

Daily Pilot

FRIDAY, NOVEMBER 29, 2024 /// dailypilot.com

Popular sport courted at C.M. Tennis Center

Officials use the recent resurfacing of courts at the city's recreational venue to create new spaces for pickleball.

BY SARA CARDINE

Responding to a growing interest for spaces to play the popular recreational sport pickleball, Costa Mesa striped out three courts at its Downtown Recreation center a few years ago and dedicated two more at Tanager Park in 2022.

And now the city's love of the game — a hybrid of tennis and ping-pong played with rackets and plastic balls — can continue to grow, as officials next Monday celebrate the opening of eight more courts at the Costa Mesa Tennis Center in a 10 a.m. ribbon-cutting ceremony.

Inking a deal last August with Orange County-based ProSurface, Inc., the city agreed to pay \$122,795, along with a 10% contingency fee, for the complete resurfacing and repair of the playing areas at its 12-court facility near TeWinkle Park.

The project included the reconfiguration of two tennis courts, courts 11 and 12, into eight regulation-sized courts suitable for pickleball with new posts, pickleball nets and additional fencing to separate the north and south courts.

"It's exciting to have eight more pickleball courts at the Tennis Center," recreation manager Monique Villasenor said Monday. "I've been getting phone calls left and right from people asking, 'When are you opening them?'"

"At the downtown recreation center, those courts are filled to capacity. And our outdoor courts at Tanager are just as popular. Kids, seniors, adults — everybody plays."

Mayor John Stephens, who's played pickleball at city events, such as the Tanager Park court opening, says the game and its smaller court format is ideal for recreationalists as well as avid tennis players looking for a less demanding form of exercise.

See **Courts**, page A2

NOTE TO OUR READERS

To allow our staff to enjoy this holiday weekend with their families, there will be no print edition of the Daily Pilot tomorrow.

We will resume our usual print schedule on Sunday, Dec. 1.



Photos by Don Leach | Staff Photographer

CHARLES GADEKEN'S "Entwined" is a public art LED light installation in front of City Hall in downtown Laguna Beach.

'Entwined' lights up lawn at Laguna Beach City Hall

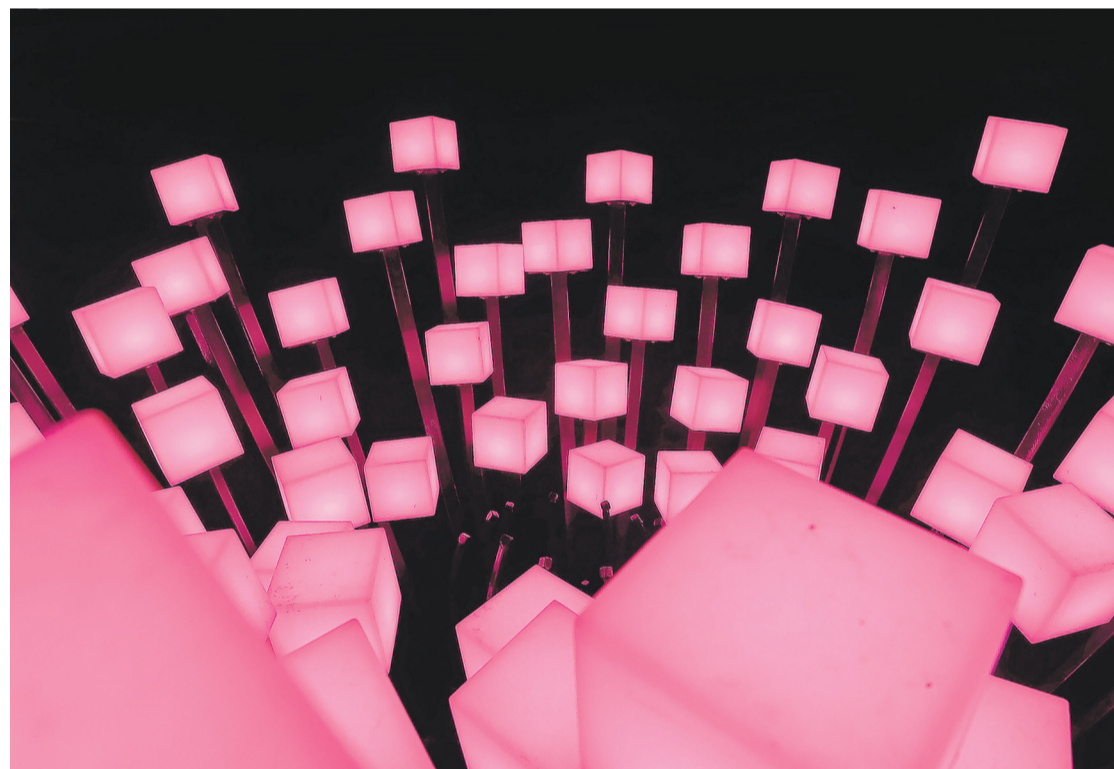
BY ANDREW TURNER

The time of year has come when those out and about begin looking hopefully for holiday decorations.

Downtown Laguna Beach is dressed for the part, shimmering representations of snowflakes now hanging from tree branches along city streets that lead to the coastline.

Adding to the illuminating effects in the area is the most recent public art installation at City Hall, which has brought a glowing garden of plant-like metal sculptures to its front lawn.

