

# Daily Pilot

FRIDAY, FEBRUARY 3, 2023 /// dailypilot.com



Courtesy of OnScene.TV

**AN INVESTIGATION** is underway after a bicyclist, Dr. Michael John Mammone, died after being struck by a vehicle and then assaulted by the driver, who was arrested. The incident occurred Wednesday near the intersection of Pacific Coast Highway and Crown Valley Parkway.

## Suspect arrested in killing of bicyclist, a Laguna doctor

BY ERIC LICAS

A Long Beach man accused of striking a Laguna Beach doctor with his Lexus while the victim was riding his bike in Dana Point Wednesday and then getting out of the vehicle to attack the bicyclist remained behind bars on suspicion of homicide Thursday.

The crash and assault happened near Pacific Coast Highway and Crown Valley Parkway at 3:02 p.m., Orange County Sheriff's officials said in a news release. The collision launched the bicyclist into the intersection, and then the driver pulled around him, got out of a white sedan with a knife and stabbed him, officials said.

Bystanders stepped in to restrain the motorist, and he was later arrested on suspicion of murder. Deputies found a knife believed to have been used in the homicide at the

scene, sheriff's officials said.

The victim died at a hospital and was later identified as Michael John Mammone, 58. He worked as an emergency physician for Providence Mission Hospital, Erin Prunell, a spokeswoman for the healthcare group, said.

He practiced mostly out of their facility in Laguna Beach and occasionally worked out of Mission Viejo and Children's Hospital of Orange County in Santa Ana.

"The entire Mission Hospital family is grieving over the loss of an incredible physician and friend," representatives for the hospital wrote in a statement. "We will honor Dr. Mammone's dedication to our community and passion for medicine."

Friends said he had a warm personality and "was the kind of person you wanted to

See **Doctor**, page A5



**DR. MICHAEL** John Mammone, 58, was an emergency medical physician for Providence Mission Hospital.

Courtesy of Providence Mission Hospital

## Second suspect connected to H.B. shooting that killed L.A. man arrested in Arizona

BY ERIC LICAS

A second person suspected in a Huntington Beach shooting that left one person dead in December remained behind bars as of Thursday following his arrest in Arizona.

The shooting happened on the 5200 block of Tasman Drive at

about 8 p.m. on Dec. 5. Jimmy Sengpaseuth, a 31-year-old from Los Angeles, was wounded and died at the scene. He was visiting relatives at the time.

Jermaine Anthony Bell, 39, was arrested in Arizona in connection with the killing. He was being held at the Theo Lacy Jail in Orange as of Tuesday and faced one

count of murder with a special circumstances allegation of lying in wait for the victim, according to online records.

Tyrell Avion Lee, 33, of Temecula, had also been identified as a suspect in the shooting and was accused of a similar charge. He was taken into custody in Moreno Valley on Dec. 17.

Lee has pleaded to the accusations filed against him. Bell had not yet entered a plea as of Thursday and was scheduled to appear in court on Feb. 17.

City News Service contributed to this report.

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## Lack of facilities at bus station troubles riders

OCTA cites vandalism, safety for the closure of restrooms at Newport Transportation Center, to dismay of passengers.

BY LILLY NGUYEN

An effort by the Orange County Transportation Authority to dissuade vandals from damaging the restrooms at the Newport Transportation Station has dismayed some of the bus service's riders, who can't go when they need to go.

On an average weekday, the station on Avocado Avenue serves roughly 500 passengers. Public restrooms and a water fountain were available for use until OCTA made the decision to gate and lock the restrooms on Jan. 3, with officials saying there have been "ongoing concerns" about vandalism and people camping nearby.

OCTA spokesman Eric Carpenter said the decision followed discussions with the city and local law enforcement in an effort to "ensure the safety and security of our passengers, the public and OCTA bus drivers who use the center."

"The restrooms had become the target of frequent vandalism and even routine cleaning sched-

See **Bus**, page A3

### ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

**MARINA GIRLS' SOCCER RALLIES TO STUN CDM, EARN WAVE LEAGUE TITLE** PAGE A6

**HOAG OPENS DIGESTIVE HEALTH CLINIC IN NEWPORT BEACH** PAGE A2

## Speed table coming to Laguna Beach's Bluebird Canyon Drive

BY ANDREW TURNER

After more than a decade of implementing traffic calming measures with limited effect, a concerning stretch of Bluebird Canyon Drive will be getting a speed table — a flatter, wider version of a speed hump — installed.

The Laguna Beach City Council late last month agreed to the installation on a one-year trial basis.

The city's parking, traffic and circulation committee has had a history of attempting to address pedestrian safety issues along Bluebird Canyon Drive between Cress Street and Rancho Laguna Road since at least 2009.

Among the steps taken, a speed survey was conducted, reducing the enforceable speed limit to 25 mph from 30 mph. According to a staff report, there were 12 tickets written for speeding on the roadway in 2020, and another 13 citations were issued in 2021.

Several residents appeared before the council to say past measures had not gone far enough.

"I really appreciate what the previous efforts have been," Kara Lee, a Bluebird Canyon resident, said. "A few years ago, it was approved, that new signage and street striping and lower the speed

limits. Unfortunately, all of those are suggestive, and really unfortunately, they haven't been effective.

"They haven't slowed drivers down. ... Whether you're walking or you're trying to pull out of your parking spot, it's pretty scary on an everyday basis."

Residents who opposed the additional traffic calming measure cited the speed table being a daily inconvenience and an obstacle in emergencies, when, some argued, every second counts. Another solution was offered: a pedestrian sidewalk.

"I know that it takes the city time to get things like this done, something like a sidewalk," Councilman Mark Orgill said. "Most of the speed humps that I've seen are not the ones that are actually made out of asphalt, but they're the plastic ones that are kind of overlaid onto the asphalt, and I don't see the harm of trying one until we get the sidewalk implemented, if we agree to do the sidewalk."

Laguna Beach Fire Chief Niko King said the speed table would add between seven to 15 seconds to a fire engine's response time. He also said it would slow down

See **Speed**, page A5



Don Leach | Staff Photographer

**BLUEBIRD CANYON** Drive, as seen on Thursday. The Laguna Beach City Council voted to have a speed table installed on the street. The speed impediment is a flatter, wider version of a speed hump.



# Hoag opens digestive health clinic in Newport Beach

BY MATT SZABO

Dr. Elizabeth Raskin, the medical director of Hoag's inflammatory bowel disease program, compared it to spokes on a wheel.

"We talk a lot about layered care and building teams around our patients," Raskin said. "We put the patient at the center and then radially, we have sub-specialists that help that patient. Each patient has a curated, individualized care team."

In terms of Hoag's approach to digestive health, that team now shares one huddle.

The healthcare network's Digestive Health Institute opened a new clinic in Newport Beach last month. It features experts in five programs related to digestive health:



Kevin Chang | Staff Photographer

**CAROLINE HWANG**, M.D., program director for the Margolis Family Inflammatory Bowel Disease Program, right, and Elizabeth R. Raskin, M.D., surgical director for the program, at the new digestive health clinic at Hoag.

advanced endoscopy, liver, foregut, bariatrics and inflammatory bowel disease.

The clinic received final licensing and held a soft

opening on Jan. 9, said Thomas Hutchinson, executive director of the Hoag

See **Clinic**, page A6

## FOR THE RECORD

In a story that appeared in the Dec. 1 edition listing all the honorees for the upcoming March 4 Laguna Beach Patriots Day Parade, it was reported that honoree Erin Bevacqua graduated from Laguna Beach High. Bevacqua graduated from Mater Dei High.

