

Daily Pilot

SATURDAY, SEPTEMBER 14, 2024 /// dailypilot.com

Police budget on Costa Mesa's agenda

Officials hope to boost recruitment, retention of 911 operators and public safety dispatchers with \$590K expenditure.

BY SARA CARDINE

After budgeting \$62 million for Costa Mesa Police Department, and earmarking another \$211,000 to enhance police academy cadet and reserve officer pay, city officials on Tuesday will consider one more round of public safety expenditures.

A series of recommendations for improving compensation, recruitment and retention within CMPD's Telecommunications Bureau — including 911 operators and public safety dispatchers — is being pitched, to the tune of \$589,650 of additional funds this fiscal year.

With this year's costs covered by \$500,000 from City Manager Lori-Ann Farrell Harrison's contingency fund and citywide salary savings from vacant positions, the proposal aims to help attract new candidates, while paying bonuses and overtime for current employees working more than 60 hours per week.

Currently budgeted at 21 full-time communications employees,

See **Agenda**, page A3

Newport Beach police chief set to retire

A nationwide search has been instituted to replace Joe Cartwright, who has been with the department for 23 years.

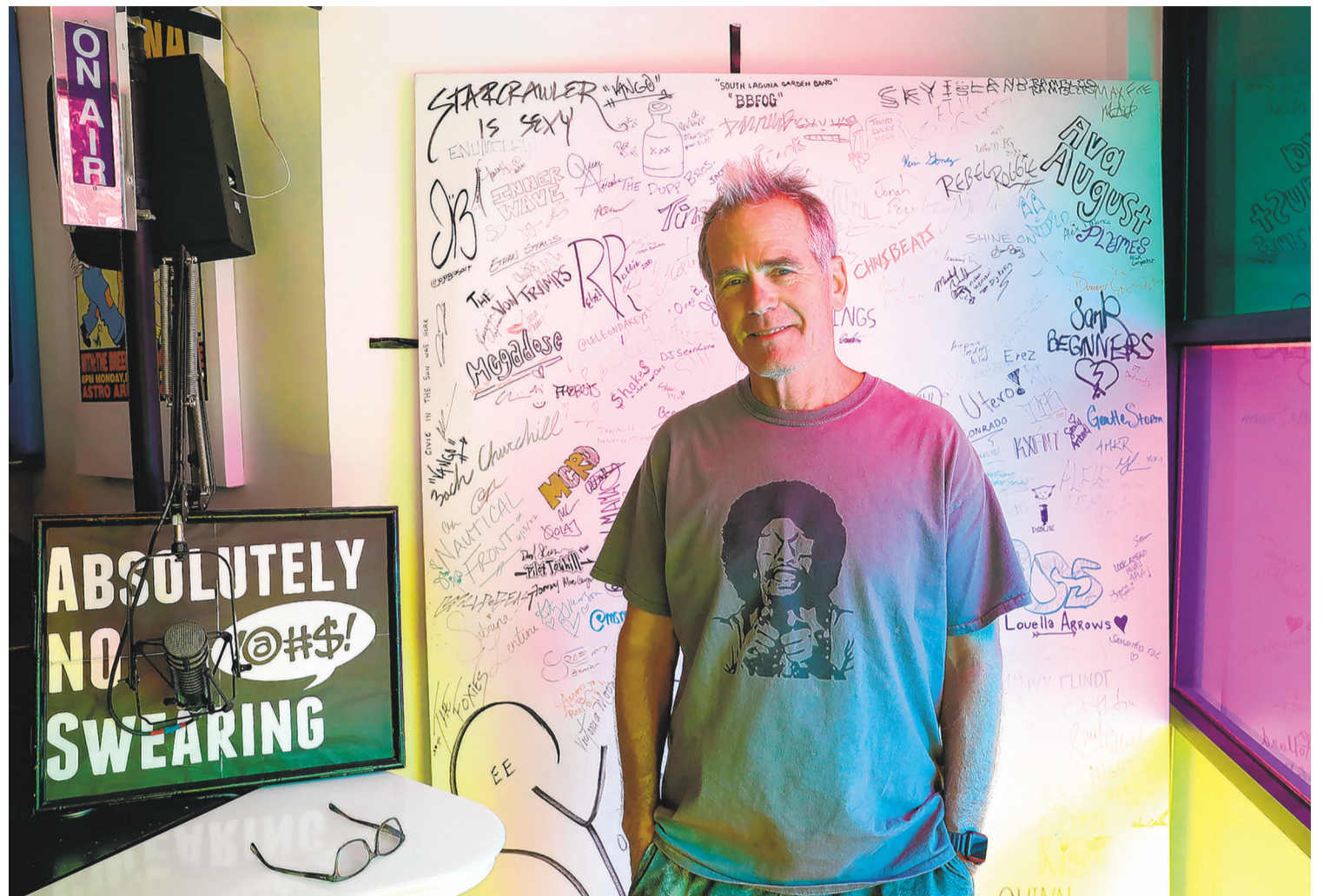
BY ERIC LICAS

Newport Beach Police Chief Joe Cartwright announced his retirement Wednesday, bringing an end to 23 years of service with the department.

Cartwright worked as a police officer in Los Angeles for three years before moving to Newport Beach in 2002. He became the department's interim chief in 2022 and wound up formally moving into the role on a permanent basis about a year later. He's NBPD's 11th police chief and has been responsible for over 200 employees split into five divisions and additional specialized units.

"Joe has been an important part of our executive team and brought many improvements and technologies to his department that will have a positive impact for years to come," City Manager Grace Leung stated. "I'm deeply

See **Chief**, page A4



Don Leach | Staff Photographer

BILLY FRIED runs the show at KXFM as the radio station's executive director and hopes to bring community-focused midweek programming that will allow dozens of local volunteers to host afternoon shows called the "Neighborhood Block Party."

