

# Daily Pilot

SATURDAY, MAY 11, 2024 // dailypilot.com

## Shake Shack sets up second O.C. spot

An old IHOP was razed in Costa Mesa to make way for the location, where a ribbon-cutting was held Thursday.

BY SUSAN HOFFMAN

In the words of Costa Mesa Mayor John Stephens, "Nothing brings the city together like hamburgers and shakes."

Stephens, his City Council colleagues, district representatives, Shake Shack team members and other distinguished guests participated Thursday morning in a ribbon-cutting ceremony in honor of the grand opening of the second Shake Shack in Orange County and 47th in California. The first O.C. location is at Irvine Spectrum.

Newport Beach resident Sam Pierce and Salma Aranda of Lake Forest were at the front of a growing line of around 30 hungry customers as the new eatery prepared to take their orders.

"The foundation of the burger is built off Shake Shack," Pierce said. Aranda chimed in with, "I just love their burgers."

Shake Shack is known for its American classic menu including made-to-order Angus beef burgers, "hand spun" milkshakes and Shack-made lemonade. Their motto is "Stand For Something Good."

The Costa Mesa location will

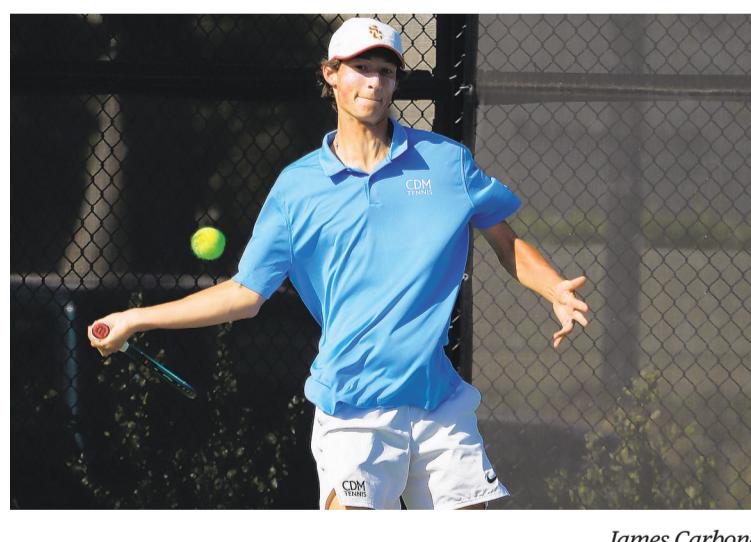
See **Shake**, page A2

## ALSO FROM THE DAILY PILOT:



Ann Chatillon

**THE CROWD: HUTCHINS CONSORT MARKS SILVER ANNIVERSARY AT NEWPORT BEACH SOIREE** PAGE A3



**CORONA DEL MAR** No. 1 singles player Niels Hoffmann plays against University in the CIF Southern Section Open Division title match in Redlands on Friday. University took the title, 11-7.

James Carbone

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Don Leach | Staff Photographer

**LONGTIME CUSTOMER** Vince Smith shares a memory with store manager Kim Denger at the Balboa Pharmacy on Thursday. The store will celebrate its 100th birthday on the Balboa Peninsula in Newport Beach on Thursday, May 16.

## Balboa Pharmacy is set to celebrate its centennial

BY LILLY NGUYEN

Not many things on the Balboa Peninsula have stayed the same over the past century.

Businesses have come and gone over the years. What is now known as the Balboa Pavilion used to be a place to go bowling

and, prior to that, a place to dance. Streets in the earliest days were largely accessible to people on foot.

But one establishment has become a community fixture: Balboa Pharmacy is celebrating its 100th anniversary this year.

"It's gone through quite a bit," said Kim

Denger, who manages the retail store at the pharmacy. "There was a time early on when there used to be soda fountains, and they served some food at the counter along the Main Street windows. The rail tracks used to

See **Pharmacy**, page A2

## Ready to Crumbl: F.V. gets new cookie shop

BY ANDREW TURNER

Kevin Nguyen cheerfully promised a box of a dozen cookies to a neighboring business on Wednesday afternoon.

The Huntington Beach resident is the owner of the new Crumbl Cookies location in Fountain Valley, and he was preparing for its highly anticipated grand opening event on Friday.