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The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and the undersigned Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 01/11/2023 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC, may be attempting to collect a debt. Any information obtained may be used for that purpose. Adriana Durham/Authorized Signature 27368 Via Industria, Ste. 201, Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. 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A-4770896 01/20/2023, 01/27/2023, 02/03/2023

### Legal Notices

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If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.: 22-03757CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. Dated: January 24, 2023 By: Kellee Vollandorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0420618 To: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/03/2023, 02/10/2023, 02/17/2023

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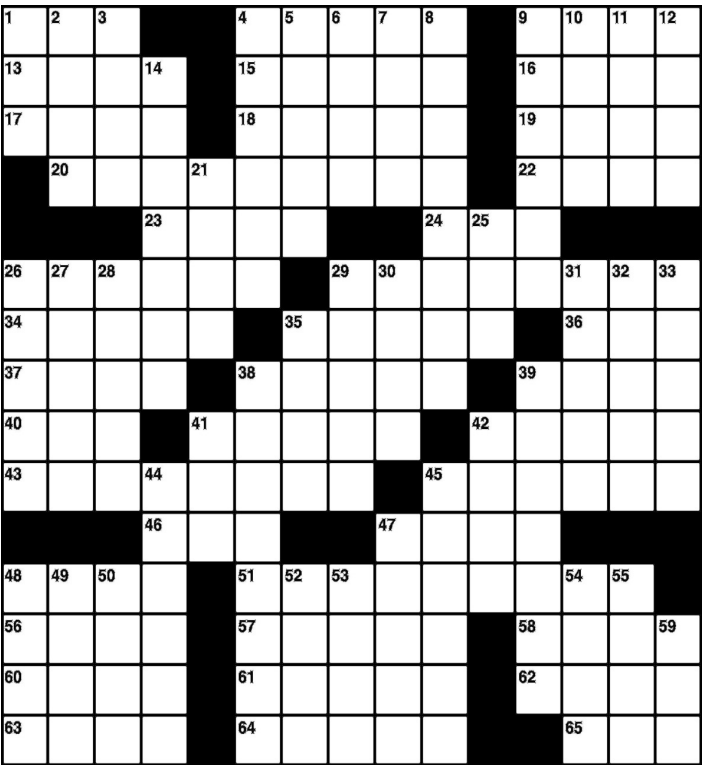
By Jacqueline E. Mathews

### ACROSS

- "Ode \_\_ Nightingale"
- Address for a woman
- Singing voice
- Sothorn & Blyth
- Glorify
- Ponce de \_\_
- Impolite
- Barn youngsters
- Golfer's transport
- Word divisions
- Columbus' place
- Actor Rob
- Sombrero
- Bits of mistletoe
- In the \_\_; from now until then
- Lifting machine
- In a playfully shy way
- Prefix for sense or profit
- \_\_ out; peal
- New; original
- Oaf
- \_\_ up; misbehave
- Cherished
- Canadian migrants
- Annoyed
- Leaning
- Curved edge
- Cash register
- Gymnast
- Korbut
- Rising
- Paper quantity
- Detroit team
- \_\_ up; absorb
- Cut off split ends
- Glenn, for one
- Saga
- Stable staple
- Local \_\_; small-town resident
- Clucker

### DOWN

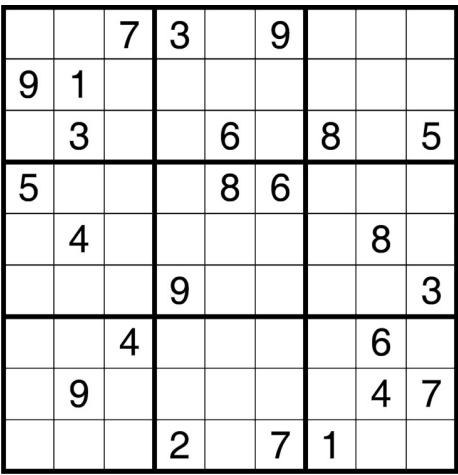
- Feather's partner,



## 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](http://sudoku.org.uk).



For answers to the crossword and Sudoku puzzles, see page A5.

- |                       |                         |
|-----------------------|-------------------------|
| in phrase             | "Laugh-In"              |
| 2 Burden; obligation  | 8 Army dining room      |
| 3 Opie's pa           | 9 "Little Women" author |
| 4 Long-tailed parrots | 10 Actress Remini       |
| 5 Hacienda brick      | 11 Roloff or Spelling   |
| 6 Barbie, for one     | 12 Climb __; mount      |
| 7 Johnson of          |                         |

- Auctioning off
- Expensive seating section
- Word attached to body or time
- Fragment
- Cost
- Carries on
- Changed addresses
- Spied on
- Narrow waterway
- Big game
- Finished
- Sheltered bay
- Usual situation
- Yo-Yo Ma, by trade
- Ring around the collar
- Overlay with gold
- Vagrants
- Christmas tree glitter
- Past or present
- Approximately
- \_\_ Horne
- Trot or canter
- Fodder holder
- Kitchen worker
- Flood survivor
- Powerful wind
- Boxer Norton

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The state of what's next. **Los Angeles Times**



# Bowers Museum is the sweet spot for chocolate

BY SARAH MOSQUEDA

On Feb. 4 and 5, the fourth annual International Chocolate Festival will come to the Bowers Museum in Santa Ana. To sweeten the deal, the event coincides with Museums Free-for-All day, in-person for the first time since 2020.

“We are thrilled to be able to collectively welcome visitors from across the region on this special day once again,” Briana Sapp, SoCal Museums president and director of marketing and communications, Santa Barbara Museum of Natural History, said in a media release. “The Museums Free-for-All has always been a celebration of the varied and remarkable institutions in Southern California, and it is meaningful to continue this tradition of accessibility and joy.”

The International Chocolate Festival is also free thanks to a grant from the Nicholas Foundation, but it will feature special ticketed programming too.

The event begins on Feb. 4 at 11 a.m. with a free family festival with unique tastings of foods made with regular and specialty chocolates for sale by Gourmet Chocolatiers, like Letterpress chocolate. Activities will include art projects, face painting, and musical and dance performances from cultures with historical ties to chocolate, like Mexico, South America, Africa and Indonesia. The day will also include a tasting



Courtesy of Bowers Museum

**THE INTERNATIONAL** Chocolate Festival is hosted by Bowers Museum in partnership with UCLA lecturer and “California’s Chocolate Guru” Lee Scott Theisen. The two-day event starts Saturday.

of cacao origins from around the world with Fresco Artisan Chocolate’s founder and chocolate-maker Rob Anderson. Guests can taste and review seven different chocolates, which have collectively won 24 international awards, from 1:30 to 3 p.m. Tickets for the tasting are \$40.

On Feb. 5, UCLA Lecturer Lee Scott Theisen, known as “California’s Chocolate Guru,” joins the festivities. Theisen teaches the history, science and economics of chocolate at UCLA and hosts a chocolate podcast. Theisen will host an introduction to fine chocolate tasting in the Norma Ker-

shaw Auditorium from 11:30 a.m. to 12:30 p.m., highlighting how to taste craft chocolate along with some of the confection’s history. The event is free, with to-go tasting samples for the first 50 attendees.

At 2:30 that same afternoon, Theisen will join Blinking Owl

Distillery’s head of tasting, Dylan Almendral, to host a chocolate and whiskey tasting in the Fluor Gallery. Blinking Owl is Orange County’s first craft distillery, making spirits right in Santa Ana using locally sourced certified organic grains, fruits and botanicals. Almendral will pair house-distilled whiskeys with Theisen’s selection of chocolate, including Fu Wan from Taiwan, Guido Gobino from Italy and Definite Chocolate from the Dominican Republic. Tickets for this 21 and over event are \$50.