'There's a buzz here': KXFM aims to amplify community

BY ANDREW TURNER



LAGUNA BEACH radio station KXFM's afternoon programming, "Neighborhood Block Party," will run from noon to 4 p.m. weekdays. "It's a high-wire act," Fried says.

Laguna Beach resident Billy Fried took on a leading role as the executive director of the local radio station in May with a vision to elevate its position as a community asset.

KXFM Radio, which can be found on the frequency 104.7 within the city limits, is now poised to roll out a new programming schedule that will dedicate time during the week for shows hosted by volunteers from the community.

From noon to 4 p.m. on weekdays, the station will be turned over to these hosts for the "Neighborhood Block Party." Those hours account for 27 of the 30 new shows that will launch on Monday.

"It's a high-wire act," Fried, the chairman and executive director of KXFM Radio, said of inviting new personalities to take over the airwaves. "One thing that we've encouraged, that we're going to maintain, this ethos, is that we are grassroots radio. ... We'll celebrate mistakes. We think that will foster an atmosphere of authenticity, that the listener, our community, is going to have a high tolerance for mistakes, for dead air."

See **KXFM**, page A5

Divisive housing project returns to H.B. council

BY MATT SZABO

The much-talked about Magnolia Tank Farm project comes back to the Huntington Beach City Council on Tuesday night for final approval.

The California Coastal Commission approved a land use amendment, with modifications, in July. Magnolia Tank Farm would feature 250 medium-density residential units, a 215-room hotel, retail shops and park areas on the 29-acre site in southeast Huntington Beach.

Now, the City Council will decide Tuesday in a public hearing whether to green-light the Coastal Commission's modifications and push through the divisive project, brought forward by applicant Irvine-based Shopoff Realty Investments.

Proponents of Magnolia Tank Farm say it builds much-needed housing in the city. Neal Kuster often attends council meetings to speak on housing issues.

"As a package, what this project proposes kind of hits all the boxes for the things that I think the city wants to see," Kuster said in an interview with the Daily Pilot. "We have new tourism development, new mixed use or commercial development, new affordable housing and new housing units in general. I think from a policy standpoint, and even from a resident's standpoint, those are all really big positives for the city."

As proposed, 20% of the homes built would be affordable rental units, with half of those to

See **Project**, page A4



File Photo

HUNTINGTON BEACH Councilman Casey McKeon spoke out against the Magnolia Tank Farm project at July's Coastal Commission meeting.

10.17-24

NEWPORT BEACH
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BE PART OF
THE SCENE

Man charged in partner's stabbing

BY SARA CARDINE

Costa Mesa police on Sunday arrested a 28-year-old local man suspected of fatally stabbing his live-in partner at their apartment.

Officers were called to the 500 block of Victoria Street shortly before 8 p.m. Sunday, after a call came in regarding a woman in need of medical attention, according to a release issued Monday by the Costa Mesa Police Department.

When officers and firefighters arrived at the residence, they discovered the body of a woman — Denise Avila, 29, of Costa Mesa — and pronounced her dead at the scene.

A suspect identified as Avila's live-in partner, 28-year-old Martin Jonathan

Lara-Garcia, was reportedly seen fleeing the scene in a vehicle just before police arrived at the apartment, the release stated.

However, hours into detectives' investigation of the incident, and with officers still at the apartment, Lara-Garcia returned to the scene and was detained without incident, according to police. An object believed to be the weapon used in the homicide has been located.

Lara-Garcia faces one felony count of murder and a felony enhancement for personally using a deadly weapon, which could add a year to any sentence he would receive if convicted, according to Orange County Superior Court records.

CPMD spokeswoman

Roxi Fyad told City News Service Monday it was not clear if Avila and Lara-Garcia were married, but they were living together at the time of the stabbing.

Social media posts belonging to people bearing the same names (Lara-Garcia goes by the name "Jhonny Lara") and listing Costa Mesa as their city of residence, identify one another as spouses and, on one page, depict two wedding photos of the couple posted on December 4, 2021.

Lara-Garcia is currently being held in custody and is scheduled to appear in court on Sept. 26 for an arraignment hearing, court records indicate.