It would appear that the shop at 18900 Brookhurst St. is set up for success. The adjacent businesses almost seem complementary, including a pizza parlor next door. Come for the pizza party, stay for dessert.

There is also a dentist in the same parking lot, so perhaps diligent tooth cleaners will look to

reward themselves for going months without new cavities.

Nguyen, 37, who grew up in Garden Grove and graduated from Santiago High in 2006, said he always had a sweet tooth for all desserts, from ice cream to cookies, from boba to shaved ice. As an Orange County native, he never felt starved for appetizing eats.

"I've always been a big foodie kind of person, and Orange County is pretty much the hub with ... a variety of food," Nguyen said. "You can go down the street for some good Vietnamese food, or you can drive 10 minutes away for some good Mexican food, and then you come back

See **Cookie**, page A2



**KEVIN NGUYEN**, the owner of a new Crumbl location in Fountain Valley, stands inside the cookie shop on Friday, its opening day.

Eric Licas

## BOYS' TENNIS

## University again proves too tough for Corona del Mar in CIF final

BY MATT SZABO

REDLANDS — Patience was the word of the day Friday.

The Corona del Mar and University high school boys' tennis teams had to wait for courts to become available for the CIF Southern Section Open Division title match at the University of Redlands.

The match finally started at about 4:30 p.m., nearly two hours behind schedule. CdM's wait has felt like much longer than that.

University reigned again, earning an 11-7 victory in the waning light to capture their third straight Open Division title.

Each time, the Trojans have beaten the Sea Kings in the title match.

"They're a very, very good team in every position," CdM coach Jamie Gresh said. "It's not the result we wanted. It's a tough pill to swallow, but it's not for lack of effort or concentration. We just came up short."

Corona del Mar has been

searching for its first CIF Southern Section title since 2003. In that time, University has won 11 CIF championships, five of those against CdM and always in the top division.

USC-bound senior Niels Hoffmann swept at No. 1 singles for the Sea Kings in Friday's match, but no one else could.

The Trojans, meanwhile, earned a doubles sweep from senior captains SangHyuk Im

See **Tennis**, page A4

# Actor convicted of marketing fake COVID-19 cure

BY CITY NEWS SERVICE

A Huntington Beach part-time actor was convicted Friday of federal wire fraud charges for convincing victims to invest in companies that marketed what turned out to be bogus cures and treatments for COVID-19 during the

early days of the pandemic. Keith Lawrence Middlebrook, 56, was convicted of 11 counts of wire fraud. He faces up to 20 years in federal prison on each count when he is sentenced Sept. 9. He remains free on \$150,000 bond.

According to prosecutors, Middlebrook solicited

investments in March 2020 from people in California, Nevada, New York, Texas and Colorado through various social media channels that touted an alleged "patent-pending" cure and a treatment for COVID-19 that he claimed to have developed. His alleged cure was dubbed

"QC20" and the treatment was "QP20."

He would guarantee investors "enormous returns," and even claimed that Laker great Earvin "Magic" Johnson was a director at his company, according to the U.S. Attorney's Office. He also told investors that a person in

Dubai was offering to buy his company for \$10 billion, guaranteeing victims that they would get their money back, prosecutors said.

Middlebrook was arrested in March 2020 after he delivered pills that were purported to be his treatment preventing COVID

infection to an undercover FBI agent posing as an investor.

According to his page on IMDb, Middlebrook had minor roles in films including "Moneyball" and "Iron Man 2."

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## PHARMACY

*Continued from page A1*

run right through the village on a boulevard ... and over the decades, we've experienced the technology age. The pharmacy needed to adjust to the [advance of the] computer in the 1990s and, in 2021, we went from the old-timey cash register to a [point-of-sales] system, which is kind of exciting."

According to "A History of Newport Beach," compiled by Henry Lancey Sherman and published by the city in 1931, Walter Eastlack established Balboa Pharmacy at 716 E. Balboa Blvd. in June 1924.

According to the book, Eastlack's lease for the first pharmacy he operated would run for another year, and in 1924, there were at least two drugstores in Balboa. Eastlack would later discontinue his first location, leaving only the second in operation. Balboa Pharmacy was sold in 1928 to Mickey Walker and Alfonse Hamann.

