

Daily Pilot

SATURDAY, MAY 3, 2025 /// dailypilot.com

People pack library to talk tremors

About 100 O.C. residents came out to learn from seismologist Dr. Lucy Jones Wednesday night.

BY ERIC LICAS

Dr. Lucy Jones became one of the first Westerners allowed to conduct research in China after it changed policy to welcome foreigners in the late 1970's. She and her colleagues hoped promising data suggesting hundreds of lower-intensity foreshocks might have been a precursor to a magnitude 7.5 earthquake that damaged 90% of the buildings in the city of Haicheng would lead to a breakthrough affecting people on both sides of the Pacific Ocean.

"I dedicated my life to saying I was going to predict earthquakes and save those of us unfortunate enough to live next to the San Andreas fault," Jones told about 100 people who filled the Friends Room of the Newport Beach Public Library on Avocado Avenue Wednesday.

Yet she and other scientists could find no statistically significant pattern connecting foreshocks to the likelihood of a major earthquake. After decades in the field of seismology, and taking into account current research on the topic, she's grown to accept the likelihood that there simply isn't a reliable way to determine when the next catastrophic tremor hits.

"Magnitude is determined during the earthquake and not before," Jones said. "If that's true, prediction is impossible. I'm still saying 'if.' We're still arguing over this stuff."

That's not to say the work of Jones and other seismologists has been fruitless. Her research helped make California's modern earthquake advisory system

See **Tremors**, page A4



Photos by Dustin Reynolds

THREE VANGUARD University graduates pose for a selfie at Thursday's commencement ceremony at Mariners Church in Irvine.

Vanguard University kicks off 2025 graduation season

BY MATT SZABO

With the calendar flipping over to May, graduation season has officially arrived.

Vanguard University was the first local school to hold a commencement ceremony, on Thursday, at Mariners Church in Irvine.

Vanguard had 361 members of the Class of 2025 walk across the stage in a morning ceremony, undergraduates no more after university President Michael Beals handed them their diplomas. An additional 53 professional education undergraduates joined 100 graduate students in an afternoon ceremony, for a total of 514 graduates from the private Christian university.

Amberly Gourlay, the student speaker at the morning ceremony, graduated with a bachelor of arts degree in history and political science, minoring in theology and public policy.

Gourlay, the student body president, made Vanguard and Southern California her home the last four years after being born in Alaska and raised in Durban, South

See **Grads**, page A2



VANGUARD STUDENT Sean Tien Nguyen celebrates after receiving his bachelor's degree.

From Heroes Hall to Hanoi — SoCal veteran returns war relics to fallen soldier's family

BY SARA CARDINE

For more than 57 years the objects never saw the light of day.

Shut up inside an old box bound with tape, they remained out of sight but never really out of mind for Adolph Novello, the former U.S. Marine who placed them there, alongside a prayer book and a string of rosary beads, at age 20 following a 13-month stint in Vietnam.

Some identification papers, old coins, a lighter and a homemade wallet, containing a tiny black and white photo of an unnamed North Vietnamese soldier in his teens, who died in combat in 1967.

The artifacts didn't amount to much — they could be held in two cupped hands — but their weight was immeasurable for Novello, who carried them with him from Vietnam to his hometown of Chicago and eventually to California, locked up tight inside that box, and in his heart, for half a century.

Today, the 76-year-old Murrieta resident recalls acquiring the objects after some skirmish or other in North Vietnam, where servicemen were ordered to scour the field for still-living soldiers to take into custody and to search the bodies of the fallen for intel or maps that might reveal



Brent Ogden

VETERAN ADOLPH NOVELLO examines a display of artifacts he's kept since his service in Vietnam. Novello recently traveled to the nation to return the items to the family of the soldier to whom they belonged.

See **Hanoi**, page A2



California Department of Fish and Wildlife

STATE HEALTH and wildlife officials warn residents from Santa Barbara to San Diego not to consume recreationally harvested shellfish through Oct. 31, due to toxic levels of domoic acid.

As domoic acid kills wildlife, officials issue shellfish alerts, quarantine for humans

BY SARA CARDINE

As untold numbers of sea mammals and birds suffer and die from exposure to toxic algal blooms along California coastlines, including Orange County, state officials urge residents to exercise caution with their shellfish consumption.

