

Daily Pilot

SATURDAY, NOVEMBER 20, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com



Photos by Scott Smeltzer | Staff Photographer

CREVIER CLASSIC CARS, which recently moved into a larger property on Airway Avenue, displays more than 120 automobiles at the showroom.

Crevier Classic Cars rolls out revved-up collection

BY SARA CARDINE

For Donnie Crevier, cars are more than a means of conveyance — they represent a lifestyle, an art form and something to share with the world.

And for the past 47 years, that's exactly what he's done.

The Laguna Beach resident, long associated with Crevier BMW in Santa Ana, which he ran until 2011, keeps his personal collection of vintage automobiles in a storage facility that has become a de facto car museum and event center in Costa Mesa.

Started in 2006, Crevier Classic Cars features a rotating collection of about 120 vehicles. Some are for sale or lease, while others are being stored and still others come from Crevier's collection.

Formerly located on Clinton Street, Crevier purchased a new and larger property on Airway Avenue and recently secured permits to host events for up to 300 people.

"We've worked hard at developing a storage opportunity for people who had cars and no place to put them," said Crevier, 76. "We store quite a few cars and keep them clean and well run."

Over time, the list of amenities for people to enjoy while visiting their vehicles expanded to include a lounge area, complete with refreshments, a billiards table, large screen televisions and a growing collection of automobile-themed memorabilia.

"People liked the way the facility looked when we started, and they wanted to have events there," he recalled. "That ended up bringing our company quite a lot of business."

Today, Crevier and his team are renovating the Airway Avenue site into an event center that offers a conference room, in-house catering company and amenities packages that help people custom-make

See *Crevier*, page A2



A 2018 FERRARI 488 Spider Convertible is for sale at Crevier Classic Cars in Costa Mesa.



THE HOOD ornament for a 1937 Cadillac 7057.

See *Motels*, page A3



Gina Ferazzi | Los Angeles Times

NANCY WOOD talks about how police dragged her out of her tent in the middle of the night, handcuffed her and took her to jail numerous times for living in a tent in a Fountain Valley park.

Homeless woman fought to sleep in F.V. park

Nancy Wood's quixotic battle is a stark illustration of an Orange County system that leaves people on the street in Catch-22 situations.

BY HANNAH FRY

One night in February 2020, police officers asked Nancy Wood to leave the park in Fountain Valley where she slept.

Over the next year, they came again and again, shining a spotlight into her tent and calling her by name through a megaphone.

They put her in handcuffs and arrested her, seizing her belongings. She racked up seven citations in the months that followed. And she kept pitching her tent.

In a Westminster courtroom earlier this month, Wood told jurors why she has insisted on claiming a small patch of Mile Square Regional Park.

At 75, she has heart problems. Homeless shelters have restrictive hours and are too far from her doctor.

During the COVID-19 pandemic, she is afraid to sleep indoors near strangers.

"You don't know who is there, and you don't know what's going to happen next," she said. "At the park, I know what to expect."

Homeless people rarely fight minor criminal charges all the way to trial. It's easier to settle the case and bed down in a less visible spot.

Wood's battle is a product of her natural stubbornness and her craving for safety and privacy, as well as the comfort she finds in park regulars who talk with her and sometimes bring her food and gifts. One person offered a portable power supply, worth nearly a thousand dollars, for Christmas.

It is also a stark illustration of an Orange County system that leaves homeless people in Catch-22 situations, with no clear route to getting a roof over their heads while officials in many cities are intent on shooing them away.

See *Homeless*, page A4

COSTA MESA LOOKS TO UNDERUSED MOTELS TO HELP MEET HOUSING GOALS THROUGH PROJECT HOMEKEY

BY SARA CARDINE

Two Costa Mesa motels could soon provide permanent supportive housing to homeless and at-risk individuals, after City Council members Tuesday agreed to apply through the state's Project Homekey program as an opportunity to contribute to permanent supportive housing," Price said.

