

Daily Pilot

SATURDAY, DECEMBER 16, 2023 /// dailypilot.com

A sight for the season



Don Leach | Staff Photographer

A MOSAIC DOME at South Coast Plaza envelops the Jewel Court Christmas tree on a recent morning. Decorated with iridescent finial and vintage-style ornaments, the display takes its inspiration from "The Nutcracker" production performed at the Segerstrom Center for the Arts every year. The tree is one of three elaborately decorated themed trees on display at the Costa Mesa mall during the holiday season.

Bolsa Chica senior housing project heads before Huntington Beach City Council

BY MATT SZABO

The Bolsa Chica Senior Living Community is either needed housing for senior citizens or unwanted high-density development — depending on who you ask. The Huntington Beach City Council will consider the proposed development on Tuesday night.

The complex at the southwest corner of Bolsa Chica Road and Warner Avenue, a project of real estate developer Hines and Clearwater Living, has been slightly reduced in scale since a City Council vote was postponed last month at the request of the applicant. It would now be four stories, not five, resulting in a height reduction from 65 feet to 52 feet.

The community would now include approximately 178 total units, projected as 77 independent living units, 73 assisted living units and 28 memory care units. The total floor area is about 250,000 square feet.

It would employ about 100 full-time staffers.

"We believe this type of proj-



Courtesy of WATG architectural firm

A RENDERING SHOWS the proposed Bolsa Chica Senior Living Community, as seen from the corner of Bolsa Chica Road and Warner Avenue.

ect aligns well with the surrounding uses," Hines senior director of development Tom Lawless said in a letter to Huntington Beach officials on Monday. "To the north and northeast of

the site are retail uses, including Walgreens and CVS Pharmacy. To the west of the site, separated by a driving lane and parking, is Monticello Apartments. On the east side, separated by Bolsa

Chica, is a retail building and residential homes. Finally, on the south of the site, separated by a 20-foot driving lane, is a

See **Project**, page A3

O'Neill returned to top spot in Newport

He sets renewed goal of identifying helpers in the community; council selects Joe Stapleton as mayor pro tem.

BY ANDREW TURNER

In his first term as mayor of Newport Beach a few years ago, Will O'Neill planned to recognize members of the community who performed good works through volunteering.

But O'Neill took the leading role on the Newport Beach City Council heading into 2020, when the coronavirus pandemic had other plans and derailed those in-chambers recognition ceremonies.

The council unanimously voted Tuesday to have O'Neill serve a second term as mayor and with his first remarks, he broke into a familiar refrain.

"Here in Newport Beach, we have a whole lot of people who are helpers," O'Neill said. "People who run toward the danger, who aid the marginalized, who sit and hold the grieving. We have people who experience loss and tragedy and wake up in the coming days looking for ways to serve this world and make it a better place.

"My hope is that my council colleagues are going to help identify the helpers who deserve our recognition, and frankly, I hope you do, too."

Those comments led up to a presentation of the key to the city to Mario Marovic, a Newport Beach restaurant owner who helped raise funds to bring the city's fire department a support

See **O'Neill**, page A4

ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

ESTANCIA GIRLS' SOCCER STUNS FIVE-TIME DEFENDING LEAGUE CHAMPION COSTA MESA PAGE A4

Costa Mesa commissioners forward affordable housing law

BY SARA CARDINE

After months of planning and evaluation, an affordable housing ordinance requiring developers to set aside a percentage of proposed residential units for low-income tenants is heading to the Costa Mesa City Council for potential adoption.

But exactly whether and how such regulations might help the city address its housing needs, or possibly stand as an impediment to those wishing to build projects in Costa Mesa, remains to be seen.

A final draft of the document was approved Monday by city planning commissioners, who've spent several months debating the merits of inclusionary housing and its impacts in public meetings where pleas from affordability advocates often clash with the viewpoints of developers and local landholders.

Commissioners themselves were conflicted about the number of units in a proposed project that would trigger the law, what percentage of units should be designated affordable and whether or not Costa Mesa's

housing crisis would be alleviated, or exacerbated, by its implementation.

However, they pushed forward a proposal comprising several basic tenets to be considered for certain defined commercial and industrial corridors in town identified as areas where the city might rezone parcels for high-density residential use.