Each year, California's Department of Public Health, in conjunction with the Department of Fish and Wildlife, implements an annual quarantine on recreationally harvested mussels, due to the rise of potentially harmful levels of biotoxins during warmer

months.

Commercially available shellfish from state-certified harvesters or dealers is not impacted by the quarantine, health officials assured in an April 24 release.

Extending from May 1 through Oct. 31, the sports harvested shellfish ban aims to stave off human cases of paralytic shellfish poisoning PSP, a condition that causes a loss of control in the arms and legs that can spread to the chest and abdomen, potentially causing fatal respiratory dysfunction.

Mollusks and crustaceans are

See **Shellfish**, page A3

DIVING



Courtesy of Crown Valley Divers

LAGUNA BEACH'S Chase Shipp is a repeat CIF diving champion.

Laguna Beach's Chase Shipp repeats as CIF diving champion

BY MATT SZABO

Chase Shipp has been a top diving talent for all four years of his high school career at Laguna Beach. He placed second in CIF Southern Section Division 1 as a freshman and sophomore, winning the Division 2 title last year as a junior. Make that back-to-back crowns for Shipp, who repeated as Division 2 boys' diving champion on Wednesday at the Marguerite Aquatics Complex in Mission Viejo. He scored 565.80 points, edging out second-place Braeden Valenzuela of San Juan Hills (555.10). "The meet was really well run and I had some tough but fun competition," said Shipp, a Harvard commit who also competes for Crown Valley Divers, in an email. "My friend and teammate Braeden set the bar really high and smoked every one of his dives. I can't wait to see him take the top spot next year."

Newport Harbor also had some female divers who were up to the task at the Division 1 finals Thursday. Junior Corinna Ruffini finished in second place, followed by teammates Violet Carone in fifth and Nikka Asgarian in eighth. Ruffini, a University of Houston commit who was fifth in Division 1 last year, scored 526.40, just behind El Segundo freshman Reilly Stebbins (528.05). She also competes for Coast Divers. Edison sophomore Allison McNichols finished seventh in Division 1 on the girls' side, while Chargers senior Ian Dieh placed third on the boys' side. Each of the aforementioned local divers has qualified for the boys and girls state qualifier Tuesday at Mt. San Antonio College at 2 p.m. The top six at that meet will qualify for the CIF State Championship meet on May 17 at Clovis West High.

matthew.szabo@latimes.com
Twitter: @mjszabo



Photos by Dustin Reynolds

AMBERLY GOURLAY speaks at Thursday's Vanguard University commencement ceremony.

GRADS

Continued from page A1

Africa. She served as a College Corps resident and fellow and was a resident assistant in Newport Hall on campus. "It's very bittersweet and hard to be leaving something that's become so familiar," Gourlay said in an interview. She plans to attend graduate school on the East Coast at Northeastern University. "With that, I'm so excited for what's upcoming ... I think Vanguard has been a safe space for me to land in the U.S. I feel like I've been very protected and given opportunities to really practice my gifts, in the sense of my spirituality but then also what I feel God is calling me into in terms of profession and study. Moving to a new place and learning a new culture, it's a very vulnerable process, but I feel like Vanguard walked me slowly through that."

Howard Booker, who



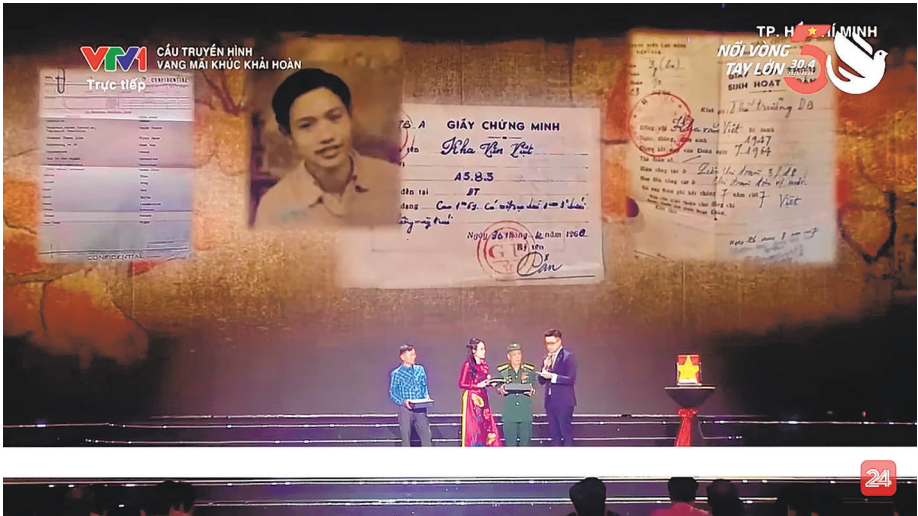
A VANGUARD NURSING degree graduate displays her cap prior to Thursday's commencement ceremony.