Mesa Motel would provide 46 units for homeless and eligible at-risk residents. It would be renovated by Pasadena-based CW Driver and HomeAid Orange County and serviced by the non-profit Illumination Foundation.

Local partners seek up to \$1.5 million in one-time matching funds from the city, which can draw from the \$26 million in American Rescue Plan funding it received from the Biden administration earlier this year.

Motel 6 project could provide another 94 units — 40 for un-

eyed for the transition — Mesa Motel on Harbor Boulevard, and a Motel 6 on Newport Boulevard.

"They are locations that were driven by developers working with motel owners who were willing and interested in looking at the Homekey program as an opportunity to contribute to permanent supportive housing," Price said.

Mesa Motel would provide 46 units for homeless and eligible at-risk residents. It would be renovated by Pasadena-based CW Driver and HomeAid Orange County and serviced by the non-profit Illumination Foundation.

Local partners seek up to \$1.5 million in one-time matching funds from the city, which can draw from the \$26 million in American Rescue Plan funding it received from the Biden administration earlier this year.

Motel 6 project could provide another 94 units — 40 for un-



Scott Smeltzer | Staff Photographer

A MOTEL 6 at 2274 Newport Blvd. in Costa Mesa could be converted into living spaces through the state's Project Homekey, after members of the City Council on Tuesday voted to apply for the program.

CREVIER

Continued from page A1

magical moments. People can also just come by during business hours and look around.

"The appeal is not just the cars, but the atmosphere inside," Crevier said. "We have a lot of automobile memorabilia and antique motorcycles. It's a pretty impressive facility when you walk in and see it."

Irene Geithner has worked for Crevier Classic Cars for the past three years as director of events and, in that time, has seen interest among local residents and businesses looking to book the site for everything from memorials to bar mitzvahs to work parties grow.

"It's a venue that offers a lot of things. You're in a museum of cars," she said. "And we're constantly switching out cars, so you never have all the same cars. It can be something new every time."

Some might think most brides would look askance at celebrating their nuptials in an automotive manner, but Geithner said the number of weddings held at the venue has ramped up in recent years.

"One couple we had were fans of the Grand Prix and wanted to get married at the Grand Prix in Long Beach, but because of COVID-19 restrictions they couldn't do it," she recalled. "So, when they saw all the cars here, they went nuts."

The massive car collection is located behind roll-up doors that, when opened, create an instant wow factor.

Geithner said when Costa Mesa planning commissioners recently visited the site ahead of a public hearing on whether to grant Crevier entitlements for the property, including a conditional use permit to host events for up to 300 guests, they couldn't help but be taken by the spectacular arrangement.

"They walked in the door, and all I could see was them going straight for the classic



Scott Smeltzer | Staff Photographer

DONNIE CREVIER owns Crevier Classic Cars, a company that stores, sells and showcases vintage automobiles.

cars and asking questions about all the cars," Geithner recalled. "It's the same thing with everybody who comes in — it's just a good experience for them."

So, perhaps it was no surprise when Crevier and his representatives appeared before the Planning Commission on Nov. 8 that his plan received unanimous approval.

"Having visited it — and wishing I made more money than I do now — I think

it's going to be a great event center," Commission Chair Byron de Arakal said at the hearing.

"In a way, it's also a little bit of an ambassador that brings people from outside the city in and introduces them to Costa Mesa, so I'm very excited about it."

Crevier Classic Cars is at 2995 Airway Ave., Suite B, in Costa Mesa.

