriding Considerations — violated Surf City's 1st Amendment protection for com-

pelled speech and 14th Amendment due process protections.

In his November ruling, Slaughter cited City of S. Lake Tahoe vs. California Tahoe Reg'l Plan. Agency, a case from 1980. But Gates said Thursday that South Lake Tahoe was a general law city, whereas Huntington Beach is a charter city.

"General law cities are widely accepted as subdivisions of the state," Gates said in a phone interview. "But a charter city, there is some level of emancipation from the state of California. That's what a charter's all about, it's basically somewhat of a Declaration of Independence, and that independence is to govern local affairs. Zoning and housing and planning and land use have always been considered a matter of local governance."

Gates' appeal cites more recent cases, Haytasingh vs. City of San Diego (2021) and

See **Appeals**, page A4



THE CITY OF Huntington Beach maintains that since it is a charter city it is not required to follow the state's mandated housing numbers. City Atty. Michael Gates has filed an appeal to reverse a federal judge's decision did not have standing in federal court to file suit against the state in the matter.

File Photo



Don Leach | Staff Photographer

ED STEINFELD stands inside his new radio station, Voice of Laguna, after a ribbon-cutting ceremony for the location in downtown Laguna Beach.

Voice of Laguna is on the air from the ocean's front door

BY ANDREW TURNER

Laguna Beach residents are used to seeing local radio personality Ed Steinfeld around town. He has emceed several community events, from the Taste of Laguna to Hospital-Night.

For the past five weeks, those strolling downtown have spotted him in a new location, as he set up shop adjacent to the Marine Room Tavern on the northwest corner of Ocean Avenue and South Coast Highway.

A ribbon-cutting was held Thursday evening for Steinfeld's new radio station he's named Voice of Laguna.

Steinfeld grew an audience by hosting the "Mornings with Ed Show," playing a wide range of music while also bringing the Laguna Beach community informative inter-

See **Voice**, page A3



HOST ED STEINFELD and his partner, Laguna Beach City Clerk Ann Marie McKay, cut the ribbon on his new radio venture, Voice of Laguna, on Thursday afternoon.

Andrew Turner

Newport library bistro space available for lease



Courtesy of the city of Newport Beach

THE BISTRO SPACE at the Newport Beach Public Library has been available for lease since April. The city is looking for a long-term tenant.

BY LILLY NGUYEN

Newport Beach is looking to lease out a small retail space at its public library.

The space, previously occupied by Bistro Express, encompasses about 600 square feet. It has been vacant since April, when the lease ran out for Bistro Express. City staff cleaned up the property and began advertising it in the second half of 2023. It was constructed with retail in mind that was ancillary to the library, according to city real property administrator Lauren Wooding Whitlinger.

"When it was first designed as part of the library expansion and part of the Civic Center development, it was thought to be a nice amenity," Wooding Whitlinger said. "The library is so heavily used, and a lot of people

will go there and stay all day long. It has not ever been anticipated to be any type of 'money maker' and really is just meant to be a nice amenity for the building, Civic Center and the community."

Wooding Whitlinger said the city is looking for a similar lessee who would use the space as a cafe or bistro, noting that it would not be suitable as a restaurant space but more for quick counter service. She said there is a small space upstairs and storage downstairs that is accessible by dumb-waiter.

So far, the city has shown the space to about 20 interested parties and has received a handful of proposals from prospective tenants, but Wooding Whitlinger

See **Space**, page A4

Lawsuit blames Uber for alleged rape

After a few drinks, a UCI student thought using a rideshare would be safer than driving but says the driver had other ideas.

BY SARA CARDINE

On the night of April 16, 2023, a woman who'd had a few drinks earlier in the evening called for an Uber driver to take her from Corona del Mar back to her campus housing in Irvine.

It seemed like the safe thing to do, far better than getting behind the wheel and risking getting pulled over by police, or worse. In no time at all, the woman received a notification from her Uber app, informing her driver, Daniel Mercado, was en route to pick her up.