Museums Free-for-All day is Feb. 5, with over 30 Southern California museums (Bowers included) offering free general admission for the day. Other participating Orange County museums include the Laguna Art Museum in Laguna Beach and the Muckenthaler Cultural Center in Fullerton.

Each year, SoCal Museums hosts the day in an effort to encourage the community to explore local art museums and create equity by making art accessible to all. While the event was paused during the pandemic, Sapp said SoCal Museums is thrilled for the successful initiative’s return.

“We hope this will be an opportunity to both revisit old favorites and see new exhibitions or to try somewhere new,” said Sapp.

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# No Square Theatre’s ‘Trashy Love’ offers a Valentine’s Day venue for the jilted, skeptical

BY SARA CARDINE

If the thought of Valentine’s Day fills you with dread, you may find a perfect evening at Laguna Beach’s No Square Theatre Feb. 10 and 11, when an annual musical tradition takes aim at traditional notions of love and romance. Billing itself as an anti-

Valentine’s Day concert, this year’s “Trashy Love” promises a lineup of musical theater tunes that eschew hearts and flowers for a look at love’s dark underbelly, where insecurity, uncertainty and bad behavior rule, according to artistic director Ella Wyatt. “We try and focus on the ridiculous things love

makes people do,” she said Thursday. “It makes people a little wacky, where they can lose all sense of reality and common sense. But we’ll have a few sweet things in there, too.”

For example, Wyatt this year will be singing “Changing My Major,”

See *Love*, page A4



**JOE LAUDERDALE** performs as Cupid during an anti-Valentine’s Day themed performance at No Square Theatre in Laguna Beach.

Courtesy of Ella Wyatt

## BUS

Continued from page A1

ules couldn’t keep up with the poor condition in which users of the restrooms left them,” Carpenter said Monday. “They also have been broken into after the transportation has closed for the night. OCTA placed signs on the restrooms notifying the public of the closure two weeks in advance and those signs remain up.”

One of the reasons for the closure, Carpenter said Thursday, was that people were overriding the automatic locking system when the restrooms closed each night and were also sleeping inside of them, which became a safety concern.

Carpenter said the closures are indefinite and that OCTA is monitoring the situation, adding that the agency apologizes for inconveniencing passengers who may need to use those restrooms.

“We are doing our best to



Don Leach | Staff Photographer

**RESTROOMS AT** the Newport Transportation Center have been locked since Jan. 3.

be a good partner with the city and law enforcement to balance the concerns of Newport Beach residents and businesses with OCTA bus passengers and employees, while always being guided by safety,” Carpenter said.

City officials confirmed in a statement that the discussions have taken place, noting that homeless outreach liaisons visit the site

frequently in an effort to provide shelter placement and social services to individuals camping near the station.

Some homeless campers believe there is a concerted effort to blame the restroom closures on them, in order to push them out of the area.

Bryan Woodall, who said he has been homeless for two years, pointed out that

while the closures have affected him and other campers, they more significantly impact passengers who can’t leave the site like he and the others can to use facilities at Newport Beach City Hall, where restrooms remain open.

Woodall said at least one of the homeless people, an elderly woman, was also affected because of the distance from the station to City Hall. It’s roughly a half-mile, 10-minute walk between the two facilities.

“In the meantime, people are coming off these buses that are handicapped. People are trying to use the restrooms and they can’t use the restrooms and you get people that are upset and they’re blaming us for it, but it’s not us doing it,” Woodall said. “You’ve got people peeing right in front of the thing and these guys know about it, but they’re not doing anything about it.”

On a recent Thursday a female bus passenger who declined to give her name said she wanted to use the

restroom but couldn’t, while bus drivers could use the restrooms that are reserved exclusively for use by employees. She eventually gave up, saying she felt it wasn’t right to shut out paying passengers.

Gregory Scafferty, 62, who’s been homeless for nine years, said he felt the decision to close the restrooms and remove the water fountain was inhumane, especially when people like him needed access to clean water to wash their hands to keep from catching COVID-19 or other illnesses.

Scafferty said he felt the OCTA should at least put out portable restrooms for customers if they don’t intend to reopen the restrooms soon.

Mark McAdams, a Newport Beach resident who has been giving out goods to those camping nearby, said OCTA’s claim of vandalism doesn’t match what he’s observed.

McAdams said any passersby could peek

through the gate of the women’s restrooms and see what he described as mold damage.

While he said he isn’t sure if there might be signs of vandalism further inside, he felt the closures were more likely forced by roof damage caused by recent rain. He said he’s seen some passengers approach the restrooms but immediately turn away after seeing the signage.

“The homeless are the least likely to vandalize because they’re the ones that need it. Now, they’ve got to walk ... to City Hall,” McAdams said.

Carpenter said OCTA is aware of the water damage to the ceiling.

“We will look into whether any mold has developed in that area, which is now closed to the public. The water damage was not a direct reason for the restroom’s closure,” Carpenter said.

lilly.nguyen@latimes.com  
Twitter: @lilibirds

# Voices of America

## The Theatrical Event of the Season

Family, history, and legacy take center stage in two plays alternating nightly with overlapping casts and unlimited firepower!

### THE LITTLE FOXES

By **Lillian Hellman**  
Directed by **Lisa Peterson**

The Hubbard brothers stop at nothing to satisfy their own ambitions and keep the wealth in the family. Their sister Regina, however, is the most ruthless.

*Recommended for Ages 14+*

### APPROPRIATE

By **Branden Jacobs-Jenkins**  
Directed by **Delicia Turner Sonnenberg**

The estranged members of the Lafayette family gather at their late father's crumbling plantation to prepare for the estate sale—and make a shocking discovery.

*Recommended for Ages 16+ for strong language and sexual themes.*

**NOW – FEB 26, 2023**

**See them both or just one.**  
*On weekends you can see both plays on the same day.*

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Media Partner: **KPCC**

**South Coast Repertory**  
Orange County's Tony Award-winning Theatre

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LOVE

Continued from page A3

from the musical “Fun Home” and “Let’s Generalize About Men,” from the musical theater adaptation of “Crazy Ex-Girlfriend.” Other songs include “Screw Loose,” “Big French Boyfriend” and “Stupid with Love.”

Wyatt, who’s performed with the Laguna Beach community theater for the past decade and recently assumed the mantle of artistic director, said the annual performance is a fun, snarky and irreverent salute to romance fit for anyone, so long as they

don’t mind a little cursing. “We’ve done it at least five years in a row now. It started as a break-up concert, and every year it has a different name, but it’s always something anti-Valentine,” the 40-year-old Capistrano Beach resident said. “It’s good to bring a significant other — or not. It’s good for everyone.”

No Square Theatre, producer of the annual local musical roast “Lagunatics,” formed 30 years ago under the aegis of founding President Bree Burgess Rosen, who vowed it would not be an ordinary theater.

That founding spirit is still going strong, attests Wyatt, who says the next

installment of “Lagunatics” is slated to open on March 10 for a three-weekend run.

“It’s like the roast of the coast. It’s what put us on the map,” she added. “We like to pick fun of ourselves and everything that goes on in Laguna Beach.”