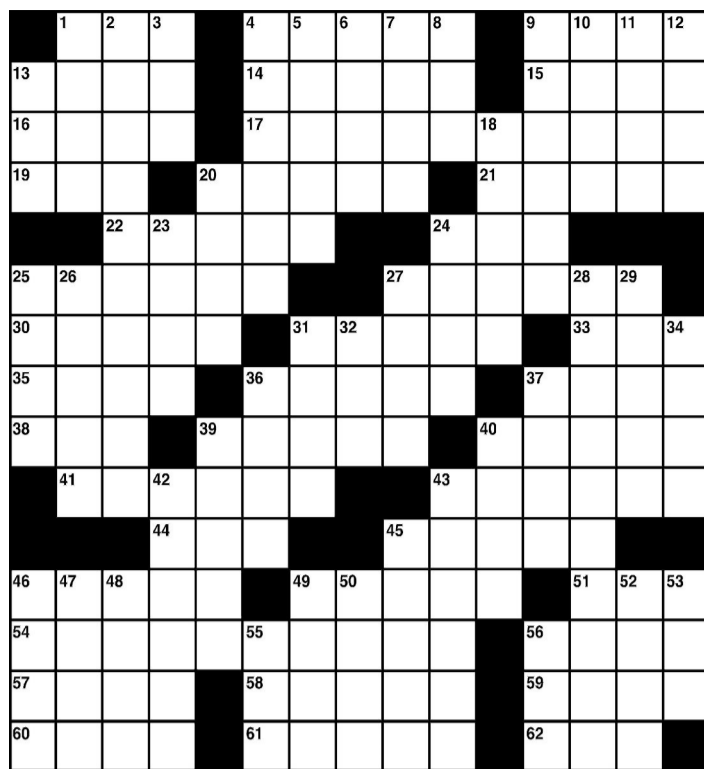
sara.cardine@latimes.com
Twitter: @SaraCardine

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 Panama or Stetson
 - 4 Plays "Wheel of Fortune"
 - 9 Doesn't just sit there
 - 13 Lose color
 - 14 Part of the leg
 - 15 Spanish bull
 - 16 _ monster; venomous lizard
 - 17 Workaholic's need
 - 19 Ginger _; soft drink
 - 20 Tiresome talkers
 - 21 Mails
 - 22 Happy expressions
 - 24 Metal fastener
 - 25 Winter Olympics event
 - 27 Pieces of grass
 - 30 Neeson & others
 - 31 Emerald's color
 - 33 Put _ fight; resist
 - 35 Holds the deed to
 - 36 Steam bath
 - 37 MRI, for one
 - 38 Nervous twitch
 - 39 Crosses the pool
 - 40 "Beauty and the _"
 - 41 Sailor
 - 43 Kingdoms
 - 44 The _ Man; Oz visitor
 - 45 Dawdle
 - 46 Milkmaid's seat
 - 49 Weak
 - 51 Greek letter
 - 54 Alice's dreamworld
 - 56 Astonish
 - 57 In one's golden years
 - 58 Postal scale unit
 - 59 Good-looking guy
 - 60 Mountain road
 - 61 Talk out of doing
 - 62 Suffix for lion or host
- DOWN**
- 1 Icy precipitation



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.

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

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

- 2 "I pledge _ to the flag"
- 3 Sri Lankan export
- 4 Powerful
- 5 Docks
- 6 Suffix for flex or convert
- 7 Peeples & Long
- 8 Bill Clinton's instrument
- 9 Be present at
- 10 Quarter, for one
- 11 _ on; walked over
- 12 Henry VIII's desire
- 13 Golfing assn.
- 18 Thai or Chinese
- 20 Canisters

- 23 Basketball hoops
 - 24 Sincere request
 - 25 Where to insert a coin
 - 26 New Zealand birds
 - 27 Savage & Stiller
 - 28 _ leaves; koala's lunch
 - 29 Charley horse, e.g.
 - 31 Make progress
 - 32 Daiquiri ingredient
 - 34 Colony insects
 - 36 Long-necked waterbird
 - 37 Barking swimmer
 - 39 "Mona Lisa _"; Julia Roberts film
 - 40 Actress Catherine
 - 42 Not getting along
 - 43 Las Vegas athlete
 - 45 Ball or prom
 - 46 Exchange
 - 47 Old Roman garb
 - 48 Small bills
 - 49 Chimney pipe
 - 50 Tirade
 - 52 Attila's men
 - 53 Tattoo artist's supply
 - 55 Curtain holder
 - 56 "Thar _ blows!"
- Tribune Media Services