Children have been spotted dancing among the makeshift flower field produced by artist Charles Gaden. "Entwined," as this piece is called, consists of several shrubs of varying sizes with LED lighting at their tips. It changes color patterns and contains interactive components.



A CLOSE-UP LOOK at one of the shrubs in artist Charles Gaden's "Entwined" public art installation.

See **Lights**, page A2

Newport Beach OKs maintenance contract for wells supplying most of the city's water

BY ERIC LICAS

The Newport Beach City Council awarded a \$2.79-million contract last week to continue maintenance on wells in Fountain Valley that supply the majority of the coastal city's water.

The decision to contract Gen-

eral Pump Inc. for the job was unanimously approved as part of the consent calendar during the regular meeting Nov. 19. The company recently completed a tuneup on one of the four wells pumping water from an underground basin beneath Fountain Valley to Newport Beach at a cost of \$897,914.47.

The bid the contractor submitted to rehabilitate the remaining three wells was 12.5% less expensive than what engineers had estimated, according to city staff reports. They'll be tasked with cleaning out pipes reaching between 400 and 800 feet down to the groundwater supply and installing a protec-

tive lining as well as new pumps.

Restoring each pump to full capacity should allow them to push 10% to 20% more water than they had been prior to maintenance, Newport Beach Utilities Director Mark Vukoje-

See **Water**, page A5

Laguna performer Rachel Ravel revels in perfectly matched role

BY ANDREW TURNER

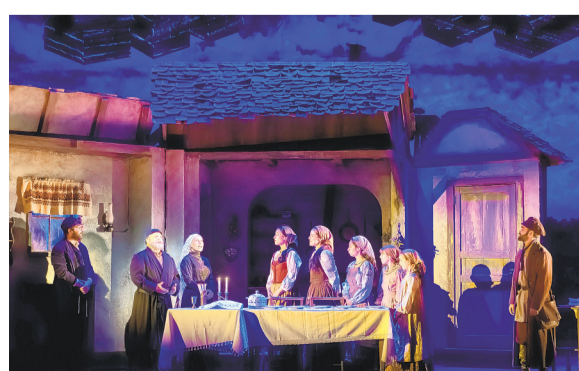
Rachel Ravel has traveled all over in pursuit of her dream of performing on stage.

It took her out of her home state of Texas, saw her attend a performing arts boarding school in Massachusetts and then go to college to study acting at Fordham University in New York.

Lately, the journey has brought her out west, where she has been able to share her first love with a love interest. Now living in Laguna Beach with her girlfriend's family, Ravel understands all too well that life is full of plot twists.

Ravel, 28, had vocal cord surgery at the age of 16, and she didn't know if she would be cast

THE LA MIRADA Theatre production of "Fiddler on the Roof," directed by Lonny Price.



in a musical theater production again.

When the curtain goes up at La Mirada Theatre for the Performing Arts these days, it is a matter of minutes before Ravel is warn-

ing others about the unpredictability of life.

Playing the role of Tzeitel in the hit musical "Fiddler on the

See **Matched**, page A3



Photos courtesy of Jason Niedle

RACHEL RAVEL, center, Emerson Glick, left, and Alanna J. Smith perform "Matchmaker, Matchmaker" in "Fiddler on the Roof," which runs through Dec. 1 at La Mirada Theatre. Tickets are sold out.

BOYS' CROSS-COUNTRY

Max Douglass makes history for CdM with CIF title

BY ANDREW TURNER

WALNUT — Max Douglass had always let on that he believed he had more in him, and the Corona del Mar senior was overcome with emotion in seeing it come to fruition on Saturday.

As the Sea Kings' distance-running standout closed in on the finish line, he made the sign of the cross and pointed skyward, his prayer having been answered.

Douglass clocked in at 15 minutes 2.9 seconds to win the Division 4 boys' final in the CIF Southern Section cross-country championships at Mt. San Antonio College.

"This is surreal," said Douglass, who became the first boy in school history to win an individual section title in cross-country. "I can't believe it. I was like a 190-pound, chubby linebacker a year and a half ago, and now I'm running Mt. SAC. It just doesn't make sense to me. It's awesome. I'm so blessed to have this kind of moment."

Corona del Mar has two boys' team state titles — Division II in 1988; Division

IV in 1996 — but the boys' program had never won a section championship, individually or as a team.

Tracy Clark (1992), Dresden Howell (1993), Julie Allen (2001), Anne St. Geme (2005), Sarah Cummings (2006), Shelby Buckley (2007) and Melissa Djombly Enyawe (2023) have won CIF individual crowns on the girls' side for CdM.

The pivotal moment in the race came early. Following the "Valley Loop," Douglass took the lead running up "Switchbacks," the first of three race-defining inclines on the course — the others being "Poop Out Hill" and "Reservoir Hill."

Douglass, who noted being fortunate to not have additional runners come with him on his move, credited longtime Sea Kings coach Bill Sumner for preparing him for a breakthrough. Frustrated at the Orange County championships, Douglass has finished first in all three of his starts in the month of November, which included taking home the Sunset League title.

"I knew what I could do, but I was just questioning



CORONA DEL MAR'S Max Douglass yells out as he crosses the finish line, winning the Division 4 boys' race in the CIF Southern Section cross-country championships on Saturday at Mt. San Antonio College.

Photos by James Carbone

what was going on with my body a little bit," Douglass said. "We all have off races. I came back. My coach is one of the best high school coaches that there are in terms of numbers. The guy's a genius. He gets people peaking at the right time."

