

# Daily Pilot

SATURDAY, JANUARY 13, 2024 /// dailypilot.com

## Crash report blames 'right yaw'

A sudden veer the pilot could not control led to helicopter crash that killed H.B. police officer, final NTSB report says.

BY LILLY NGUYEN

The pilot of a Huntington Beach police helicopter that crashed in Newport Harbor two years ago was unable to stabilize the vehicle's trajectory after it suddenly veered right, according to the final report on the cause of the accident released by the National Transportation Safety Board in December.

Under a contract service agreement with the city of Newport Beach, the Huntington Beach Police Department was providing law enforcement air support when a call for assistance came in from Newport police on the night of Feb. 19, 2022. The crash occurred as the unnamed pilot and Officer Nicholas "Nick" Vella were in the chopper off the coast of the neighboring city, observing a fight.

As Vella was reporting his observations to other police, the pilot was holding the helicopter steady to keep an infrared camera trained on the scene out of concern that one individual would begin fighting an officer when the helicopter suddenly "yawed aggressively to the right" and corrective measures made by the pilot to prevent the descent were non-responsive.

The helicopter crashed into the waters near Lido Peninsula. The pilot escaped with injuries, but Vella, a 14-year veteran of the department, died.

The 17-page NTSB report con-

See **Crash**, page A3

## ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

**LAGUNA BEACH BOYS' SOCCER TOPS MARINA FOR FIRST WIN IN WAVE LEAGUE** PAGE A6



Courtesy of Jeffrey Skarvan

**LAGUNA BEACH** is calling on artists to enter a banner competition. The winning entries will be displayed during the summer months. Above, a work by Jeffrey Skarvan hangs near Main Beach.

## Art banner contest is back in Laguna Beach

BY ANDREW TURNER

Laguna Beach is seeking artistic designs again for its banner competition.

The contest is run by the Laguna Beach Arts Commission, with winners seeing their work displayed throughout town during the summer months.

Eligibility for the competition is restricted to Orange County

residents of at least 18 years of age. City employees, council members, board members and commissioners in Laguna Beach are not eligible.

Artists are asked to submit a color design, drawn to scale at 4 inches by 16 inches. The creatives should not sign their submitted design. A professional resume is also requested, along with three images that demon-

strate ability to execute large-scale projects.

Applications must be completed and submitted along with designs to the Cultural Arts Department at City Hall, 505 Forest Ave., by 5:30 p.m. on Monday, March 4. Alternatively, they may be submitted to public art coordinator Karen Wood

See **Contest**, page A6

## OBITUARY



File Photo

**WILLIAM "BILL" KETTLER** speaks during a time capsule opening at the former Kettler Elementary School in Huntington Beach in 2022.

## Longtime Surf City resident, advocate dies at 101

Bill Kettler's discovery of an ancient graveyard in the 1930s eventually helped preserve some of Bolsa Chica Wetlands.

BY MATT SZABO

William "Bill" Kettler discovered two Native American skeletons, clogged stones and other artifacts in the area now known as the Bolsa Chica Wetlands when he was a young teenager in the early 1930s.

Those would be a game changer for Huntington Beach in the decades to come, as Kettler's discovery of an ancient graveyard is credited with helping to quell development plans in the area and preserve the space.

Kettler contributed a lot to the city he called home for more than a century.

He died Sunday at the age of 101 after going into hospice care in recent weeks and suffering from dementia, said his son, Howard Kettler.

"Although it's hard to say goodbye, we hold a lot of great memories of our father and the time we shared together," Howard Kettler said. "Dad was quite proud to have grown up in Huntington Beach and to be active in Huntington Beach affairs through all the years."

Bill Kettler was born in Garden Grove on March 10, 1922, but lived his entire life in Huntington Beach, except for time spent at UCLA in college and the United States Army Air Corps (Air Force) during World War II.

He grew up on a farm on Springdale Street, just south of

See **Obituary**, page A5

## Costa Mesa hires temporary animal services provider

BY SARA CARDINE

After receiving notice from a local animal hospital relaying plans to terminate a longstanding arrangement with Costa Mesa to treat domestic animals found on the city's streets, officials have found a temporary provider in the nonprofit Priceless Pets.

City leaders have agreed to pay the organization up to \$30,000 per month to become Costa Mesa's animal control intake center on an emergency basis, while still continuing to provide adoption services for pets housed longer than seven days.

The temporary agreement became effective Dec. 12 and allows Priceless Pets to subcontract with Newport Mesa Animal Hospital

adjacent to the adoption center, at 1536 Newport Blvd., to provide veterinary services to shelter animals in the nonprofit's care.

Further, members of Costa Mesa Police Department, which assumed animal control duties from the city's Parks and Community Services Department last year, will have 24-hour access to the facility should an animal need to be sheltered after hours.

Priceless Pets, which has overseen animal adoption in Costa Mesa since 2018, currently runs an adoption center in Claremont and operates a vet clinic and adoption center in the City of Industry and Chino Hills.

Its arrangement with Costa

See **Animal**, page A3

**"They have things in place for the longer term. But the real issue is the building. At some point, they're going to need a bigger building."**

— Becca Walls

Chair of Costa Mesa's Animal Services Committee



Courtesy of the city of Costa Mesa

**VOLUNTEERS WITH** the nonprofit Priceless Pets pose with a pair of feline wards in this undated photo.

THE CROWD | B.W. COOK

# Guests clad in resort chic support Childhelp

The Newport Beach Country Club recently welcomed the devoted crowd supporting the Childhelp mission for its 10th annual gala and fundraiser benefiting children facing some of the most severe disadvantages of neglect, abuse and abandonment.



Orange County Childhelp Chapter co-presidents **Pam Pharris** and **Gina Van Ocker** rallied donors for the evening party that carried a Palm Springs theme, "P.S. I Love You." The iconic marketing theme, which has identified the desert resort enclave for decades, was appropriate, as the Childhelp mission, "For the Love of a Child" is surely compatible.

The gathering, raising a very serious six-figure sum for the welfare of Childhelp kids, was a love fest of like-minded supporters intent on making a difference in the life of a child at Christmas and all times of the year.