“Trashy Love” runs Feb. 10 and 11 with performances at 7:30 p.m. Admission is \$20. No Square Theatre is located in Historic Legion Hall, 384 Legion St., Laguna Beach. Parking is available at nearby Laguna Beach High School. For more visit [nosquare.org](https://nosquare.org).

sara.cardine@latimes.com  
Twitter: @SaraCardine



**ELLA WYATT**, performing at No Square Theatre in 2020, will take the stage Feb. 10 and 11 in “Trashy Love,” an anti-Valentine’s Day concert.

Courtesy of No Square Theatre


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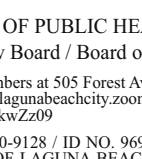


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Virtual Zoom Link PC: <https://lagunabeachcity.zoom.us/j/93696942810>  
Virtual Phone No. PC: (669) 900-9128 / ID NO. 93696942810  
**Wednesday, February 15, 2023 at 6:00 PM**  
The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 23-0095, Variance 23-0090, Address: 401 Gleneyre Street | APN: 644-013-01, Applicant: Tobin White, Architect (917) 301-8776 [tobin@sidstudio.com](mailto:tobin@sidstudio.com), Property Owner: Farmers and Merchants Bank of Long Beach, Application Filing Date: May 5, 2022, PROJECT DESCRIPTION: The applicant requests design review for building and deck additions and exterior building alterations in the CBD Office District. Design review is required for the additions and exterior alterations including new facade materials, building materials, new and modified door and window openings, and lighting. A variance is requested to exceed the 24-foot maximum allowable building height with a redesigned parapet wall and a new rooftop mechanical unit, and for setback encroachments with new wall furring, a 66-square-foot building addition within the footprint of the floor level above, and a 46-square-foot deck addition within the footprint of an existing exterior staircase proposed to be demolished. COASTAL ZONE: This project is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07. CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to **Anthony Viera, Senior Planner** at [aviera@lagunabeachcity.net](mailto:aviera@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City’s website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Commissioner requests separate consideration of this project, it likely will be approved without discussion. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 22-2305 and Variance 22-2306 Address: 26 S Stonington Road | APN: 056-212-10 Applicant: Brion Jeannette Architecture (949) 645-5854 [MartinB@bjia-inc.com](mailto:MartinB@bjia-inc.com) Property Owner: Devin and Jennifer Daniels Application Filing Date: December 16, 2021 PROJECT DESCRIPTION: The applicant requests design review and a variance to demolish existing improvements and to construct a new single-family residence in the TAB (Three Arch Bay) zone. Design review is required for the new structure (2,893 square feet) with attached two-car garage (459 square feet), new vehicular access, elevated decks (287.8 square feet), accessory dwelling unit (729.5 square feet), grading, skylights, hardscape, and landscaping. A variance is requested to exceed the 19-foot height allowance in the Three Arch Bay zone and to not meet the minimum roof pitch of 3:12. COASTAL ZONE: This project is located within a deferred certification area, whereas any applicable Coastal Development Permit is subject to the Coastal Commission. CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. 021 The proposed project plans will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Wendy Jung, Principal Planner at [wjung@lagunabeachcity.net](mailto:wjung@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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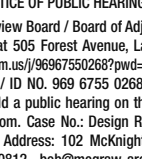


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**Wednesday, February 15, 2023 at 6:00 PM**  
The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Conditional Use Permit 23-0095 and 23-0098, Design Review 23-0096, Coastal Development Permit 23-0097, Variance 23-0099 and Revocable Encroachment Permit 23-0100 Address: 268 Cress Street (and 1285-1295 Gleneyre) | APN: 644-085-03/644-085-04 Applicant: Kirk Saunders, Architect (949) 497-5766 [kirk@ksaia.com](mailto:kirk@ksaia.com) Property Owner: Hyde Park Laguna Inc./Joe Hanauer Application Filing Date: February 15, 2022 PROJECT DESCRIPTION: The applicant requests Conditional Use Permit 23-0095, Design Review 23-0096 and Coastal Development Permit 23-0097 to demolish and existing residence and construct a new 2,279 square-foot addition to an existing office building (at 1285-1295 Gleneyre Street) and allow off-site parking and a loading space (at 281 Brooks Street) in the Local Business Professional Zone. Variance 23-0099 is requested to maintain the existing encroachments into the front and adjacent building setbacks (along Gleneyre Street) (25.20.008 (C)(2)). Revocable Encroachment Permit 23-0100 is requested to allow site walls and art-in-public places within the public right-of-way. Conditional Use Permit 23-0098 is also requested to amend the parking allocation outlined in Conditional Use Permit 16-2512 (for 1200 South Coast Highway/281 Brooks Street). COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15332 - In-Fill Development Projects, in that the project is characterized as in-fill development meeting all specified conditions, and Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed application package will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to **Martina Caron, Principal Planner** at [marcaron@lagunabeachcity.net](mailto:marcaron@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Commissioners may also be contacted to discuss issues and questions about the proposed project. A listing of the Planning Commissioners and their contact information is available in City Hall and on the City’s website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net). Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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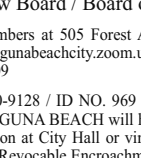


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Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 20-7699 and Variance 20-7697 Address: 102 McKnight Drive | APN: 053-301-14 Applicant: Robert McGraw, Architect (949) 494-0812, [bobmcgraw-architect.com](mailto:bobmcgraw-architect.com) Property Owner: Truog Properties LLC Application Filing Date: July 8, 2019 PROJECT DESCRIPTION: The applicant requests design review and a coastal development permit for a 469 square-foot addition to a single-family dwelling in the R-1, Residential Low-Density Zone. Design Review is required for additions (including upper-level additions), elevated decks, skylights, landscaping, stringline modification, to maintain nonconforming side and blufftop setbacks in conjunction with additions exceeding 10% of the floor area, constructed within an environmentally sensitive area due to oceanfront location, and the additional (third) parking space being covered. A variance is requested to encroach into the blufftop setback [LBMC 25.50.004(B)(4) and Land Use Element Action 10.2.7] and to exceed the maximum building site coverage [LBMC 25.50.020]. COASTAL ZONE: This project is located within an appealable area of the Coastal Zone. CEQA: This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed application package will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Martina Caron, Principal Planner at [marcaron@lagunabeachcity.net](mailto:marcaron@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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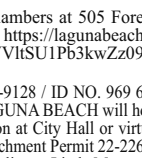


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Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 21-8606 Variance 21-8607 Revocable Encroachment permit 21-8681 Address: 550 Thalia Street | APN: 664-065-17 Applicant: Michael Ashworth, Designer (310) 497-2554 [michael@adesignoffice.com](mailto:michael@adesignoffice.com) Property Owner: Vo/Kamei Residence  
Application Filing Date: September 30, 2020 PROJECT DESCRIPTION: The applicant requests design review for modifications to a prior approval in the R-2 (Residential Medium Density) zone. Modifications include exterior remodel, deck addition (82 sf), grading, and exterior stairways. A variance is requested to encroach into the front setback [LBMC 25.50.008(C)(2)]. A revocable encroachment permit is requested to construct planters and walkways within the public right-of-way along Thalia Street. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Garrett Wank, Assistant Planner, [gwank@lagunabeachcity.net](mailto:gwank@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 23-0143, Revocable Encroachment Permit 22-2265, Variance 22-2412 Address: 381 Agate Street | APN: 644-266-01 Applicant: Linda Morgenlander, Architect (949) 497-9925, [lindamorgenlander@yahoo.com](mailto:lindamorgenlander@yahoo.com) Property Owner: Lisa Sadowski  
Application Filing Date: November 10, 2022 PROJECT DESCRIPTION: The applicant requests a Revocable Encroachment Permit for pilasters, shifting the pedestrian entry feature, hardscaping and low retaining walls and a Variance for placement of an air-conditioner within the side-yard setback [LBMC 25.50.004.F.2] in the R-2 (Residential Medium Density) zone. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use. MORE INFORMATION: The property is not required to be staked with story poles. The proposed project plans will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation and view restoration claims by neighboring property owners. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Daniel Latham, Planning Technician at [dlatham@lagunabeachcity.net](mailto:dlatham@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