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THE DAILY COMMUTER PUZZLE

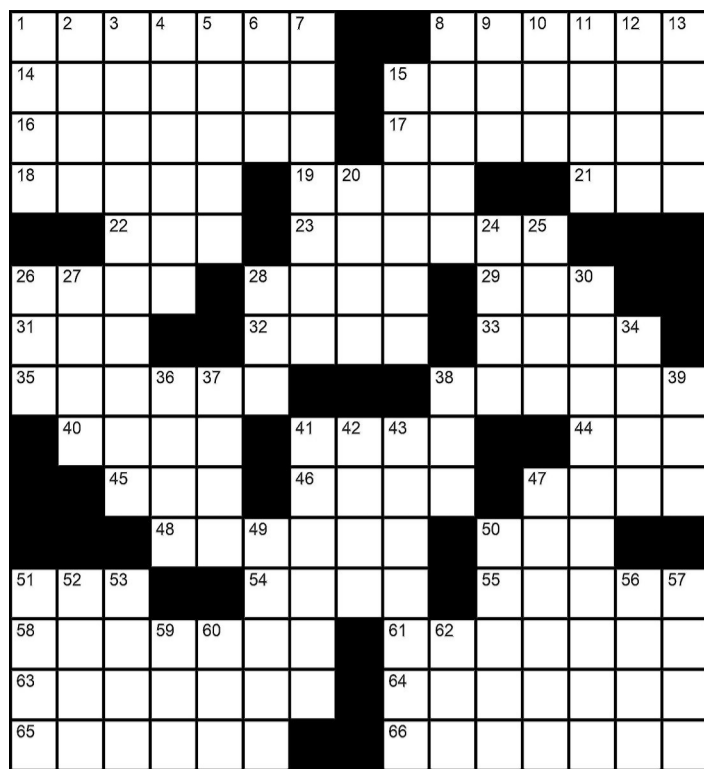
By Stella Zawistowski

ACROSS

- 1 Cake or sundae
- 8 Sticks for twirling
- 14 Snake with a warning sound
- 15 Cola, e.g.: 2 wds.
- 16 Greed
- 17 Have some water
- 18 Fathered, in the Bible
- 19 Astronaut Armstrong
- 21 Headed up
- 22 She-sheep
- 23 Narrow candles
- 26 "What are the ...?"
- 28 Party giver
- 29 Not Rx, as meds: Abbr.
- 31 2016 Olympics city
- 32 Go __ great detail
- 33 "About the author" blurbs
- 35 Chides
- 38 Language in Berlin
- 40 The E in HOMES
- 41 Address for a king
- 44 Pizza, e.g.
- 45 Poseidon's realm
- 46 Oak or pine
- 47 Only
- 48 Reveal
- 50 "Help, please!"
- 51 Play a kazoo
- 54 Simplify
- 55 Lawnmower part
- 58 First Lady Adams
- 61 Nonsensical
- 63 Stays behind
- 64 Lack of sound
- 65 Light refractors
- 66 Came into view

DOWN

- 1 Very dull



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.

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| | 2 | 8 | 4 | 6 | 1 | | | |

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

- 2 Icicles' spot
- 3 Broadway theater entrances: 2 wds.
- 4 Sipping utensils
- 5 A-list group
- 6 DVR button
- 7 Capital of New Jersey

- 8 Robert of chemistry
- 9 Contribute
- 10 Paving goo
- 11 Iridescent gem
- 12 Do, re, or mi
- 13 Went over the limit
- 15 Mailing label

- phrase: 2 wds.
- 20 Toward China
- 24 After-bath garment
- 25 Mix up
- 26 Surgery areas: Abbr.
- 27 Casino cubes
- 28 What's __-name
- 30 Food scrap recycling
- 34 Travel by boat
- 36 In __ of
- 37 College official
- 38 "Golly!"
- 39 Once known as
- 41 Pilfers
- 42 Colored part of the eye
- 43 Set free
- 47 Earlier
- 49 Blood vessels
- 50 Grin
- 51 Angel's instrument
- 52 Rideshare company
- 53 "La Bohème" role
- 56 A single time
- 57 Oboe part
- 59 Fuel at a pump
- 60 Intent
- 62 __ card (cell phone insert)

Tribune Media Services

AROUND TOWN

Volunteer Summit for candidates slated

The Newport Beach Women's Democratic Club is co-sponsoring a one-day Volunteer Summit to support local and national Democratic candidates who will represent voters in Newport Beach and its surrounding communities.

The event will take place from 10 a.m. to 3 p.m. on Sunday at the OASIS Senior Center in Corona del Mar. The morning program will run from 10 a.m. to noon and will repeat from 1 to 3 p.m. Refreshments will be served between the two sessions.

Speakers will include state Sen. Dave Min, Democratic candidate for the 47th Congressional District; state Sen. Josh Newman, Democratic candidate for the 37th state Senate District and Ada Briceno, chair of the Orange County Democratic Party.

Volunteer breakout-workshops follow the speakers' program. Work-

shops offer training in phone banking, text banking, postcard writing and other tasks.

Admission is free to local voters. Attendees must register to attend no later than 5 p.m. on Friday, Sept. 13 at NBWDC.org.

Races to shut down PCH this weekend

Pacific Coast Highway in Huntington Beach will be closed Sunday for the 68th annual Surf City 10 Miler, which is expected to draw nearly 5,000 runners, walkers and wheelchair athletes.

This is one of only three times a year that all four lanes of the PCH are shut down to traffic, so motorists and local residents should expect delays and plan ahead.

This year's event adds a Beach Mile in partnership with the Michael J. Fox Foundation for Parkinson's Research. That race will take place at 9 a.m. on Saturday and will allow participants to run on the sand.

Oceanfront road closures are expected to begin at 4 a.m. Sunday. The event's 10-mile race starts at 6:30 a.m., followed by a 10K at 7 a.m. and a 5K at 7:30 a.m.

The starting line is at PCH and Main Street, and the finish line is at Huntington Beach Pier Plaza.

For more information, visit SurfCity10.com.

Eco Expo to put spotlight on environment

Costa Mesa Sanitary District is hosting its third annual Eco Expo on Wednesday. The event will be held at CMSD headquarters, 290 Paularino Ave., Costa Mesa, from 3 to 7 p.m.

Attendees will learn how to play an essential role in protecting the environment by reusing products, recycling organic waste and using nontoxic ingredients for homemade cleaning supplies.

To make a reservation to attend visit cmsdca.gov/events.

— From staff reports

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THE CROWD | B.W. COOK

Plans for inaugural Roy Emerson Tennis Classic unveiled at gathering

Australian tennis legend **Roy Emerson**, a longtime local Newport Beach resident celebrity, is returning to the center court on behalf of Costa Mesa based "Save Our Youth," also known as SOY.



Wilson, Julie Sherwin, Deb Russell and Ann Matich. Also front and center were **Pam Blom, Margaret Wilburn, Sue Reese, Virginia Layton, Susan Price Lucero and Pamela Selber.**

For decades Emerson and his wife, **Joy**, fronted the Adoption Guild/Holy Family Services annual Tennis Tournament and Exhibition, raising millions for child adoption services in Orange County. That charitable endeavor ended with the pandemic, and Emerson, a 28-time Grand Slam Champion and tournament namesake explored options.