During the ride home, she fell asleep in the backseat but was later awakened by Mercado, who had pulled the vehicle over onto a side street near the university, gotten into the backseat and begun raping her, according to a lawsuit filed Nov. 28 with Orange County Superior Court.

"[The] plaintiff could not move, nor escape," attorneys for the woman alleged. "This depraved attack by the Uber driver humiliated, violated and robbed the plaintiff of her dignity and personal safety."

Although the Irvine student had opted in to a safety feature — whereby Uber contacts riders if a ride has stopped for more than 5 minutes without being "completed" to see if they are OK — Uber's efforts to contact to the rider went unreturned, as the woman was allegedly being assaulted at the time.

Yet, the company never followed up on the non-response by contacting 911 or any other emergency services, the complaint maintains. The victim filed a police report herself within six hours to the Irvine Police Department.

Attorney Andrew T. Ryan, founder of the Manhattan Beach-based Ryan Law Group, said the

See **Lawsuit**, page A2

ALSO FROM THE DAILY PILOT:



James Carbone

OLIVIER RENARD'S HEADER LIFTS NEWPORT HARBOR OVER CDM PAGE A4

LAWSUIT

Continued from page A1

Orange County case is one of several his firm has taken up against ridesharing companies in recent years.

“My client, she’d had some drinks earlier that day. She was just trying to do the right thing by taking an Uber home, and this happens to her,” Ryan said Thursday. “It’s crazy.”

The complaint maintains Mercado had been previously convicted of child abuse/neglect, was once arrested for domestic violence and had other charges and convictions made against him before being hired by Uber.

According to Ryan, who hired a private investigator to locate the driver, Mercado is believed to have fled to Mexico. Ryan’s firm accuses San Francisco-based Uber Technologies, Inc. of being negligent in its hiring practices and for failing to perform adequate background checks on its drivers.

Their allegations also include negligent undertaking, for Uber’s failure to follow up with police, and sexual battery, as the driver was acting within the scope of employment when the assault took place.

“They said this driver was safe and they should have known, through the process of due care, this was a criminal and should not have been driving for Uber,” Ryan said.

Uber’s attorneys initially had until Tuesday to file a response to the Orange County claims but, in a separate document filed Wednesday, requested the complaint be aggregated into a statewide master complaint against the company being heard in the San Francisco County Superior Court at the behest of the Judicial Council of California.

Opened in 2021, the wider effort now comprises 1,533 coordinated civil cases against Uber



Jeff Chiu | Associated Press

AN ORANGE COUNTY woman claims her driver raped her on the night of April 16, 2023. Attorneys for the ride-share giant want to aggregate her case into a statewide master complaint comprising 1,533 similar cases.

Technologies, Inc., along with chief executives past and present, detailing how “sexual predators driving for Uber have continued to sexually assault, harass, falsely imprison, kidnap, physically assault and/or rape Uber’s passengers.”

The complaint alleges the company’s attempts to market itself as a “safer, better alternative to other forms of transportation,” particularly for intoxicated women and late-night passengers, is part of a disingenuous campaign designed to grow its customer base and profits.

Attorneys further describe a pattern of insufficient background checks, safety apps that fail to materially protect riders and fostering policies of not working with law enforcement once criminal reports have been made.

“Uber, at the direction of Uber’s officers, directors and/or managing agents, knowingly protects the sexual predators that drive for them,” the JCC complaint reads. “The Uber ride-hailing platform is a haven for sexual predators preying on vulnerable women.”

In a safety report encompassing data collected in 2019 and 2020, Uber reported the number of reported sexual assaults decreased 38% from figures gathered in 2017 and 2018,

from 5,981 incidents to 3,824. Authors cited the pandemic and safety efforts as possible reasons for the decline and said in 43% of the assaults reported, riders were the accused party. They estimated non-consensual penetration occurs in approximately 1 in 5,000,000 of trips recorded in the U.S., or roughly .00002%.

“Uber does not tolerate sexual assault or sexual misconduct,” the report states. “We take all allegations of sexual assault and sexual misconduct by our users extremely seriously and work to take appropriate action on every report quickly and fairly.”