The crowd converged in the handsome reception area of the club's ballroom, dressed in Palm Springs pink and white, with an assortment of multihued pastel garments inspired by the Lilly Pulitzer design ideal of resort chic. Cocktails and hors d'oeuvres were passed as the Childhelp men, husbands of the ladies committee, sold opportunity drawing tickets.

Led by the men's group chairs **Scott Amling** and **Bud Pharris**, the guys



Photos by John Watkins

**THE O.C.** Chapter of Childhelp 2023 Women's Committee gathered at the winter gala at Newport Beach Country Club.



**LILLY JAMES**, Kylie Knight, Taylor Zenk and Trevor James attend the Childhelp gala at Newport Beach Country Club.

joined the ladies including **Katherine Meredith**, **Susan Hill**, **Patrica Ford**, **Jill Glick**, **Tracy Abel**, **Diana Miner** and **Debra Violette** in greeting some 250 arriving guests.

With the evening energy at full pitch, the Newport Beach Country Club ball-

room doors were opened for dinner and dancing as the cocktail reception along with the party gaming tables remained in play on the country club terrace overlooking the golf course in the shadow of the Fashion Island towers.



**DAVID JAMES**, Kristen James, Jacquie Casey and Michael Casey were honored at the Childhelp event.

The band brought revelers up and on their feet as emcee and auctioneer **Zack Krone** kept the jokes flowing interspersed with

sentimental nods to folks who have been part of the Childhelp "family" for decades. Among the most celebrated this season

were **Kristin James**, awarded the Benevolent Heart Award. The much-loved Kristin, also known as Good Buy James, is Newport's famous designer-consignment expert and sought after best pal to an adoring circle of local go-getters. She attended with husband **David James**.

At the very top of the honored guest list were the uber-generous **Jacquie** and **Michael Casey**. Recognized for giving more than \$600,000 to Childhelp, the Casey philanthropy comes from a genuine spirit. Long before reaching financial success in business, the Caseys were supporting Childhelp with whatever gifts their budget could afford. Good fortune enabled a subsequent ability to make a major impact through tremendous sharing of personal treasure. That is the definition of philanthropy.

The Jameses and the Caseys received standing ovations during dinner tributes led by Childhelp National board member and local O.C. founder and superstar advocate **Patti Edwards**, joined by husband **Jimmy Edwards** fronting the annual event.

Also deserving praise for their personal commitment were donors the Janet and Wilfred Rood Foundation, Joanne and Mike Abel, Becky Cooper, Erna Minkoff, Christine Bren, "Make My Day Beautiful" and Stephanie Rogers. By evening's end, some \$315,000 was tallied at this special night 120 miles west of Palm Springs in Newport Beach.

To learn more about the work of Childhelp visit [childhelp.org](http://childhelp.org).

**B.W. COOK** is editor of the Bay Window, the official publication of the Balboa Bay Club in Newport Beach.

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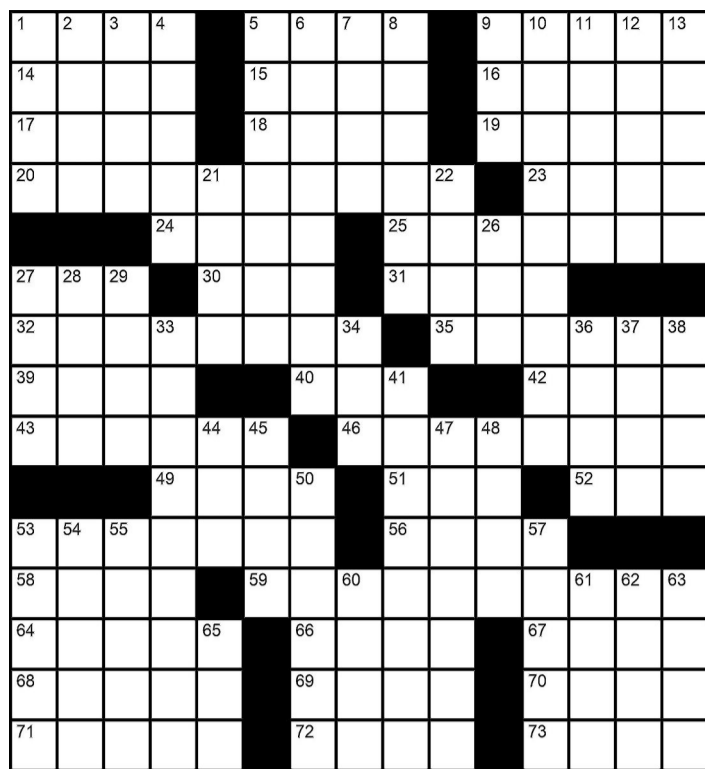
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**THE DAILY COMMUTER PUZZLE**

By Jacqueline E. Mathews

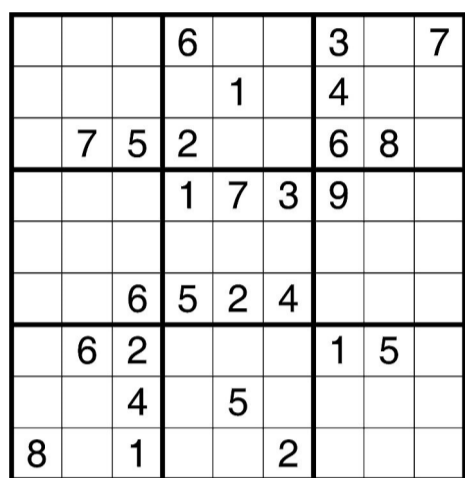
- ACROSS**  
 1 Brit baby carriage  
 5 Kitty's sound  
 9 Practices boxing  
 14 Mystical glow  
 15 As well  
 16 Knot again  
 17 Begin to move  
 18 Go up  
 19 Potter's Potions professor  
 20 2014 Taylor Swift #1  
 23 Long slog  
 24 Indigenous Scandinavian people  
 25 Mischievous youngsters  
 27 Defunct airline  
 30 "Ghosts" network  
 31 Brand symbol  
 32 Construction workers' headgear  
 35 Prada's sister brand  
 39 Archipelago part  
 40 Look at  
 42 Separate by type  
 43 Athletic pursuits  
 46 Scholar's sphere  
 49 Performs like Dr. Dre  
 51 Mustangs' sch.  
 52 Flue flakes  
 53 Meticulous craftsperson  
 56 "\_\_\_ of the D'Urbervilles"  
 58 Bourbon grain  
 59 Fuzzy eight-legged critters  
 64 Last Greek letter  
 66 Bread with chutney  
 67 Water carrier  
 68 Enjoys a newspaper  
 69 Give off  
 70 Odd's opposite  
 71 Totally uncool  
 72 Risque



