

Daily Pilot

SATURDAY, NOVEMBER 28, 2020 // Now including Coastline Pilot and Huntington Beach Independent // dailypilot.com

Local officials may vie for Steel's open seat

Michelle Steel's Nov. 3 election to the House of Representatives leaves a vacant seat on the O.C. Board of Supervisors.

BY BRADLEY ZINT

As Orange County's Nov. 3 general election ends, another one is brewing to take place early next year for an open seat on the county Board of Supervisors.

Earlier this month, the five-member panel's Republican chairwoman, Michelle Steel of Surfside, defeated incumbent U.S. Rep. Harley Rouda (D-Laguna Beach) in the race for the 48th Congressional District.

Steel's win has left her 2nd District seat up for grabs in a special election that could take place around March. The winner would represent a wide swath of coastal Orange County, including Huntington Beach, Newport Beach, Costa Mesa and Fountain Valley.

So far, at least two people have publicly confirmed their candidacies: state Sen. John Moorlach (R-Costa Mesa) and Huntington Beach Councilman Mike Posey.

Moorlach is a former supervisor who served the 2nd District from 2006 to 2015. In 2016, he successfully ran in a special election for the 37th state Senate seat but recently lost his reelection bid to Democrat Dave Min, a UC Irvine law professor.

In an interview Friday, Moorlach pointed to his broad financial and political experience — including 12 years as the county's treasurer-tax collector — as qualifications to again serve in the supervisor seat. He is also a certified public accountant and famously predicted Orange County's bankruptcy in 1994.

See Steel, page A3

Council members praise Herdman on exit

The councilman, elected in 2016, lost his seat to opponent Noah Blom in the Nov. 3 election.

BY LILLY NGUYEN

Tuesday night was Councilman Jeff Herdman's last meeting — on the Newport Beach City Council dais, at least.

Herdman stepped down Tuesday after serving one term on the City Council.

He was elected in 2016. Herdman ran against businessman

and activist

Mike Glenn and businessman Lee Lowrey to replace termed-out Councilman Ed Selich. His seat, which represents the residents on Balboa Island, was up for reelection this election cycle.

Herdman lost to newcomer and restaurateur Noah Blom. Data from the Orange County Registrar's Office now states that Blom took about 59.61% of the votes. Herdman came in with about 40.39% on Nov. 3.

Although he is exiting from his formal position on City Council, Herdman said Wednesday that he plans on continuing to be involved in the community.

See Herdman, page A4



JAY OLAVARRIA, left, of Westminster takes a photo of his wife, Jessica, and son, Jace, 2, seated on a bench in front of a window protecting Santa Claus during a relatively quiet Black Friday morning at South Coast Plaza.. Patrons at the mall said the shopping day was calmer than in past years.

A toned-down Black Friday

South Coast Plaza crowds were calm after opening Friday, with malls allowed to be at just 25% capacity due to the coronavirus.

BY MATT SZABO

Danny Kendrick and his wife, Rosa, took their two young sons, Alexander and Andrew, to South Coast Plaza on Friday morning.

The trip wasn't to shop for the Garden Grove residents, though Rosa Kendrick said she and her husband "used to be the crazy people" who would line up for deals in the early-morning hours of Black Friday.

"The last five years, obviously, Black Friday and Cyber Monday have had more of an online presence, but COVID really sped that up," Danny Kendrick said. "Maybe they have some good in-store stuff, I don't know. There's just no incentive for us to come and do it anymore."

Instead of shopping, this year they came to South Coast Plaza to take pictures with Santa



Claus. The only thing was, Jolly Old St. Nicholas was inside a display, behind glass, and the pictures had to be taken in front.

"It's like, walk through, take it through the glass and that's it," Danny Kendrick said. "Normally, this would be hours to wait to see Santa up there. That's why we came first

thing [in the morning]."

If nothing is normal during the coronavirus pandemic, Black Friday was not the exception to the rule for local malls like South Coast Plaza, Fashion Island in Newport

See Friday, page A5

Photos by Kevin Chang | Staff Photographer

opportunity for them in America.

The documentary goes back and forth between Ngoy and the present-day lives of second- and third-generation donut shop kids or what Gu refers to as Donut Generation 2.0.

In this condensed and edited conversation, Gu talks about the American dream, Cambodian American Republicans, 1970s Orange County and the best donut she ate during filming.

What drew you to Ted's story at the start?

Finding out about his story, it's fascinating — a guy who comes here penniless and becomes a Donut King. That phrase "Donut King" is already so eye-catching right off the bat. Upon deeper glance, it was so personal for me. I'm Chinese American. I am the

See Donut, page A6



Courtesy of Greenwich Entertainment

DIRECTOR ALICE GU makes her film debut with "The Donut King," a documentary that follows the life of founder Ted Ngoy.

tually covering the rest of O.C. and California landscape with a familiar coat — yellow strip mall signs with red lettering reading Christy's Donuts.

Ngoy and his family enjoyed

the fruits of their labor and at one point moved into a 7,000-square-foot mansion in Mission Viejo. He also sponsored more than 100 Cambodian refugee families and established a path of financial

Sandpiper Lounge, hindered by pandemic restrictions, gets a pick-me-up from fundraiser

BY ANDREW TURNER

The Sandpiper Lounge in Laguna Beach has seen generations of people walk through its doors.