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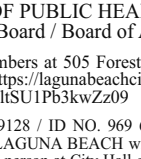
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In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651  
Virtual Zoom Link DRB: <https://lagunabeachcity.zoom.us/j/96967550268?pwd=U0RqWGlWWZlZXRXXWVlSU1Pb3kwZz09>  
Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 22-1849, Variance 23-0032 Address: 1 N. Stonington Road | APN: 156-223-11 Applicant: Daniel Martinez, Architect (949) 494-7272 [daniel@dmadesigns.com](mailto:daniel@dmadesigns.com) Property Owner: Leah & Jason Davis Application Filing Date: June 24, 2022 PROJECT DESCRIPTION: The applicant requests design review for an upper-level addition in the TAB (Three Arch Bay) zone. A Variance is requested to exceed the maximum Floor Area Ratio. Design review is required for additions greater than 15 feet in height, grading greater than 20 cubic yard inside the building footprint, new landscaping, the relocation of an existing skylight, and tandem parking within the proposed expanded garage. COASTAL ZONE: This project is located within a deferred certification area, whereas any applicable Coastal Development Permit are subject to the Coastal Commission. CEQA: This project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or not expansion of existing or former use. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The proposed project plans will be available on the City’s website the Saturday before the public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Arlen Beck, Associate Planner at [arbeck@lagunabeachcity.net](mailto:arbeck@lagunabeachcity.net) or submit to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. Comments may also be made via teleconferencing during the Public Hearing from a computer, iPad or smart phone or in-person in the Council Chambers. Please note that all members of the public must wear a face covering while in the Council Chambers and must depart Council Chambers immediately after speaking. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

Legal Notices

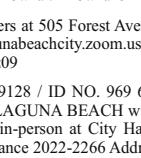
Legal Notices



**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**Design Review Board / Board of Adjustment**  
In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651  
Virtual Zoom Link DRB: <https://lagunabeachcity.zoom.us/j/96967550268?pwd=U0RqWGlWWZlZXRXXWVlSU1Pb3kwZz09>  
Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 2022-2245, Variance 2022-2266 Address: 31421 Holly Drive | APN: 056-061-16 Applicant: Dave Frith, Architect, (949) 376-3080 [dave@beachbusstudios.com](mailto:dave@beachbusstudios.com) Application Filing Date: August 5, 2021 PROJECT DESCRIPTION: The applicant requests design review for a 760 square-foot addition and remodel to an existing 1,875 square-foot single-family dwelling (SFD) with an attached 279 square-foot, one-car garage within the R-1 zone. Design review is required for elevated deck (300 square-feet), replace doors and windows, replace siding, replace existing asphalt shingle roof with metal roof, self-contained spa, and enlarging a SFD with non-conforming parking. A variance is requested to allow enlarging an SFD with existing nonconforming parking spaces (one covered space where two covered spaces are required) [LBMC 25.52.012(G)]. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: This project is categorically exempt pursuant to California Environmental Quality Act Section 15303 - Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. If you would like the opportunity to review the proposed project plans, they are available on the City’s website (<https://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>) and at the Zoning Division public counter during the following hours: Monday – Friday: 7:30am – 4:30pm, closed alternating Fridays. HOW TO COMMENT: If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Kevin Parker, AICP, Associate Planner at [kparker@lagunabeachcity.net](mailto:kparker@lagunabeachcity.net) or submit to the Zoning Division located at 505 Forest Avenue, Laguna Beach, CA 92651. Please be advised that this project may be scheduled for action on the Consent Calendar. Any person wishing to discuss a project on the Consent Calendar must be logged in to the meeting punctually at 5:00 p.m. and specifically request a public hearing on that item. If no member of the public, staff, or Board member requests separate consideration of this project, it likely will be approved without discussion. If you have concerns about the proposed project, you may invite the Board Members to view the temporary story poles from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and e-mail addresses are available at City Hall or on the City’s website below. Board Members will visit the applicant’s property prior to the hearing. <https://www.lagunabeachcity.net/cityhall/council/committees/designreview.htm>. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Zoning Division at (949) 497-0329. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

Legal Notices

Legal Notices



**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**Design Review Board / Board of Adjustment**  
In-Person: City Hall Council Chambers at 505 Forest Avenue, Laguna Beach, CA 92651  
Virtual Zoom Link DRB: <https://lagunabeachcity.zoom.us/j/96967550268?pwd=U0RqWGlWWZlZXRXXWVlSU1Pb3kwZz09>  
Virtual Phone No. DRB: (669) 900-9128 / ID NO. 969 6755 0268 Thursday, February 23, 2023 at 5:00 PM The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall or virtually on Zoom. Case No.: Design Review 2022-2245, Variance 2022-2266 Address: 31421 Holly Drive | APN: 056-061-16 Applicant: Dave Frith, Architect, (949) 376-3080 [dave@beachbusstudios.com](mailto:dave@beachbusstudios.com) Application Filing Date: August 5, 2021 PROJECT DESCRIPTION: The applicant requests design review for a 760 square-foot addition and remodel to an existing 1,875 square-foot single-family dwelling (SFD) with an attached 279 square-foot, one-car garage within the R-1 zone. Design review is required for elevated deck (300 square-feet), replace doors and windows, replace siding, replace existing asphalt shingle roof with metal roof, self-contained spa, and enlarging a SFD with non-conforming parking. A variance is requested to allow enlarging an SFD with existing nonconforming parking spaces (one covered space where two covered spaces are required) [LBMC 25.52.012(G)]. COASTAL ZONE: This project is located within a non-appealable area of the Coastal Zone. CEQA: This project is categorically exempt pursuant to California Environmental Quality Act Section 15303 - Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. If you would like the opportunity to review the proposed project plans, they are available on the City’s website (<https://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>) and at



**SPEED**

*Continued from page A1*

evacuation times.

“For the fire department, Bluebird is a primary response route for us, meaning that there’s several residents that live up there at the top,” King said. “That is the single point of entry and egress out of the neighborhood for the evacuations. ... We also discussed how problematic it can be getting large emergency equipment up the road while there’s heavy traffic coming down.”

Mayor Pro Tem Sue Kempf said she did not like the idea of putting an impediment on an evacuation route, but she was willing to support the speed table, provided it came back to the council for review after the first year. The council

also asked city staff to investigate the feasibility of putting a sidewalk in.

“I do see that there’s no place to go when people walk to Bluebird Park,” Councilman George Weiss said. “So there’s a contingent that are on Bluebird that are affected. Then there’s the people that go to that park, and they have families. I think our No. 1 job is to protect the safety of the public, and I see no reason that we can’t install one speed hump and live with it.

“The fire department, that five or 10 seconds is not going to be the difference between life and death, I don’t think, considering it could mean the difference between life and death putting one in.”

andrew.turner@latimes.com  
Twitter: @AndrewTurnerTCN

**DOCTOR**

*Continued from page A1*

be your doctor,” a spokesman for Providence Mission Hospital said over the phone Thursday.

Mammone had been affiliated with Providence since 2011 and was among the numerous medical professionals who risked their own safety while working to the brink of exhaustion during the height of the COVID-19 pandemic. He had many friends and family in Laguna Beach who were devastated to learn what had happened to him, the spokesman said.