The CIF State cross-country championships will be held on Saturday, Nov. 30 at Woodward Park in Fresno. Those hoping to advance had to finish in the top seven as a team (top six in Division 5) or be among the top five individuals from non-qualifying teams while finishing in the top 20 of their respec-

tive race.

Corona del Mar's boys' team will be going to the state meet for the second consecutive year. Kevin Steinman (19th, 15:52.9), Logan Walsh (32nd, 16:17.1), Aidan Algazi (48th, 16:52.6) and Nico Harris (63rd, 17:12.1) filed in behind Douglass in the scoring quintet for the sixth-place Sea Kings.

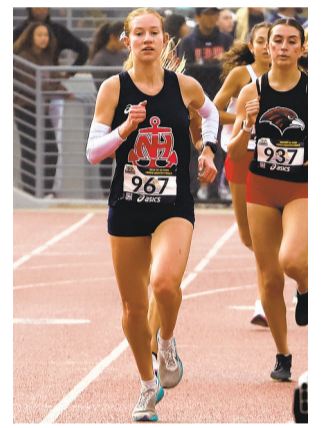
Also advancing out of the same race was Ocean View junior Maury Young, who qualified as an individual in placing 15th in 15:47.8. The Seahawks support system included brothers Ryan and Jason St. Pierre. The latter contributed to

the program's first state berth in 2017, as did Edwin Montes, who attended the CIF preliminaries the prior week.

"I'm really glad everyone came out," said Young, who admitted he was feeling the weight of expectations. "They always helped me a lot over there because I was able to pass some guy. It was really scary, but I paid it off. I made it."

Newport Harbor seniors Keaton Robar (second, 17:41.6) and Marley McCullough (ninth, 18:02.0) punched their tickets to return to the state meet as in-

See **Douglass**, page A4



NEWPORT HARBOR'S Keaton Robar competes in the Division 2 girls' race during the CIF Southern Section cross-country finals.

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4	1	9	3	6	8	2	5	7

LIGHTS

Continued from page A1

"When you're dealing with the larger shrubs, it's going to give you a variety of activities," Gadeken said of the installation, which will remain on view until Jan. 31. "You can change the hue. There are these complex patterns that run over the entire piece. ... It allows you to manipulate those patterns and to change the hue, with the color and the saturation on that."

The interactivity of the piece can be accessed through a QR code on the structures. One of the prompts asks the inquiring person to activate their microphone, said Gadeken, who added the lights will then react to the sound.

Gadeken, 60, who was raised in Colorado and moved to San Francisco at the age of 20, has been working as an artist since. While he did attend some college classes, he said he dropped out of high school at 16. A battle with dyslexia made writing a challenge for Gadeken, who is proud to say he is self-taught.

In an interesting twist, Gadeken has now found himself in the classroom as an adjunct lecturer at Stanford University, where he said he is working with students to build an installation for the 125th anniversary of its electrical engineering department. The project, called "Flight," will feature 76 robotic birds hanging in the foyer of the



Don Leach | Staff Photographer

CHARLES GADEKEN'S "Entwined" sets the lawn aglow at Laguna Beach City Hall Tuesday evening. The installation was originally exhibited in San Francisco's Golden Gate Park.

Packard building.

The origins of "Entwined" were much closer to home for Gadeken, who had long hoped to have an exhibit in Golden Gate Park. As it turned out, the installation was one of the few things the public could take in with coronavirus pandemic restrictions in place.

"I was given this amazing opportunity to create a very site-specific installation that allowed a lot of people to be able to come out in public and to experience a work of art — at a pretty heavy set of social distancing," Gadeken said. "I had the three taller trees, and then I made 20 of these smaller shrubs, and

we put them into a field called 'Peacock Meadow.'

"It was a pretty heavy experience. You couldn't go to a restaurant in San Francisco, but you were able to come out to Golden Gate Park and interact with these works of art in a place where there were other people."

Gadeken entertained the question of what might happen when the public interfaces with his work. He looked back on a rather direct approach taken by a teacher to send a message about being prepared for the worst.

"It was a metal-working class called public art," Gadeken recalled. "I remember on the last day of

the class, we went to the classroom, we were all going to get our sculptures graded. ... The classroom was empty, and all of our sculptures were gone. There was a sign that said, 'Meet me at the top of the quad.'

"We all went up to the top of the quad, and all of our sculptures were lined up at the top of this 100-foot staircase. Then the teacher kicked our sculptures down the staircase, and he said, 'It has to stay together to make it to the bottom because that's what's required to make public art.'"

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COURTS

Continued from page A1

"What I like about pickleball is it's about the angles and hitting. It's not so much the long strokes and running around," he said. "That's why it's so fun to play, especially for people who may not have the stamina they used to have."

Even though the new courts necessitate the re-

duction of physical space for tennis, Stephens assures the traditional sport isn't going anywhere.

"We're always going to have a strong tennis-playing base at the center, but I think taking two courts for pickleball was a good move," he said Monday. "It's a growing sport, and as sports grow, we're committed to using our resources to meet the needs of the community."

The Costa Mesa Tennis Center is located at 880 Juniper Drive. For more information, contact (714) 557-0211 or visit costamesa.topspeed.com.



Don Leach | Staff Photographer

THE COSTA MESA Tennis Center is now home to pickleball, after the city used a resurfacing project to create eight smaller format playing areas out of two tennis courts.