It was established in 1942, and the bar has been owned and operated by Chuck Harrell and his family for more than 50 years.

Started as a fine dining restaurant created by Harrell's uncle, Tom, the Sandpiper went through a change of ownership multiple times until it was bought by Harrell, his mother, Jeana, and his brother, Chip, on Dec. 6, 1969.

The Harrell brothers had just returned from service in the Army, and many decades since



OWNERS CHUCK and Jeannie Harrell, with their sons, Spencer and Grant, stand under the famous "sticker board" at the Sandpiper Lounge, also known to locals as the "Dirty Bird" in Laguna Beach.

Don Leach | Staff Photographer

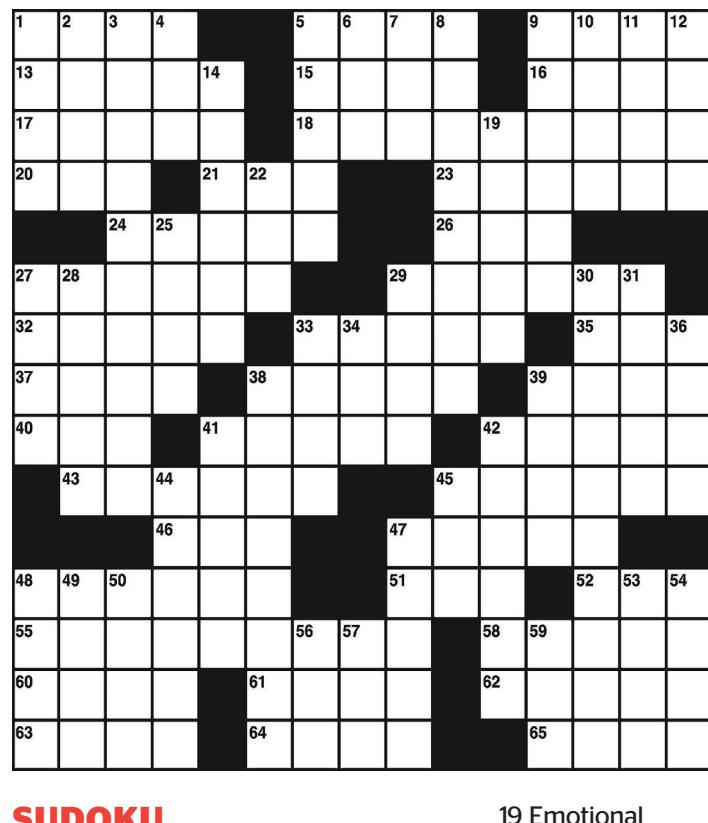
See Lounge, page A5

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

ACROSS

- 1 Ticket's end
- 5 Annoying email
- 9 Lackluster
- 13 Excavation pits
- 15 African nation
- 16 Princely title in India
- 17 "Cowboy"; John Travolta film
- 18 Like two peas in a pod
- 20 "Wow!"
- 21 Fourth calendar pg.
- 23 Harsh
- 24 Word on a wanted poster
- 26 Edison's initials
- 27 By a whisker
- 29 Overwhelming fear
- 32 Accumulate
- 33 Tired
- 35 Dove's cry
- 37 Dylan & Denver
- 38 Seizes
- 39 Unsightly mark
- 40 Deborah's "The King and I" costar
- 41 Venetian blind pieces
- 42 Stop
- 43 Baggage porter
- 45 Explosions
- 46 "If I _ a Hammer"
- 47 Campbell or Judd
- 48 Bach's first name
- 51 Koch & Harris
- 52 Turned _; no longer interested
- 55 Supervisors
- 58 Orange Muppet
- 60 Ray of light
- 61 Kill flies
- 62 Passed out cards
- 63 Mex. miss
- 64 _ out; begins a trip
- 65 market; swap meet



SUDOKU

By The Mepham Group

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

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

For answers to the crossword and Sudoku puzzles, see page A6.

DOWN

- 1 Holier-than-thou
- 2 Michelin product
- 3 Intolerable
- 4 Actress Arthur
- 5 Mixes in a bowl
- 6 Group of whales
- 7 Suffix for mile or yard

ACROSS

- 8 Dracula & Godzilla
- 9 Chauffeur
- 10 TV's "The Amazing _"
- 11 Open a bit
- 12 Actor Christian
- 14 Slow-moving creatures

Tribune Media Services

19 Emotional
22 Salary
25 "I couldn't care _!"

27 Youngest family member
28 Western novelist Louis L'_
29 Keep _ on; monitor
30 Infrequent
31 Rump _; cut of beef
33 Outer garment
34 Chow down
36 Unrefined minerals
38 Joy
39 Clothing tear site
41 MRIs & CTs
42 Nighttime shop window sign
44 TV's _ & Greg"
45 Rotten
47 Hornet homes
48 Professions
49 Finished; done
50 Warmth
53 Use an emery board
54 Crumbly cheese
56 Lamb bearer
57 Traitor
59 TKO caller

ALSO FROM THE DAILY PILOT:



Scott Smeltzer | Staff Photographer

Sign up for TimesOC newsletter: Twice a week, we bring you the latest on Orange County from Orange County, with the best of all the journalism from the Daily Pilot, the Los Angeles Times and TimesOC. The TimesOC newsletter keeps you up to date on the county's diverse communities and shifting political landscape, its coastlines and environment and how it's grappling with issues from immigration to education, from housing to healthcare. Every Wednesday and Friday, expect us to deliver the news that matters most to your community — from business to entertainment to science to food — and explore what it means for you. We also equip you for your weekends in Orange County, from its beaches to the future of high school sports. You can sign up at latimes.com/oc-newsletter.