**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).



**For answers to the crossword and Sudoku puzzles, see page A5.**

- 73 Musical silence instrument  
 6 Snobs  
 7 \_\_\_ buco  
 8 Deplorably bad  
 9 Grads-to-be: Abbr.  
 10 Top-floor apartment  
 11 Pong maker  
 12 Mature  
 13 Tries to find

- 21 A pop  
 22 Gift tag word  
 26 Movie explosion tech  
 27 \_\_\_ end up  
 28 Stinging insect  
 29 Guitar-playing Guthrie  
 33 Heroic spirit  
 34 Vast body of water  
 36 "Starry Night" spot, for short  
 37 Colored eye part  
 38 Salt Lake City's state  
 41 Beyond delighted  
 44 Prof's helpers  
 45 Minor argument  
 47 Free wi-fi, say  
 48 Shelf accumulation  
 50 Trap setter  
 53 Squirrel's morsel  
 54 Juliet's love  
 55 Trick or \_\_\_  
 57 "Splendid!"  
 60 Italia's capital  
 61 As it happens  
 62 Mimics  
 63 Shipped  
 65 Pose a question

Tribune Media Services

**CRASH**

Continued from page A1

firms details from the initial investigation but adds that the pilot's fatigue may have also played a role in the crash.

Authorities said in the report, "Examination of the airframe and engine did not reveal any anomalies that would have precluded normal operation." Investigators said the probable cause was "the helicopter's encounter with unanticipated right yaw during a low-altitude, low-air-speed, tight-radius orbit."

It also noted the pilot may have been distracted by his concern for the officers on the ground and that his fatigue from an early waking time may have inhibited his ability to make a recovery.

The pilot was returning from an out-of-state trip and had woken up at 4 a.m. that day before taking a commercial flight to Long Beach and reporting for his shift at the Huntington



James Carbone

**FLOWERS SURROUND** a photograph of Huntington Beach Police Officer Nick Vella at a memorial for him in February 2022.

Beach Police Department at 3 p.m. Authorities said the department did not have any policies in place relating to crew rest requirements prior to reporting for duty.

"The Huntington Beach Police Department is in receipt of the NTSB's Report on the crash of our HB1 helicopter almost two years ago," Huntington Beach spokeswoman Jennifer

Carey said on Friday. "As is the case with any incident, the department is reviewing existing policies and procedures designed to enhance the safety of our officers and community."

Vella was widely mourned by his community and other police agencies.

[lilly.nguyen@latimes.com](mailto:lilly.nguyen@latimes.com)  
 Twitter: @lillbirds

**ANIMAL**

Continued from page A1

Mesa comes more than a month after the city received notice from Newport Center Animal Hospital — which was providing veterinary care for the city under a \$20,000 monthly agreement, according to city records — it was voluntarily ending its contract.

"They were notifying us that they were unable to continue the veterinary services," said Costa Mesa Director of Finance Carol Molina, whose department handles purchasing and has been arranging the emergency agreement.

A veterinarian with that facility, Dr. Anthony Rizk, had been acting as the main service provider for Costa Mesa but is no longer working at the clinic. Managers for Newport Center Animal Hospital did not immediately respond to a request for comment Friday.

Both the veterinary serv-

ices contract and the previous contract the city had maintained with Priceless Pets for animal adoptions expired in June 2023, meaning both providers were continuing on a month-to-month basis.

The city issued a request for proposals from potentially permanent providers and is reviewing an unspecified number of bids. Molina said city officials would prefer all domestic animal care to be consolidated into one contract, rather than dealing separately for adoption and veterinary services.

"At this point, that's the preference," she said.

Costa Mesa resident Becca Walls, who chairs the city's Animal Services Committee, said she tried to get city leaders to start thinking about the RFP process before the contracts expired, to no avail.

"Here we are, the contracts have been up for six months now and they're in crisis mode," she said. "I think Priceless Pets will

make it work. They have things in place for the longer term. But the real issue is the building. At some point, they're going to need a bigger building."

Priceless Pet Rescue co-founder and Executive Director Lisa Price did not respond to requests for comment, but the nonprofit on Dec. 26 shared news of the Costa Mesa arrangement on social media.

"We could not have done this without YOU!" the posts read. "Our supporters are the reason why we are able to do things like this. Thank you for all the support throughout the years."

Molina said Thursday she hopes to bring forth a recommendation for a new permanent animal care services contract to the Costa Mesa City Council soon.

"We want to ensure a smooth transition," she added. "That's our goal and what's best for the city."

[sara.cardine@latimes.com](mailto:sara.cardine@latimes.com)  
 Twitter: @SaraCardine

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**CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY**

**NOTICE IS HEREBY GIVEN** that on January 9, 2024, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

**ORDINANCE NO. 2024-1**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING SECTIONS 17.35.030 (BAYWARD LOCATION OF PIERS AND FLOATS) AND 17.35.060 (BALBOA ISLAND – NONCOMMERCIAL PIERS) OF THE NEWPORT BEACH MUNICIPAL CODE AND REPEALING CITY COUNCIL POLICY H-1**

The Ordinance would transfer the entirety of City Council Policy H-1 into the Newport Beach Municipal Code (NBMC) and amend sections 17.35.030 (Bayward Location of Piers and Floats) and 17.35.060 (Balboa Island – Noncommercial Piers) to eliminate potential guesswork by addressing the harbor in an area-by-area manner to provide clarity as to what is allowed and when Harbor Commission approval is required.