Daily Pilot

A Times Community News publication incorporating the Huntington Beach Independent, Coastline Pilot, Orange Coast Daily Pilot and the Newport Harbor News Press combined with Daily Pilot

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Home for the Holidays



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MOTELS

Continued from page A1

housed and at-risk citizens and 52 for low-income seniors 62 and older. It would be rehabilitated by Newport Beach's Community Development Partners and serviced by the nonprofit Mercy House, which operates Costa Mesa's bridge shelter.

Price said the conversions stand to benefit the city, where hostellers have historically presented public safety problems, ranging from loitering to narcotics use.

"Many of them over the course of the last year and a half have had relatively low occupancy, due to COVID-19 and travel restrictions," she said of the city's 29 motels. "However, the calls for [public safety] serv-

THE MESA

Motel at 2205 Harbor Blvd. in Costa Mesa.



Scott Smeltzer

ice appear to be going up."

Costa Mesa Police Department data show police and fire unit responses to motels increased 70% between 2019 and 2021, while the number of police reports filed increased 91%.

The two projects would also add 140 residential units to the city's housing stock, which would help Costa Mesa chip away at

meeting its state-mandated Regional Housing Needs Assessment goal of planning for an additional 11,733 units by 2029.

For that reason and more, Mayor Pro Tem Andrea Marr enthusiastically supported the move.

"This is so necessary," she said. "We can build all the homeless shelters we want, but unless we have an ave-

nue to provide housing ... we're not solving the problem. This actually solves the problem."

Councilman Don Harper, who cast the lone dissenting

vote, said he preferred to abstain from moving forward because he didn't know how the developments might impact the community.

"They may be positive, they may be negative," he said. "I just don't know."

sara.cardine@latimes.com
Twitter: @SaraCardine

CROSSWORD AND SUDOKU ANSWERS

Crossword puzzle grid with answers filled in.

Sudoku puzzle grid with numbers filled in.

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CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 16, 2021, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2021-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE NEWPORT PLACE PLANNED COMMUNITY (PC-11) NO. PD2011-001 TO CHANGE THE LAND USE DESIGNATION FROM "RESTAURANT SITE 1" TO "GENERAL COMMERCIAL SITE 8" FOR PROPERTY LOCATED AT 4241 MACARTHUR BOULEVARD

The Ordinance, among other things, would allow a change in land use category from "Restaurant Site 1" to "General Commercial Site 8," in order to convert the existing building to a skin care facility (medical office), which is a permitted use within "General Commercial Site 8" but not in "Restaurant Site 1."

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 16th day of November, 2021, by the following vote:

- AYES: Mayor Brad Avery, Mayor Pro Tem Kevin Muldoon, Council Member Noah Blom, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Duffy Duffield
- NAYS: None
- RECUSED: Council Member Will O'Neill

Second reading of Ordinance No. 2021-24 will occur at the November 30, 2021 City Council meeting. If adopted on November 30, 2021, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 17th day of November, 2021.

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

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, November 30, 2021, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Tattoo Establishment Zoning Ordinance Update (PA2020-030) – Amendments to Sections 20.20.020, 20.70.020 and the addition of Section 20.48.230 of Title 20 (Planning and Zoning) and amendments to Sections 21.20.020 and 21.70.020 of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to define tattoo establishments (a previously undefined use) as a land use category and establish objective standards to regulate its use.

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) because it has no potential to have a significant effect on the environment and CEQA Guidelines Section 15265(a)(1) due to the fact it relates to an amendment to the Local Coastal Program.