Walker and Hamann would later establish the Balboa Inn on the corner of Main Street and set up a second pharmacy called the Breakers Pharmacy, which is no longer in existence.

In 2007, Mike Martin was cele-

brating 25 years of his ownership of Balboa Pharmacy. A former employee of the local drugstore before he bought a similar business in the late 1970s, Martin stepped back into the Balboa operation when a new owner was being sought in 1982.

Denger said she was brought into the fold about 12 years ago and has been collaborating with Martin on compiling the drugstore's history. According to Denger, Martin renovated its iconic neon sign in 2007, though a storm later took it out, necessitating a replacement.

The COVID-19 pandemic arrived in early 2020 just as the venerable drugstore changed hands from Martin to the Ford family. Like many businesses during that rocky period of mandated face masks and business closures, Balboa Pharmacy faced an uncertain future.

"I, for one, wasn't sure if it was going to make it," said Denger.

But it did, and the new owners not only updated the store's technology but brought on a new pharmacist, Susanne Light, who Denger believes has substantially grown the pharmacy's customer base. Denger said they serve tourists as well as locals, some of whom have come to the pharmacy for as long as 60 years.

Denger considers the summer

season her favorite time of year at the store.

"It's hard to describe our customers. They are from all over the world. They are families, travelers, kids and the residents that live all around us have their essential needs that we try to meet every day," Denger said. "The really fun part about the place is

we're at the beach. People are on vacation so often or the kids on their summer breaks — so many of our customers during the summer are the little junior guards, and they are so much fun and we have so much respect for what they're doing and [are thankful to] the Newport Beach lifeguards in general for making

that possible."

Denger noted the centennial celebration is not just about the drugstore's history.

"It's about our customers who have been loyal and found a safe haven to get the medications they needed during the pandemic [and beyond]," she said.

Light, in a news release issued at the beginning of the month stated, "We are immensely proud to reach this momentous milestone. Balboa Pharmacy's journey reflects not just a century of healthcare, but a century of building relationships and contributing to the overall well-being of our community."

Balboa Pharmacy will be holding a centennial celebration on Thursday, May 16 from 10 a.m. to 6 p.m. featuring refreshments, photo opportunities, historical displays, memorabilia and an hourly raffle of goods donated by a number of the pharmacy's vendors. Prize drawings will start at 1 p.m. Denger said the store will also be holding a monthly raffle throughout the rest of the year for customers.

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Don Leach | Staff Photographer

**STORE MANAGER** Kim Denger, Adel Saleh, Brad Moses, Sandra Stecklein, Pharmacist Suzanne Light, Nina Morlan, and owner Jeff Ford, from left, make up the team and staff at Balboa Pharmacy on the Balboa Peninsula in Newport Beach on Thursday.



VINCE SMITH thanks pharmacist Suzanne Light with a hug after picking up a prescription at the Balboa Pharmacy



Eric Licas

**NICO VU** pipes frosting onto cookies and cheese cakes at Crumbl during the shop's opening day on Friday.

## COOKIE

*Continued from page A1*

and get some good American food."

When the opportunity to partner with Crumbl came up, Nguyen jumped at the opportunity to own a franchise. In particular, he said a rotation of available menu items had kept his interest.

"The great thing about Crumbl is that they've always had a variety of cookies," Nguyen said. "I would never be bored of just one flavor. Every week, they rotate their cookies, and being a dessert kind of person, it caught my eyes."

He added that he was al-

ways waiting for Sunday to see the new flavors of the week.

A select number of cookie enthusiasts got the first bite of the Mom's Recipe, chocolate cake and pink velvet cake offerings at a sneak peek event on Wednesday.

Among the attendees for the preview were a handful of social media influencers, spreading word of the shop's opening to the foodie network at large.

Channel Ellorin, one of the content creators, said the foodie community is "very supportive." She also said foodies help market eateries that struggle to reach potential customers with shortening attention

spans.

"I'm very particular about my cookies," Ellorin, a Long Beach resident, said after her initial taste test. "It has to have a crispy edge, soft and chewy center. ... They had that variety, whether it was a chocolate chip cookie, or the other one was more of a cakey type of cookie. ... I like that they do have the variety of both types of cookies to cater to what people would want."