As passed by commissioners, the law would apply to housing developments with 10 or more units, unless they were specified as condominiums targeted for ownership, which would be exempt.

Developments involving 60 or more units per acre would be required to set aside either 10% of the total units for low-income tenants — defined by the city as earning 80% or less of Orange County's area median household income (\$127,800) — or 5% for very-low income tenants earning 50% of the median income.

Under the current iteration of the ordinance, proposals for smaller units would have a smaller set-aside rate for low- and

See **Housing**, page A3



Allen J. Schaben | Los Angeles Times

NEW HOMES being built in 2021 in the city of Irvine, which passed an inclusionary housing ordinance in 2003. Costa Mesa officials are drafting a similar policy to address the city's need for housing.

THE CROWD | B.W. COOK

Museum rustles up \$100,000 at its Western-themed Balboa Island bash

Under the threat of stormy evening skies, some 250 patrons and friends of Balboa Island Museum, Newport Beach, turned out for its annual party and fundraiser held last month on the grounds of the Fun Zone at the Balboa Pavilion.



In a nod to modern-day Biblical

lore, the skies parted, revealing a foot-stompin' Western roundup artfully designed and executed by the talented team at Elite O.C. Productions led by Linda Young and produced by the creative and talented museum executive director **Tiffany Pepys Hoey**.

Guests arrived primarily via the Balboa Island Ferry, entering the party under the glow of the brightly lit Fun Zone Ferris wheel on the Newport bayfront. Donors including museum Board President **John Connors** and his wife **Diana**, Newport Beach VIPs **Keith Curry** and his wife **Pamela**, **Seymour Beek**, **Bobbie Daniel**, **Dick** and **Eleanor Dixon**, museum board members **Renee** and **Stan Lowe**, and local artist **Barbara Abbott** with her husband, **Daniel Abbott**. They were all greeted with "high five" Western hospitality by museum founder **Shirley Pepys** with beau **Matt Leonetti**.

Busy producer Tiffany Pepys Hoey put the emphasis on fun. The crowd



John Watkins

KATHY BELSBY, Keri Dugan, Danielle Rivas, Tiffany Viale, Renee Pepys Lowe, Kim Day, RexAnn Hill and Molly Davin, all front and center on Nov. 17 for Denim & Diamonds 2023, a benefit for the Balboa Island Museum.

danced to the sounds of the James Kelly Band, later in the evening fronting a big-time turnout for line dancing only interrupted for fast refills at the adjacent margarita bar. Multiple Fun Zone rooms, all open to the outside terrace, featured carnival games galore designed to give away a maximum amount of prizes. Balloons popped and balls tossed as prize-winning guests yelled out hooray with every win.

Event guest emcee Chef **Jamie Gwen** of culinary TV and radio fame wandered the various games and party rooms chatting with guests **Kim Day**, **RexAnn Hill**, **Catherine Lowe** and sister **Courtney Lowe** in from New York, **Jack Callahan**, **Alyssa**

Norwood, **Maryjo Winkelmann**, and **Kendra Puryear** with the Orange-wood Foundation. Also turned out in their "Levi-best" were friends of the museum **John Scudder**, **Heather James**, Balboa Bay Club's **Denise Schuler**, **Sue Sibley** and **Kathy Tierney**.

Generous donors including many local members of the museum collected amazing silent auction items on display for the crowd to peruse. "Big Ranch" support came from principal underwriters of the event **Julia** and **George Argyros** and daughter **Lisa Argyros**.