At the forefront of new plans, the inaugural Roy Emerson Tennis Classic will take over the courts in Newport Beach next May 22 through 26. The event will welcome USTA competitors from 3.5 open level players fields. Sponsoring the tournament are generous social activists **Bob and Britt Meyer** with underwriting from their company Meyer Natural Foods. The Meyers join co-chairs **Eric and Joanne Davidson** in bringing Roy Emerson and tennis back to Newport Beach, as the sport captures the nation and the world with its roster of exceptional youth. If you asked Emerson about how tennis has changed over more than half a century, the man who started paying on dirt fields in his native Australia would have much to reveal.

To launch the May 2025 tennis event, the Meyers invited some 100 local tennis devotees to dinner in their home, calling the gathering an "unveiling party." Known for her great style and eye for décor, Britt Meyer created a summer floral theme party dominated by a color palette of white, cream and pale-yellow blooms coordinated with abundant "tennis accents." Britt worked with Bonnie Fleur Floral Design in creating the magic.

The crowd arrived sharing their notes on the U.S. Open play including Emerson Tennis Classic women committee members **Kris**

Major support for the tournament is in the hands of tournament chair **Chis Garber** working with tournament director **Drew Arbeiter** and lead committee director **Cameron Ball.**

Champaign flowed as hors d'oeuvres were passed prepared by chef **Nick Weber** of Populaire Restaurant & Mix Mix Catering, South Coast Plaza. Both dining rooms are on the "A" list for O.C. diners and social hostesses. VIP guests, including **Alex and Barbara Bowie**, were treated to a lavish gourmet dinner featuring glazed halibut and beef tenderloin accompanied by purple potato agnolotti, asparagus and crescent mushrooms under red wine sauce. Speeches and tributes punctuated toasts, and the excitement grew with anticipation of the Emerson return to Newport Tennis.

Roy joined Joy Emerson in thanking hosts Bob and Britt Meyer as dessert was served: a buffet of chocolate mousse smothered in Chantilly cream, butter cake, ice cream, fresh berries and smiles all around.

All of the celebration for Emerson was also directed in support of SOY. Executive Director **Mary Cappellini** shared its mission of providing mentoring, tutoring, college preparedness and much more for O.C. kids. Joining Cappellini was **Manuel Chavez**, parent and SOY alum as well as college grad, in part thanks to SOY mentoring. He now serves as the nonprofit's outreach and program manager.

To learn more about SOY, founded in 1953 and serving some 12,000 low-income youth in the Newport-Mesa Unified School District, visit save-our-youth.org.

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



JOY AND ROY Emerson with Britt Meyer, hostess of the event, launching the Emerson Tennis Classic.

Photos by Ann Chatillon



BARBARA AND ALEX Bowie join Barbara Johnson to support Saving Our Youth (SOY) at the launch party for the first annual Roy Emerson Tennis Classic, returning to Newport Beach in 2025.



HOST BOB MEYER, with Save Our Youth executive Manuel Chavez.



CYNDIE MARTIN, Nancy Collins, Britt Meyer and Pam Selber, on the committee for the Roy Emerson Tennis Classic.

AGENDA

Continued from page A1

the bureau has six vacancies, while several other employees are out on leave or working under restrictions, according to a city staff report.

"In the past 12 years, the bureau has hired 46 full-time employees, and of these 46 hires, only nine remain as full-time employees resulting in an 80% turnover rate," the report states, indicating many staff transition to part-time work or leave altogether due to high workloads or a "rigorous and complex training period."

Under the proposed plan, training officer assignments would be created and paid an additional 12.5% for all hours worked under the assignment.

Current full-time employees would receive one-time retention bonuses of \$15,000, paid in two equal installments upon approval by the City Council and one year later. Staff would also receive additional half-time pay anytime staffing falls below 18 full-time, fully trained employees.

Additionally, a two-year pilot program aiming to attract entry-level police recruits and dispatchers, as well as recruits, dispatchers and police officers working at other

agencies would similarly offer bonuses, ranging from \$10,000 to \$25,000, to be paid in installments as hiring and training benchmarks were attained.

Staff estimate the pilot program would cost about \$200,000 of the total amount being proposed this year, while compensation adjustments would amount to \$270,650 for the remainder of 2024-25 and then \$485,219 annually after that.

MOBILE VIDEO SYSTEM TO COST \$6.9M OVER 10 YEARS

Another item scheduled to go before the City Council on Tuesday asks for authorization of nearly \$7 million from the Costa Mesa Police Department's budget over the next 10 years to purchase a mobile video system from Axon Enterprise, Inc. that would include body-worn cameras and an in-car video system.

The new contract would cost \$733,266 for the first year — a sum already included in CMPD's 2024-25 budget — and be followed by an annual \$690,696 in subsequent years. It would follow on the heels of a 5-year contract with Seattle-

based security company WatchGuard Technologies, set to expire in 2025.

That system, according to city staff reports, had slow upload speeds that would require vehicles to be out of commission for up to two days and would make sharing footage with other agencies, like the Orange County district attorney's office, a complex task.

"The time and costs associated with personnel copying evidence for court were substantial, inefficient, and unreasonable," the staff report reads. "In August 2023, our Evidence Discovery Unit was approximately 821 cases behind due to the extraordinary time it took to download and share video."

In late 2023, Axon granted the city the right to use its proprietary server to share digital evidence and helped reduce the backlog to just 46 cases.

The council meeting begins Tuesday at 6 p.m. at Costa Mesa City Hall, 77 Fair Drive. For the meeting agenda, visit costamesaca.gov and click on "Current Agendas."

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CROSSWORD AND SUDOKU ANSWERS

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HIGH SCHOOL FOOTBALL



Don Leach | Staff Photographer

ESTANCIA KICK RETURNER Brandon Bettinghausen (6) finds open space and runs around the defense for a touchdown against University on Thursday.