The driver was identified as 39-year-old Vanroy Evan Smith by sheriff’s officials. He was held without bail in sheriff’s custody as of Thursday and scheduled to appear in court Friday.

Investigators were un-

aware of any prior connection between Mammone and Smith, sheriff’s officials said. The matter was under investigation, and anyone who might have information that could help detectives are asked to call (714) 288-6740 or leave an anonymous tip with Orange County Crime Stoppers at (855) 847-6227.

On Thursday, several bouquets of flowers hung from a traffic light pole near where Mammone was attacked. The night before, yellow tape surrounded the site of the assault, and people were told to stay away from the area. A portion of Pacific Coast Highway was closed as authorities conducted their investigation and wasn’t fully reopened until about 6 a.m. Thursday, Laguna Beach officials said in a bulletin.

eric.licas@latimes.com  
Twitter: @EricLicas

# Daily Pilot

A Times Community News publication.

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The Daily Pilot, established in 1907, is published Wednesday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

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**CROSSWORD AND SUDOKU ANSWERS**

T	O	A			M	A	D	A	M			A	L	T	O
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# MARKETPLACE

To place an ad, go to <http://timescommunityadvertising.com/>

**ANNOUNCEMENTS / ENTERTAINMENT**  
500

**MERCHANDISE**  
800

**General Announcements**

★★ Sing To Have Fun ★★  
Senior Singing Group  
Non-Professional Seeking Members Call  
Cathy 714-944-0406

**Miscellaneous Merchandise**

**Vinyl Records Wanted**  
\$\$\$ Top cash paid  
4 all or part of collection.  
Jazz, Classical,  
Psychedelic, Blues  
949-933-6777 Mike

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**AUDREY A. NIDAY AKA AUDREY ANN NIDAY CASE NO. 30-2023-01302025-PR-PW-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of AUDREY A. NIDAY AKA AUDREY ANN NIDAY.  
A PETITION FOR PROBATE has been filed by BONNIE L. ROHRER in the Superior Court of California, County of ORANGE.  
THE PETITION FOR PROBATE requests that BONNIE L. ROHRER be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests the decedent’s WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held in this court as follows: 02/22/23 at 1:30PM in Dept. C10 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701  
**NOTICE IN PROBATE SANTS**  
The court is providing the convenience to appear for hearing by video using the court’s designated video platform. This is a no cost service to the public. Go to the Court’s website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for Petitioner  
CHRISTINE C. WEINER - SBN 147506, CHRISTINE C. WEINER ATTORNEY AT LAW  
18111 VON KARMAN AVE., STE. 460  
IRVINE CA 92612  
2/2, 2/3, 2/9/23  
**CNS-3664601# NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT**

**CITY OF COSTA MESA NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on **Monday, February 13, 2023** at 6:00 PM, or as soon as possible thereafter, to consider the following item:  
**Application No.:** PA-23-01  
**Applicant/Agent:** Renaissance School International / Carrie Mizera  
**Site Address:** 1600 Adams Avenue  
**Zone:** C1 (Local Business District)  
**Description:** Planning Application 23-01 is an amendment to an existing conditional use permit (PA-22-17) to allow two outdoor playground areas for a recently approved private K-12 School (Renaissance School International). Under adopted City Council policies, the proposed outdoor play areas are subject to review by the project’s final review authority the Planning Commission.  
**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities and CEQA Guidelines Section 15332 (Class 32) In-Fill Development  
**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesalegistar.com/Calendar.aspx>. Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

**Legal Notices**

**CITY OF COSTA MESA SUMMARY OF PROPOSED ORDINANCE NO. 2023-01**

**NOTICE IS HEREBY GIVEN** that on January 17, 2023, the City Council gave first reading to proposed Ordinance No. 2023-01.

**ORDINANCE NO. 2023-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING SECTION 3-151 OF CHAPTER VI TO TITLE 3, ANIMAL REGULATIONS, OF THE COSTA MESA MUNICIPAL CODE RELATING TO APPEALS FROM ACTION OF POLICE CHIEF**

A certified copy of the full text of Ordinance No. 2023-01 is posted and may be read in the City Clerk’s Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on February 7, 2023 at 6:00 p.m. Brenda Green, City Clerk, City of Costa Mesa  
**Published on: February 3, 2023**

**Legal Notices**

**CITY OF LAGUNA BEACH NOTICE INVITING BIDS FOR CONSTRUCTION OF FOREST LANE TRASH ENCLOSURE**

**N-1 NOTICE IS HEREBY GIVEN** that electronic bids will be received by the City of Laguna Beach for the **FOREST LANE TRASH ENCLOSURE**, together with appurtenances thereto.

**N-2 DATE OF OPENING BIDS:** Bid prices for each line item of the Schedule of Work must be entered and all other required documents for the bid proposal packet (pages B-1 through B-4, B-7 through B-15) must be uploaded to the PlanetBids system no later than **2:00 pm on February 15, 2023**, after which time bids will be publicly opened and read aloud at the Office of the City Engineer of the City of Laguna Beach, located at 479 Ocean Avenue, Laguna Beach, California, 92651. No late bids will be accepted.

**N-3 DESCRIPTION OF THE WORK:** In general, the work comprises mobilization, clearing and grubbing, sawcut, removal and replacement of A.C. pavement (slot paving), curbs and alley gutter, a new PCC apron, curbs, a new trash enclosure structure with roof, screening, gates, CMU walls, plaster columns and structural slab, landscaping, irrigation and video surveillance equipment, traffic control, AC slurry sealcoat, parking lot striping, and other miscellaneous improvements in order to construct a permanent trash enclosure and apron at 225 Ocean Avenue in the City of Laguna Beach.

**N-4 AWARD OF CONTRACT:** (a) The City reserves the right after opening bids to reject any or all bids, to waive any informality (non-responsiveness) in a bid, or to make award to the lowest responsive, responsible bidder and reject all other bids, as it may best serve the interest of the City. (b) As a condition of award, the successful bidder will be required to submit payment and performance bonds and insurance.

**N-5 COMPLETION OF WORK AND LIQUIDATED DAMAGES:** All work is to be completed in a total of 30 (Thirty) working days, excluding holidays, from the date specified in the Notice to Proceed, which is anticipated to be March 2023. Liquidated damages shall be \$500 (Five Hundred Dollars) per calendar day.

**N-6 CONTRACTOR’S LICENSE CLASSIFICATION:** The Contractor shall possess a valid Class “A” General Engineering or Class “B” General Building, Contractor License at the time of submitting bids, in accordance with provisions of Chapter 9, Division III of the California Business and Profession’s Code.

**N-7 WAGE RATE REQUIREMENTS:** In accordance with the provisions of Sections 1773.2 of the California Labor Code, copies of the general prevailing rate of per diem wages as determined by the State Director of Industrial Relations are available on the Internet at the World Wide Web site of the State Department of Industrial Relations at [www.dir.ca.gov](http://www.dir.ca.gov) under Statistics and Research. It shall be mandatory upon the contractor to whom the contract is awarded and upon any subcontractor under him to pay not less than said specified rates to all workers employed by them in the execution of the contract. All parties to the contract shall be governed by all provisions of the California Labor Code relating to prevailing wage rates; Sections 1770-1781 inclusive.

**N-8 RETAINAGE FROM PAYMENTS:** The Contractor may elect to receive 100 percent of payments due under the Contract Documents from time to time, without retention of any portion of the payments by the City, by depositing securities of equivalent value with the City in accordance with the provisions of Section 22300 of the Public Contract Code.