In keeping with the theme of the event, Denim & Diamonds, Lugano

See *Crowd*, page A3

THE DAILY COMMUTER PUZZLE

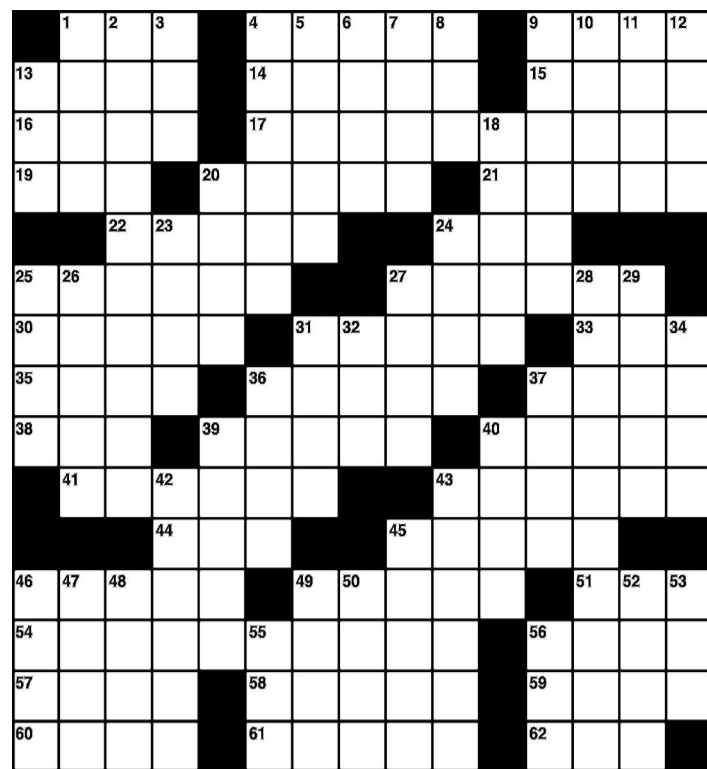
By Jacqueline E. Mathews

ACROSS

- 1 Insane
- 4 Not as modern
- 9 Exhibit
- 13 Stuffed bread
- 14 _ firma; dry land
- 15 Morse's creation
- 16 Fighting force
- 17 Teen idol
- 19 Tolstoy or Durocher
- 20 Flavor enhancers
- 21 Fannies
- 22 Nightmarish
- 24 Fitness center
- 25 Women's summer pants
- 27 Halve
- 30 Theater worker
- 31 Commandment verb
- 33 Shack
- 35 Gush forth
- 36 Beg
- 37 Path
- 38 Part of MPH
- 39 Cornfield pests
- 40 Free-for-all
- 41 Andy, to Bee
- 43 "Strawberry _ Forever"
- 44 _ off; swindle
- 45 Good judgment
- 46 "_ a Hot Tin Roof"
- 49 Intertwined hair
- 51 Org. for Suns & Spurs
- 54 Very funny
- 56 Like fine wine
- 57 Complaint
- 58 Big person
- 59 New York team
- 60 Wood splitters
- 61 J. Paul or Estelle
- 62 Yrbk. section

DOWN

- 1 Swampy ground
- 2 Ecologist's



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.

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

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

- concern
- 3 Period of light
- 4 "Do unto _..."
- 5 Suspicious
- 6 Dull in color
- 7 Screws up
- 8 Traitor
- 9 Plot
- 10 Circle dance
- 11 Smell
- 12 Spider creations
- 13 Crony
- 18 Lovers' meeting
- 20 Head covering
- 23 Oaring team
- 24 Coat with gold

- 25 Part of a tooth
 - 26 Colorado resort
 - 27 Bleats
 - 28 Champ's rival
 - 29 Adjusted a grand
 - 31 Sluggish
 - 32 Chop down
 - 34 Casual shirts
 - 36 Get ready, for short
 - 37 Bruce & Spike
 - 39 Asian nation
 - 40 Obey
 - 42 Checks for typos, for short
 - 43 Quick to quarrel
 - 45 _ Ste. Marie
 - 46 Desi's birthplace
 - 47 Pinnacle
 - 48 Shade provider
 - 49 _ one's time; wait
 - 50 Overwhelming defeat
 - 52 Wagers
 - 53 Newspaper section
 - 55 Dustcloth
 - 56 Foyt & others
- Tribune Media Services

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CROWD

Continued from page A2

Diamonds offered a diamond bracelet for auction valued at \$15,000 and made an additional significant donation to the museum fund. Also, up for bid was a legendary Newport fire boat, Old No. 9, which came with lots of local history and sold to a local boat enthusiast. When all was tallied up, the fundraiser brought in \$100,000.