Estancia football takes first loss

BY SCOTT FRENCH

IRVINE — Estancia couldn't get out of its own way Thursday night, not with the ball in its hands, fumbling away an opportunity to start the campaign at 3-0 for just the second time this century in the grisliest fashion.

The Eagles turned the ball over five times, four on successive drives bridging halftime. Estancia lost four fumbles, two of those from its most potent weapon, in

tumbling to a 13-6 non-league defeat in a "nightmare" at University.

Estancia struggled to sustain drives (never penetrating inside the Trojans' 30), to convert on third down (three of 10), to balance junior running back Jeff Brown's gains with an adequate passing game (9 yards on 14 throws), and to keep its defense off the field (more than two thirds of the game), the better to handle a Trojans' throwing attack that prospered just

enough to prevail. It was all about the turnovers.

"They sure do [kill you]," Estancia coach Mike Bargas said. "You can't win football games like that. There's no way we should have won that game, with five turnovers. ... We stunk up the place on offense tonight. ... Just a nightmare."

Brown topped 100 yards for the third straight week, finishing with 127 (of Estancia's 148 total yards) on

21 carries, but it was two fumbles — the first, on a handoff, enabling the Trojans to extend their advantage to 13-0 at halftime; the second, at the University 31 after a 10-yard sprint late in the third quarter — that were on his mind at the finish.

"We made a lot of mistakes. ... We have a lot of work to do," Brown said. "Especially me. I've got to take that on the chin. A

See **Football**, page A5



JOE CARTWRIGHT has announced he will retire as Newport Beach's police chief at the end of this year.

Photo courtesy of Newport Beach Police Department

CHIEF

Continued from page A1

appreciative of his many years of service to the city and his leadership for the last several years."

During his time as the head of the police department, Cartwright has overseen the implementation of automated license plate readers that can spot suspicious vehicles throughout the city, a new drone program and virtual-reality simulation training for officers. He has placed his focus on residential burglaries, the fentanyl epidemic and other issues concerning residents in Newport Beach and other communities. Distributing the overdose reversal medication Narcan and training more people to administer it was one of his earliest priorities as chief.

Cartwright, 52, has also sought to promote both officer wellness as well as greater communication be-

tween the police department and the public. He has been committed to putting on regular Mobile Cafe events where officers and residents can share coffee, pick up some swag and get to know each other.

"The people in Newport Beach are our eyes and ears out there," Cartwright told the Daily Pilot in a March 2023 interview. "The more that we can educate them and how they can help, the better. Crime prevention is a team sport. People know their neighborhoods, their businesses well. If they see something is suspicious, invariably it's always, 'I don't want to bother you guys,' but that's why we're here. We want you to bother us."

Cartwright's employment with the department officially ends at the end of this calendar year. City officials have undertaken a nationwide recruitment process to choose his successor.

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PROJECT

Continued from page A1

be offered to workers at the on-site hotel, per modifications made by the Coastal Commission. Also, at least 25% of the hotel rooms must be deemed affordable.

Huntington Beach resident Brianna Bowden sent an email to council in support of the project.

"This is a model project for coastal Orange County because it will provide four things Californians most need: housing, green space, transportation and jobs," Bowden wrote. "It provides affordable housing and improves coastal access for the public, including a lodge with lower-cost accommodations, public parks and trails."

But many have voiced concerns over the site's location next to the former Ascon Landfill, which has had cleanup efforts stopped for now, though Ascon conducted air monitoring pilot tests last year.

There are also flooding concerns in the low-lying area.

A technical study by Q3 Consulting found that existing flood walls were recently improved, but the site could still flood if a major storm surge in the future combined with sea level rise.

Betty Flynn is a member of Friends of Edison Park and visits southeast Huntington Beach often. She said after it rains, lakes form in the park.

"What's going to happen when we sell them that land, they build their dream and then it's under water?" she said. "Where's the money going to come from to fix

that? The cons weigh more than the the pros ... It's just a bad idea for many reasons."

Environmental groups have also voiced their concerns to the Coastal Commission.

Orange County Coastkeeper associate director Ray Hiemstra told the Coastal Commission in July that this was the first time in its 25-year history that the organization had opposed a housing development in its entirety.

"This project is proposed to be built in a flood zone subject to sea level rise, on an earthquake fault next to a toxic waste dump," Hiemstra said. "While good engineers can overcome problems, the combination of issues facing this project make the risk too high."

In January 2021, the previous City Council made its first approval of the site's zoning changes by a 5-2 vote, which the Coastal Commission approved with modifications in July of this year.

Council members Dan Kalmick and Rhonda Bolton spoke in favor of the project at that meeting, while Councilman Casey McKeon spoke against it.

The modifications must be approved in full via resolution within six months of the July approval date, or the Coastal Commission's approval will expire.

The Huntington Beach City Council meets at 6 p.m. Tuesday at City Hall, 2000 Main St. Speakers are given three minutes for public comments, though that number could be shortened depending on the number of speakers.

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CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on September 10, 2024, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2024-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. LC2020-004, AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION, AMENDING TITLE 21 (LOCAL COASTAL PROGRAM IMPLEMENTATION PLAN) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO DENSITY BONUS STANDARDS, TO COMPLY WITH STATE LAW (PA2020-032)

The Ordinance would incorporate regulations pertaining to density bonuses with housing development as required and necessary to ensure the City of Newport Beach's regulations are in compliance with California Government Code Section 65915, et. Seq (Density Bonuses and Other Incentives) and to clarify the applicability of density bonuses, waivers and incentives to properties in the coastal zone.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of September, 2024, by the following vote:

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

Second reading of Ordinance No. 2024-21 will occur at the September 24, 2024 City Council meeting. If adopted on September 24, 2024, the Ordinance shall become effective after the Executive Director of the Coastal Commission certifies that this ordinance complies with the Coastal Commission's April 12, 2024 action on LCP Amendment Request No. LCP-5-NPB-22-0056-1 Part A (Density Bonus Regulations); and 30 calendar days, or more, have passed since the adoption of the ordinance.