Laguna Beach council OKs plan to increase parking rates

BY ANDREW TURNER

The Laguna Beach City Council voted unanimously at its Nov. 17 meeting to approve a plan to raise the rates of public parking lots and metered parking spots over the course of the next five years.

Laguna Beach has not seen an increase to its public parking rates since 2014, but city staff said that the proposed rate hikes can help address issues with parking availability and provide revenue for services that benefit visitors.

"The additional revenue will help reimburse the city for the existing costs of serving visitors and provide funds for future parking spaces, parking programs and other visitor-related services," Assistant City Manager Shohreh Dupuis wrote in an email. "The increased revenue, in normal times, would be expected to generate about \$2.6 million a year."

Dupuis added in a report to the council that the city would ideally like to have a public parking occupancy of 85% to reduce traffic congestion and impact to the adjacent neighborhoods.

A plan for public parking rate hikes was previously denied by the California



Don Leach | Staff Photographer

THE LAGUNA BEACH City Council voted to approve raising the rates at metered parking spaces in the city.

Coastal Commission in July. Environmental justice was a primary concern because the rates were anticipated to disproportionately impact underserved communities.

The city has provided a free trolley service in the past, which allowed visitors to reach the beaches and downtown area from free or lower-cost peripheral parking lots. Due to the coronavirus pandemic, the trolley service has been suspended since March 20.

The five-year parking rate structure plan calls for an initial increase of \$1 per hour for metered parking spots and \$1 per day for flat-rate lots during non-summer months, outlined in the proposal as Labor Day to mid-June. The meters located on Cliff Drive in Heisler Park currently charging \$2.50 per hour, will not be subject to a rate hike.

Summer rate increases would not go into effect until 2022 and are subject to the operation of the trolley service, Dupuis said.

Between 2022 and 2025, the city could impose a maximum rate hike of 10% during the summer months.

The city has a tiered parking rate structure between the downtown business district, the festival zone and the coastal zone.

"In the coastal zone, the rates are the lowest and will

continue to be the lowest of the three zones, and that's with the purpose of enhancing coastal access," Director of Community Development Marc Wiener said.

"We also have 770 free spaces that enhance coastal access."

Councilwoman Toni Iseman expressed concern that free parking in neighborhoods next to the coast could translate to a deficit of available parking.

"If you don't have metered parking, if you don't have a time to move, you end up with actually no rotation of these spaces, and it doesn't do anything in terms of allowing additional people to utilize space," she said.

Laguna Beach Mayor Bob Whalen said that the parking rate hikes would help provide funds that go toward services that provide a good experience for visitors, including for trash pickup, marine safety and beach patrol by law enforcement.

Whalen offered further support of the coastal development permit in saying,

"You don't find much free parking along the coast. I think we probably provide more than perhaps any other jurisdiction along the coast, given what we've done with our peripheral lots."

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COMMENTARY: PATRICE APODACA

Education's present may forecast future problems

As we approach the end of a year in which the COVID-19 pandemic brought unprecedented upheaval to education, and as schools lurch backward and forward and back again in varying stages of reopening their campuses, parents are understandably worried about the future.

They wonder about the long-term impact of all the disruption, and if their children will suffer lasting harm.

The answer: Yes. No. It depends.

Now that I've cleared that up for you, I will amend the above to state categorically that no one can predict with anything approaching precision how the long-range effects on students will manifest. Although we have hints from history, some educated guesses and earnest efforts to mitigate the impact, the uniqueness of our current situation obstructs our long-range view toward what lies ahead.

The 1918 flu pandemic fundamentally altered the world, but that was a different disease that hit young people particularly hard, and it occurred long before computers and the Internet could be used for distance learning.

More recently, the school shutdowns in Christchurch, New Zealand, after an earthquake in 2011 did not result in long-term learning losses, researchers found. It was similar after Hurricane Katrina in New Orleans in 2005.

But those closures lasted weeks, not several months, and were contained to specific geographic areas.

Among the biggest worries now is that our current crisis is exacerbating the deep inequalities that already existed in education.

Since the beginning of the pandemic and the switch to mainly online learning, schools have experienced increases in absenteeism, and attention-deficit and motivational issues have multiplied. Some students didn't have access to the devices or Wi-Fi they needed to connect to their classes, and many had difficulties finding adequate space to do their work.

All these problems hit students on the lower end of the socio-economic spectrum hardest. And even though school administrators and teachers have been working overtime to bring disadvantaged students up to speed, those kids remain at risk of suffering disproportionate learning losses.