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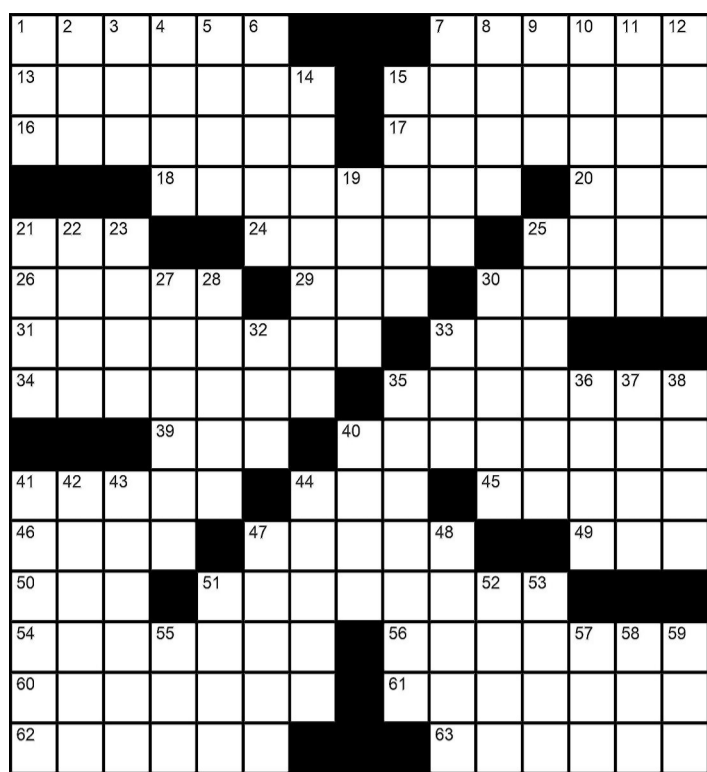
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THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

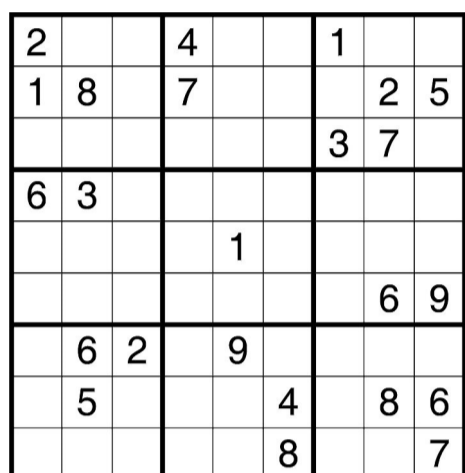
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 24 The Ram
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 4 Potter's oven
 5 Lake by



SUDOKU

By the Mepham Group

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



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

- Cleveland
 6 Gossipy person
 7 Big smiles
 8 Dutch painter
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 9 Knight's honor: Abbr.
 10 Nothing more than
- 11 Dish wrapped in a cornhusk
 12 Adders and asps
 14 College credentials
 15 French "goodbye"
 19 Goals

- 21 Astounds
 22 _ moons ago
 23 Peach stones
 25 Baby predator bird
 27 Tennessee's NFL team
 28 Parts of a process
 30 Green seasonings
 32 Little demon
 33 Bad review
 35 Wine holders
 36 Spoken
 37 Group of three
 38 Did karaoke
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 41 People who put away money
 42 Car radio button
 43 Second half of a musical: 2 wds.
 44 Brief respite
 47 Reverses a delete
 48 Nickel-and- (cheapskate)
 51 Cease
 52 Three squared
 53 Got bigger
 55 Elbow's location
 57 A long time _
 58 Cigarette substance
 59 Antlered animal

Tribune Media Services



Courtesy of Jason Niedle

THE LA MIRADA Theatre's "Fiddler on the Roof" stars Jason Alexander as Tevye.

MATCHED

Continued from page A1

Roof," Ravel's character instills a sense of dread in her younger sisters as she urges them not to be so eager to be married off in the song "Matchmaker, Matchmaker." The outcome might not be a match for them.

"I get to experience all the huge life changes in the span of three hours," Ravel said of her character. "I start out as this young teenage girl not wanting to get married. I fight for myself to marry the love of my life. I have a beautiful wedding on stage, but then it is ruined. I have a child, and then I'm forced to leave my home.

"I think getting to play those huge life events in the span of three hours is a challenge but also the greatest treat as an actor to get to do all of that."

Ravel originally went into casting for the show hoping to play the role of Chava, but she was asked to read for Tzeitel, the eldest of five daughters raised by Tevye, the dairyman, and his wife, Golde.

Nina Goodheart, an associate director for the theatrical production, said Ravel brought a "zaniness and humor"

that felt like it could be a good fit for Tzeitel.

"She went outside and learned the material right away and came back in and just had such a spark about her that made us all incredibly excited about the idea of working with her," Goodheart said. "That was confirmed as soon as we got into rehearsal. The chemistry between the three [oldest] sisters was sort of immediately evident.

"She brings something that, I think, is so special and fresh to Tzeitel, without trying to put any spin or concept on the character, while playing it very honestly. I think she does a really good job of straddling the boundary of making Tzeitel feel both traditional and contemporary at the same time."

Tzeitel, Hodel and Chava each test the love of Tevye — played by former "Seinfeld" star and Tony Award-winning actor Jason Alexander — by breaking with tradition in choosing their own partners in marriage.