Attorneys for Uber did not immediately respond to a request for comment on the Orange County case, but both parties have agreed to wait for a determination on the coordination petition before proceeding further.

Ryan said his client’s case is unique and should stand on its own.

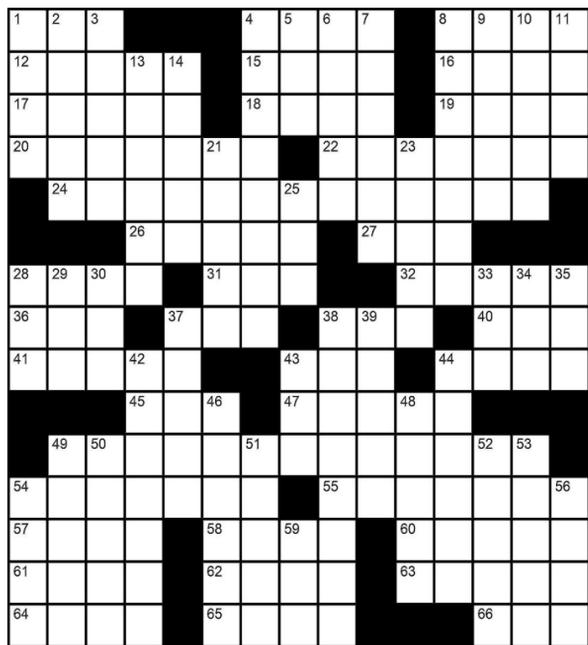
“The theory [there] is about Uber’s culture of reckless growth, misogyny and lawlessness among founders and top officers at the corporation,” he said. “We have more specific facts concerning one specific driver.”

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Twitter: @SaraCardine

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

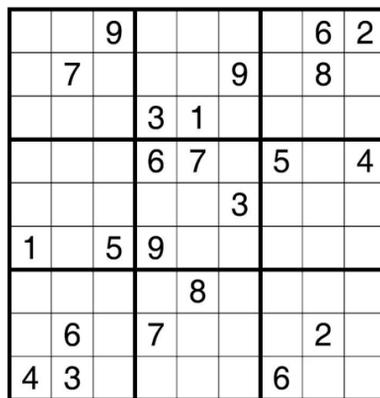
- ACROSS**
 1 San Francisco
 4 Canadian pop star Celine
 8 Present unfairly
 12 Informal talks
 15 Research against a foe, for short
 16 As well
 17 Cuban singer Cruz
 18 Former Senator Trent
 19 Teeny bug
 20 Limit on some cellphone plans
 22 Workers’ wages
 24 Candy labeled with a cacao percentage
 26 Up and moving
 27 Victory
 28 Atlas components
 31 Come to a close
 32 “Morning Joe” network
 36 In the style of
 37 ‘90s music holders, for short
 38 Spherical shape
 40 Pitcher’s stat
 41 String quartet instrument
 43 Relaxing resort
 44 Playfully hit
 45 Part of a circle
 47 Neat and clean
 49 Projectile that’s folded
 54 Royal residences
 55 In general
 57 Regarding
 58 On the job
 60 Stuffed bear
 61 Halt
 62 Use a stopwatch
 63 Lawn-trimming tool
 64 Belonging to that lady
 65 Biblical son of Seth
 66 Before, poetically
- DOWN**
 1 Kept in the loop, in a way
 2 Coming up
 3 1945 conference site
 4 Miami’s NFL



SUDOKU

By the Mephram Group

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



For answers to the crossword and Sudoku puzzles, see page A3.