The consequences of those losses could unfold in significant ways in the years to come.

A report by the consulting firm McKinsey & Co. warned of larger academic achievement gaps and higher drop-out rates that simply can't be erased in a year. It's possible we will see long-term harm to individuals and society, including greater income disparities, higher crime rates and lower economic growth, it said.

These are not inevitable outcomes, McKinsey noted. But lasting damage is increasingly likely if we don't urgently intervene to give more support to the most vulnerable students.

The other, possibly even greater, concern is over the potential impact to the social-emotional development and well-being of students.

and suicidal ideation due to feelings of isolation and alienation.

Even absent serious mental health issues, parents fear that their children's overall development has been hindered, a possibility that could take years to address.

Whipsawed school administrators, who've been tasked with wrestling chaos into some facsimile

take the "slow and steady" approach to reopening, said Vincent Vigil, CSUF's associate vice president for student affairs. He's been meeting every other day with colleagues to plan strategies, a mission complicated by setbacks in the state's pandemic response.

The biggest impact on students so far has been financial, he said. Funds from the federal CARES Act helped, and CSUF has so far avoided the enrollment declines seen at many other universities.

Vigil did have one prediction: "Higher education after this is never going to be the same again." From now on, he believes, there will always be a substantial online component.

"We're doing all these things that we thought before, 'Hey, that's not going to work.' But we've had to make it effective. We had to force ourselves to do it."

I expect that before we get through the pandemic, we'll all be required to summon even greater levels of patience and resilience, and the aftermath could present more challenges still.

As for exactly how all the forced experimentation will effect this generation of guinea-pig students — well, that's anyone's guess.

PATRICE APODACA is a former Los Angeles Times staff writer and is coauthor of "A Boy Named Courage: A Surgeon's Memoir of Apartheid." She lives in Newport Beach.

STEEL

Continued from page A1

"You've got someone who's got a credible record of dealing with municipal finance," Moorlach said.

Moorlach said he was convinced to run after supporters called and urged him.

"When that got to be a rather strong chorus, then I had a long chat with Mrs. Moorlach," he said. "Going through campaigns is not for the faint of heart. We just did a lot of talking and discussing, and when the calls kept going, she gave

me the green light."

Moorlach said a key part of his campaign will be about addressing homelessness and mental health.

"Having someone with Sacramento relationships should help, and someone who knows the homelessness in Orange County. That's an asset I bring," he said, adding, "As a county, we have been lacking in trying to address that need. Many homeless are suffering from mental illness. We've got to figure out how to help these individuals."

Moorlach has received endorsements from New Majority, the Lincoln Club

of Orange County and Family Action PAC.

Posey was first elected to the Huntington Beach City Council in 2014. He won reelection in 2018 for a term that lasts through 2022. In 2019, he first announced his intent to run for the 2nd District, although it was for 2022, when Steel would've been termed out had she not won her congressional bid.

Posey, who did not immediately respond to a request for comment Friday, told the Voice of OC earlier this month he thinks he has a shot for the seat because of his support from Repub-

lican and independent voters. He pointed to its 2018 council reelection as proof.

Costa Mesa Mayor Katrina Foley, a Democrat who handily surpassed her competitors in her reelection bid this month, has also expressed interest in the position and is reportedly exploring a run.

Foley did not respond to requests for comment, but told Voice of OC earlier this month that, "I'm just appreciative of all the support and kind of humbled by the outpouring of people calling and texting and asking me to run. But that's a lot to think about. All of this is

unexpected."

Foley, an attorney by trade, has also served as a trustee on the Newport-Mesa Unified School District.

According to Voice of OC, others have also been talked about as candidates but haven't made formal announcements: Huntington Beach Councilwoman Kim Carr; Newport Beach Councilwoman Diane Dixon, who recently lost her bid for the 74th state Assembly seat; Newport Beach Councilman Kevin Muldoon, who is reportedly fundraising; former state Assemblyman and county

GOP Chairman Scott Baugh; Huntington Beach Councilman Erik Peterson, who has opened a fundraising committee; and former Supervisor Janet Nguyen, who recently won her bid for the 72nd state Assembly seat.

Newport Beach Mayor Will O'Neill was also mentioned but confirmed to the Daily Pilot on Friday that he is not planning to run.

Bradley Zint is a contributor to Times Community News.

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Fountain Valley resident recognized for crime prevention after encounter with theft suspect



Courtesy of the Fountain Valley Police Department

FOUNTAIN VALLEY Police Chief Matt Sheppard presents Jessey Cordero with a Crime-Biters Award after an encounter with a suspected thief inside Cordero's truck.

BY ANDREW TURNER

Jessey Cordero, a Fountain Valley resident, was recognized by the Fountain Valley Police Department on Monday for his contributions to crime prevention in the city.

On June 26, 2019, Cordero and his girlfriend, Stephanie Wilde, found a man in Cordero's truck. The suspect, identified as a 35-year-old man from Westminster, attempted to flee as Cordero came closer.