**N-9 OBTAINING OR INSPECTING CONTRACT DOCUMENTS:** Contract Documents in digital Adobe Acrobat (.PDF) format, are available at the City of Laguna Beach’s website at <https://www.lagunabeachcity.net/do-business-here/rfps-bids>. Once at this site, click on the “Vendor Portal & Bid Opportunities” icon. If you are not currently registered with PlanetBids for the City of Laguna Beach, please click on the “New Vendor Registration” button, then complete the electronic supplier registration process. Interested firms must be registered in order to submit a bid. Firms must also check the website periodically for addenda information as failure to acknowledge any and all addenda will result in bid disqualification.

**N-10 REGISTRATION WITH THE DEPARTMENT OF INDUSTRIAL RELATIONS:** No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)]. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

**N-11 ESTIMATE OF PROBABLE COST:** The estimate of probable cost for the project is **\$245,252**

**N-12 PROJECT REPRESENTATIVE:** All communications relative to this project shall be directed to Thomas Perez, Assistant Director of Public Works, at [tperez@lagunabeachcity.net](mailto:tperez@lagunabeachcity.net). Deadline for all inquiries is 12:00 on February 8, 2023.

BY ORDER OF THE CITY OF LAGUNA BEACH  
By Thomas Perez  
Assistant Director of Public Works

Date January 26, 2023

Published: Daily Pilot

February 3, 2023  
February 10, 2023

**Legal Notices**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
(U.C.C. Sec. 6101 et seq. and B & P 24073 et seq.)  
Escrow No. 18882-FT  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and business address of the Seller/Licensee are:  
Kazunari Kobayashi, 735 Baker Street, Costa Mesa CA 92626  
Doing Business as: IKKO JAPANESE CUISINE  
The names and business address of the Buyer/applicant(s) is/are:  
LUCKY SCOOPS CORPORATION, 735 Baker Street, Costa Mesa, CA 92626  
As listed by the Seller/Licensee, all other business names and addresses used by the Seller(s)/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are:  
NONE  
The assets to be sold are generally described as: Furniture, Fixtures, Equipment, Goodwill, Covenant not to compete, ABC License Number 41-618490 and is/are located at: 735 Baker Street, Costa Mesa, CA 92626  
The type of license to be transferred is/are: On-Sale Beer & Wine Eating Place / 41-618490  
Now issued for the premises located at: 735 Baker Street, Costa Mesa, CA 92626  
The anticipated sale date is: 02/23/23 at the office of the Universal Escrow, Inc., 1025 W. 190th Street, Suite 218, Gardena, CA 90248.  
The amount of the purchase price or consideration in connection with the sale of the business and transfer of the license, including the estimated inventory, is the sum of \$240,000.00, which consists of the following:  
CASH: \$10,000.00  
DEMAND NOTE: \$230,000.00  
It has been agreed between the Seller/Licensee and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
Dated: 1/24/2023  
Buyer(s)/Applicant(s):  
LUCKY SCOOPS CORPORATION  
By: S/ Shoji Hijiya, CEO  
Seller(s)/Licensee(s):  
S/ Kazunari Kobayashi  
2/3/23  
**CNS-3666351# DAILY PILOT**

**Legal Notices**

T.S. No. 095849-CA APN: 023-062-29 NOTICE OF TRUSTEE’S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/4/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 3/2/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/11/2019 as Instrument No. 2019000041830 of Official Records in the office of the County Recorder of Orange County, State of CALIFORNIA executed by: MICHAELANGELO SAINT THOMAS JR, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER’S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ON THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN, ORANGE, CA 92866 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 1834 MAIN ST, HUNTINGTON BEACH, CA 92648 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$905,509.83 If the Trustee is unable to convey title for any reason, the successful bidder’s sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 095849-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearconcorp.com](http://www.clearconcorp.com), using the file number assigned to this case 095849-CA to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108



BOYS' SOCCER

Edison seals playoff spot with win in league finale

BY ANDREW TURNER

On the heels of back-to-back losses, the pressure had mounted as the Edison High boys' soccer team prepared for its final regular season game.

A red-hot Corona del Mar side had won four consecutive matches, turning Wednesday's season finale at Edison into a play-in game.

In a back-and-forth classic, senior forward Brady Powell provided the decisive strike in a 3-2 win for the Chargers, sending Edison to the playoffs with the second guaranteed berth out of the Surf League.

Junior forward Tai Khoshkbariie laid the ball back for Powell, who stroked a shot into the top left corner in the 62nd minute to break the game's second tie.

"He's a guy that we need to step up and get that goal," Edison coach Charlie Breneman said. "I think sometimes, he looks for someone else to do it. He has such an ability to create and finish and score the type of goal he scored tonight. He doesn't always



Scott Smeltzer | Staff Photographer

**CORONA DEL MAR'S** Colin Pene and Edison's Tai Khoshkbariie battle for a ball during a Surf League boys' soccer match on Wednesday. The Chargers defeated the Sea Kings 3-2.

get those types of looks, but oftentimes, he's dangerous."

Powell's heroics were necessary for Edison (13-7, 3-3), which leapfrogged Corona del Mar (11-6-3, 2-3-1) for second place in the league standings with the

win. Los Alamitos (13-6-3, 5-1) won the league championship.

The Sea Kings will be hoping to see their school appear in the Division 4 draw when the CIF Southern Section releases its

boys' soccer playoff pairings on Saturday morning.

"After this loss, if we make CIF, it would give us the morale of everything because, for a lot of our players, it's their senior year," CdM forward Jaden

Mwendapole said. "They really don't want to leave without a ring, and we all don't want to leave without a ring, and we're really pushing to be the best team that we can and make it as far as we can."

Edison took the lead from the jump, as senior forward Mikey White put the Chargers on the board first.

"Corona [del Mar] over there, they're on a pretty big win streak, and everyone here knew it," White said. "We had to win this game to get into CIF, so I think as a group, we needed energy, and I think we came out with that today."

After a series of dangerous chances, including one that narrowly missed the left elbow from Jonathan Cheng, CdM got even. Mwendapole was the beneficiary on a centering feed by Brock Paz from the right side, knotting the score at 1-1 in the 36th minute.

Both sides had close calls to get the next one. Edison junior midfielder Luca Petruolo hit the crossbar in the 38th minute, and Mwendapole got in behind Chargers goalkeeper Dylan Dwight (three saves) to start

the second half, but his cross-cage shot rolled wide right.

The Chargers responded. White earned a corner kick when he had his shot saved by Matt Wood (seven saves) on a breakaway. Then senior midfielder Clinton Cox executed the set piece, getting it to senior center back Scott Hess at the back post for the go-ahead goal.

"Pure adrenaline and excitement right now," Hess said following the match. "Coming into the game, we knew that it's win or go home. We're not going to put it on the line for third place and hope we wildcard into CIF, so big win for not only me, but all my other seniors with me. Just a great result for the group."

Ari Kanazawa tied the score again at 2-2 in the 52nd minute, bending in a free kick from near the left sideline, before Powell put the Chargers ahead for good.

Edison swept the season series with CdM, winning the first matchup 4-2 on the road on Jan. 18.

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GIRLS' SOCCER

Marina rallies to stun CdM, captures Wave League title

BY MATT SZABO

A parent stood along the fence at the Marina High girls' soccer match at Corona del Mar on Wednesday afternoon.

During a brief first-half stoppage he made a good-natured proposition to Marina junior forward Sarah Sumrall, offering her a dollar if she'd score a goal in the Wave League finale.

Sumrall, who had not scored a goal all season to that point, just smiled. But about an hour later, it was time to collect.