earned his master's in business administration at Vanguard in 2008, delivered the commencement address. Booker is the executive director of the In-N-Out Burger Foundation. He said he frequently

works with youth in foster care, often adopted or dealing with homelessness. "If you're graduating here today and your journey included heartache, loss, trauma ... this moment is even sweeter for

you if that's your story," Booker told the graduates. "Remember that those moments are part of your story, but they do not define you."

matthew.szabo@latimes.com
Twitter: @mjszabo



Screenshot by Sara Cardine

AN APRIL 27 Vietnamese broadcast of a national ceremony held to commemorate 50 years since the fall of Saigon includes the return of wartime artifacts from a California veteran to the family of Kha Van Viet, a soldier killed in 1969.

HANOI

Continued from page A1

enemy war plans. "I had an empty C-rations box and I put everything in there, whatever it was I'd acquired, and before I left [Vietnam], I sent it home," Novello said of the now-relics. "I really hadn't touched it, because I kind of knew what was in there, and I think I didn't want to remember what was in there." It wasn't until this March, while attending a speaker series hosted by the Heroes Hall veterans museum on the Orange County fairgrounds, that Novello was inspired to open up that box. The March 1 event featured three Montford Point Marines, the first Black recruits to serve in the Marine Corps, including one who was awarded a Purple Heart by Maj. Gen. Bruno Hochmuth, the same commander who'd bestowed Novello himself with a Purple Heart. After the talk, Novello went into the garage to search through his own memorabilia for photos of the award ceremony and was confronted by the C-rations box gathering dust on a high shelf. It took about 10 times for him to

muster up the courage, but thinking it might be of use at Heroes Hall, he eventually forged forth. That simple act kicked off a journey that would take the septuagenarian and Heroes Hall historian Brenton Ogden across the globe, retracing the former Marine's steps through Vietnam just as the nation prepared to celebrate the 50th commemoration of the fall of Saigon. Ogden recalled Friday how Novello brought the box of artifacts to him, thinking they might be of interest to the museum, which had recently debuted "Echoes of Conflict: Remembering Vietnam," an immersive exhibit including personal items from Southern California veterans. "He brought in objects and ephemera he had from his service in Vietnam that were from a North Vietnamese soldier," the historian said Friday. "And Adolph nonchalantly mentioned he wanted to see if his family could be located to give the artifacts back." Working with his own personal and professional connections, including historians who advised the markers of Vietnam-era video games on points of historical accuracy, Ogden located the identity of the

soldier in the photo — Kha Van Viet — who hailed from a Thai ethnic family living in the central highlands of Vietnam. On April 23, the pair undertook the long journey, from LAX to Ho Chi Minh City, then on to Hanoi. They met with Kha's nephew and cousin, who officially received the objects in a ceremony last Sunday, attended by numerous national dignitaries and televised by Vietnam's state-owned VTV-4. Novello was interviewed multiple times by journalists eager to hear the details of his story, but recounting events long suppressed wasn't easy. The veteran choked up during the broadcast when talking about some of what he experienced. "You figure if you just stayed tight-lipped about it and didn't say anything to anybody, it would be OK," he said. "But, truthfully, it really wasn't. It was terrible and still is." Ogden and Novello did not participate in the televised ceremony, choosing to stay out of the limelight during what was still, 50 years later, a highly emotional and politicized occasion. But, in addition to the artifacts, the Viet-