Cordero then chased down the suspect while Wilde called in the incident to police. The suspect was detained by Cordero until officers arrived, police said in a release. The release said that stolen property in the amount of \$1,850 had been taken from Cordero's vehicle and was recovered

by law enforcement.

Officers also recovered stolen property from an incident that had occurred 10 days earlier. On that occasion, a Fountain Valley restaurant worker reported their wallet and property valued at \$835 stolen from their car while parked outside of the restaurant during their shift, police said.

The suspect was taken in on grand theft and misappropriation and possession of stolen property, and they served three days in jail, were required to pay restitution, and are currently facing three years of informal probation.

Fountain Valley Police Chief Matt Sheppard presented Cordero with a Crime-Biters Award for his efforts.



Christopher Bood

authorities said Tuesday.

Christopher Bood, 32, told police that he took the rings in February, police said. The rings were reported to police as stolen on Oct. 23. Police said that Bood had worked with a friend on a remodel of the victim's home in Fountain Valley.

The rings were later found in the possession of Bood's girlfriend, police said.

Bood was charged with grand theft, and his bail was set at \$25,000.

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CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 10, 2020, at 10:00 a.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project – A request for a coastal development permit and mitigated negative declaration to allow the demolition of the existing surface parking lot and the construction of a new 128-space surface parking lot, with pedestrian/bicycle concrete bridge over Superior Avenue. The proposed bridge includes a staircase from the bridge down to the corner of Superior Avenue and West Coast Highway, and open space improvements to upper Sunset View Park. The project would include earthwork, grading, retaining walls, and landscaping improvements. The project includes retaining walls that exceed the 8-foot maximum height permitted by Newport Beach Municipal Code Title 21 (Local Coastal Program Implementation Plan). As such, the project includes a request for relief from this Newport Beach Municipal Code Title 21 development standard, pursuant to Section 21.52.030. The project complies with all other applicable development standards.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an addendum to the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project Mitigated Negative Declaration (MND) – State Clearinghouse Number (SCH#2019099074) for the modified project described above. It is the present intention to use the Addendum to potentially approve the modified project since no environmental impacts and no impacts of greater severity would result from approval and implementation of the expanded and modified project. The City encourages members of the general public to review and comment on this documentation. Copies of the MND addendum and previously prepared Certified MND for the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, December 9, 2020, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, December 4, 2020**. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 or crager@newportbeachca.gov.

Project File No.: PA2019-014 **Activity No.:** CD2020-143 and ND2019-002

Zone: PR (Parks and Recreation) **General Plan:** PR (Parks and Recreation)

Coastal Land Use Plan: PR (Parks and Recreation) **FILING DATE:** October 2, 2020

Location: Bridge to span Superior Avenue north of West Coast Highway Intersection – Parking lot and recreation area at northeast corner of intersection and bounded by West Coast Highway, Superior Avenue, Hoag Lower Campus and Sunset View Park

Applicant: City of Newport Beach

Religious Announcements

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CITY OF NEWPORT BEACH PUBLIC NOTICE

Notice is hereby given in accordance with California Government Code Section 50050 that the City of Newport Beach is holding the following unclaimed funds in the Asset Forfeiture Fund. If these funds are not claimed by January 28, 2021, these funds will become the property of the City of Newport Beach. If you have a claim against these funds, please contact the Finance Department, 100 Civic Center Drive, Newport Beach, CA 92660, phone (949) 644-3025. Satisfactory proof of identification and an approved proof of claim form is required before release of funds. The claim form is available upon request, and requires the claimant's name, address, telephone number, social security number or taxpayer identification number, amount claimed, and the grounds upon which the claim is based.

Check Check Amount Payee Date Number

08/26/15	0167	\$1,150.41	Olivares, Luis Villegas
08/26/15	0168	\$1,784.64	Santana-Pineda, Freddy

CITY OF NEWPORT BEACH PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on November 24, 2020, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2020-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ADOPTING ZONING CODE AMENDMENT NO. CA2019-004 TO AMEND TITLE 20 (PLANNING AND ZONING) OF THE CITY OF NEWPORT BEACH MUNICIPAL CODE RELATED TO RESIDENTIAL DESIGN STANDARDS (PA2019-070)

The Ordinance, among other things, would revise development standards applicable to one and two-unit residential development. Generally, the proposed amendments would reduce bulk and mass associated with future residential development by clarifying the definition of gross floor area, regulating covered third floor decks, and expanding the application of third floor and open volume standards to all single-unit and two-unit residential developments. The amendments would not result in the reduction of allowable density on a lot. Furthermore, no changes in overall height limits, allowable floor area, lot coverage, or setbacks are proposed that would lessen the intensity of housing on a site.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 24th day of November, 2020, by the following vote:

AYES: Mayor Will O'Neill, Mayor Pro Tem Brad Avery, Council Member Joy Brenner, Council Member Diane Dixon, Council Member Kevin Muldowney

NAYS: None

ABSENT: Council Member Duffy Duffield, Council Member Jeff Herdman

Second reading of Ordinance No. 2020-28 will occur at the December 8, 2020 City Council meeting. If adopted on December 8, 2020, the Ordinance shall become final and effective thirty (30) days after adoption.

Dated this 25th day of November, 2020.