- team
 5 Big day for a startup: Abbr.
 6 Fiber-__ cable
 7 “Ask again later”
 8 Some South Pacific Islanders
 9 Austrian painter of “The Kiss”
 10 Cosmetician
- Lauder
 11 Trials and tribulations
 13 Princess’s headwear
 14 Quarterback takedowns
 21 Performed in a cast
 23 Ascend

- 25 Chicago airport code
 28 Non-PC computer
 29 Bitter beer
 30 Good buddy
 33 Never before seen
 34 Supportive undergarment
 35 Purr-fect pet
 37 WordPerfect software company
 38 Performs surgery
 39 Building accessibility features
 42 Portable computers
 43 Enjoy the slopes
 44 Looked impolitely
 46 Give rise to
 48 Piece of dinnerware
 49 Ctrl-V
 50 Fur company founder
 51 Sean of “Stranger Things”
 52 Gentle poke
 53 Respected tribe member
 54 Paper money, for example
 56 Jane of British lit
 59 “According to me,” in text-speak

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12:59

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53

Los Angeles Times

TimesOC

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

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

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

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

Fountain Valley resident selected as chairman of OCTA

BY CITY NEWS SERVICE

Businessman Tam T. Nguyen was voted in Monday as the new chairman of the Orange County Transportation Authority. Nguyen, who was vice chairman last year, is one of two public servant members of the authority's board and is a co-owner of Advance Beauty College. The Fountain Valley resident takes over for outgoing Chairman Gene Hernandez. Orange County Supervisor Doug Chaffee was

tapped to be this year's vice chairman. "Since being appointed to serve as a public member on the OCTA board in 2021, I have witnessed firsthand how much this agency is making a difference in helping to enhance travel options for residents, businesses and visitors," Nguyen said. "I am grateful for the tremendous amount of trust of my fellow board members in selecting me as their chair, and I look forward to working with them as stewards of the public's

funds to continue innovating and delivering a balanced, equitable and sustainable transportation system for Orange County's diverse communities." Newly appointed board members this year include Anaheim Mayor Ashleigh Aitken, Santa Ana Mayor Valerie Amezcua, Garden Grove Councilwoman Stephanie Klopfenstein and Costa Mesa Mayor John Stephens.

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BUSINESSMAN Tam T. Nguyen, shown in a 2020 file photo addressing the media about a mask drive during the pandemic, was voted in Monday as the new chairman of the Orange County Transportation Authority. Nguyen is a Fountain Valley resident.

File Photo

VOICE

Continued from page A1

views. The morning show hours are from 7 to 10 a.m. Steinfeld also sits down with the mayor of Laguna Beach at 8 a.m. every Thursday. "Ed has been our partner at the Chamber [of Commerce] since 2019, when I started with the Chamber," said Paula Hornbuckle-Arnold, chair of the organization's board. "He's always engaged in our business community. He makes a point to study and understand the businesses that he's interviewing at "Chamber Chat" on Friday mornings. He researches his topics. He is the go-to guy for anything you want in

Laguna information-wise." Dozens showed up to congratulate Steinfeld at Thursday's event, and he spent a good 10 minutes thanking his supporters. He wrapped up by drawing attention to some artwork on the wall of his studio by local artist Tatyana Zen, who has exhibited at the Sawdust Art Festival. The pieces were of Taylor Hawkins, Mick Jagger and Bob Marley. Steinfeld then invited his partner, Ann Marie McKay, who is the city clerk, to cut the ribbon with him. "We literally play every song ever recorded," Steinfeld said in a news release leading up to the ribbon cutting. "I'll go right from Miles Davis to Jimi Hendrix, from Count Basie to

"I'll go right from Miles Davis to Jimi Hendrix, from Count Basie to the Rolling Stones, and the beautiful Billie Holiday to Adele and Taylor Swift ..."

— Ed Steinfeld

the Rolling Stones, and the beautiful Billie Holiday to Adele and Taylor Swift — one following the other. There are no specialty shows or anything like that. It's the same form that I digest my music at home."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

CROSSWORD AND SUDOKU ANSWERS

B	A	Y			D	I	O	N		S	K	E	W		
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2	5	7	1	8	6	3	4	9
9	6	1	7	3	4	8	2	5
4	3	8	2	9	5	6	7	1