See **Hanoi**, page A3

THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

- 1 Pint-sized
- 5 Edges of hats
- 10 Serving of cough syrup
- 14 Urban pollution
- 15 Non-express train
- 16 "I can do that"
- 17 South Asian flatbread
- 18 Gas meter measurement
- 19 Exhort
- 20 Patagonian toothfish: 3 wds.
- 23 Soda can part
- 24 Peach center
- 25 School's dining area
- 31 Post-game summary
- 35 Mineral deposits
- 36 Caused: 2 wds.
- 38 Be bold
- 39 Rapper _ Kim
- 40 Pacifist protest type
- 41 Fish eggs
- 42 Sandwich shop
- 44 Burn with water
- 45 Wine holder
- 46 Lie at an angle
- 48 Approximations
- 50 Pigeon's sound
- 52 Quarterback Darnold
- 53 Capitalism principle: 2 wds.
- 61 Low in fat
- 62 Sum
- 63 Mortgage, e.g.
- 65 Makes a choice
- 66 Appliance brand
- 67 Bart Simpson's sis
- 68 Model's stance
- 69 Annoying
- 70 Pub servings

DOWN

- 1 ISP with a butterfly logo
- 2 Apple desktop
- 3 Singer Kahan
- 4 Catches fire

1	2	3	4	5	6	7	8	9	10	11	12	13
14				15					16			
17				18					19			
	20			21					22			
			23					24				
25	26	27			28	29	30		31	32	33	34
35					36			37		38		
39					40						41	
42			43		44						45	
46				47		48			49			
				50		51			52			
53	54	55			56	57	58			59	60	
61					62					63		64
65					66					67		
68					69					70		

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](https://www.sudoku.org.uk).

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

For answers to the crossword and Sudoku puzzles, see page A4.

- 5 Hanging purple blooms
- 6 Parks of civil rights fame
- 7 "Allow me": 2 wds.
- 8 Some periodicals, for short

- 9 Take a nap
- 10 Didn't trust
- 11 Gumbo veggie
- 12 Droops
- 13 A sight for sore eyes
- 21 Back muscle, for short
- 22 Balloon filler

- 25 "Common" illnesses
- 26 Disney mermaid
- 27 Gent
- 28 Apply more frosting to
- 29 Perceptions
- 30 Sloping
- 32 Gem weight unit
- 33 Came up
- 34 Glances
- 37 Being shown: 2 wds.
- 43 Substance burned for its scent
- 45 The U.K.'s Queen Consort
- 47 Tip of a boot
- 49 Damage
- 51 Like beer at a bar: 2 wds.
- 53 Box-office bomb
- 54 Car takeback
- 55 Consumes
- 56 Thick book
- 57 Airport guesses: Abbr.
- 58 Military level
- 59 Make dirty
- 60 Make simpler
- 64 _ Pensacola (mil. center)

Tribune Media Services



Brent Ogden

FORMER U.S. MARINE Adolph Novello boards a plane with artifacts he intends to give to the family of a Vietnamese soldier killed in 1969.

HANOI

Continued from page A2

namese soldier’s family received a portrait of the youth, enlarged from the tiny photo that had lived half a century inside a C-rations box.

That gesture is vitally important to Kha’s family, Ogden said, as Vietnamese religious tradition places a high importance on praying before an altar holding the physical belongings of someone who has passed as a way to tie their spirit to their ancestral home.

“It’s extremely important to have any kind of [personal] effect from that individual to have that connection, so not having anything was kind of allowing

his soul to be lost,” he said. “And this was bringing that back.”

And, perhaps, the same could be said of Novello. Although his return to Vietnam was difficult, he believes it was the right thing to do. The old box has been emptied, and maybe that clearance will make room for more in his life.

“I did sleep pretty good last night, for a change,” he acknowledged Friday, one day after returning stateside. “Hopefully, with all the different interviews and talking to people there I can talk to my kids and my wife about it.

“I think it will clear some stuff up — I think it will change everything.”

sara.cardine@latimes.com
Twitter: @SaraCardine

SHELLFISH

Continued from page A1

known to absorb and store toxic microscopic algae in their digestive systems. Mammals who rely on such species to exist similarly ingest the toxins and, because cooking does not neutralize the poison, humans who ingest affected shellfish may also become sick.

While PSP is rare, about 582 people have had the foodborne illness since 1903, so far 39 deaths from poisoning have been recorded.

This year’s mussel quarantine arrives as another, wider public warning applies to sport-harvested bivalves, such as clams, scallops and oysters from Santa Barbara and Ventura counties southward to Los Angeles, Orange and San Diego counties.

Consumption of those species, along with mussels, could cause domoic acid poisoning, also called amnesic shellfish poisoning, which can take effect from 30 minutes to 24 hours after the eating of toxic seafood.