Foodies, ultimately, are sharing their passion, a principle that guided Nguyen in his decision to open a cookie shop.

"You have to love what you do for you to keep going," Nguyen said. "If you

don't believe in what you do, then you're just going to get bored. ... Everybody has a passion, and I'm a big believer in finding that passion and just continuing to strive for it."

The new cookie shop treated visitors to free milk chocolate chip cookies on Friday for attending the grand opening, which featured a DJ, a balloon artist and face painting.

Business hours for the location will be from 9 a.m. to 10 p.m. on weekdays. The store will remain open until 11 p.m. on Fridays and Saturdays, and it will be closed on Sundays.

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## SHAKE

*Continued from page A1*

offer an Orange County exclusive, the OC Dreamshake, featuring vanilla frozen custard hand-spun with orange soda and topped with whipped cream and orange candy sprinkles.

Orange County native Harry Nguyen, who previously worked in three other Shake Shack locations, serves as manager of the new Costa Mesa establishment. He oversees more than 60 employees.

"What's different about us at Shake Shack is we're big advocates of the community," he added. "It has great food and is a great place to work."

"We would love for



**SHAKE SHACK** employees take care of hungry customers during the eatery's grand opening in Costa Mesa Thursday.

Shake Shack to be the rock of this community," he added. "It has great food and is a great place to work."

The leasing agent for the center, Ken Gould of Lee & Associates, has been hands-on throughout the construction period of the new restaurant, which replaced an aging IHOP structure that more recently housed Pancakes R Us.

"The landlord and the other tenants of the shopping center at 333 East 17th St. ... along with the



**SHAKE SHACK** draws a line of hungry customers during its grand opening Thursday at 333 East 17th St. in Costa Mesa. It's the eatery's second location in Orange County.

local community are very excited to welcome Shake Shack to Costa Mesa," said Gould. "The city planning department was expeditious in processing the plans for the building, which got built in seven months."

Blain and Bridget Skinner, owners of the shopping center, were also on hand Thursday to greet the crowd. "The center has been in my family since my dad and his partner built it in 1960," said Bridget Skinner. "This is a great day and we're thank-

ful to have them here and get them open and running."

Lori White, a local shop owner of Antique Cottage Creations, also on 17th

Street, attended the festivities in hopes of grabbing a burger before she had to open her nearby business. "I've been waiting for them to open for a long

time," she said. "I watched them go from ground zero to here."

Susan Hoffman is a contributor to the Daily Pilot.

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THE CROWD | B.W. COOK

# Hutchins Consort marks silver anniversary at Newport Beach soiree

**H**utchins Consort, a unique violin chamber ensemble, recently celebrated its 25th anniversary with a Sunday fundraising soiree at the Newport Beach Country Club.



memory of dedicated Hutchins Consort extended family supporters Dr. John Applegate, Betty Andrews and the lovely late Dr. Armine Meghrouni.

Attending the celebration were **Dan and Cassie Hutchins Coon**, in from New Hampshire for the 25th anniversary event.

Cassie Hutchins Coon is the daughter of Carleen Hutchins, creator and crafter of the acoustically matched violins that are used by the consort. Carleen Hutchins' violins are placed in museums such as the Metropolitan Museum in New York City, as well as in museums in Stockholm, Edinburgh and South Dakota.

Over the years the Southern California-based consort has also performed in such notable venues as the Vatican's Aula Magna Pontifical. Their educational outreach efforts have enriched schools and colleges nationwide, in addition to libraries, senior centers and specific under-served communities including Native American reservations. Introduced to the gala consort crowd on this night in Newport Beach was the consort's new composer in residence, **Andrés Martin**, a contrabassist hailing from Argentina who currently resides in Mexico.

An elegant candlelit

spring dinner followed the performance catered by the highly regarded culinary team led by Chef Graeme Blair at Newport Beach Country Club preparing and serving a three-course dinner featuring a main entrée of filet mignon and salmon. Tables in the

dining room were festooned with snow globe centerpieces representing 14 nations where the consort has traveled.