Super sponsors of the museum deserving thanks include **Paula Castanon, Richard G. Castanon, Don and Gwen Abrams, Jack and Joan Northrup, John Scudder, Lorraine Leavitt, Jeff Gehl, Jack and Kingsley Croul, David Pyle, James and Marleen Quandt, the city of Newport Beach and O.C. Supervisor Katrina Foley**, to name only a few.

Between bidding on auction items, line-dancing, prize winning in the game booths, and stepping up to the bar for refreshment, the best Western BBQ dinner was prepared and served by the Naples Rib Co. The crowd raved over the food, displayed and served at checkered red/white covered tables in the "chuck wagon" room. Served up was perfect barbecue brisket, grilled filet bites over mashed potato martinis, smoked sausage, BBQ chicken kabobs, fabulous sides and salads served a-plenty by Naples Rib Co. owners **Dave and Krista Ursini**.

Among those enjoying the spread were Pepys family members **Noel and Liz Pepys**, joining **Linda and Burton Young, Glenna McKeown, Jane Chizmas, Annette Gierman and Laurie Sloan**.

In 2024 the Balboa Island Museum will officially launch a major building fund campaign. Led by Board President **John Connors** and founder **Shirley Pepys**, the immediate goal is to raise the necessary funding to purchase a permanent museum headquarters and exhibition space. A \$10-million budget has been set to



John Watkins

MATT LEONETTI and museum founder **Shirley Pepys** help raise \$100,000 for Balboa Island Museum programs at the Denim & Diamonds fundraiser.

cover building purchase, renovation and endowment fund to sustain operations in the long term.

"Our goal is lofty and ambitious. We started from scratch 10 years ago with literally nothing and have built an impressive and respected museum gallery displaying Newport nautical and overall community history," Shirley Pepys said. "Step by step, year by year, the Balboa Island Museum has become a significant destination enjoyed by thousands of locals and visitors at no charge, seven days a

week." Pepys emphasized the generosity of founding sponsors **Julia and George Argyros** and their daughter **Lisa Argyros** for their many years of financial support enabling the museum to grow and prosper. It was recently named by the Los Angeles Times as "Outstanding Museum, Newport Beach."

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

PROJECT

Continued from page A1

commercial building." Huntington Beach's Planning Commission voted 6-1 to move the project along on Sept. 26, with only Commissioner **Don Kennedy** voting no. However, Commissioner **Butch Twining** has since said publicly that his "yes" vote was a mistake, and he should have voted against the project.

Notably, both **Kennedy** and **Twining** have filed to run for City Council in 2024.

They joined a vocal group of Huntington Beach residents who spoke out

against the project at the Nov. 7 council meeting when the vote was postponed.

"I was quickly reminded by dozens and dozens and dozens of residents that I was wrong," Twining said during public comments at that meeting. "I thought this was a good project without talking to the constituency ... There were no objections to a senior living facility, it was just the size."

The current conservative City Council majority ran last fall promising to reject high-density housing. But Huntington Beach as a city has a population that continues to age.

According to U.S. Census

Bureau estimates from 2022, about 18.7% of Surf City residents are ages 65 and over — about 1% more than the number of children under the age of 18.

Several Huntington Beach residents have signed a form objection letter to the project, stating in part that project would be too massive for the surrounding community, with rents too expensive.

"Many of us worked really hard during the recall to educate our residents about the HDD projects approved by the previous [City Council]," resident **Michaela Rutherford** wrote in an email to the council. "Do not forget the promise you campaigned

on! No more HDD!" Resident **Christopher Lawrence Greaves**, however, wrote in favor of the senior living project.

"This will bring new life to the area and prove to the senior citizens that after all the years they have given to the city, we are willing to help them and approve this by giving back," Greaves wrote. "I urge you to consider the benefits this project offers not only in terms of aesthetics, but in the safety of our elderly."

Tuesday's City Council meeting begins at 6 p.m. at Huntington Beach City Hall.

matthew.szabo@latimes.com
Twitter: @mjszabo

HOUSING

Continued from page A1

very-low income tenants, 6% and 4%, respectively.