NOTICE IS HEREBY FURTHER GIVEN that on July 22, 2021, by a vote of 5-0, the Planning Commission of the City of Newport Beach recommended that the City Council adopt the Tattoo Establishment Zoning Ordinance Update (PA2020-030).

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 21.64. 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 Matt Schneider, Principal Planner at 949-644-3219 or mschneider@newportbeachca.gov, 100 Civic Center Drive, Newport Beach CA.

Project File No.: PA2020-030 **Activity No.:** CA2020-002 and LC2020-002
Location: Citywide **Applicant:** City of Newport Beach

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

Legal Notices

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 16, 2021, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2021-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING CHAPTER 6.04 (GARBAGE, REFUSE AND CUTTINGS), CHAPTER 6.06 (STATE MANDATED MUNICIPAL SOLID WASTE DIVERSION PROGRAMS), AND CHAPTER 14.17 (WATER-EFFICIENT LANDSCAPING) OF THE NEWPORT BEACH MUNICIPAL CODE NECESSARY TO IMPLEMENT SENATE BILL 1383 (SHORT-LIVED CLIMATE POLLUTANT REDUCTION ACT OF 2016) STATE MANDATES

The Ordinance, among other things, would update Newport Beach Municipal Code Chapter 6.04 to improve operations, general city cleanliness and reduce costs by requiring all waste and recycling material be placed within the appropriate provided collection carts; update NBMC Chapter 6.06 to codify enforcement to achieve the State's 75 percent organic waste diversion goal by 2025 and to establish mandated food recovery programs to help feed people in need; and update NBMC Chapter 14.17 to contribute to additional water-efficient landscaping and water savings by incorporating more composting and mulching into landscape projects, that in turn will improve water conservation, carbon sequestration, erosion control and storm water management.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 16th day of November, 2021, by the following vote:

- AYES: Mayor Brad Avery, Mayor Pro Tem Kevin Muldoon, Council Member Noah Blom, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Duffy Duffield, Council Member Will O'Neill
- NAYS: None

Second reading of Ordinance No. 2021-25 will occur at the November 30, 2021 City Council meeting. If adopted on November 30, 2021, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 17th day of November, 2021.

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

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NOTICE IS HEREBY GIVEN that on November 16, 2021, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2021-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NEWPORT BEACH AND HOAG MEMORIAL HOSPITAL PRESBYTERIAN (DEVELOPMENT AGREEMENT AMENDMENT NO. DA2021-001)

The Ordinance, among other things, extends the term of the Development Agreement for an additional ten (10) years in exchange for certain community public benefits and grants Hoag the vested right to develop the hospital campus consistent with an extensive set of regulations and mitigation measures, all of which would remain unchanged by the proposed fifth amendment.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 16th day of November, 2021, by the following vote:

- AYES: Mayor Brad Avery, Mayor Pro Tem Kevin Muldoon, Council Member Noah Blom, Council Member Diane Dixon, Council Member Duffy Duffield, Council Member Will O'Neill
- NAYS: Council Member Joy Brenner

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

Dated this 17th day of November, 2021.

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ORDINANCE NO. 2021-22

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Dated this 17th day of November, 2021.

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

Legal Notices

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 16, 2021, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2021-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING CHAPTER 6.04 (GARBAGE, REFUSE AND CUTTINGS), CHAPTER 6.06 (STATE MANDATED MUNICIPAL SOLID WASTE DIVERSION PROGRAMS), AND CHAPTER 14.17 (WATER-EFFICIENT LANDSCAPING) OF THE NEWPORT BEACH MUNICIPAL CODE NECESSARY TO IMPLEMENT SENATE BILL 1383 (SHORT-LIVED CLIMATE POLLUTANT REDUCTION ACT OF 2016) STATE MANDATES