Sharing memories were Hutchins board president **John McCarthy** and his wife **Kerry**, with **Ruth Ann and Bob Burns**, **Tom Unvert** and **Jan Landstrom**,

**Julie and Tommy Phillips**, **Tim McNalley** and **Mara Kaye**, and **Carol Kirkwood**.

To learn more about Hutchins Consort visit [hutchinsconsort.org](http://hutchinsconsort.org).

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



Don Leach | Staff Photographer

## AROUND TOWN

### Input on Costa Mesa skate park sought today

The office of Orange County Supervisor Katrina Foley announced Friday it would hold a Costa Mesa Skate Park design input meeting at Costa Mesa Skate Park, 900 Arlington Drive, this morning from 10 a.m. to noon.

Attendees will receive a project overview of the expansion of the facilities and are invited to offer their ideas on how to improve the skate park. A food truck and music will be provided by the city of Costa Mesa.

### Caltrans plans roadwork on PCH

Caltrans announced Friday it has scheduled overnight work at three locations along Pacific Coast Highway in Newport Beach and Laguna Beach beginning Monday. The projects are expected to conclude on May 24.

Work will be conducted between 9 p.m. to 5 a.m. at the following locations: southbound Coast Highway between Newport Coast Drive and the Los Trancos parking lot; Reef Point Drive and Coast Highway; and Vista Del Sol and Coast Highway.

### Tour Segerstrom Center for the Arts on Wednesday

Members of the non-profit South Coast Metro Alliance are offering visitors a chance to see the Segerstrom Center for the Arts in a whole new light during a docent-led walking tour that takes place Wednesday, May 15, at 10 a.m.

The tour will take participants to areas rarely seen by the general public, including lobby spaces and the grand stage of Segerstrom Hall, as docents share their favorite facts, stories and history surrounding the celebrated Costa Mesa arts complex.

Attendees will meet at the box office, located at the street level entrance to



Photos by Ann Chatillon

**GALA CHAIR** Margaret Gates with Hutchins Consort Artistic Director Joe McNalley at the group's 25th anniversary concert and dinner at Newport Beach Country Club.



**VIP GUESTS** at the Hutchins Consort event included **Dan Coons**, from left, **Cassie Hutchins Coon** (daughter of Hutchins Consort founder **Carleen Hutchins**), **Ruth Ann** and **Bob Burns**.

day, May 16 from 5:30 to 7:30 p.m. at the OC Fair and Event Center.

All proceeds from the event will go toward the programs and services offered through Share Ourselves. General admission tickets are \$95 and VIP tickets are \$180.

For more information or to purchase tickets, visit [shareourselves.org/event/31st-annual-wild-crazy-taco-night-2024](http://shareourselves.org/event/31st-annual-wild-crazy-taco-night-2024).

### Art museum set to host event for new moms

On May 16, new mothers are being invited to join others in the community at the Laguna Art Museum from 9 to 10 a.m. to enjoy the museum before doors open to the public.

Attendees will be able to learn from professionals about post-natal recovery and baby care and are

encouraged to bring yoga mats for babies to lay on.

The program is designed for mothers that are actively pregnant to 6 months postpartum. Dads are also welcome. Tickets for museum members are \$12 and \$18 for nonmembers. Children under the age of 12 are free. For more information, visit [lagunaartmuseum.org/events/new-moms-at-the-museum-5](http://lagunaartmuseum.org/events/new-moms-at-the-museum-5).

— From staff reports

## CROSSWORD AND SUDOKU ANSWERS

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# Daily Pilot

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# MARKETPLACE

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## Miscellaneous Merchandise

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## CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 23, 2024, at 6:00 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 Planning Commission of the City of Newport Beach will consider the following application:

**Residences at 1600 Dove Street** – The Applicant is requesting approval of the following entitlements for the future development of a multi-unit residential project consisting of up to 282 dwelling units at 1600 Dove Street (Project):

- **General Plan Amendment (GPA)** - A request to add 49 dwelling units above the General Plan allowance, and amend Anomaly 12 of the General Plan Table LU2 (Anomaly Locations) to allow 49 residential dwelling units at the Property;
- **Affordable Housing Implementation Plan (AHIP)** - A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 50% increase in density including a request for three development standard waivers related to height, park dedication requirement, and overall residential density along with two development concessions related to the payment of partial park in-lieu fees and mix of affordable units pursuant to Chapter 20.32 (Density Bonus) of the Newport Beach Municipal Code (NBMC) and Government Code Section 65915 et seq. ("State Density Bonus Law");
- **Development Agreement (DA)** - A Development Agreement between the Applicant and the City, pursuant to Section 15.45.020 (Development Agreement Required) of the NBMC, which 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;
- **Addendum to the 2006 General Plan Update Program Environmental Impact Report** (Addendum No. 9) - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project; and
- **Traffic Study** - A traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC.