Dated this 11th day of September, 2024.

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

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Legal Notices



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 26, 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:

Lux Spa Newport LLC – A request for a minor use permit to allow the operation of a massage and day spa establishment within an existing multi-tenant building. The project will improve an approximately 850 square-foot general office into a massage and day spa with five treatment rooms, a lobby, reception area, and staff utility room. Services available include massage, hair waxing, facials, and hair treatments with no more than two clients treated at any one time. The proposed business would operate daily, and no late hours are proposed (after 11:00 p.m.). Included is a request to modify the parking rate for massage.

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

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 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 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.: PA2024-0056
Activity: Minor Use Permit
Zone: CV (Commercial Visitor Serving)
General Plan: CV (Visitor Serving Commercial)

Location: 2727 Newport Boulevard, Suite 204
Applicant: David Dunlap

Legal Notices



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 26, 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:

Thai Massage Body Balance – A request for a minor use permit to allow the operation of a massage establishment within an existing tenant space. The project involves the occupancy of an approximate 1,846 square-foot commercial/office suite with seven individual massage rooms, a lobby, and a reception area. The project also includes a kitchenette, break room, and storage closet for employee use. The proposed business would operate daily, and no late hours are proposed (after 11:00 p.m.). Included is a request to modify the parking rate for massage.

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 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 Melinda Whelan, Assistant Planner, at 949-644-3221 or mwhelan@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0080
Activity: Minor Use Permit
Zone: Koll Center Planned Community (PC15) - Office Site G
General Plan: Mixed Use Horizontal (MU-H2)

Location: 4425 Janboree Road, Suite 170
Applicant: Bob Hudgens

Legal Notices

KXFM

Continued from page A1

Show hosts have been asked to abstain from airing their national political views.

Fried hopes to turn the station into a "virtual town square" that runs the gamut of what makes up Laguna, from sports to music, and from arts and entertainment to civic affairs and local politics.

"As a nonprofit, we make most of our money from member support from the community," Fried said.

"If we make this station hyperlocal and attuned to the needs of Laguna Beach, and more of a news source, an entertainment source of local information, would the citizens of Laguna be inclined to pay for it? That's my big bet.

"I'm going to find out ... over the course of the next few months. This is going to be a very interesting experiment, training 30 neophytes how to control a radio station, how to produce good radio, and fortunately, we have 50 other volunteers that have been doing shows that will be mentors."

The personalities joining the lineup of show hosts include artist Jorg Dubin, former Mayor Paul Freeman, filmmaker Greg MacGillivray, business owner Heidi Miller, musi-



Don Leach | Staff Photographer

BILLY FRIED is the chairman and executive director of KXFM Radio, the local radio station in Laguna Beach.

cians Beth and Steve Wood and more.

"The energy around here is where it was 12 years ago when the station first opened," said Jason Feddy, director of programming and production and host of the Feddy Factor weekday mornings from 9 to 11.

"People are very excited. We have 80 hosts here at the station, and there's a buzz here which I've not felt in a long, long time. People are excited to get back on the air, they're excited to be a genuine part of this community.

"We've opened the doors to the hosts, really given them freedom and authority over their own shows. That makes people excited. They feel like they can be creative, so there's

a creative buzz here, which is just fabulous."

The brass at the station expressed a confidence that the listenership would find its way to the new programming, as there is also a plan in place to make the shows available as podcasts after they go on the air.

Fried said the station has a projected budget of \$400,000, which he said he hoped to account for through a combination of a recurring payment model for members, one-time donations, grant funding, and underwriters and sponsors. He added that he is looking to relocate operations from the Hip District to the downtown area.

"It would be closer to downtown," Fried said. "It

would be ground level, where we would actually have an outdoor area that the community could come and they could peek in the window and see the show being broadcast. We want to have more community events at our station."

The radio station can also be called upon as a community asset in case of emergency, city officials said.

"One of the fundamental and critical services the station provides is as an emergency beacon in the event of an electrical grid collapse," Laguna Beach Fire Chief Niko King said in a statement. "Laguna is prone to emergency evacuations, and the station is supported by the city with a backup generator to continue broadcasting when the internet and phone service are interrupted.

"We recommend everyone keep a battery or hand-crank radio at the ready and tuned into 104.7 in the event of an emergency."

KXFM Radio will continue to feature a wide range of musical hosts in addition to the new programming. The semiannual fundraiser, "KX Takeover," which invites guest hosts to compete to raise money for the station, will return in October.

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN



ESTANCIA'S JEFF BROWN (22) runs for a first down during a nonleague football game against University on Thursday.

Don Leach

FOOTBALL

Continued from page A4

couple fumbles, got to fix that up. The offense, too. We've got to get stuff moving."

University (1-2) went ahead at the start, marching 75 yards on a dozen plays over nearly six minutes behind sophomore quarterback Dylan Elmer, making his first varsity start. He hit on seven of nine passes for 68 yards and a Cruz McMullens' end-zone grab on the opening drive, and the Trojans added two Jake Rabold field goals before the break, a 27-yarder following another long possession and a 40-yarder to end the half four plays after Brown's first turnover.

Brandon Bettinghausen, who had fumbled on Estancia's first possession, gave the Eagles some life, returning the second-half kickoff 90 yards to pull within a touchdown, and the Eagles' defense stiffened. It limited University

to 10 yards and one first down on its next four drives, but that led to nothing: three straight possessions ended with turnovers, with quarterback Heriberto Sanchez Martinez losing the ball on a sack and throwing an interception, and then Brown's second miscue.