MARKETPLACE

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NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. **23-38976-JY**
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **JESVINE LLC, 6608 IRVINE CENTER DR., IRVINE, CA 92618**
Doing Business as: **TIGER SUGAR**
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: **NONE**
The name(s) and address of the Buyer(s) is/are: **PLENTEA OF PROSPERITEA LLC, 312 SIMPLICITY, IRVINE, CA 92620**
The assets to be sold are described in general as: **FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, AND ALL TRANSFERABLE PERMITS, LICENSES** and are located at: **6608 IRVINE CENTER DR., IRVINE, CA 92618**
The bulk sale is intended to be consummated at the office of: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the anticipated sale date is **JANUARY 30, 2024**
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
[If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the last date for filing claims shall be **JANUARY 29, 2024**, which is the business day before the sale date specified above.
Dated: **12/26/2023**
BUYER: **PLENTEA OF PROSPERITEA LLC**
2071579-PP DAILY PILOT 1/12/24

BSC 224456
NOTICE OF PETITION TO ADMINISTER ESTATE OF: Orell Harris Zaeske
30-2023-01369010-PR-PW-CMC
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Orell Harris Zaeske.**
A PETITION FOR PROBATE has been filed by **Laurel Zaeske** in the Superior Court of California, County of **ORANGE.**
THE PETITION FOR PROBATE requests that **Laurel Zaeske** be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on **Feb 29, 2024 at 1:30 p.m. in Dept. CM06** located at: **3390 HARBOR BLVD. COSTA MESA, CA 92626**
The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner:
Laurel Zaeske
IN PRO PER
4009 Marcus Avenue
Newport Beach, CA 92663
Published in the NEWPORT HARBOR NEWS PRESS combined with the DAILY PILOT on: 1/11, 1/12 & 1/18/2024

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Legal Notices

NOTICE OF TRUSTEE'S SALE T.S. No. 20-20265-SP-CA
Title No. 200114376-CA-VOI A.P.N. 412-213-09 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/30/2004. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Samuel Sardon, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/10/2005 as Instrument No. 2005000018326 (or Book, Page) of the Official Records of Orange County, California. Date of Sale: 02/06/2024 at 12:00 PM Place of Sale: At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701 Estimated amount of unpaid balance and other charges: \$683,790.87 Street Address or other common designation of real property: 925 Azalea Drive, Costa Mesa, CA 92626 A.P.N.: 412-213-09 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 20-20265-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 20-20265-SP-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 12/27/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line ; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4805540 01/05/2024, 01/12/2024, 01/19/2024

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BOYS' SOCCER

Olivier Renard lifts Newport Harbor over CdM

BY ANDREW TURNER

Olivier Renard got his head to a long throw-in by Jake Shubin, deflecting the ball inside the far post to give the Newport Harbor boys' soccer team an early lead.

In a passion-filled rivalry game, the Sailors had struck first, and the towering Renard was mobbed by his teammates at the corner flag on the Newport Harbor sideline.

The set-piece goal — buried in the second minute — held up, continuing a run of outstanding play by Newport Harbor. The Sailors kept the pressure on and walked away with a 1-0 victory at home in the Surf League opener on Wednesday, their eighth shutout in a dozen matches.

"It's a blessing," Renard said of playing a prominent role as a senior. "I've waited four years just to be in this position, especially to score on CdM. I've never beat them in my life, so I'm glad I could score and actually get a win. That's all I really

care about. I just want to win."

Newport Harbor (10-1-1) extended its winning streak to nine games, behind a back line that featured Hayden Baker, Jack Davey, Renard and Landon Baker.

The Sailors worked in concert to dispossess the Sea Kings from the ball. When Newport Harbor got the ball back, it was in attack mode, the likes of Oswaldo Portillo, Beck Brosnan, Renard and CdM transfer Eduardo Hopkin furnishing multiple scoring opportunities.

Matt Wood made six saves for CdM (3-4-4), his best likely a lunging effort to get enough of Brosnan's bid that was ticketed to sneak inside the right post in the 51st minute.

"They had so many chances," CdM coach Eddie Bairam said. "Matt Wood, I think he was the best player on the pitch tonight. I think he was the man of the match tonight, if we're honest. He made some big, big saves."

Center back Callum

Cianfrani also showed well, playing a physical game and making several key tackles in and around the box for the Sea Kings.