Her long shot in from near the left sideline tied the score in the 79th minute and Marina earned a dramatic 2-1 win on senior forward Abby Kirby's golden goal penalty kick in overtime.

The victory gave Marina the outright Wave League

title, its first league crown since 2020.

"It's so rewarding," Vikings senior midfielder and team captain Kendall Crosby said. "Our goal from the start of the season was to go to CIF and win league. We put it all out on the field today. We didn't finish what we wanted against Laguna, but we knew we had to bring it today."

Marina, ranked No. 8 in CIF Southern Section Division 3, improved to 7-5-7 overall and finished league with a 4-1-1 record. Corona del Mar (14-6-1, 3-3), which could have won the league with a victory, finished second and also will advance to the Division 3 playoffs.

Fountain Valley beat Laguna Beach 2-1 in overtime, knocking the Breakers (2-2-2 in league) out of top-two contention.

The Sea Kings took the lead against Marina in the first half Wednesday, as senior defender Sarah Audiss headed in a corner kick off the foot of sophomore Isabella Thomas in the 34th minute.

CdM also controlled the majority of possession, but could not get an insurance goal against the Marina defense led by goalkeeper Taylee Vo and center backs Erika Torrez and Kiera Miskelly. The match got chippy in the second half as each team was awarded two yellow cards, but it still appeared the Sea Kings would hang on.

That was until Sumrall's blast from about 30 yards, off a throw-in from Riley Crosby, tied the score. The ball went toward the far corner and CdM junior goalkeeper Alex Boserup, who made five saves, was able to deflect the ball but not prevent it from crossing the line.

"It's something that we've talked about all year, and she did it well," Marina coach Heath Oberle said. "You just put the ball in a dangerous spot. The sun was in the keeper's eyes right there, and the planets aligned for that one, right? She did a great job of just putting the ball in the mix and making it happen."

Three minutes into the



Don Leach | Staff Photographer

**MARINA'S SARAH SUMRALL** (19) is mobbed by teammates including Samantha Esparza, left, after tying the game against Corona del Mar on Wednesday. CdM won 2-1.

second overtime period, the referee called a foul on Boserup in the box for tripping up Marina's Mollie Miskelly during a scrum. Kirby put away the penalty kick, and the Vikings rushed the field.

"You battle and it creates good things," Oberle said. "That call, one day it might not get called, one day it

does get called. It was on our side this time. She just scrapped and battled and was causing havoc, which is what we want to do on offense."

CdM coach Bryan Middleton was less enthused with the call. He saw his team lose 1-0 in overtime to Marina for the second time in league. In

the teams' first meeting, CdM was called for a hand ball in the box that Middleton said he also disagreed with.

"Anyone who's watched soccer games and watched that game today saw that we dominated probably 60 to 70% of the game," Middleton said. "A referee can manipulate the outcome of the game ... My hat's off to Marina for working hard and getting the goal at the end of the game, and obviously they played well against other teams in our league. But it's just unfortunate."

Sumrall said the Marina parent gave her a Class-Dojo dollar after the match.

"It feels really good," Sumrall said of the win. "I really needed that to boost my confidence, for sure, on the field. We played so well throughout the season, and I feel like we earned this."

The CIF girls' soccer brackets will be released Saturday at 10 a.m.

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Joanne Suess Thomas

February 9, 1939 - January 7, 2023

Joanne Suess Thomas passed away shortly after the new year, surrounded by loving family. She leaves behind a legacy of life lived to fullest, and immeasurable love for her family and friends. Joanne was born in Los Angeles, California and moved to Balboa Island where she, and her sister Doran (Kough) spent most of their childhood in the home built by their parents, Gayle and Jackie Suess. Being the daughter of a dentist, Joanne always had impeccable teeth and an infectious smile. Just her smile alone would brighten your day :). Joanne married Don Thomas, and raised 3 children, Stacey, Karly and Brad. All three were raised in Laguna Beach, and have gone on to have families of their own, providing Joanne with 9 incredible grandchildren. She never missed an opportunity, and threw herself into staying active and living every day to the fullest. She loved the arts, both in participating and supporting. She painted and did ceramics and bronze work in her younger years, and was a regular patron and supporter of the Laguna Sawdust Festival. She had a passion for traveling and took many trips with her family to Mexico, Hawaii and Europe. She could often be found in a bikini with a book on the beach, which was her happy place. She was an avid caregiver and dog lover, and most people on Balboa Island knew her and Riley from their many walks around the island. While she had many careers in her life, Joanne found a passion for gardening and working with plants. For the last 35 years she has been known as the Foliage Keeper, tending to indoor plants and installations for private and corporate customers, as well as working with designers to bring green life into new homes. While she will be missed by all of those who knew and loved her, her spirit will live on and will forever be in our hearts. No one will be able to drink a margarita again without a thought of Joanne.

A celebration of life service will be held Thursday, February 9, 2023, 2:00-5:00pm at Newport Beach Yacht Club. 1099 Bayside Drive, Newport Beach, CA.

CLINIC

Continued from page A2

Digestive Health Institute.

When patients walk in, they see a welcome lobby with a wellness bar in the corner. Upon advancing past that, there is a single corridor — patients on the left, and doctors and staff on the right.

There are four pods of four exam rooms, for 16 total rooms.

"Each one is designed to be a pod for the specialist," Hutchinson said. "On certain days, this will be the foregut pod, we'll have the liver pod where they have their specialized equipment. The doctor, the registered dietitian, the care counselor can all bounce back and forth between the rooms as needed. It creates nice seamless care for the physicians, and also patients know exactly where they're going."

At the end of the corridor are two consult rooms, featuring licensed dietitians, a care counselor and, eventually, a psychologist.

Chelsea Honrath is an onsite registered dietitian who has been with Hoag about eight years. She now works exclusively with the digestive health department.

Honrath said she talks

with patients about their diet, which extends far beyond the food they're eating to topics like sleeping patterns and stress levels.

"All of that, we know, plays into their diet and how that affects their GI tract or their digestion," Honrath said. "Based off all of that, I'd really like to focus on what the patient wants to focus on, their major concern. We really tailor nutrition recommendations based on what they feel is most important to them. That could be anything from adding in more fiber to help constipation, or it could be limiting high-fat foods to help with their liver."

She's a fan of the new clinic, which will make it easier for her to communicate with doctors and nurses to coordinate digestive healthcare.

"It's great for the providers, but it also shows the patients that we're all working together on their care," Honrath said. "It's not just one single person, so being under one roof is super-nice."

Dr. Tse-Ling Fong, who has been with Hoag for six years, serves as program director of the liver program.

"What's particularly unique about our program is that we are able to pro-



Kevin Chang | Staff Photographer

**THE NEW** Digestive Health Institute at Hoag in Newport Beach is now open.

vide personalized care," he said. "Not to knock academic programs, but a lot of patients get lost in a big setting. Hoag is a much more personalized place where patients can really get personalized care. For liver patients, it's almost like a concierge service without having to pay for it. High quality care, but very individualized and personalized."

Fong knows that personalizing care means collaboration between different doctors and staff, so he's also enjoying the new setup. Hoag recently hired Dr. Brian Lee, a gastroenterology expert who previously

worked at Loma Linda University Medical Center.

"The liver is very closely aligned with the gastrointestinal system," Fong said. "Liver conditions are unique, but the strength of our program is that we work closely together as a multidisciplinary group of specialists. This digestive health clinic allows us to interact and work together in taking care of patients with complex liver conditions that often require collaboration of colleagues within the digestive health system."

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