Consultant **Kathe Head**, president of Los Angeles-based firm **Keyser Marston Associates**, said she and city staff have been adjusting the rates and limits in response to comments from both affordability advocates, who insist on more stringent laws, and developers, who say they simply won't build in Costa Mesa if its laws are too strict.

"We really wanted the policy to be on the conservative side, because we don't want to create a constraint on housing," she said. "We want market-rate housing to be developed in your community, and we want affordable units."

Speaking in public comments at Monday's hearing, representatives from both sides of the issue voiced their hopes, opinions and concerns moving forward.

Adam Wood, vice president of the Orange County chapter of the Building Industry Assn. of Southern California, said an inclusionary housing ordinance offers no incentives to build, only hindrances.

"This isn't going to make it easier to create housing," he said. "It's an extra tax — we can't tax our way to affordability."

Those on the other side of the spectrum argued for even higher rates.

"The set-aside requirements in the current proposal are simply too low, and they're based on faulty assumptions," said **Kathy Esfahani**, a retired attorney and housing advocate who sits on the Costa Mesa Affordable Housing Coalition.

"Santa Ana has a robust inclusionary housing ordinance that requires 15% low [income] and 10% very low. That ordinance is not stopping the development

in Santa Ana. It won't stop development in Costa Mesa in much more valuable addresses."

Planning commissioners were similarly split, with some wanting policies that match much faster growing cities like Santa Ana and those who questioned the benefit of having such an ordinance at all.

Vice Chair **Russell Toler**, for instance, said he'd favor even higher rates for projects with densities at or above 60 units per acre and would be open to examining other trade-offs the city might make with developers, such as mixed-use ground floors, wider sidewalks and street trees.

Commissioner **Jon Zich** said he wasn't keen on implementing a law that would essentially let some residents get a break on rents at the expense of the remaining renters in a complex. He also expressed hesitance about bringing more high-density buildings into Costa Mesa and wished the City Council good luck in their future deliberations on the matter.

"If the council is expecting a pile of stuff to be sent to them, I think we're on the right track. If they're expecting a finished product

that the majority of the public and the advocates from the various special interests are in line with, then we failed at our job," Zich said.

"I don't know what their expectation is, but if they're watching tonight, they know what they're in for."

The Costa Mesa City

Council will likely consider the ordinance in a first reading sometime in January. After that public hearing, and a subsequent second reading resulting in adoption, the law would take effect 30 days later.

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CROSSWORD AND SUDOKU ANSWERS

M	A	D		O	L	D	E	R		S	H	O	W	
P	I	T	A		T	E	R	R	A		C	O	D	E
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8	4	2	6	9	7	5	1	3
6	1	5	3	4	8	9	7	2
1	6	3	7	8	5	4	2	9
5	9	8	4	2	6	1	3	7
4	2	7	9	3	1	8	6	5
2	3	6	8	5	4	7	9	1
9	8	4	1	7	3	2	5	6
7	5	1	2	6	9	3	4	8

MARKETPLACE

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

NOTICE OF PUBLICATION LIEN SALE

West Coast Self Storage
2059 Harbor Blvd
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(949) 631-6666

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on STORAGETREASURES.COM on Dec 26, 2023. The personal property including but not limited to: Personal and household items stored at 2059 Harbor Blvd, Costa Mesa, CA 92627, County of Orange, by the following persons:

Size	Name
10x15	Irma Herrera
5x5	Janet Wilson Knox

Property is sold "AS IS BASIS." There is a refundable \$100 cleaning deposit on all units. Sale is subject to cancellation.

Published: Dec 16, 2023 and Dec 23, 2023

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)
Escrow No. 234882-CS

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and address of the Seller/Licensee are: TINA THU TRAN, 4521 W COAST HIGHWAY, NEWPORT BEACH, CA 92663

The business is known as: BALPORT LIQUOR

The names and addresses of the Buyer/Transferee are: BAL PORT LIQUOR INC, 612 BAKET STREET, COSTA MESA, CA 92626

The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT and are located at: 4521 W COAST HIGHWAY, NEWPORT BEACH, CA 92663

The kind of license to be transferred is: Type: OFF-SALE GENERAL now issued for the premises located at: 4521 W COAST HIGHWAY, NEWPORT BEACH, CA 92663