Mild symptoms range from vomiting and diarrhea to abdominal cramps, headache and dizziness, while more seriously im-

pacted victims may experience labored breathing, confusion, cardiovascular instability, seizures, short-term memory loss, coma or death.

Orange County has recently become one epicenter along California’s coastline for the discovery of ill, injured and stranded marine mammals and seabirds who are thought to have consumed toxic fish and shellfish.

A dead gray whale that washed up on Huntington Beach’s shoreline last month and a minke whale discovered in Long Beach’s Rainbow Harbor a week earlier, were found with toxic levels of domoic acid in their systems, ABC7 reported last week.

Huntington Beach’s non-profit Wetlands and Wildlife Care Center Monday reported volunteers were treating 75 brown pelicans for domoic acid toxicity.

Residents seeking to access up-to-date information on shellfish advisories and quarantines can call the California Department of Health’s Shellfish Information Line at (800) 553-4133 or visit the agency’s Marine Biotoxin Monitoring website.

sara.cardine@latimes.com
Twitter: @SaraCardine

LEGAL NOTICES
1300

Name Change

ORDER TO SHOW CAUSE FOR A CHANGE OF NAME

CASE NO. 01479055

Petitioner or Attorney (name, state, bar, and address):
Regina Luisa Faison
26402 Kilkarney, Lake Forest, CA 92630

TO ALL PERSONS INTERESTED:

Petitioner Regina Luisa Faison has filed a petition with this court for a decree changing names as follows:

Present Name
Regina Luisa Faison

Proposed Name
Renee Grace Faison

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least

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two days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
DATE: 6/25/2025

TIME: 1:30pm
DEPT: D-100
ROOM:

The address of the court is: SUPERIOR COURT OF CALIFORNIA County of Orange 700 Civic Center Drive West, Santa Ana, CA 92701 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Dated: May 01, 2025
Judge David J. Hesselstine
Judge of the Superior Court

Published in the Daily Pilot 05/03/25, 05/10/25, 05/17/25, 05/24/25

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CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025, 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:

Burcher Residence - A request for a coastal development permit to allow the demolition of an existing single-unit dwelling and construction of a three-story 8,086-square-foot, single-unit dwelling with an attached 1,053-square-foot four-car garage and a 3,376-square-foot subterranean basement. The project includes reinforcement and raising of the existing bulkhead. Additionally, the project includes landscape, hardscape, and drainage. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

The subject property is bisected by the coastal permit jurisdiction boundary, resulting in a portion of the single-unit dwelling, front patio accessory improvements, and the bulkhead improvements within California Coastal Commission’s permit jurisdiction. This Coastal Development Permit is intended to cover portions of the project within the City’s permit authority as designated in the Local Coastal Program (Title 21 of the Newport Beach Municipal Code).

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

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission. The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City’s website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Associate Planner, at ooorozco@newportbeachca.gov or (949) 644-3219, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0237

Activity: Coastal Development Permit

Zone: Single-Unit Residential (R-1)

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

Coastal Land Use Plan: Single Unit Residential Detached - (6.0-9.9 DU/AC) (RSD-B)

Filing Date: January 28, 2025

Location: 2104 East Balboa Boulevard

Applicant: EBTA Architects

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LEGAL NOTICE

NOTICE OF SALE OF ABANDONED PROPERTY

Notice is given that pursuant to Sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code, 949 Storage located at 2007 Harbor Blvd., Costa Mesa, CA 92627, County of Orange, State of California will sell by competitive bidding on or after May 14, 2025 at 11:00am, auction to be held at the above address. The property to be sold is as follows: misc. household goods, various landscaping equipment, misc. home appliances, restaurant kitchen equipment, power tools, sports equipment, furniture, luggage, clothing, and personal or business items belonging to the following:

Name, First, Last	Unit Number:
Jessica Garcilazo	#187
Richard Keenan	#149
949 Storage, LLC	#166
949 Storage, LLC	#205
Jeseph Gatlin	#195
Juan Carlos Perdomo	#143

Purchase must be paid at the time of purchase in cash only. All purchased items sold as is where is and must be removed by 5 PM the next day. Sale subject to cancellation in the event of settlement between owner and obliged party.