Corona del Mar's best chance had come four minutes into the second half. Bryce Roberts brought the ball down the left wing, then traversed the goal line before playing the ball to Matt Riker, who pulled his shot wide of the left post.

The Sea Kings would be unable to create another scoring opportunity until the final play. Gavin Karam sent a 30-yard free kick in on goal, but it bounced into the waiting arms of Sailors goalkeeper Rocco Villareal (three saves), who left no rebound. The referee's whistle sounded thereafter.

"It's just a matter of everybody does their job the right way, the best way they can," said Newport Harbor coach Ignacio Cid, who called the win "super emotional" for his team. "You can just tell it's not because they want to do a good job, but they want the



James Carbone

NEWPORT HARBOR goalie Rocco Villareal makes a save against Corona del Mar on Wednesday in the Battle of the Bay boys' soccer match.

team to do a good job, and they want to sacrifice themselves for the success of the group. If we can teach the kids that, then we're in good shape."

Brosnan, another senior experiencing a win over the

crosstown rival for the first time, called the matchup the "best game every year."

"Everyone in the whole school comes out for it," Brosnan said. "Soccer doesn't have the same turnout that other sports do,

but Battle of the Bay, everyone always gets fired up, so you want to show up for your classmates and everyone at your school."

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SPACE

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said they have not yet decided on the most suitable business for the space.

"We've had lots of interest, but we're being a little particular about who we think is the right fit for the space. We're looking for somebody that is able to

maximize use of the space. The previous tenant had pretty limited hours and then when they reopened after COVID, restaurants in general and staffing those types of businesses was challenging," she said. "We know the space is unique, but it's a great amenity that takes a special operator with the right business model."

Wooding Whitlinger said the lease is negotiable and the city is looking at a low rent and percentage rate to better accommodate when business may be slow. LoopNet.com lists the rent sought as \$12 per square foot annually. They are also hoping to find a long-term tenant of at least three to five years. The city is conducting an informal pre-

liminary review of some of the proposals but is planning on continuing to advertise the space in the interim.

The lease will need to go before the City Council for approval when a tenant has been selected, Wooding Whitlinger said.

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APPEALS

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City of Redondo Beach vs. Padilla (2020), that he says support the idea that charter cities are not just subdivisions of the state.

"They're standalone, and have a right to sue in federal court," he said. "The federal court is a forum to redress federal violations of law. If, upon appeal, the

Ninth Circuit agrees with us, then we're going to be able to proceed with a very robust challenge to the state's RHNA mandate scheme. And we'll be able to do that in federal court, which is what we aimed to do from the very beginning."

Huntington Beach's conservative City Council majority has refused to adopt a state-compliant housing element including the RHNA

requirements. The state sued last April, though a judge ordered a stay in that lawsuit until the federal case was decided.

The issue has been political, with some convinced the city is wasting its time and resources fighting a losing battle. But city leaders have stated they have no desire to see the city lose its suburban way of life.

"The city's ongoing fight against the state for local

control of our city's development is imperative," Mayor Gracey Van Der Mark said in a statement Thursday. "These housing mandates are a prime example of state overreach, and I applaud our city attorney and his staff for not only protecting our city, but also our City Council's 1st Amendment rights."

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LEGAL NOTICE

**NOTICE TO CONTRACTORS CALLING FOR BIDS
COAST COMMUNITY COLLEGE DISTRICT**

NOTICE IS HEREBY GIVEN that the Coast Community College District ("DISTRICT"), acting by and through its Board of Trustees, will receive sealed bids for the award of a contract for the following named Project. Bids will be received up until, but not later than, the bid deadline listed below.

Project Name: **Orange Coast College Steel Building Installation**
Bid Number: **Bid #2195**
Advertisement: **1/12/24 & 1/19/24**
Pre-Bid RFI Deadline: **1/26/24, 12:00 P.M.**
Bid Deadline: **2/1/24 Prior to 10:00 A.M.**

A MANDATORY pre-bid job-walk will be held at 9:00 A.M., January 23, 2024, Maintenance & Operations, 2701 Fairview Rd, Costa Mesa, CA 92626.