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

ESTIMATE OF PROBABLE COST: The estimate of probable cost for the project is \$200,000.

PROJECT REPRESENTATIVE: All communications relative to this project shall be directed to Reza Jafari, Deputy Director of Public Works at rjafari@lagunabeachcity.net. Deadline for all inquiries is 5:00 pm on December 4, 2020.

REAGAN

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.

ESTIMATE OF PROBABLE COST: The estimate of probable cost for the project is \$200,000.

PROJECT REPRESENTATIVE: All communications relative to this project shall be directed to Reza Jafari, Deputy Director of Public Works at rjafari@lagunabeachcity.net. Deadline for all inquiries is 5:00 pm on December 4, 2020.

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.

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FRIDAY*Continued from page A1*

Beach and Bella Terra in Huntington Beach. South Coast Plaza was calm Friday morning, as fewer one-day sales lessened the need to get there right as stores open. The mall was, however, getting busier as lunchtime approached.

Julia Liberty, a Long Beach resident, stood in a short line with some friends outside of Victoria's Secret. She said the quiet mall shortly after 9 a.m. was "eerie."

"It just feels like a normal shopping day," Liberty said. "It doesn't feel like the season yet, especially for Black Friday, but I have to admit that the availability is probably a lot better for everything."

Black Friday online sales were expected to be between \$8.9 billion and \$10.6 billion nationwide, according to preliminary data from Adobe Analytics. This

would represent an increase of 20% to 42% over last year's numbers, even though many stores have extended the savings to the whole week or month of November this year.

Brick-and-mortar indoor shopping malls in Orange County have been limited to 25% capacity since the county went back into the most-restrictive purple tier for reopening on Nov. 16. South Coast Plaza had large areas of its parking lot coned off Friday to accommodate that. Once inside, customers could check out a mall-record eight holiday retail pop-up stores, while Tiffany & Co. officially opened its new location on Friday. The store's Blue Box Café will open for limited service next month.

"I think the interesting thing about this year is that our business is really good," South Coast Plaza spokeswoman Debra Gunn Downing said. "I think the reason for that is that the shopping now is very intentional. You



Kevin Chang | Staff Photographer

BLACK FRIDAY shoppers wait in line to shop at Zara, a clothing store at South Coast Plaza.

don't have people wandering around looking at décor, or just coming to come out and wander. They're coming because they're going to buy something."

Allison Ash is the owner/manager of one of the pop-up stores, the Wrapper, which provides custom gift-

wrapping services as well as seasonal decorations. The Wrapper has been at South Coast Plaza for 35 years, missing just one of those holiday seasons, Ash said.

Ash expected business to pick up later in the day on Black Friday, when customers would bring in their gifts to be wrapped. Despite

the trying times there is no shortage of the holiday spirit in 2020, said Ash, who noted that people in her Carlsbad neighborhood have put up Christmas decorations much earlier than usual.

"People want Christmas," she said. "I mean, they can't wait for it. We open in early October. Usually people start coming in and they're grumbling, like, 'It's not even Halloween yet and you're already shoving Christmas down our throats.' That has not happened this year. People are telling me, they're decorating earlier."

Indeed, Adrian and Sandy Roxas of Rancho Palos Verdes said they put up their Christmas lights in early November this year. They made a roughly 40-mile trek Friday morning, bringing their 12-year-old daughter Ashlyn to South Coast Plaza to check out the Lego Store.

Sandy Roxas said the family felt safe with social

distancing and safety precautions in place, though it did feel like something was missing.

"Definitely miss the crowds, definitely miss the excitement of traditional Black Friday shopping from before," Adrian Roxas said. "It does not [seem like the holidays], but the priority is our safety."

The Bella Terra parking lot was crowded around noon but not totally full. Linda Allen of Huntington Beach appreciated that fact, as she stepped into Kohl's to check on the sizing on children's clothing.

"This time of day on a regular Black Friday, you wouldn't be able to find a place to park," Allen said. "It's kind of nice. I like it. I really thought it might be too crazy. It was like, 'Oh, if I can't find a place to park, I'll just keep going.' I wasn't going to wait or do any of that stuff, but it was fine."

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LOUNGE*Continued from page A1*

were spent reconnecting with the town through the serving of drinks and providing a place for people to dance the night away.

"For the last 25 or 30 years, we've been doing live music seven nights a week, 365 days a year," Harrell said. "Our 50th anniversary was Dec. 6, 2019, and we had been closed five days in that 50 years. Since this March that the pandemic hit, we've been open 12 days."

The Sandpiper had to close because of safety protocols put in place to mitigate the spread of the coronavirus. Bars that do not serve food have been pre-

vented from reopening for an extended period.

A group called Locals for Laguna Beach ran a fundraiser to aid the Sandpiper as it fights to hang on during the shutdown.

On Tuesday night, a sold-out event with a live musical performance by World Anthem Band, featuring Jah Mex, was held in the parking lot of Mozambique, helping raise money for the embattled bar. The proceeds from admission, 25% of drink sales that night, and those from a custom T-shirt sale went to benefit the Sandpiper. The event had more than 200 attendees.