Dated 5/14/2025

949 Storage Office Number (949) 786-7243

West Coast Auctions

Bond #-0434194

Published Newport Beach/Costa Mesa Daily Pilot

May 2, 2025 and May 3, 2025

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CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025, 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:

OC Skin Care Center – A request for a minor use permit (MUP) to operate a new “Personal Services, Restricted” day spa within an existing commercial space. The applicant proposes minor tenant improvements to convert the existing 1,200 square foot suite from a Pilates studio into a day spa. Proposed services are by appointment only and include traditional facials, hydro-facials, and micro-needling. The proposed hours of operation are from 9:00 a.m. to 6:00 p.m., daily.

The project is categorically exempt under Section 15301 – 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. 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 application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City’s website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 and dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0040

Activity: Minor Use Permit

Zone: PCS (North Ford)

General Plan: CG (General Commercial)

Location: 1220 Bison Avenue, Suite A3

Applicant: Ahad Michael Rad, OC Skin Care Center



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CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on April 29, 2025, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2025-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING CHAPTER 11.04 (PARKS, PARK FACILITIES, AND BEACHES) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO THE USE OF BICYCLES, ELECTRIC BICYCLES, AND OTHER SUCH DEVICES ON THE BEACH

The Ordinance would prohibit the operation of bicycles, electric bicycles, electrically motorized boards, motorized bicycles, motorized scooters, pedicabs, and surrey cycles from operating on beaches within the City of Newport Beach.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 29th day of April, 2025, by the following vote:

AYES: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand

NAYS: None

Second reading of Ordinance No. 2025-6 will occur at the May 13, 2025 City Council meeting. If adopted on May 13, 2025, the Ordinance shall become final and effective 30 days after adoption.

Dated this 30th day of April, 2025.

/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 **Thursday, May 15, 2025, at 9:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

914 E OCEAN FRONT – Request for an extension of a three-year construction limit for **Building Permit No. X2019-2085** and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit to construct NEW 2,617 SF SINGLE-FAMILY DWELLING WITH 484 SF GARAGE & 135 SF BALCONY, 460 SF ROOF DECK & 640 SF ROOF LOGGIA. The applicant intends to request an extension until January 8, 2026, to complete the construction.

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/hearingofficer.

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 Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2019-2085

Activity: Three-Year Construction Limit Extension

Zone: R2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Location: 914 E Ocean Front

Applicant: Ron Carroll

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Daily Pilot

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CONTACT US

Carol Cormaci
Executive Editor
carol.cormaci@latimes.com

Nicole Charky-Chami
Deputy Editor
nicole.charkychami@latimes.com

Beth Raff
Advertising Manager
(424) 225-9928
beth.raff@latimes.com

Reporters:
Sara Cardine,
Costa Mesa
sara.cardine@latimes.com

Eric Licas,
Newport Beach
eric.licas@latimes.com

Sarah Mosqueda, TimesOC
sarah.mosqueda@latimes.com

Gabriel San Román,
TimesOC

gabriel.sanroman
[@latimes.com](mailto:gsanroman@latimes.com)

Matt Szabo,
Huntington Beach and Sports
matthew.szabo@latimes.com

Andrew Turner,
Laguna Beach and Sports
andrew.turner@latimes.com

10540 Talbert Ave.,
Suite 260 West,
Fountain Valley, CA 92708

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CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a tentative parcel map is scheduled for review by the Zoning Administrator of the City of Newport Beach on or after **Thursday, May 15, 2025**. The Zoning Administrator will consider the following application:


Iris Property Group 700 LLC Condominiums - A tentative parcel map for two-unit residential condominium purposes. An existing duplex has been demolished, and a new duplex is currently under construction. The tentative parcel map would allow each unit to be sold individually. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed.

The project is categorically exempt pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may submit written comments regarding the requested tentative parcel map to Kyle Benalcázar, Planning Technician, at kbenalcazar@newportbeachca.gov, 949-644-3227, or at 100 Civic Center Drive, Newport Beach, California, 92660. Comments will be accepted until 12:00 p.m. on **Wednesday, May 14, 2025**. If you challenge this project in court, you may be limited to raising only the issues you or someone else raised in written correspondence delivered to the City, on, or before, the date of the decision. The project file may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660.