The Project would require a future Site Development Review approval prior to building permit issuance as no specific design for the Project is included.

**NOTICE IS HEREBY FURTHER GIVEN** that the City has prepared the Residences at 1600 Dove Street EIR addendum to the previously certified General Plan Update Environmental Impact Report SCH# 2006011119. To address reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division and may also be accessed online at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

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. 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/planningcommission](http://www.newportbeachca.gov/planningcommission). 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liz Westmoreland, Senior Planner, at 949-644-3234 and [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2022-0297      **Activities:**  
General Plan  
Amendment,  
Affordable Housing  
Implementation Plan,  
Traffic Study,  
Development  
Agreement,  
Environmental Impact  
Report Addendum

**Zone:** Newport Place Planned  
Community (PC-11)      **General Plan:**  
Mixed Use Horizontal  
(MU-H2)

**Location:** 1600 Dove Street      **Applicant:**  
The Picerne Group

Tristan Harris, Secretary, Planning Commission,  
City of Newport Beach

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## Legal Notices | Legal Notices

### NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)  
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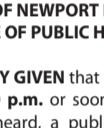
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: **EVOQUE CONCEPT BY TAYLOR, 250 E. 17TH ST., STE C, COSTA MESA, CA 92627** Doing Business as: **EVOQUE CONCEPT BY TAYLOR**  
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: **NONE**  
The name(s) and address of the Buyer(s) is/are: **ERIC ALIREZ, 1109 JACARANDA ST., ONTARIO, CA 91762**  
The assets to be sold are described in general as: **FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, TRADENAME, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE** and are located at: **250 E. 17TH ST., STE C, COSTA MESA, CA 92627**

The bulk sale is intended to be consummated at the office of: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the anticipated sale date is **MAY 30, 2024**

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

[If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: **TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606** and the last date for filing claims shall be **MAY 29, 2024**, which is the business day before the sale date specified above.

Dated: **5-3-2024**  
BUYER: **ERIC ALIREZ**  
ORD-2338502 DAILY PILOT 5/11/24



## CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 23, 2024, at 6:00 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 Planning Commission of the City of Newport Beach will consider the following application:

**Fletcher Jones Airport Shuttle and Parking Facility** – A request for a conditional use permit to relocate the existing Fletcher Jones Motorcars Preferred Owners Airport Shuttle Facility from its current location at 2172, 2192, and 2222 South Bristol Street to a new site at 20071 Birch Street. If approved, the new site will be developed with an approximately 1,134 square-foot, single-story, reception office and surface parking for 83 cars.

Accessory improvements include security fencing and perimeter walls, site lighting, hardscaping, and landscaping. No late hours are proposed. The request is one piece of a larger future effort by Fletcher Jones Motorcars to redevelop 2172, 2192, and 2222 South Bristol Street and the adjoining property at 20052 Birch Street into an automotive inventory facility with accessory parking. With approval of this application, the conditional use permit for application PA2022-128 would be rescinded.

The phase of the project currently being considered is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures). To avoid the potential piecemealing of projects (i.e., the dividing of a project into two or more pieces and evaluating each piece in a separate environmental document), both this phase and the future automotive inventory facility with accessory parking have been evaluated together as a single project for the potential to have a significant effect on the environment. The project is exempt under Section 15332 under Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

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

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/planningcommission](http://www.newportbeachca.gov/planningcommission).