The anticipated date of the sale/transfer is: JANUARY 8, 2024 at the office of: R ESCROW CORPORATION, 1205 E. CHAPMAN AVE, ORANGE, CA 92866

The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$1,625,000.00 which consists of the following: DESCRIPTION, AMOUNT: CASH THROUGH ESCROW \$1,625,000.00

It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

DATED: NOVEMBER 9, 2023

BAL PORT LIQUOR INC, A CALIFORNIA CORPORATION, Buyer(s)/Applicant(s)

ORD-2031638 DAILYPILOT 12/16/23



CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on December 12, 2023, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2023-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A CODE AMENDMENT TO CHAPTER 5.95 (SHORT TERM LODGING) AND TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO SHORT TERM LODGING (PA2023-0116)

The Ordinance 1) establishes regulations permitting short term lodging within the MU-W2 (Mixed-Use Water) and MU-CV/15th Street (Mixed-Use Cannery Village and 15th Street) zoning districts; 2) changes the maximum cap of short term lodging permits from 1,550 permits citywide to 1,475 permits in residential districts and 75 permits within the MU-W2 and MU-CV/15th Street zoning districts; 3) corrects an inconsistency in the definition and use of short term lodging and bed and breakfast inn to mean a rental of 30 days or less; and 4) revises codes related to violations, suspensions, revocations, and permit closures.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 12th day of December, 2023, by the following vote:

AYES: Mayor Noah Blom, Mayor Pro Tem Will O'Neill, Councilmember Brad Avery, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Joe Stapleton, Councilmember Erik Weigand

NAYS: None

The Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 13th day of December, 2023.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, January 10, 2024, at 5:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Harbor Commission of the City of Newport Beach will consider an appeal of the following application:

Appeal the Public Works Director's November 1, 2023 decision to approve a residential dock reconstruction project at 101 Bayside Place. The project includes removing the existing U-shaped floating dock, gangway landing, pier platform, pier approach and all piles, and replacing with a new single-finger float, gangway landing, gangway, pier platform, pier approach and new piles.

If the Harbor Commission affirms or modifies the Public Works Director's decision to approve the residential dock reconstruction project at 101 Bayside Place, the Harbor Commission finds this Project exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3. CEQA Guidelines Section 15301 (Class 1) applies to the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." Section 15302 (Class 2) applies to the "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced." The replacement residential dock system is in the same location and is substantially the same size and purpose as the dock system it replaces. The overwater coverage of the new dock system will be 15% greater than the overwater coverage of the existing dock system (1,809 square feet compared to 1,564 square feet).

All interested parties may appear and present testimony regarding this request. If you challenge the request 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 17.65. These applications 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 City Manager's Office (Bay E-2nd Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Public Works Department or access the City's website after the meeting to review the action on these applications. All mail or written communications (including email) from the public, residents or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Harbor Commission to adequately consider the submitted correspondence. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

For questions regarding the public hearing item, please contact Chris Miller, Public Works Administrative Manager, at cmiller@newportbeachca.gov Plan Check #HAIC2022-1651

ANNOUNCEMENTS/ENTERTAINMENT 500

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GIRLS' SOCCER

Estancia stuns defending league champion Costa Mesa

BY MATT SZABO

None of the players on the Estancia High girls' soccer team had ever beaten rival Costa Mesa in a varsity match.

That changed quickly Thursday night, as a heady play by Eagles sophomore Jana Akins helped lift her team to a big road victory.

Akins stole a centering pass in the Costa Mesa zone in the 48th minute, before angling past a defender and the goalkeeper and sticking the ball in the net.

The goal held up as Estancia earned a 1-0 victory at Costa Mesa High, its first against the five-time defending league champion Mustangs since Jan. 30, 2019.

"I've been trying to be really good at stepping to those balls and being alert to where the center backs are going," Akins said after scoring her third goal of the season. "It feels really nice. This is the first time our whole team has won the Battle for the Bell. We've really stepped it up. Last year, we thought our team was really good, and this year our team has really stepped it up and can be



Don Leach | Staff Photographer

ESTANCIA'S JANA AKINS (4), far left, is mobbed by teammates after scoring a goal during the Battle for the Bell girls' soccer match against Costa Mesa on Thursday.

really successful this year."