Chuck Harrell, 74, hopes to never give it up, often giving those who ask about a possible retirement the

same response.

"I go, 'No, no, no. I'm dying here,'" Harrell said. "This is my bar. I love this bar. My kids love it."

Harrell has been assisted by his wife, Jeannie, and their two sons, Grant and Spencer, in running the bar. Like Harrell, they love it for the countless relationships that have come from being a popular spot in a small town.

"More often than not, it just feels like home to a lot of people, and so a lot of stories have been made there," Jeannie Harrell said. "A lot of stories have come out. I just love the fact that it's multigenerational."

Although the owners describe the bar as nothing fancy, it offered options for those who did not want to

get out on the dance floor. Games such as darts and foosball were available, and live musical acts had become a staple of the Sandpiper.

Jason Garza, 40, who co-founded Locals for Laguna Beach with his fiancée Ashley Moseley, said that \$10,000 has been raised to help out the local bar, located at Coast Highway and Brooks Street.

Garza said that nearly 1,000 shirts have been sold. The shirt took the bar's recognizable door, which is covered in stickers brought in by customers throughout the years, and included the words, "Keep It Dirty," a nod to the bar's nickname, "The Dirty Bird."

"They know that it's a limited, historical shirt of

an iconic place, and at that, something that only locals and regulars would even recognize," Garza said.

"They feel like they're in the inner circle and knowing that the proceeds go to saving that establishment, it was never even an issue [to sell shirts]."

Laguna Beach-based Soul Project printed the shirts, and 4Societee co-designed the shirt with Locals for Laguna Beach.

While her husband joked that he would have to "beg, borrow and steal" to make the Sandpiper a food-serving bar, Jeannie said that the family has no plans to pack it in.

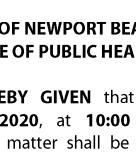
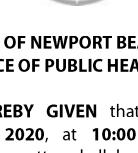
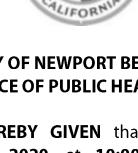
"We're going to hang in until the bitter end because I just can't see that we can't get beyond this and we get

back to where we as human creatures can gather again and dance and laugh and have fun," she said.

Orange County has continued to see a spike in coronavirus cases with the coming of the holidays. The health care agency did not provide an update on Thanksgiving Day, but data released on Friday reported 18 new deaths due to COVID-19, the disease caused by the virus.

Since the start of the pandemic, Orange County has suffered 1,577 virus-related deaths. There were also 1,943 new cases reported Friday, taking the total number of cases countywide to 75,095.

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Twitter: @ProfessorTurner

**CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING****CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING****CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Thursday, December 10, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Hohberg Residential Condominiums – A request for a tentative parcel map for two-unit condominium purposes. A single-family dwelling has been demolished and a new duplex is currently under construction. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The Tentative Parcel Map would allow each unit to be sold individually. The Tentative Parcel Map also requires the approval of a coastal development permit pursuant to NBMC Title 21 (Local Coastal Program Implementation Plan).

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, December 9, 2020, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator by end of business day on **Friday, December 4, 2020**. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

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

Project File No.: PA2020-277 **Activity No.:** NP2020-014 and CD2020-142

Zone: R-2 (Two-Unit Residential) **General Plan:** RT (Two Unit Residential)

Coastal Land Use Plan: RT-D (Two Unit Residential) – (20.0 – 29.9 DU/AC)

Location: 114 19th Street **Applicant:** Eric Aust

NOTICE IS HEREBY GIVEN that on **Thursday, December 10, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Mumma Residence – A coastal development permit to allow the demolition of an existing single-family residence and the construction of a new 5,327-square-foot residence with attached 867-square-foot, three-car garage. The project also includes the construction of landscaping, hardscaping, drainage, site walls, a reinforced bulkhead cap for protection against coastal hazards, and a cantilevered deck. The design complies with all applicable development standards and no deviations are requested.

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

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For questions regarding this public hearing item please contact Joselyn Perez, Assistant Planner, at 949-644-3312 or jperez@newportbeachca.gov.

Project File No.: PA2020-256 **Activity No.:** CD2020-135

Zone: R-1 (Single-Unit Residential) **General Plan:** RS-D (Single Unit Residential Detached)

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

Location: 74 Linda Isle **Architect:** Ron Ritner, Architect

NOTICE IS HEREBY GIVEN that on **Thursday, December 10, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Jahangiri Residence – A coastal development permit to allow the demolition of an existing single-family residence and the construction of a new 5,956-square-foot residence and attached 656-square-foot, three-car garage. The project also includes the construction of an 850-square-foot detached pool house, an in-ground pool, landscaping, hardscaping, drainage, and site walls. The design complies with all applicable development standards and no deviations are requested.

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

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For questions regarding this public hearing item please contact Joselyn Perez, Assistant Planner, at 949-644-3312 or jperez@newportbeachca.gov.