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 January, 2024, by the following vote:

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

Second reading of Ordinance No. 2024-1 will occur at the January 23, 2024 City Council meeting. If adopted on January 23, 2024, the Ordinance shall become final and effective 30 days after adoption.

Dated this 10th day of January, 2024.

/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, January 25, 2024, 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:

**Balboa Yacht Club** - A request for a limited term permit (more than 90 days) and coastal development permit to allow two trailers to be used as a temporary kitchen while the Balboa Yacht Club's permanent kitchen is remodeled. The trailers would be driven to the site and parked side-by-side within a fully paved and fenced boat storage area. The request does not involve construction. Upon completion of the permanent kitchen, the temporary kitchen trailers would be driven off the site.

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 or before the public hearing. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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](http://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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laurel Reimer, Consultant Planner, at [lrreimer@sagecrestplanning.com](mailto:lrreimer@sagecrestplanning.com), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0167  
**Activity:** Limited Term Permit (More than 90 Days) and Coastal Development Permit

**Zone:** Private Institutions (PI) and Public Facilities (PF)  
**General Plan:** Private Institutions (PI) and Public Facilities (PF)

**Coastal Land Use Plan:** Private Institutions (PI-A) and Public Facilities (PF)  
**Filing Date:** November 1, 2023

**Location:** 1801 Bayside Drive  
**Applicant:** Balboa Yacht Club

**NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 18345KM**

**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: **A LITTLE DYNASTY LLC, 17072 GILLETTE AVENUE, IRVINE, CA 92614**

The location in California of the Chief Executive Officer of the Seller(s) is: **3 FAIRVIEW, IRVINE, CA 92602**

Doing Business as: **A LITTLE DYNASTY CHINESE SCHOOL**

The name(s) and address of the buyer(s) is/are: **KEVIN CHAO, VENTA MEI-JUNG SU, AUSTIN WU AND CHRISTINE LEU, 816 JUNIPER RIDGE, AZUSA, CA 91702**

The assets to be sold are described in general as: **FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL** and are located at: **17072 GILLETTE AVENUE, 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 **FEBRUARY 1, 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 31, 2024**, which is the business day before the sale date specified above.

Dated: **DECEMBER 27, 2023**  
**BUYER: KEVIN CHAO, VENTA MEI-JUNG SU, AUSTIN WU AND CHRISTINE LEU**  
**SELLER: A LITTLE DYNASTY LLC**  
**2079084-PP DAILY PILOT 1/13/24**



**CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 25, 2024, 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:

**Sedrak Residence** - A coastal development permit (CDP) to allow the remodel and addition of an existing 2,714-square-foot single-unit dwelling. The proposed addition is approximately 200 square feet and includes a new third floor at 29-foot-tall, with covered and uncovered decks. The addition is greater than a 10% increase in height, therefore the proposed project requires a CDP. The proposed development includes additional appearances such as walls, fences, patios, hardscape, drainage devices, and landscaping.

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 or before the public hearing. 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. 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. 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](http://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 before 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, [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0132  
**Activity No.:** Coastal Development Permit

**Zone:** Two-Unit Residential (R-2)  
**General Plan:** Two Unit Residential (RT)

**Coastal Land Use Plan:** Two Unit Residential – (30.0-39.9 DU/AC) – (RT-E)  
**Filing Date:** July 21, 2023

**Location:** 421 Edgewater Place  
**Applicant:** Jodi DiTolla

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### LEGAL NOTICE



#### CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Tuesday, January 23, 2024**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Baldwin & Sons Medical Office** – A request to convert a portion of the existing subterranean private parking area beneath the general office building at 20 Corporate Plaza into a 5,081-square-foot medical office. The project would require the following City approvals to implement:

- **General Plan Amendment:** Amending Anomaly Number 34 of Table LU2 in the General Plan Land Use Element to increase the maximum development limit by 2,711 square feet for a maximum development limit of 471,591 square feet.
- **Planned Community Development Plan Amendment:** Amending the Corporate Plaza Planned Community (PC-17) Development Plan to allow a maximum gross building floor area of 471,591 square feet and to add "medical office" as an allowed use for Building Site 20.
- **Conditional Use Permit:** Allowing an adjustment to the required off-street parking by waiving four required parking spaces for the new medical office.

**Development Agreement:** Approving a development agreement providing development rights in exchange for public benefits in accordance with Chapter 15.45 (Development Agreements) of the Newport Beach Municipal Code.

The project is categorically exempt under Section 15303 - Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines. **NOTICE IS HEREBY FURTHER GIVEN** that on December 21, 2023, by a vote of 6 ayes and 1 absent, the Planning Commission of the City of Newport Beach recommended that the City Council adopt Baldwin & Sons Medical Office project, as described above.

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. 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, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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.

For questions regarding details of the project please contact Joselyn Perez, Associate Planner, at 949-644-3312.

**Project File No.:** PA2022-0158 **Activity No.:** General Plan Amendment, Planned Community Development Plan Amendment, Conditional Use Permit, Development Agreement

**Zone:** PC-17 (Corporate Plaza Planned Community) **General Plan:** CO-R (Regional Commercial Office)

**Location:** 20 Corporate Plaza **Applicant:** Baldwin & Sons

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

#### CITY OF COSTA MESA ORANGE COUNTY, CALIFORNIA NOTICE INVITING BIDS

**NOTICE IS HEREBY GIVEN** that the City of Costa Mesa ("City") invites sealed bids, to be submitted electronically only, for the following project:

#### TEWINKLE PARK LAKES REPAIR AND REHABILITATION PROJECT, CITY PROJECT NO. 23-10

1. **BID SUBMISSION AND OPENING:** Bids must be submitted electronically via the City of Costa Mesa's PlanetBids portal before the deadline of **4:00 P.M., Monday, February 12, 2024**, at which time or shortly thereafter the City Clerk will open bids electronically. The bid results will be posted online via PlanetBids. No paper bids or any other form of submittal will be accepted. Any bid received after the scheduled closing time for the receipt of bids will be rejected. The City is not responsible for and accepts no liability in the event a response is late due to any network, internet, or any other technical difficulty or interruption. It shall be the sole responsibility of the bidder to ensure that his/her/its bid is received by the deadline.