First-place Estancia improved to 6-2 overall and 2-0 early in the Orange Coast League campaign. Costa Mesa, the five-time defending league champion, fell to 5-4-1 overall and 1-1 in league.

The Eagles earned their second straight shutout victory to open league. Coach Josh Juarez said he has an

all-senior back line consisting of co-captains Ava Johnner and Ana Pacheco, as well as Sarah Hernandez. The team's other senior, Arleth Flores, is a starting forward.

"All four are playing heavy minutes," Juarez said. "All four are four-year varsity players, and they set the tone when you have seniors that are able to lead

on the field."

Costa Mesa sophomore co-captain Emiley Davis posed a tough challenge to the Estancia defense throughout, but Eagles goalkeeper Abigail McIntyre wasn't taxed too much in preserving the shutout.

Late in the first half, Costa Mesa sophomore Marina Trepas had a free kick from the right that pro-

vided the Mustangs with one of their best scoring chances. But the ball rolled through the box untouched, and it was that kind of night for the home team.

"It's just a matter of who wants it more, and [Estancia] wanted it more," Costa Mesa coach Jason Boyce said. "We give up a lot of our goals by mistakes ... We gave them the goal. Jana did great with it. She tucked it away and did what she was supposed to do with a mistake. Credit to her for finishing. They had mistakes as well, and we didn't finish."

Since losing the match to Estancia in January 2019, Costa Mesa had just two losses in the next four league seasons combined before Thursday's setback.

"We'll have to play catch up," Boyce said of trying for a sixth straight league title. "Hopefully this leaves a bad taste in the girls' mouths where they feel like they need to respond. It's going to take a lot of soul searching."

Estancia, meanwhile, is feeling the good vibes. Juarez said he's had balanced scoring to open the season.

He also has three program alumni who have joined the staff this year in assistants Desiree Mendoza and Jocelyn Pacheco, as well as junior varsity coach Marilyn Serpas. All have been playing college soccer; Mendoza has helped lead the UC Irvine women to three straight Big West Conference titles.

"They were very hard workers in our program, and they're a good example for this group here," Juarez said. "They all bring something different to the group."

Both Estancia and Costa Mesa conclude play in the Best in the West Winter Soccer Classic tournament on Saturday, before returning to league play next week. The Eagles host Orange on Tuesday, while Costa Mesa plays host to Santa Ana on Thursday.

Estancia is seeking its first league title since 2015-16, which was Juarez's first year as head coach.

"I think this is the best team we've seen so far," Johnner said of her varsity career. "I think we're going to go far."

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O'NEILL

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dog.

O'Neill added that his priorities included bolstering public safety and practicing good governance.

"I sit here recognizing that I have no idea what this next year is going to bring," O'Neill said, reflecting on the pandemic that

defined his first term as mayor. "But I do know that we are Newport Beach, and that brings with it resilience and really high expectations."

"So no matter the events of the coming year, we can and we should remain a beacon of good governance in a swirling world of uncertainty, chaos and outside policies that undermine public safety and property rights of cities like ours."

Three council members received nominations from their peers on the dais for mayor pro tem — Robyn Grant, Joe Stapleton and

Lauren Kleiman. With four votes required for a selection, the council elected Stapleton to the position on the second round of voting.

Councilman Erik Weigand said outgoing Mayor Noah Blom "honorably served" after he faced opposition to his appointment to the role.

"During the campaign, a lot of us heard a lot of discussion, and for me personally, I heard a lot of discussion saying that we shouldn't let you become the mayor," Weigand said. "I hope those critics recognize after a year of you being up here that they were

wrong."

Blom kept his remarks brief and self-deprecating.

"I think it's an interesting experience when you're put in a position in which you're not totally prepared for, which is, I think, what a lot of the critics that Erik was referring to said," Blom said. "But you have an understanding on how you live your own life and how you run your business, and I think I've brought both those things here, and I'm having a great time doing it."

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NEWPORT BEACH Mayor Will O'Neill, seen on Feb. 7, 2020, was selected to serve a second term as mayor during Tuesday's City Council meeting.

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