Ravel dished on the experience of working with Alexander, reflecting on her initial read after receiving a call back.

"I walked into the room, he came up and shook my hand, and he said, 'Whatever you need from me in

this scene, you can do,' which is a great thing to say because most of us young actors would come into the room and be afraid to do a scene with him," Ravel said. "He was just so warm and inviting and positive, and I immediately felt comfortable to do the scene with him.

"He's also a generous scene partner. Not only is he an amazing person off stage, but on stage as an actor, he always makes sure that his scene partner has just as much attention as he does."

Directed by Lonny Price, "Fiddler on the Roof" opened on Nov. 8 and runs through Dec. 1. All remaining shows have sold out. Packed houses have greeted the show throughout its run, and Ravel describes the audiences as "amazing."

"The few opportunities I've gotten to be on TV have been wonderful, but I didn't realize how much I missed musicals until I got to be in one again," Ravel said. "It's just the greatest blessing because I never thought I would get to be in a musical ever again, and now I'm in this incredible one with this unbelievable team."

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Eat (and drink) your greens at a new restaurant (and bar)

BY SARAH MOSQUEDA

In Southern California, verde is a word that might not need translation, but it's Spanish for the word "green" and also the name of a new restaurant concept from partners Koire Rogers and Anthony Laborin. The name, like the restaurant, is multilayered, and Laborin said a few things led the business partners to land on it.

"We are on the corner of Mesa Verde and Irvine, and we wanted to pay homage to the area specifically," said Laborin. "We are also big wine guys, and in terms of wine, verde is a reference to the style of wine. It means new wine; it means young, fresh, vibrant. We wanted to make sure that was incorporated into the name as well."

Verde officially opened on Nov. 15 at 2675 Irvine Ave., Suite D1 in Costa Mesa within the Ranch at Newport Bay shopping center on the East Side. The venue is two stories, with the upper level dedicated to dining with 70 seats and fern-colored walls.

Rogers and Laborin both spent time working at the Farmhouse under the direction of

chef/owner Rich Mead, and they have continued their commitment to sustainability and seasonally sourced ingredients at Verde. Executive chef Paula Balderrama, who previously worked at Orange County restaurants Pizzeria Mozza, Folks Pizzeria and Puesto, has created a vegetable-focused menu that is casual yet elegant.

"At Verde, we're honoring California's incredible seasonal produce by letting each ingredient speak for itself," Balderrama said in a statement.

A dish of broccolini is charred enough to be crispy but still bright green and tender, dressed simply in mustard grain and sherry and studded with confit garlic. Roasted pickled carrots are sweet and only slightly soft, maintaining their crunch. The carrots are dressed in a creamy verde sauce with hints of cumin and finished with their own tops, which have been fried into a tasty, spindly garnish. Salads are full of seasonal veggies like the fall gem lettuce filled with delicate squash and dressed in chardreuse green goddess dressing. The fall verde curry is a vegetarian green curry, filled with

heart potato, mushroom, squash, broccolini and carrots spiced with ginger.

There is meat too, but green remains the theme. The rib-eye cap is served in an anchovy herb butter, and the salmon is served with romesco, sweet peppers and corn in verde oil. Even the cheeseburger, served with confit onions and house pickles on a potato bun gets verde sauce. For the seafood stew, Balderrama abandons the expected spicy red broth for an herbaceous white wine sauce tinted green and bright with dill.

"When Paula came on board, we gave her our ideas and then she did her own thing and the seafood stew is a good example — that is her dish and it is an incredible dish," said Laborin. "It also has a sentimental value for her because it is dish that her and her dad shared. There is a lot of love in that dish."

The bar program, under Laborin's direction, features a wine list of Old World and local wines, and of course, vinho verde, Portugal's green wine known for its acidity, effervescence and lower alcohol level.

"Stylistically, that is young wine, very fresh and

meant to be consumed early," said Laborin.

Green is present in the cocktail menu too, in ingredients like spiced pear, dill and green chartreuse.

Downstairs, Bar Verde has a different vibe, dark and moody with armchairs and booths upholstered in hunter green leather and a gallery wall of interesting artwork.

"It is really homey because most of the pieces here are either from my house or Koire's house," said Laborin. "His aunt and uncle donated some pieces too, so it is every much a home away from home for us."

Besides wine and cocktails, Bar Verde will feature elevated bar bites in the 40-seat lounge. A 16-person banquet table is available for large parties.

Laborin said he envisions the bar space being used by diners in tandem with the restaurant.

"Some people will start down here and get a little cheese and charcuterie before they head upstairs, and then I have seen people finish upstairs and come down for a drink," said Laborin. "I am hoping that is what constantly happens because I really do think it



Sarah Mosqueda

SEAFOOD STEW is served in an herbaceous green sauce at Verde, a new restaurant on Irvine Avenue in Costa Mesa.

is special to experience both spaces."

Verde will be open for lunch and dinner Monday through Sunday from 11:30 a.m. to 9 p.m., and Bar Verde will be open Tuesday through Saturday from 5 p.m. to midnight. Laborin said he hopes people will

come and be surprised.

"I want people to come in expecting one thing but leave with a fresh take on a new dining experience," Laborin said.

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DOUGLASS

Continued from page A2

dividuals. The Sailors narrowly missed the mark as a team, edged out by Woodbridge 171-182 for the seventh position in the Division 2 girls' final.