For questions regarding this item please contact Kyle Benalcázar, Planning Technician, at kbenalcazar@newportbeachca.gov, 949-644-3227, or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0200	Activity: Tentative Parcel Map
Zone: Two-Unit Residential (R-2)	General Plan: Two-Unit Residential (RT)
Location: 700 and 700 ½ Iris Avenue	Applicant: Andrew Goetz



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025, 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:

Mona Residential Condominiums - A request for a tentative parcel map (TPM) and coastal development permit (CDP) for two-unit condominium purposes. A single-family dwelling has been demolished, and a new duplex is currently under construction. The TPM will allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed and a CDP is required because the project site is located within the coastal zone.

The project is categorically exempt under Section 15315 - Class 15 (Minor Land Divisions) 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 19.12 (Tentative Map Review) and 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a coastal development permit may be appealed to the California Coastal Commission.


The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 or dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0009	Activity: Tentative Parcel Map and Coastal Development Permit
Zone: R-2 (Two-Unit Residential)	General Plan: RT (Two Unit Residential)
Coastal Land Use Plan: RT-D (Two Unit Residential) – (20.0-29.9 DU/AC)	Filing Date: March 14, 2025
Location: 515 36th Street	Applicant: Michael Benesh, Robin B. Hamers & Associates, Inc.

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CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on April 29, 2025, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2025-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FOR THE PROJECT LOCATED AT 100 AND 190 NEWPORT CENTER DRIVE AND VARIOUS ADDRESSES WITHIN THE NORTH NEWPORT CENTER PLANNED COMMUNITY (PA2024-0173)

The Ordinance would approve a Development Agreement Amendment between the City of Newport Beach and the Applicant to vest the residential density of 1,500 dwelling units in exchange for public benefits. The existing Development Agreement includes an Affordable Housing Implementation Plan (AHIP), which will be modified as part of the project to help ensure there is a commitment to furthering affordable housing production.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 29th day of April, 2025, by the following vote:


AYES: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand

NAYS: None

Second reading of Ordinance No. 2025-7 will occur at the May 13, 2025 City Council meeting. If adopted on May 13, 2025, the Ordinance shall become final and effective 30 days after adoption.

Dated this 30th day of April, 2025.

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



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025, 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:

Charron Tentative Parcel Map – The request is for a tentative parcel map and coastal development permit to subdivide the property into two separate parcels for future development of two single-unit residences. The existing lot configuration is comprised of two underlying lots with one single-unit development. The parcel map includes a waiver of the minimum lot size and minimum lot width standards associated with the proposed subdivision. No new construction is proposed as a part of this project.

The project is categorically exempt under Section 15315 – Class 15 (Minor Land Divisions) 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. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 Section 19.12.060 (Subdivision Code). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner, at 949-644-3221 and mwhelan@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.


Project File No.: PA2024-0217	Activity: Tentative Parcel Map and Coastal Development Permit
Zone: Single-Unit Residential (R-1)	General Plan: Single Unit Residential Detached (RS-D)
Coastal Land Use Plan: Single Unit Residential Detached 10.0-19.9 DU/AC (RSD-C)	Filing Date: November 11, 2024
Location: 209 Via Dijon	Applicant: Paul Craft

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CITY OF NEWPORT BEACH
PUBLIC NOTICE
ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on April 29, 2025, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2025-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE NORTH NEWPORT CENTER PLANNED COMMUNITY DEVELOPMENT PLAN (PC-56) TO ALLOCATE 1,500 BASE DWELLING UNITS FROM THE HO-4 (NEWPORT CENTER AREA) SUBAREA DEVELOPMENT LIMITS SET FORTH IN SECTION 20.28.050 (HOUSING OPPORTUNITY (HO) OVERLAY ZONING DISTRICTS) OF THE NEWPORT BEACH MUNICIPAL CODE TO THE NORTH NEWPORT CENTER PLANNED COMMUNITY (PC-56) DEVELOPMENT PLAN FOR 100 AND 190 NEWPORT CENTER DRIVE AND VARIOUS ADDRESSES WITHIN THE NORTH NEWPORT CENTER PLANNED COMMUNITY (PA2024-0173)

The Ordinance would allocate 1,500 dwelling units to the PC-56 Development Plan from the development limit identified in the HO-4 (Newport Center) Subarea of the Housing Opportunity (HO) Overlay Zoning Districts pursuant to Newport Beach Municipal Code (NBMC) Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts). The Ordinance would also increase building height limits for Fashion Island, Block 100, and San Joaquin Plaza, modify streamlining provisions, modify open space requirements, incorporate additional objective design standards, modify parking standards for residential, update sign standards, and include other minor text changes. Lastly, the amendments would change the zoning of 100 and 190 Newport Center Drive from OR (Office-Regional) to PC-56.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 29th day of April, 2025, by the following vote:


AYES: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand

NAYS: None

Second reading of Ordinance No. 2025-7 will occur at the May 13, 2025 City Council meeting. If adopted on May 13, 2025, the Ordinance shall become final and effective 30 days after adoption.