The Ordinance, among other things, would update Newport Beach Municipal Code Chapter 6.04 to improve operations, general city cleanliness and reduce costs by requiring all waste and recycling material be placed within the appropriate provided collection carts; update NBMC Chapter 6.06 to codify enforcement to achieve the State's 75 percent organic waste diversion goal by 2025 and to establish mandated food recovery programs to help feed people in need; and update NBMC Chapter 14.17 to contribute to additional water-efficient landscaping and water savings by incorporating more composting and mulching into landscape projects, that in turn will improve water conservation, carbon sequestration, erosion control and storm water management.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 16th day of November, 2021, by the following vote:

- AYES: Mayor Brad Avery, Mayor Pro Tem Kevin Muldoon, Council Member Noah Blom, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Duffy Duffield, Council Member Will O'Neill
- NAYS: None

Second reading of Ordinance No. 2021-25 will occur at the November 30, 2021 City Council meeting. If adopted on November 30, 2021, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 17th day of November, 2021.

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

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LEGAL NOTICE
CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 30, 2021, 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:

Library Lecture Hall – The City Council will consider a number of actions associated with the design, construction, and operation of a Library Lecture Hall Facility located near the existing Central Library at 1000 Avocado Avenue. The City Council actions may include approving the conceptual design and project cost estimate, directing staff to proceed with preparation of construction documents and obtaining bids for construction, exempting the project from CEQA, and exempting the project from land use and development standards applicable to the library as set forth in the Planned Community “PC 27 Newport Village” Zoning District. Exempting the project from land use and development standards requires a public hearing pursuant to Section 20.10.040(A) of the Newport Beach Municipal Code (NBMC).

The proposed lecture hall would consist of approximately 9,500 square feet of floor area and is anticipated to include seating for up to 299 people. The Project would result in the displacement of approximately 13 public parking spaces within the library parking lot, which will subsequently be replaced near the existing surface parking lot adjacent to the entry to the City Hall parking structure. The replacement parking will require the removal of landscaping, hardscaping, and relocation of an existing sculpture. The Project also includes improvements to water quality and collection facilities as well as parking lot circulation and landscaping changes. The Project would increase the size of the existing Bamboo Courtyard to serve as an ancillary assembly and event space for Lecture Hall events. The provisions of the NBMC (PC-27) which the City Council will consider exempting include the Avocado Avenue setback, parking standards for library facilities, and maximum floor area allowed for the library parcel.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) and Section 15303 – Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines.

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 Liz Westmoreland, Associate Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234.

Project File No.: PA2019-123 **Activity No.:** N/A
Zone: Planned Community PC-27 Newport Village **General Plan:** Public Facilities (PF)
Location: 1000 Avocado Avenue **Applicant:** City of Newport Beach

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

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LEGAL NOTICE
CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 30, 2021, 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:

Short-Term Lodging LCP Amendments (Citywide and Newport Island) – Amendments to Chapter 5.95 (Short Term Lodging Permit) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) revising the regulations and standards for the operation of short-term lodging as follows:

- **Citywide LCP Amendment (LC2020-007)** - Establishes a citywide maximum cap of 1,550 permits and a minimum night stay of two consecutive nights.
- **Newport Island LCP Amendment (LC2020-008)** - Establishes additional short-term lodging regulations applicable to properties on Newport Island that include a maximum cap of 20 permits, requiring properties with short-term lodging to be owner-occupied and owner managed, establishing maximum daytime and overnight occupancy limits (i.e. limits on the number of persons at the unit), restricting rentals to a maximum of one per week, and establishing minimum parking requirements. Any existing short-term lodging unit located on Newport Island will be permitted to remain provided it is located on an owner-occupied parcel and managed by the owner of the owner-occupied unit within one-year of the effective date of the ordinance adopting the amendment.

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c) (3), and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3) because it has no potential to have a significant effect on the environment.