To access the bid documents and bid on this project, potential vendors and bidders must first register through the City's PlanetBids portal at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=45476>.

2. **SCOPE OF WORK AND BID DOCUMENTS:** The scope of work generally consists of all labor, parts, tools, materials, equipment, deliveries, setup, mobilization, etc., to fully repair and rehabilitate the lakes at TeWinkle Park (a.k.a. TeWinkle Park Lakes). The work includes, but not limited to, the following: mobilization, site fencing, and erosion protection; drainage of the lakes including temporary discharge permit, temporary pipes and hoses for drainage operations; construction survey and layout verification of subgrades, lake outline, pipelines, and all associated facilities; capture and transfer aquatic wildlife; installing new lake liner; construction of aquatic plants; installing new pump stations and structures; aeration; electrical wiring and ancillary work to connect to control panels, pumps, and control systems; etc. Complete description of the scope of work can be found in the bid documents.

The plans, specifications, and bid documents for this project can be obtained via the City's PlanetBids portal at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=45476>.

It is the bidder's responsibility to ensure that the most current version of the solicitation, including any addenda, has been downloaded. Bids received without the applicable addenda will be rejected as incomplete.

3. **OPTIONAL PRE-BID MEETING OR JOB WALK:** Monday, January 29, 2024 at 11:00 A.M. at TeWinkle Park, 970 Arlington Drive, Costa Mesa, CA 92626 in the parking lot. **Attendance is HIGHLY recommended.**

4. **BID CONTENTS:** All bids must be submitted on the proposal form included in the bid documents. No bid will be considered unless it is made on the proposal form furnished by the City and made in accordance with the provisions of the bid requirements.

5. **BID SECURITY:** Each bidder must submit an **original** certified check, cashier's check, or a bid bond, made payable to or in favor of the City of Costa Mesa, in an amount equal to at least ten percent (10%) of the total amount of the bid, to the Costa Mesa City Clerk prior to the bid submission deadline. No bid will be considered unless such certified check, cashier's check, or bid bond was received by the City Clerk prior to the bid submission deadline. **NO electronic bid securities through e-mail or other electronic means will be accepted.**

6. **CONTRACTOR'S LICENSE:** A valid **California Contractor's License Class "A" (General Engineering Contractor)** issued by the California Contractors State License Board is required at the time the contract is awarded pursuant to California Public Contract Code section 3300. Each bidder must also be qualified as required by law at the time of the bid opening.

7. **REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS:** Pursuant to Labor Code sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work unless registered and qualified pursuant to Labor Code section 1725.5.

8. **PREVAILING WAGES:** This project is a "public work" subject to prevailing wage requirements. Pursuant to provisions of Sections 1770 et seq. of the California Labor Code, all works employed on the project shall be paid not less than the general prevailing rate of per diem wages, as determined by the Director of the Department of Industrial Relations (DIR) for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. Copies of the prevailing rate of per diem wages are on file with Costa Mesa Public Services Department and are available to any interested party upon request. The applicable State prevailing wages are also set forth on the Department of Industrial Relations' website: <http://www.dir.ca.gov>; these rates are subject to predetermined increases. The prime contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This project is subject to compliance monitoring and enforcement by the DIR.

9. **ADDITIONAL REQUIREMENTS:** This project is subject to local, State, and Federal regulations and requirements, as detailed in the bid documents.

For all inquiries, please contact **Rob Ryan**, Maintenance Services Manager, Public Works Department, via e-mail at [rob.ryan@costamesaca.gov](mailto:rob.ryan@costamesaca.gov).

**Brenda Green**, City Clerk  
City of Costa Mesa  
DATED: **JANUARY 11, 2024**

#### City of Costa Mesa Orange County, California Notice Inviting Bids

**NOTICE IS HEREBY GIVEN** that the City of Costa Mesa ("City") invites sealed bids, to be submitted electronically only, for the following project:

#### FIRE STATION 4 – TRAINING FACILITY (SITE IMPROVEMENTS) CITY PROJECT NO. 23-04

1. **BID SUBMISSION AND OPENING:** Bids must be submitted electronically via the City of Costa Mesa's PlanetBids portal before the deadline of **2:00 P.M., Tuesday, February 13, 2024**, at which time or shortly thereafter the City Clerk will open bids electronically. The bid results will be posted online via PlanetBids. No paper bids or any other form of submittal will be accepted. Any bid received after the scheduled closing time for the receipt of bids will be rejected. The City is not responsible for and accepts no liability in the event a response is late due to any network, internet, or any other technical difficulty or interruption. It shall be the sole responsibility of the bidder to ensure that his/her/its bid is received by the deadline.

To access the bid documents and bid on this project, potential vendors and bidders must first register through the City's PlanetBids portal at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=45476>

2. **SCOPE OF WORK AND BID DOCUMENTS:** The general scope of work includes site and ground improvements, decontamination showers and restrooms, a water recirculation system, solar panel mounted on carports among other miscellaneous improvements to the training area, and site preparation and footing excavation for the prefabricated tower and stairs.

Important Notice: The fabrication and site installation of a prefabricated tower will be performed by WHP Training Towers; therefore, the scope of this proposal requires the coordination of site operations and activities with WHP and its subcontractors within project schedule.

The plans, specifications, and bid documents for this project can be obtained via the City's PlanetBids portal at: <https://www.planetbids.com/portal/portal.cfm?CompanyID=45476>. It is the bidder's responsibility to ensure that the most current version of the solicitation, including any addenda, has been downloaded. Bids received without the applicable addenda will be rejected as incomplete.

3. **PRE-BID MEETING OR JOB WALK:** A mandatory pre-bid job walk has been scheduled for Tuesday, January 23rd, 2024 at 10:30 am at Fire Station No. 4 existing training tower located at 2300 Placentia Ave, Costa Mesa, CA 92627. Access will be granted through the front entrance off of Placentia Avenue.

4. **BID CONTENTS:** All bids must be submitted on the proposal form included in the bid documents. No bid will be considered unless it is made on the proposal form furnished by the City and made in accordance with the provisions of the bid requirements.