Dated this 30th day of April, 2025.

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



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025, 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:

Temporary Fire Station No. 1 – A limited term permit (more than 90 days) to allow the installation of a single-story, 1,440 square-foot modular building to be used as a temporary fire station during the reconstruction of Fire Station No. 1. The temporary fire station is anticipated to operate for approximately 18 months from September 2025 to March 2027. The project also includes a 170-square-foot storage container to store supplies and equipment, and a canopy cover for exercise equipment. The proposed location is within the East Ocean Front parking lot, which is accessible from East Balboa Boulevard and Palm Street.

The project is categorically exempt under Section 15303 and 15304 – Class 3 (New Construction or Conversion of Small Structures) and Class 4 (Minor Alterations to Land) 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 Laura Rodriguez, Assistant Planner, at 949-644-3216 and lrodriguez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0031	Activity: Limited Term Permit (More Than 90 Days)
Zone: Public Facilities (PF)	General Plan: Public Facilities (PF)
Location: 711 East Ocean Front	Applicant: Tom Sandefur, Public Works Department



Eric Licas

SEISMOLOGIST DR. Lucy Jones chats with attendees after giving a lecture about tectonics and disaster response at the Newport Beach Public Library Wednesday.

TREMORS

Continued from page A1

possible. And thanks to precise mapping of the San Andreas and other faults, scientists and policy makers know where earthquakes are most likely to take place, and what kind of damage they might do to surrounding communities.

“I was seeing it being used as much as it could be,” Jones said of her early work. “And I shifted towards looking at impacts because I was recognizing that even if I gave you great probabilities, if you don’t understand what’s happening in the earthquake you’re not going to make the right decisions. ... Political and economic systems have as much to do with how you talk about any of this.”

She noted that modern building code requires new buildings to have a calculated 90% chance of withstanding a major shakeup; that, conversely, means regulations allow a 10% failure rate. Yet it would only add about 1% to the cost of construction to design structures that should have a 100% chance of staying up, Jones said.

“Recovery is often worse than the disaster itself — the time, the disruption of our communities,” Jones said. “We live in Pasadena. We just had 6,000 neighbors lose their homes, and it’s going to be a long road to recovery. And how much we can work together is a really big part of what happens next.”

Jones went over a variety of tips to help people prepare and respond to an emergency. She said the most important steps people can take before, during and after any disaster is to get to know their neighbors so they can plan, coordinate and better ensure each other’s survival.

As a city consisting of relatively new construction that’s located away from the most active portions of the San Andreas fault, Newport Beach is

“Recovery is often worse than the disaster itself — the time, the disruption of our communities.”

– Dr. Lucy Jones

less likely to fall into a catastrophe in the wake of a high magnitude tremor, Jones said. But local residents still had plenty of questions about disaster response and niche topics pertaining to coastal communities like liquefaction and the risk of tsunamis. The latter, thankfully, are not common in the area due the the particulars of tectonics beneath the sea floor of the coast of Southern California.

“I was impressed at how engaged the whole audience was, both the size of the audience and the interesting questions,” Jones said while mingling with attendees after her presentation. “And you laughed at my jokes!”

Jones’s presentation capped the library’s Spotlight on Science lecture series. It will be the last event hosted in the Friends Room before Witte Hall, a new 300-seat auditorium, opens to welcome even more curious people interested in exploring and better understanding the world around them.

“We had an amazing season, actually,” The Newport Beach Public Library Foundation’s director of Programs, Kunga Wangmo-Shaw, said. “Almost every single program sold out, which kind of told us our community really wants to come into the library and listen and meet these people.”

“What we’ve learned is that there is a real hunger for science literacy,” the foundations chief executive, Jerold Kappel, added.

eric.licas@latimes.com
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