The Eagles did little with the ball after that, going out on downs both times, and University used up half the fourth-quarter clock with a 14-play drive en route to another Rabold field-goal try, this one blocked by Julian Muro after a bad snap and bobbled hold.

"We started off slow, and then defense started clicking, and we didn't do anything with what they gave us ...," Bargas said. "It's time to regroup. Back to the drawing board. We had a lot of errors that shouldn't have happened, and they did, so maybe this was a reality check for us."

Scott French is a contributor to Daily Pilot Sports.

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Legal Notices

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY. NOTICE IS HEREBY GIVEN that on September 10, 2024, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled: ORDINANCE NO. 2024-20. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADDING CHAPTER 5.98 (ACCEPTANCE OF CASH BY BRICK-AND-MORTAR BUSINESSES) TO THE NEWPORT BEACH MUNICIPAL CODE. The Ordinance would amend the Newport Beach Municipal Code to generally require brick-and-mortar businesses within the City to accept payment in cash, if offered, for any transaction involving the purchase of food or beverages, any consumer service, or goods, merchandise, products, clothes, shoes, or commodities, if the person seeking to engage in that transaction is physically present at the place of business. This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of September, 2024, by the following vote: AYES: Mayor Will O'Neill, Mayor Pro Tem Joe Stapleton, Councilmember Brad Avery, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Erik Weigand, Councilmember Erik Weigand. NAYS: None. Second reading of Ordinance No. 2024-20 will occur at the September 24, 2024 City Council meeting. If adopted on September 24, 2024, the Ordinance shall become final and effective on March 31, 2025. Dated this 11th day of September, 2024. /s/ Leilani I. Brown, City Clerk, City of Newport Beach

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY. NOTICE IS HEREBY GIVEN that on September 10, 2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled: ORDINANCE NO. 2024-19. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING CHAPTER 10.08 (INTERFERENCE WITH PUBLIC ACCESS), CHAPTER 10.14 (PROHIBITION AGAINST CAMPING IN PUBLIC PLACES), AND SECTION 11.04.070 (PROHIBITED CONDUCT) OF CHAPTER 11.04 (PARKS, PARK FACILITIES, AND BEACHES) OF THE NEWPORT BEACH MUNICIPAL CODE. The Ordinance amends the Newport Beach Municipal Code (NBMC) to ensure that the public, especially the disabled, can continue to use public property for its intended purposes; the City's camping regulations conform with Constitutional requirements; and the NBMC does not contain duplicate provisions. This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of September, 2024, by the following vote: AYES: Mayor Will O'Neill, Mayor Pro Tem Joe Stapleton, Councilmember Brad Avery, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Erik Weigand, Councilmember Erik Weigand. NAYS: None. The Ordinance shall become final and effective 30 days after adoption. Dated this 11th day of September, 2024. /s/ Leilani I. Brown, City Clerk, City of Newport Beach

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY. NOTICE IS HEREBY GIVEN that on September 10, 2024, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled: ORDINANCE NO. 2024-18. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FOR THE RESIDENCES AT 1600 DOVE STREET PROJECT LOCATED AT 1600 DOVE STREET (PA2022-0297). The Ordinance approves a Development Agreement that would provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City. This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 10th day of September, 2024, by the following vote: AYES: Councilmember Brad Avery, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Erik Weigand. NAYS: None. RECUSED: Mayor Will O'Neill, Mayor Pro Tem Joe Stapleton. The Ordinance shall become final and effective 30 days after adoption. Dated this 11th day of September, 2024. /s/ Leilani I. Brown, City Clerk, City of Newport Beach

LEGAL NOTICE. CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING. NOTICE IS HEREBY GIVEN that on Tuesday, September 24, 2024, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application: Balboa Branch Library and Fire Station No. 1 Tree Removal Appeal and Coastal Development Permit - An appeal of the Parks, Beaches, and Recreation Commission's March 5, 2024 decision to remove a Blue Gum Eucalyptus tree, which is considered a Special City Landmark tree. Additionally, a coastal development permit is requested for the following: 1. The demolition of the existing Balboa Branch Library and Fire Station No. 1 buildings and the removal of two diseased trees, which includes the Special City Blue Gum Eucalyptus, located within the property; and 2. The construction of a new Balboa Branch Library and Fire Station No.1 of approximately 10,900 square feet. The proposed structure is approximately 33 feet 6 inches tall with a sloped roof. The facility includes a proposed installation of a 3,675 square foot green space and 1,500 square foot playground area. Staff is requesting the exemption of specific Zoning Code requirements of a minor use permit and building height limitations, per Section 20.10.040 (Applicability of Zoning Code) of the Newport Beach Municipal Code. The project is categorically exempt under Section 15302, of the California Environmental Quality Act (CEQA) Guidelines - Class 2 (Replacement or Reconstruction). All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. For questions regarding details of the project please contact Laura Rodriguez, Planning Technician, at 949-644-3216, or at lrodriguez@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660. Project File No.: PA2024-0140 Activity: Coastal Development Permit Zone: Public Facilities (PF) Coastal Zone: Public Facilities (PF) General Plan: Public Facilities (PF) Coastal Land Use: Public Facilities (PF) Location: 100 East Balboa Boulevard Applicant: Tom Sandefur, Public Works Department Leilani I. Brown, MMC, City Clerk, City of Newport Beach/s/