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 21.64. 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 Jaime Murillo, Principal Planner, at 949-644-3209 or jmurillo@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-048 & PA2020-326 **Activity No.:** LC2020-007 & LC2020-008
Location: Citywide and Newport Island **Applicant:** City of Newport Beach

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

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LEGAL NOTICE
CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, December 08, 2021, at 5:00 p.m.** or soon thereafter as the matter shall be heard, public hearings will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Harbor Commission of the City of Newport Beach will consider approval of the following applications:

Dock Reconfiguration Projects located at:
503 Edgewater Place
3312 Marcus Avenue

These projects are exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because they have no potential to have significant effects on the environment. These projects will be located on the same site and location as the structures they replaced and will have substantially the same purpose, capacity and size as the structures replaced.

All interested parties may appear and present testimony in regard to these proposals. If you challenge these projects in court, you may be limited to raising only those issues you raised at the public hearings or in written correspondence delivered to the City at, or prior to, the public hearings. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 17.65. These applications may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

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

For questions regarding these public hearing items, please contact Chris Miller, Public Works Administrative Manager, at cmiller@newportbeachca.gov

Project Files Nos.: 2023-2021 (503 Edgewater Place) and 2455-2021 (3312 Marcus Avenue)

Published in the Daily Pilot on: November 20, 2021



NANCY WOOD searches for tea and coffee at a grocery store.

Photos by Gina Ferazzi Los Angeles Times

HOMELESS

Continued from page A1

In Los Angeles, many residents are increasingly frustrated by homeless encampments that spill onto sidewalks and have, at times, overtaken city parks.

But for homeless people who want help, referrals can sometimes be easier to come by in densely populated urban areas than in suburban Orange County, which has fewer shelter beds and outreach workers.

Each of Orange County’s 34 cities is largely in charge of its own homeless response, so resources can vary, experts say.



LAST WEEK, a jury in Westminster found Wood not guilty of four misdemeanor charges of being in the park after hours.

“The question is, did they have an appropriate place for her to go, and the answer is no,” said Brooke Weitzman, an attorney with the Santa Ana-based Elder Law and Disability Rights Center.

In 2018, the U.S. 9th Circuit Court of Appeals, which includes California, ruled that homeless people cannot be criminally charged with sleeping in public places if there are not enough shelter beds.

The legality of charging homeless people for being in parks after hours is less clear, since those rules apply to all visitors.

Fountain Valley is a bedroom community of about 55,000 with the motto “A nice place to live.”

As in the rest of Orange County, residents who moved there for a manicured suburban lifestyle are grappling with a small but visible homeless population.

In that encounter in February 2020, Fountain Valley police officers handed Wood a flier with phone numbers of homeless shelters.

Officials said that police had also given her the information several times the previous year.

But those shelters did not accept calls from homeless people. The request for a bed has to be made through a referral.

Wood often spends her days on a grassy median outside a market in Little Saigon. Her light blue eyes are expertly highlighted with blue eye shadow, a contrast to her curly red

hair.

She applies her art school training — she says she studied portraiture in the early 1970s — to sketch passersby. Sitting in a lawn chair, she keeps a distance, so her subjects don’t usually know she is drawing them.

She puts a pen to lined notebook paper for hours, just for the pleasure of it.

She was born in Baltimore and moved to the Bay Area as a child, she said. She lived in San Francisco for a time, eventually moving to Orange County for college, studying business.

Wood said she lived an upper-middle-class lifestyle, with nice clothing, a Mercedes-Benz and a home in Newport Beach.

Her parents and her sister, who were her only relatives in the area, died years ago.

She’s had a variety of jobs over the years. Around the time she became homeless, she was working at a local zoo helping to take care of birds, she said.

She said her descent into homelessness began about 20 years ago after she was assaulted by men she described as police officers in the Santa Ana area.

She said she was badly beaten and left unconscious in the bushes for 24 hours.

When she woke up, she had trouble remembering what had occurred or where she was and where she lived, she said.

Wood has camped at the Santa Ana riverbed and the Santa Ana Civic Center, moving on when too many other homeless people arrived.