5. **BID SECURITY:** Each bidder must submit a physical certified check, cashier's check, or a bid bond, made payable to or in favor of the City of Costa Mesa, in an amount equal to at least ten percent (10%) of the total amount of the bid, to the Costa Mesa City Clerk prior to the bid submission deadline. No bid will be considered unless such physical certified check, cashier's check, or bid bond is received by the City Clerk prior to the bid submission deadline.

6. **CONTRACTOR'S LICENSE:** A valid **California Contractor's License Class "B" (General Building Contractor)** issued by the California Contractors State License Board is required at the time the contract is awarded pursuant to California Public Contract Code section 3300. Each bidder must also be qualified as required by law at the time of the bid opening.

7. **REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS:** Pursuant to Labor Code sections 1725.5 and 1771.1, no contractor or subcontractor shall be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work unless registered and qualified pursuant to Labor Code section 1725.5.

8. **PREVAILING WAGES:** This project is a "public work" subject to prevailing wage requirements. Pursuant to provisions of Sections 1770 et seq. of the California Labor Code, all works employed on the project shall be paid not less than the general prevailing rate of per diem wages, as determined by the Director of the Department of Industrial Relations (DIR) for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. Copies of the prevailing rate of per diem wages are on file with Costa Mesa Public Services Department and are available to any interested party upon request. The applicable State prevailing wages are also set forth on the Department of Industrial Relations' website: <http://www.dir.ca.gov>; these rates are subject to predetermined increases. The prime contractor shall post a copy of the DIR's determination of the prevailing rate of per diem wages at each job site. This project is subject to compliance monitoring and enforcement by the DIR.

9. **PAYMENT BOND AND PERFORMANCE BOND:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the successful bidder prior to award of the contract.

10. **RETENTION:** The City withholds five percent (5%) of each progress payment as retention. Pursuant to Public Contract Code section 22300, the successful bidder may substitute certain securities for money withheld by the City to ensure performance of the contract. At the request and expense of the contractor, securities equivalent to the amount withheld shall be deposited with the public agency, or with a state or federally chartered bank in this state as the escrow agent, who shall then pay those moneys to the contractor. Securities will be returned to the contractor upon satisfactory completion of the contract.

11. **NON-DISCRIMINATION:** The bidding process and contract are subject to State and Federal non-discrimination requirements, including but not limited to the requirement that no person or business shall discriminate on the basis of race, color, national origin, ancestry, religious creed, physical disability, mental disability, medical condition, marital status, sex, gender, gender expression, gender identity, sexual orientation, age, or military or veteran status in its solicitation, selection, hiring, or treatment of individuals or businesses in connection with the bidding process or work performed for the City in connection with the project.

12. **CITY'S RIGHT TO REJECT BIDS:** The City of Costa Mesa reserves the right, in its sole discretion, to reject any or all bids, or to waive any minor irregularities or informalities in any bid.

13. **COMMUNITY WORKFORCED AGREEMENT (CWA):** This Contract is subject to the terms and conditions contained in the Community Workforce Agreement for this Project. The CWA is attached hereto and incorporated into the Contract. Contractor agrees to comply with all terms and conditions contained in the CWA and have incorporated any and all costs associated with compliance with the CWA into the Contract Price.

14. **ADDITIONAL REQUIREMENTS:** This project is subject to local, State, and Federal regulations and requirements, as detailed in the bid documents.

For all inquiries, please contact Administrative Secretary: Janet Zuazo, Public Works Department, via e-mail at [janet.zuazo@costamesaca.gov](mailto:janet.zuazo@costamesaca.gov).

**Brenda Green**, City Clerk  
City of Costa Mesa  
DATED: January 11, 2024

APN: 936-69-005 TS No: CA08000862-22-1 TO No: 2992699 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 11, 2005. 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 January 31, 2024 at 01:30 PM, at the north front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, CA 92701, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on February 23, 2005 as Instrument No. 2005000137236, of official records in the Office of the Recorder of Orange County, California, executed by CHRISTOPHER JOHN RODI, AND ASHLEY LYNCH RODI, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for COUNTRYWIDE HOME LOANS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2430 SANTA ANA AVE, APT D1, COSTA MESA, CA 92627-5409 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$21,006.35 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property, 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 Mortgage, 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000862-22-1. 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 TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000862-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 28, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08000862-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 98816, Pub Dates: 1/6/2024, 1/13/2024, 1/20/2024, DAILY PILOT

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OBITUARY

Continued from page A1

Smeltzer (now Edinger) Avenue, the son of a farmer who grew lima beans and tomatoes. He graduated from Huntington Beach High School in 1939 and married his late wife of 67 years, Marjorie, in 1943.

Bill Kettler's discoveries in Bolsa Chica helped cultivate his love of Native American history, Howard Kettler said.

"When they wanted to build all the homes in the Bolsa Chica Wetlands [in the 1990s], initially they wanted to put in over a thousand homes," Howard Kettler said. "Then they reduced that number to several hundred homes on the mesa, saying there were no Indian burial sites up there. My dad said, 'That is not true.'"

Bolsa Chica Mesa recently had 6.2 acres transferred back to the Acjachemen and Tongva tribes, a first in Orange County.

Bill Kettler went on to work as a mortician and financial adviser and was a docent for the Bolsa Chica Land Trust for years. Kettler was also a dedicated mem-

ber of the Rotary Club of Huntington Beach as well as a Masonic lodge.

He spent 30 total years as a trustee with the local school district and the Coast Community College District, and Kettler Elementary School was named for him when it was dedicated during the 1972-73 school year.

The former school site now houses the Huntington Beach City School District office, and Kettler showed up in 2022 as an old time capsule was revealed.

"He was an incredible storyteller," Huntington Beach historian Chris Epting said. "To me, the most important thing about Bill is that he didn't just live it, but he had a hunger for sharing it. That's the big difference. Some people live it and don't care to share or know how to share, but Bill celebrated this idea of passing along his knowledge and stories."

Epting would often bring groups of people to Kettler's house as part of his historic tours of the city. Kettler would make sure to pass around a cogged stone to his guests.