Robar, a Michigan commit, said she felt the Sailors had a chance to advance as

a team.

"I really believed it," Robar said. "All of our team is made up of fighters. I was thinking about it a lot. It literally was in my dreams. I had a dream we made it. I had a dream we didn't make it. It's kind of if we wanted it or not. I think, honestly, our whole team wanted it, but things just didn't play out."

Corona del Mar sophomore Emilie Steinman, who was in a celebratory state of mind at the county championships in winning the medium schools varsity race, added to her accomplishments with an individual state berth. Moving up three positions in the field from her freshman CIF finals bid, finishing 14th in 18:54.5 in the Divi-

sion 4 girls' race was enough to see her through to her first appearance at the state meet.

Pacifica Christian, which made it to the state meet behind Ella Murray's individual title last year, qualified again in finishing fourth in Division 5. Lila Glidewell (12th, 20:10.0), Ashley Gundlach (14th, 20:25.1), Akyli Maze (42nd,

21:51.4), Katie Fischer (54th, 22:11.8) and Erowyn Burnette (76th, 23:10.6) factored into the scoring for the Tritons.

"I wasn't expecting it to really happen," Glidewell said of the Tritons getting back to state. "I was kind of in the mentality of 'this is like a last hurrah to the season.' I'm proud of everyone, of what they've done. I

thought we would have to push really hard, but it is also a really hard course.

"I just thought to myself, once I finally found out we made it to state, I just realized all this hard work, we got a reward from all the hard work we put in this season."

andrew.turner@latimes.com
Twitter: @AndrewTurnerTCN

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Legal Notices

CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

Lido Bottle Works – A request for a minor use permit to upgrade an existing Type 41 (On Sale Beer and Wine) Alcohol Beverage Control (ABC) license to a Type 47 (On-Sale General - Eating Place) ABC license at the existing Lido Bottle Works restaurant. In conjunction with this request, the daily hours of operation are proposed to be reduced from 10:00 a.m. – 12:30 a.m. to 10:00 a.m. – 11:00 p.m., thereby eliminating late hour operations (after 11:00 p.m.). If approved, this minor use permit will supersede Conditional Use Permit No. UP2016-027.

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

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website 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 Jerry Arregui, Assistant Planner, at 949-644-3249, jarregui@newportbeachca.gov or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0145
Activity: Minor Use Permit

Zone: Mixed-Use Water (MU-W2)
General Plan: Mixed-Use Water 2 (MU-W2)

Coastal Land Use Plan: Mixed-Use Water Related (MU-W)
Filing Date: August 26, 2024

Location: 3408 Via Oporto, Suite 102 & 103
Applicant: Rand Kruse

Legal Notices

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
Design Review Board / Board of Adjustment
Council Chambers, 505 Forest Avenue Laguna Beach, CA 92651
Thursday, December 12, 2024 at 5:00 PM

The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall. **Case No.:** Design Review 24-2039, Coastal Development Permit 24-2040, Variance 24-2340 **Address:** 600 Buena Vista Way | APN: 641-373-43 **Applicant:** Craig Schultz, Architect, 949-645-9982 cschultz@isarchitects.com **Property Owner:** David Cozzens and Susan Heystee **Application Filing Date:** September 30, 2024 **PROJECT DESCRIPTION:** The applicant requests design review, coastal development permit, and variance for modifications to a prior approval Design Review (DR) 18-1280 and Coastal Development Permit (CDP) 18-1281 in the R/HIP (Residential/Hillside Protection) Zone. Modifications include grading, additions, retaining walls, revisions to the approved landscape plan and pool design. A variance is requested to exceed lot coverage and building height (LBMCC Sections 25.15.010(D) and 25.15.010(H)). Related Project Cases on the property include but are not limited to: DR 18-1280 and CDP 18-1281. **COASTAL ZONE:** This project is located within a non-appealable area of the Coastal Zone. The project is proposed as non-appealable development. The application was filed on September 30, 2024 by Craig Schultz and is assigned application numbers DR 24-2039, CDP 24-2040, VAR 24-2340. The application will be heard by the Design Review Board. The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,000 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is not appealable to the California Coastal Commission. **CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Sections 15303 - New Construction or Community Development Department staff public comment during the following hours: Monday – Thursday: 7:30am – 3:00pm and 7:30am – 12:00pm alternating Fridays (closed alternating Fridays). Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration claims by neighboring property owners. **HOW TO COMMENT:** For additional information, contact City staff: Shaveta Sharma, Senior Planner at ssharma@lagunabeachcity.net or (949) 715-0958. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing is scheduled. You may invite the Board Members to visit the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below: <https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/design-review-board>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

Legal Notices

LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH CITY COUNCIL

The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, Laguna Beach, to consider: **City Council review of Temporary Use Permit 24-2326, Coastal Development Permit 24-2327, and CEQA Categorical Exemption to place a tent on an existing parklet and to be allowed each December and January for 2024, 2025, and 2026. Applicant: Alessandro Pirozzi, Alessa by Chef Pirozzi.** The City Manager has requested to review the decision of the Planning Commission (PC) to approve the project. SAID PUBLIC MEETING to be held Tuesday, December 10, 2024, at 5:00 p.m. or as soon thereafter. For additional information, contact City staff Louie Lacasella, Senior Administrative Analyst, at (949) 497-0736 or email to llacasella@lagunabeachcity.net. Comments may be made in writing prior to the hearing (when emailed or mailed to the City Clerk's office) or in-person in Council Chambers during the public hearing. In order to allow sufficient time for members of the City Council and staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public hearing is scheduled; however, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m. five days prior to the scheduled hearing. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing. CEQA: The project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. **COASTAL:** This project is located within a non-appealable area of the Coastal Zone. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Legal Notices

LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH CITY COUNCIL

The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, Laguna Beach, to consider: **Zoning Ordinance Amendment 24-2343 and Local Coastal Program Amendment 24-2344 to repeal and replace Laguna Beach Municipal Code Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) generally related to accessory dwelling unit and junior accessory dwelling unit regulations. The ordinance will affect properties citywide. (Related Case: On November 20, 2024, the Planning Commission considered the draft amendments and recommended that the City Council approve the proposed amendments.) Interim Land Use Ordinance/Urgency Ordinance 24-2505 amending the Zoning Code and Local Coastal Program to repeal and replace Laguna Beach Municipal Code Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) generally related to accessory dwelling unit and junior accessory dwelling unit regulations. The ordinance will affect properties citywide during the pendency of the California Coastal Commission's review and certification of Zoning Ordinance Amendment 24-2343 and Local Coastal Program Amendment 24-2344. Applicant: City of Laguna Beach SAID PUBLIC MEETING to be held Tuesday, December 10, 2024, at 5:00 p.m. or as soon thereafter. For additional information, contact City staff: Anthony Viera, Acting Planning Manager at aviera@lagunabeachcity.net or (949) 497-0398. Comments may be made in writing prior to the hearing (when emailed or mailed to the City Clerk's office) or in-person in Council Chambers during the public hearing. In order to allow sufficient time for members of the City Council and staff to review and consider your comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public hearing is scheduled; however, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m. five days prior to the scheduled hearing. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing. CEQA: The actions are exempt from the California Environmental Quality Act (CEQA), per Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 66313. Therefore, the adoption of the proposed ordinance is statutorily exempt from CEQA in that it implements state ADU law. In the alternative, the recommend action is exempt from CEQA, per CEQA Guidelines Section 15265(c), Adoption of Coastal Plans and Programs. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.**

Legal Notices

LEGAL NOTICE

NOTICE OF A PUBLIC HEARING

LAGUNA BEACH CITY COUNCIL

The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, Laguna Beach, to consider: **City Council review of Temporary Use Permit 24-2327, Coastal Development Permit 24-2327, and CEQA Categorical Exemption to place a tent on an existing parklet and to be allowed each December and January for 2024, 2025, and 2026. Applicant: Alessandro Pirozzi, Alessa by Chef Pirozzi.** The City Manager has requested to review the decision of the Planning Commission (PC) to approve the project. SAID PUBLIC MEETING to be held Tuesday, December 10, 2024, at 5:00 p.m. or as soon thereafter. For additional information, contact City staff Louie Lacasella, Senior Administrative Analyst, at (949) 497-0736 or email to llacasella@lagunabeachcity.net. Comments may be made in writing prior to the hearing (when emailed or mailed to the City Clerk's office) or in-person in Council Chambers during the public hearing. In order to allow sufficient time for members of the City Council and staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public hearing is scheduled; however, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m. five days prior to the scheduled hearing. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing. CEQA: The project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. **COASTAL:** This project is located within a non-appealable area of the Coastal Zone. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

WATER

Continued from page A1

vic told the Daily Pilot Monday.

“Between 75 to 85% of our annual water supply comes from those groundwater wells in Fountain Valley,” Vukojevic said. “That is kind of a common number for a lot of cities that are in this North Orange County area, cities from Newport to Seal Beach all the way up to Yorba

Linda, because we're all part of this groundwater basin.”

A “very large swimming pool” under the Santa Ana River extends from the Anaheim area to coastal Orange County and is trapped by a fault running from Inglewood to Newport Beach. The status of that regional groundwater supply is closely monitored by the Orange County Water District. It was considered nearly full as of

this winter thanks to fairly recent rain in Southern California, Vukojevic said.

The wells tapping into the basin beneath Fountain Valley were built in the 1990s. Prior to then, Newport Beach had to import all of its drinking water.

The rest of Newport Beach's water comes from the Metropolitan Water District of Southern California, a cooperative established by the state Legislature in 1928 to

build and operate the Colorado River Aqueduct. It has to be delivered from either Northern California or out of state and is more expensive than what gets piped in from just 7 miles away in Fountain Valley.

“Having the water wells is absolutely key because it's local, it's higher quality, and it's less expensive,” Vukojevic said.

eric.licas@latimes.com
Twitter: @EricLicas



A TECHNICIAN INSPECTS a pump for one of four wells in Fountain Valley that supply 75% to 85% of Newport Beach's water.