LEGAL NOTICE. CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING. NOTICE IS HEREBY GIVEN that on Tuesday, September 24, 2024, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following matter: Amendment to the 6th Cycle Housing Element - A narrowly focused amendment to the City's adopted and certified 6th Cycle Housing Element that would revise portions of Section 3 (Housing Constraints, Resources, and Affirmatively Furthering Fair Housing) and Section 4 (Housing Plan) to change the narrative and implementing actions to remove the requirement for a vote of the electorate pursuant to Charter Section 423. NOTICE IS HEREBY FURTHER GIVEN that the Amendment is not subject to the California Environmental Quality Act ("CEQA") as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"), and City Council Policy K-3 (Implementation Procedures for the California Environmental Quality Act) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly. The City Council also finds the Amendment is exempt from CEQA environmental review pursuant to Class 21 as set forth in Section 15321 of the CEQA Guidelines which exempts actions that involve enforcement of a law, general rule, standard, or objective, administered or adopted by a regulatory agency. Furthermore, all significant environmental concerns for the City's Housing Element and its implementation have been addressed in a previously certified environmental document (Housing Element Implementation Program Environmental Impact Report [EIR] - State Clearinghouse Number 2023060699). The City intends to use said document for the above-noted Amendment. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website at www.newportbeachca.gov/ceqa within the "Housing Implementation Program EIR" folder. NOTICE IS HEREBY FURTHER GIVEN that on September 5, 2024, by a vote of (5-1), the Planning Commission of the City of Newport Beach recommended that the City Council adopt the amendment to the Housing Element (PA2022-0245). All interested parties may appear and present testimony in regard to this matter. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Planning Manager at 949-644-3253 or bzdeba@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660. Project File No.: PA2022-0245 Activity: General Plan Amendment Zone: Various General Plan: Various Location: Citywide Applicant: City of Newport Beach Leilani I. Brown, MMC, City Clerk, City of Newport Beach /s/

LEGAL NOTICE. NOTICE OF UNSCHEDULED VACANCY. The City of Newport Beach is currently accepting applications to fill the following unscheduled vacancy: • Civil Service Board (one seat - term expires June 30, 2027) Meetings are at 5:00 p.m. on the first Monday of each month, at 100 Civic Center Drive, Newport Beach (Council Chambers). All applicants must be qualified electors of the City, none of whom shall hold any paid office or employment in City government (Section 702 of the City Charter). The deadline for filing applications is noon on Thursday, September 26, 2024, or until the vacancy is filled. The application and additional information about the Boards and Commissions can be found at http://www.newportbeachca.gov/vacancy or by calling 949-644-3005. The application and information about the Boards and Commissions can also be accessed through the City's website at http://www.newportbeachca.gov/bcc. For more information, contact the City Clerk's Office at 949-644-3005.

LEGAL NOTICE. NOTICE OF UNSCHEDULED VACANCIES. The City of Newport Beach is currently accepting applications to fill the following unscheduled vacancies: • General Plan Advisory Committee (GPAC) (four seats - term is for the duration of the General Plan update process). The General Plan Advisory Committee meets as necessary on weeknights or weekdays (M-Th), at a time convenient for the Committee at 100 Civic Center Drive, Newport Beach. All applicants must be qualified electors of the City, none of whom shall hold any paid office or employment in City government (Section 702 of the City Charter). The deadline for filing applications is noon on Wednesday, September 25, 2024, or until the vacancies are filled. The application and additional information about the Boards and Commissions can be found at http://www.newportbeachca.gov/vacancy or by calling 949-644-3005. The application and information about the Boards and Commissions can also be accessed through the City's website at http://www.newportbeachca.gov/bcc. For more information, contact the City Clerk's Office at 949-644-3005.

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924 Via Lido Nord, Lido Isle

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231 Via Firenze, Lido Isle

Sold Price: \$4,200,000 / Represented Seller



SOLD

908 Zurich Circle, Lido Isle

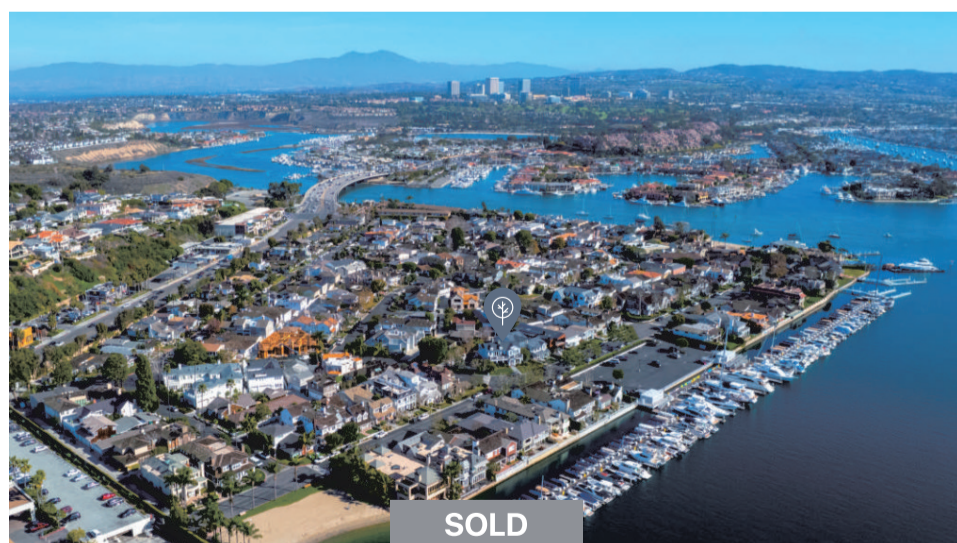
Sold Price: \$5,668,515 / Represented Seller



SOLD

817 Via Lido Nord, Lido Isle

Sold Price: \$3,350,000 / Represented Seller



SOLD

2511 Bayshore Drive, Bayshores

Sold Price: \$13,000,000 / Represented Buyer



SOLD

223 Via Orvieto, Lido Isle

List Price: \$3,995,000 / Represented Buyer & Seller



Alison McCormick

Broker Associate / The McCormick Group

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