"I always thought that was profound and really a game-changer for a lot of

people, as they would pass this sacred stone around," Epting said. "He loved watching people's reactions when they would first hold the cogged stone."

Kettler is survived by his sons Howard and Kurt Kettler and daughter Karen Kluewer, all of Huntington Beach. He leaves four grandchildren, Brett Kluewer, Lauren Prelesnick,

William Kettler and Ashlyn Kettler, as well as four great-grandchildren.

Howard Kettler said his father's remains will be cremated, per his wishes, but the family wants to have a celebration of life at a time and place to be determined.

matthew.szabo@latimes.com  
Twitter: @mjszabo

**"When they wanted to build all the homes in the Bolsa Chica Wetlands [in the 1990s], initially they wanted to put in over a thousand homes. Then they reduced that number to several hundred homes on the mesa, saying there were no Indian burial sites up there. My dad said, 'That is not true.'"**

**— Howard Kettler**



File Photo

**BILL KETTLER** watches as the contents of Kettler Elementary School's time capsule are removed in 2022.

# MARKETPLACE

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## CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 25, 2024, 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:

**Irwin Residence** - A coastal development permit to allow the demolition of an existing single-unit dwelling and the construction of a new, three-story, 3,978-square-foot, 29-foot-tall single-unit residence including a 617-square-foot, three-car garage. The request also includes a coastal variance to Title 21 (Local Coastal Program Implementation Plan) of the NBMC to allow an encroachment into the front setback. The encroachment consists of a patio cover that extends within six inches of the front property line on the water with half of the patio on the westerly side to be enclosed by glass for sun protection pursuant to an existing variance (VA342) approved in 1957 for the residential block along the water. The existing Variance (VA342) is vested pursuant to Title 20 (Planning and Zoning) of the NBMC and runs with the land. However, that variance was not carried over into Title 21, thus requiring the variance. The proposed development includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project was previously heard by the Zoning Administrator on October 26, 2023 and has since been revised to include the coastal variance to Title 21 (Local Coastal Program) of the NBMC.

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 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 or before the public hearing. 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. 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. 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](http://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 before 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, [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov) at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0123  
**Activities:** Coastal Development Permit and Coastal Variance

**Zone:** Two-Unit Residential (R-2)  
**General Plan:** Two Unit Residential (RT)

**Coastal Land Use Plan:** Two Unit Residential - (10.0-19.9 DU/AC) - (RT-C)  
**Filing Date:** July 6, 2023

**Location:** 7 Beacon Bay  
**Applicant:** Ian Harrison



## CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 25, 2024, 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:

**Moinfar Residence** - A coastal development permit (CDP) to allow the construction of an approximately 483 square foot addition to an existing two-story 4,324 square foot single-unit residence with a two-car garage. The proposed project includes the conversion of existing living area to create a 281 square foot Junior Accessory Dwelling Unit. A CDP is required because the proposed addition exceeds 10% of the existing gross floor area. The total gross floor area after the addition would be approximately 4,807 square feet. The project complies with all applicable 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 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 or before the public hearing. 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. 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](http://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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 or [dkopshever@newportbeachca.gov](mailto:dkopshever@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0157  
**Activity:** Coastal Development Permit

**Zone:** R-1 (Single-Unit Residential)  
**General Plan:** RS-D (Single Unit Residential Detached)

**Coastal Land Use Plan:** RSD-B (Single Unit Residential Detached) - (6.0 - 9.9 DU/AC)  
**Filing Date:** September 5, 2023

**Location:** 2401 Bay Shore Drive  
**Applicant:** Pat Austin, Cynthia Childs Architects



## CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 25, 2024, 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:

**Genesis Automobile** - A minor use permit, minor site development review, modification permit and tentative parcel map to allow the demolition of the existing on-site structures, and the construction and operation of an automobile dealership. The proposed automobile dealership consists of an approximately 19,952 square foot two-story building that includes a showroom, sales office, storage area, electric vehicle (EV) lab, and employee areas. Parking is provided within a surface parking lot and at-grade parking structure at the rear of the property. The request includes a modification permit to allow a 6-inch encroachment of the structure in the 5-foot rear setback. The project also includes a parcel map to merge 11 underlying legal lots into one lot. Lastly, the project includes improvements to the Coast Highway right-of-way.

The project is categorically exempt under Section 15332 under Class 32 (In-Fill Development Projects) and 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 (Planning and Zoning) and Section 19.12.060 (Subdivision Code). 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](http://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](mailto:jtran@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0094  
**Activity:** Minor Use Permit, Minor Site Development Review, Modification Permit, and Tentative Parcel Map

**Zone:** CG (Commercial General)  
**General Plan:** CG (General Commercial)

**Location:** 320, 400, 410, 500, and 600 West Coast Highway  
**Applicant:** US Auto Trust

### LEGAL NOTICE



#### City of Newport Beach Notice of Funding Availability (NOFA) Inviting Applications for the Community Development Block Grant (CDBG) Program for Fiscal Year 2024-2025

APPLICATIONS DUE FEBRUARY 23, 2024

The Federal Housing and Community Development Act of 1974, as amended, provides Community Development Block Grant (CDBG) funds to the City of Newport Beach for projects that promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic opportunities, particularly for low- and moderate-income persons. The City anticipates receiving an allocation of approximately \$399,099 and may use up to 15% of the allocation to provide public services.

**NOTICE IS HEREBY GIVEN** that the City of Newport Beach is currently accepting applications from non-profit organizations requesting funds to provide public services to low- and moderate-income residents. Prioritization will be given to organizations that demonstrate the capacity to implement the program in accordance with the requirements established by the United States Department of Housing and Urban Development (HUD), and whose services will help revitalize neighborhoods, promote economic development, and improve community facilities and services in Newport Beach. Additional information about the City's prior years' strategic plans and performance reports are available for viewing online at: <http://www.newportbeachca.gov/CDBGreports>.