“Usually, what I would do is just have everything that I needed on my bike,” she said. “It’s a really bad idea to be in one place for too long, because once people find out where you are, it’s kind of like waving a flag

saying, ‘Come and harass me.’ You just don’t want to put yourself out there like that.”

In 2017, she landed at Mile Square Park, a 607-acre expanse of athletic fields, golf course, open space, trails and lakes.

It was easy to find a secluded spot to pitch her tent. But in the last few years, the police have been finding her, she said.

“It just kept escalating and escalating, where they would come every night, a couple of times a night,” Wood said.

“It was hard to get any sleep for like almost two months. They like to think that the more terrifying they are, the more results they’re going to get. I think they want a solution to the problem, but if they couldn’t find one, they wanted to eliminate the problem.”

Wood said she has tried for years to get Social Security benefits and only recently began receiving some income. It is not nearly enough to rent an apartment in Orange County.

She was previously on a waiting list for housing but missed appointments because of her legal woes with the city, she said. She was told it could take up to eight years to get another spot.

“The problem is, now we’re warehousing people in emergency congregate shelter because we have for decades kicked the can down the road of not producing enough permanent supportive housing and affordable housing at the other end of it,” said Tim Shaw, chair of the Orange County Continuum of Care Board.

“And so we end up in situations where we’re having these, in my opinion, ridiculous fights over things

like a woman sleeping in the park.”

For Fountain Valley officials, the last straw came when Wood’s tent stood in the way of a reseeding project.

Her trial on four misdemeanor charges of being in the park after hours began Nov. 1 and lasted about five days.

Prosecutors were not seeking fines or jail time — just an order barring Wood from the park.

Alexandra Halfman, an attorney representing Fountain Valley, said the municipal park closure law does not target homeless people because it applies equally to everyone.

She has prosecuted several people who are not homeless for being in Mile Square park after hours, she said.

“People go in the park when it’s closed and do all kinds of stuff that they shouldn’t be doing, like getting high or hooking up,” she said in an interview. “A lot of nefarious activities go down in the park when the park is closed. This case was unique because she wouldn’t leave.”

Wood’s attorney, Daniel Maher, said his client has no reasonable alternative except sleeping in the park.

“None of us would choose to live in a tent in the park day in and day out if we had a choice that was better,” Maher, a public defender, said in a closing statement.

“What has disappeared from this case is her humanity. ... She’s a problem to be solved.”

Wood’s case was the first to go to trial involving an unhoused person sleeping at parks in Fountain Valley, but it may not be the last. At least two other cases with similar circumstances are ongoing, Maher said.

Last week, the jury deliberated for about 2½ hours before finding Wood not guilty on all four counts.

Just after 3 p.m. that day, Wood exited the courthouse, placed a satchel on the handlebars of her Schwinn bicycle, alongside several other bags, and rode the five miles back to the park.

She paused at a water fountain to fill a gallon jug. She pulled down her blue surgical mask to take a few sips and catch her breath before walking back to her tent to unload her belongings.

She carefully lined up each of her bags on the grassy dirt outside the entrance of her tent. As the sun dipped lower, the temperature dropped into the low 60s.

She doesn’t have a power source, so when it gets cold, she wraps herself in her quilt and goes to bed early.

“The goal is to get warm before it gets cold,” she said, smiling.

As she settled in for the night, she worried that the police might return to tear down her tent and haul her away.

Despite her court victory, nothing prevents them from arresting her again.

A judge in a separate civil case filed against Wood by the city recently ordered her to leave the park. Wood is prepared to fight it.

She glanced at a birthday card with an owl on the front, tucked into her tent. It was from a person who frequently walks by and remembered her birthday, June 6.

“There’s a light at the end of the tunnel,” she said. “I keep forgetting that, you know, there has to be.”

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HANNAH FRY is a reporter for the Los Angeles Times