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 5:00 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liz Westmoreland, Senior Planner, at 949-644-3234 and [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2023-0172      **Activity:**  
Conditional Use Permit

**Zone:** Santa Ana Heights Specific Plan Area (SP-7) Business Park District (BP)

**Location:** 20071 Birch Street      **Applicant:**  
Allegro Civil Engineers PLLC

Tristan Harris, Secretary, Planning Commission, City of Newport Beach

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## THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

### ACROSS

1 Kate Middleton's sis

6 Car fuel

9 Pretense

13 Eco-friendly greeting

14 A long time —

15 Sung musical drama

16 Sweet palm fruits

17 Size between sm. and lge.

18 Railroad vehicle

19 Be a muse for

21 Sticks

23 Consumed

24 Compass pointer

25 Fancy coffeehouses: 2 wds.

31 After-sun gel ingredient

32 No — traffic

33 Male swan

36 Maple tree liquids

37 100%

38 Uninteresting person

39 — on the prize

40 Steals from

42 Region

43 Doctor who works on the head: 2 wds.

47 Autobiographical book

50 Voice actor

Blanc

51 Made edits to

53 Helps out

57 Actress Lane

58 Cellphone program

60 Nebraska city

61 Change

62 Look at

63 Takes a plunge

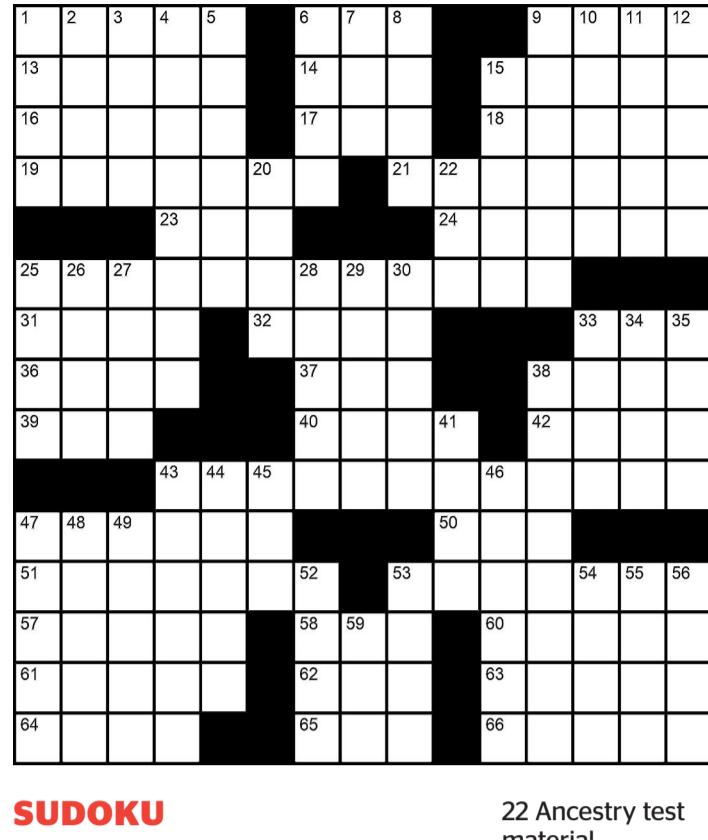
64 Exam

65 Possesses

66 Bouquet parts

**DOWN**

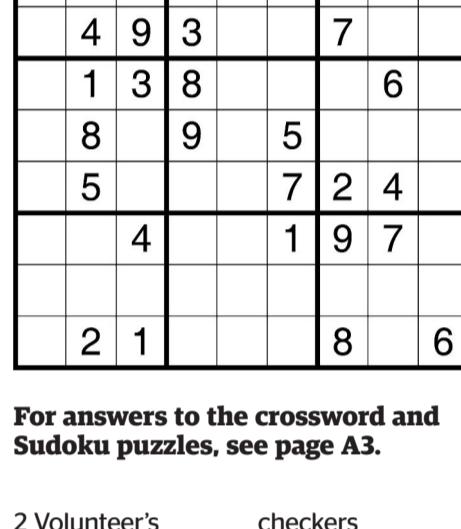
1 Mani—



## SUDOKU

By the Mepham Group

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



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

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

22 Ancestry test material  
25 Simplify

26 Do in

27 Vatican leader

28 Puppeteer

Lewis

29 Synthetic fiber

30 Garlic units

33 Apple's center

34

Black-and-white cookie

35 Chili legume

38 Airline

restriction: 2 wds.