**ELIGIBLE APPLICATIONS:** Applications must demonstrate that the service to be provided will principally benefit persons of low- and moderate-income (households earning less than 80% of Orange County's median income). Examples of eligible services include housing and/or support programs for victims of domestic violence, abused children/youth, the disabled, seniors, or the homeless. Additionally, services addressing unemployment, inadequate healthcare, crime prevention, or substance abuse rehabilitation are eligible. Again, all programs must benefit persons of low- and moderate-income. Applications will also be accepted from organizations seeking to provide fair housing and landlord-tenant services in accordance with HUD requirements.

**DEADLINE:** All interested applicants must complete and submit an application, available at <http://www.newportbeachca.gov/CDBGApplication>. Applications will be accepted until 2:00 p.m. on Friday, February 23, 2024, at the City of Newport Beach, Community Development Department located at 100 Civic Center Drive, Newport Beach, CA 92660.

Questions regarding this NOFA should be directed to Priscila Dávila, CDBG Consultant at (562) 673-3388.

### CROSSWORD AND SUDOKU ANSWERS

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**BOYS' SOCCER**

# Laguna tops Marina for 1st win in Wave League

**BY SCOTT FRENCH**

It's been a tough first two months of the season for Laguna Beach's boys' soccer team, which has struggled to finish opportunities and conceded too many goals while dropping nine of its first 13 encounters.

So the Breakers' superb performance Friday afternoon at Marina — a 3-1 Wave League win built on two scrappy first-half goals, a second-half breakaway and expert defensive work, especially from center back Dakota Guzman and holding midfielder Scott Mead — offered a bit of redemption and perhaps more than that.

Jaxson Hutcheon struck twice after Dylan Petrie-Norris tallied a little past midway through the first half, and Laguna Beach (4-9-1 overall, 1-1 in the Wave League) held on at the finish to upend the Vikings (5-6-3, 1-1) and provide itself some genuine confidence at a key moment.

"You need a little bit of hope, don't you?" Breakers head coach Andy Thomas said. "Today was about getting us hope. It's a turning point, because we've got a victory away from home, and now we can build on that, and hopefully, it's now a bigger glimmer of hope to get into the playoffs."

Laguna Beach hasn't been to the CIF Southern Section post-season since 2018, its last year in the Orange Coast League, but another win Wednesday at home against Fountain Valley would put it in strong position midway through the Wave League slate. They're

behind only Huntington Beach (4-6-3, 2-0), which followed Wednesday's 6-1 rout of the Breakers with a 2-1 win at Fountain Valley (5-8, 0-2) on Kainoa Delarole's overtime goal.

"[This win] means everything," said Hutcheon, one of two seniors in the Breakers' lineup. "I really think that's going to put us in the right direction so we can come out on top in the season and make it to CIF."

Laguna Beach had the better of play most of the way and was efficient when opportunities arrived. The first came in the 23rd minute, when Grant Regal's ball into the goalmouth from the right side ricocheted to the top of the box. Hutcheon doubled the advantage in a similar situation nine minutes later, rocketing the ball into the net's ceiling after Ty Tranbarger's cross was knocked aside.

"They've played very well [this year]," said Thomas, who was missing two starters, including Luke Singer, who partners Guzman in central defense and was ably replaced by Keanu Mir-Scaer. "We haven't really done well in front of goal, we haven't worked goalkeepers very well, we've done all the nice buildup play, we've possessed the ball very nicely, but the final-third stuff's been lacking. "Today, we took our chances, and the defense really stepped up today. ... They should believe in themselves now."

Marina, looking for its first playoff berth in a generation, was coming off a 4-2 win over Fountain Valley that sharpened its chances, but opportunities went



Don Leach | Staff Photographer

**LAGUNA BEACH'S** Jack Hooper and Marina's Ryan Spielman (7) go up for a ball during a Wave League boys' soccer match on Friday.

amiss, a second-half goal was disallowed, and it was 3-0 when Hutcheon finished a breakaway from Mir-Scaer's long goal kick in the 55th minute.

Ryan Spielman made it 3-1 in the 64th minute, finishing from

Tyler McCrory's feed, but Dominic Ortenzo shot high two minutes later with Cole Anderson well off his line and Quinn Hartman nodded a free kick over the net in the 73rd minute.

"We gave up two goals [early]

and we got flustered and the players struggled from that point," Vikings head coach Gabe Lucatero said. "It's got to be better."

dailypilot@latimes.com  
Twitter: @TheDailyPilot

## CONTEST

*Continued from page A1*

at [kwood@lagunabeachcity.net](mailto:kwood@lagunabeachcity.net).

An honorarium of \$4,000 will be awarded for the selected banners, and they could be displayed for up to seven years, depending on condition.

Jeffrey Skarvan, who first entered the contest in 2014 and has had three banners selected by the city, said they have been displayed on lampposts along South

Coast Highway and Laguna Canyon Road.

"It's a wonderful opportunity for me," Skarvan said. "I didn't anticipate how cool it would be to put my stuff out in the public eye and have that many eyeballs on it. Being in a gallery, or even a commercial type of space, you're not going to get as many eyeballs as that."

"It's cool to hear some of the feedback. It's really fun. The design selection, there's a lot of different styles that are selected,

everything from much more graphical types of representations to ones that are more painterly. They kind of vary it every year, so everyone's got a shot."

### LAGUNA BEACH PHOTO CONTEST WINNERS HONORED

The winners of the city's photo contest, which was themed "Through the Lens of Laguna Beach," were honored on Tuesday at the Laguna Beach City Council meeting.

Mitch Ridder earned the top

honor for his picture of the Third Street hill, including the colorful stairs that provide pedestrian access, the planted median and the vehicular traffic descending it.

Additional honorees included Keli Daniels, Christopher Allwine and Gemma Totten. The contest saw 45 participants submit a total of 122 photos.

Mary Hurlbut, a local photographer often seen around Laguna Beach, said she was honored to serve as the judge for the contest. She said she felt the contest

needed two categories with work being submitted by professionals and recreational photographers alike.

"It just had all the elements," Hurlbut said of Ridder's winning submission. "It had the public art stairs. All locals love that hill. It's part of our culture. The [Volkswagen going downhill], that's that beachy, hippie vibe. It just said, 'Laguna Beach,' to me."

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## 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.