Place of Bid Receipt: All bids shall be submitted electronically via the PlanetBids Vendor portal located on the District Website (<https://pbsystem.planetbids.com/portal/36722/bo/bo-detail/113162>), including the forms furnished by the District, prior to the bid closing date and time, and results will be available immediately upon the close of bids. Incomplete, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness.

Project Description: Erect an owner provided steel framed building on existing slab. If any of the owner provided materials are found to be damaged or defective or missing the contractor will notify the College's agent immediately. Lifts and other equipment needed to assemble the building to be provided by the contractor. Furnish and install (1) 10' X 12' and (1) 12' X 12' sectional 20 gauge rolling steel door. Installation shall include (1) electric operator on each door. Includes manual chain hoist for emergency use, (1) three button control unit, safety photo eye, heavy duty limit assembly, drive chain and mounting bracket. Connect to existing power, adjust, lube and check operation. Complete scope of work can be found within the PlanetBids project description. It is anticipated that the project construction will commence on February 22, 2024, and be complete by April 25, 2024.

Each bidder shall be a licensed contractor pursuant to Business and Professions Code Section 7028.15 and Public Contract Code Section 3300. The District requires that the bidder possess at the time of bid, and maintain throughout the duration of the Agreement, the following license classification(s):

Bid Package	Trade	License	Engineer's Estimate
1	General	B	\$130,000

DIR Registration. Each bidder submitting a proposal to complete the work, labor, material, and/or services ("Work") subject to this procurement must be a Department of Industrial Relations ("DIR") registered contractor pursuant to Labor Code Section 1725.5. A bidder who is not a DIR-registered contractor when submitting a proposal for the Work is deemed "not qualified" and the proposal of such a Bidder will be rejected for non-responsiveness. Pursuant to Labor Code Section 1725.5, all subcontractors identified in a Bidder's subcontractors' list shall be DIR-registered contractors as well.

Prevailing Wage Rate ("PWR") Monitoring and Enforcement. The Work is subject to payment of the PWR. The Contractor and all Subcontractors of every tier shall pay laborers performing any portion of the Work not less than the PWR established for the labor provided. Pursuant to Labor Code Section 1771.4(a)(4), PWR monitoring, and enforcement shall be by the DIR.

More information regarding this project can be found on the PlanetBids Vendor portal listed above. Further inquiries should be directed to the District's Purchasing Department at purchasing@cccd.edu.

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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 January 25, 2024 at approx. 2:00P.M. at www.storage-treasures.com: Melvin Rushing, Terry Rahmatulla, Eric Villarreal 1/5, 1/12/24 **CNS-3770120# DAILY PILOT**

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. **18372KM** NOTICE IS HEREBY GIVEN to all creditors of the within names Seller(s) that a bulk sale is about to be made on personal property hereinafter described. The name(s), business address(es) to the seller(s) are: **QUORUM ENTERPRISES, INC., 17382 EASTMAN, IRVINE, CA 92614** The location in California of the Chief Executive Officer of the Seller(s) is: **17382 EASTMAN, IRVINE, CA 92614** Doing Business as: **TOP HAT PRODUCTIONS AND LORI'S KITCHEN** The name(s) and address of the buyer(s) is/are: **CANYON CATERING & EVENTS, INC., 5750 E. LA PALMA AVE, ANAHEIM, CA 92808** The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL** and are located at: **17382 EASTMAN, IRVINE, CA 92614** All other business name(s) and address(es) used by the seller(s) within three years, as stated by the seller(s), is/are: **NONE** The bulk sale is intended to be consummated at the office of: **ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780** and the anticipated sale date is **JANUARY 30, 2024** The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided:] The name and address of the person with whom claims may be filed is: **ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780** The last date for filing claims shall be **JANUARY 29, 2024**, which is the business day before the sale date specified above. Dated: **01/05/2024** **CANYON CATERING & EVENTS, INC. QUORUM ENTERPRISES, INC. 2073038-PP DAILY PILOT 1/12/24**