Courtesy of the city of Newport Beach Utilities Department

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Legal Notices

FIRST AMENDED SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 30-2024-01403527-CU-OR-NJC

NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):
MARY MONTANO, an individual; all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the Property adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, and DOES 1 through 50 inclusive

YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE)
YASHDEEP SINGH, an individual

The complaint alleges the title and rights to possession of real property situated in Orange County, California commonly known as 413 Delaware Street, Huntington Beach, CA 92648-4918 and legally described as follows: The land hereinafter referred to is situated in the City of Huntington Beach, County of Orange, State of CA, and is described as follows: Lot 7 in Block 404 of "Vista Del Mar Tract, Section Two", in the City of Huntington Beach, County of Orange, State of California, as per map thereof recorded in Book 4 at Page 5 of Miscellaneous Maps, in the Office of the County Recorder of said County. Except that portion vacated by Resolution No. 5405, recorded July 9, 1984, Instrument No. 84-282303 of Official Records. The property is designated as Assessor's Parcel No. 024-222-04 in Orange County Assessor's office.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y hiener sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):
County of Orange Superior Court of California, 700 Civic Center Drive West, Santa Ana, CA 92701

The name, address, and telephone number of the plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de telefono del abogado del demandante, o del demandante que no tiene abogado, es):
Steve Lopez, Esq., 8562 Florence Avenue, Downey, CA 90240 Phone: (562) 904-1193

Date: 06/24/2024

David H. Yamasaki Executive Officer/
Clerk of the Court
(Secretario)
R. Baker Deputy
(Adjunto)

Published in the Daily Pilot on 11/22, 11/29, 12/6, 12/13/2024

Legal Notices

Notice of Sale of Abandoned Property
Notice is given that pursuant to Sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code, 949 Storage, located at 2007 Harbor Blvd., Costa Mesa, CA 92627, County of Orange, state of California, will sell by competitive bidding on or after December 12, 2024 at 11:00am. Auction to be held at the above address. The property to be sold is as follows: misc. household goods, various landscaping equipment, mics. home appliances, restaurant kitchen equipment, power tools, sports equipment, furniture, luggage, clothing, and personal or business items belonging to the following:
Name, First, Last
Michael Murphy
George Madrigal
Gabriel Gutierrez
Kevin Charpentier
Chad Peters
Hermilia Gama
Rodolfo Ibrahim Arias Milanes
Irma Avina Angulo
Purchase must be paid at the time of purchase in cash only. All purchased items sold as is where is and must be removed by 5 p.m. the next day. Sale subject to cancellation in the event of settlement between owner and obliged party.
949 Storage, office number (949) 786-7243
West Coast Auctions
Bond #-0434194
Published Newport Beach/Costa Mesa Daily Pilot on 11/29 and 12/6/2024.

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

Dexter River, LLC Residence - A coastal development permit (CDP) to allow the demolition of an existing duplex and construction of a new 2,524-square-foot, three-story, single-family dwelling with a 284-square-foot junior accessory dwelling unit and an attached 500-square-foot two-car garage. The project includes hardscape, drainage, and site walls all within the confines of the property, with the exception of an existing deck area and bulkhead, and portion of site walls. The subject property is bisected by the coastal permit jurisdiction boundary, resulting in a portion of the single-family dwelling's front deck improvements which includes new site walls, and bulkhead improvements within the California Coastal Commission's permit jurisdiction. This CDP is intended to cover portions of the project within the City's permit authority as designated in the Local Coastal Program.

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. **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 Laura Rodriguez, Planning Technician, at 949-644-3216 or lrdriguez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0095
Activity: Coastal Development Permit

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

Coastal Land Use Plan: Two Unit Residential - 30.0 - 39.9 DU/AC (RT-E)
Filing Date: June 11, 2024

Location: 3910 and 3910 1/2 River Avenue
Applicant: Brandon Architects

Legal Notices

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

122 Via Lido Nord, LLC Residence - A request for a Coastal Development Permit (CDP) to allow the demolition of an existing single-unit dwelling and construction of a 2,577 square-foot, two-story, single-unit dwelling with an attached 423 square-foot two-car garage. The project includes property line fence/walls, raised pedestal decking, accessory structures, and subsurface drainage facilities all within the confines of private property. The project also includes reinforcing and raising the existing bulkhead. The project complies with all development standards and no deviations from the municipal code are requested.

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 (Appeals). 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. **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 Jenny Tran, Associate Planner, at 949-644-3212 or jtran@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0144
Activity: Coastal Development Permit

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

Coastal Land Use Plan: RSD-C (Single Unit Residential Detached) - (10.0 - 19.9 DU/AC)
Filing Date: August 1, 2024

Location: 122 Via Lido Nord
Applicant: Olson Architects

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Legal Notices

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 2892 Kelvin Ave. Irvine, CA 92614 to satisfy a lien on December 20, 2024 at approx. 12:00P.M. at www.storage-treasures.com: Tim Lankow 11/29/24
CNS-3874326#
DAILY PILOT

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

Tang Residence - A request for a modification permit to allow a 1,140-square-foot addition to an existing 2,508 square foot single-unit residence in accordance with the Newport Beach Municipal Code (NBMC), which only allows up to a 10% addition for properties with nonconforming parking. The proposed project includes a 230 square foot addition to the first floor and a 910 square foot addition to the second floor. Additionally, the existing garage depth is considered legal nonconforming, as the parking spaces in the garage have an interior clear dimension of approximately 19 feet and 9 inches instead of the 20-foot depth required. The combined width of the two parking spaces within the garage complies with the NBMC. The total square footage of the proposed residence (including garage) would be 4,679 square feet.

The project is categorically exempt under Section 15303 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/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, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0187
Activity: Modification Permit

Zone: PC 3 (Harbor View Hills)
General Plan: RS-D (Single Unit Residential Detached)

Location: 1935 Port Cardiff Place
Applicant: Dana Kwon, Design Studio Meta

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