Project File No.: PA2020-284 **Activity No.:** CD2020-141

Zone: R-1-6000 (Single-Unit Residential) **General Plan:** RS-D (Single Unit Residential Detached)

Coastal Land Use Plan: RSD-A (Single Unit Residential Detached – 0.0 – 5.9 DU/AC)

Location: 1015 Mariners Drive **Applicant:** Eric Olsen, Architect

TOP BRANDS**BIGGER SAVINGS**

DONUT

Continued from page A1

child of immigrants who came and moved here for the American dream. It really helped put some perspective on the journey to get here from somewhere else and the struggles that people go through when they arrive in a new, strange and foreign land. The premise of family in the film is how hard your parents work and the sacrifices they make so that you can have a life better than they did.

Did working on this film change or contribute to your perspective of the American dream or immigrant stories?

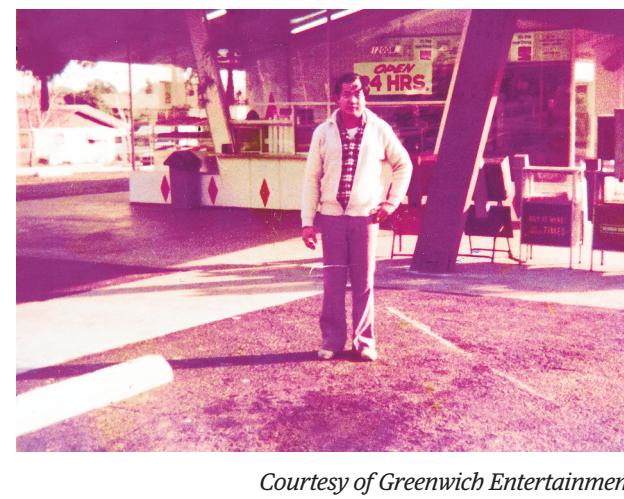
It seems like these days the American dream is harder and harder to attain. There's so much competition. The world moves so quickly now, but I do believe that it is still real and it is still possible. I wanted to tell this story in a way that was inspirational and opti-

mistic.

As far as the immigrant experience and my parents — what it really did for me is open my eyes and I just cut them some slack about growing up here in conflict with wanting to be an American kid and their Chinese ways of raising me. Doing this film was really an exploration for me of understanding where you come from.

When you first reached out to Ted, it was a cold call. What was it like?

I spoke with him and he was in Cambodia. He was very surprised that anybody would find him and want to tell his stories. I told him that he has a story to tell. This is an incredible story of how he helped people. It was really wonderful. In our very first phone call, he asked if I was American and I told him that I was Chinese American. He said he's Chinese Cambodian and we spoke Mandarin for a couple of minutes. That really broke the ice for us. We had an instant connec-



Courtesy of Greenwich Entertainment

TED NGOY stands in front of his first independent donut shop in La Habra, named after his wife Christy Ngoy.

tion and it felt like we were meant to be doing this story together.

His story has been told through different angles in a couple of articles. What new information did you learn in the making of the film?

There was a lot that was new to me. In doing the research and finding that it was President [Gerald] Ford

who issued the executive order to receive the refugees, a Republican president — that was a huge surprise to me given that during the time that we were hearing Donald Trump's rhetoric. Also Jerry Brown, who we've seen in California as our beacon of hope and morality, in 1975 was actually the opposite. He said that we didn't have room for these refugees here. We were taxed to the hilt, unemployment was high and he was very reluctant to give refugees a home here when Californians were out of work. That was super mind blowing for me to hear the political flip-flop and really insightful about another time when politics were more civil and there could be discussion.

The other discovery for me was what I called Donut Generation 2.0, the kids who go to take over the parents' mom and pop shops. These are kids who are American educated. They're savvy, young, hip.

They have social media and know how to work it to innovate their parents' old donut shops with a worldwide following.

What was surprising for me was watching Ted, a Republican, pictured with Pete Wilson at one point in the film since Wilson supported laws that hurt immigrants.

It's wild. To understand the politics, the Republican party at the time was a very anticommunist party. Ted and a lot of the Asians who came aligned themselves with the Republican party. Ted had met Ronald Reagan, George Bush Sr., [Richard] Nixon. He hosted Dan Quayle and Pete Wilson at his house. He's friends with Dana Rohrabacher. These are all people who present day you don't associate with welcoming refugees with open arms.

Interestingly, largely because of Democratic policy we got a grant for our camera and it came from this girl, who was the daughter of Vietnamese refugees who landed in Arkansas. I called her when I found out and asked if she knew about Ford and Brown. And she said she knew a lot of people in her parents' generation who are lifelong Republicans and that's why they hate the Democratic party.

I'm also, again, the daughter of Chinese American immigrants and my dad was a big Republican party supporter. And I thought, "How could that be?" He's passed away now so I can't talk to him about it, but it was a learning experience for me about my parents' relationship with politics.

There's this portion in the film that goes into Ted and his ex-wife Christy's experiences in Orange County during the 70s. Tell me more about how they connected to the local community.

Ted came in the 70s and it was quite homo-

geneously white in Orange County at the time and a lot of people had never seen an Asian person, much less heard of a place called Cambodia. Ted was dismayed. When he was working in the donut shop, he went to his sponsor and said he was having a hard time. People made fun of his accent. It was hurtful. His sponsor told him people will have their prejudices but they mean well.

He suggested that Ted hang out in the back and to put Christy in the front. People love her and she's beautiful.

It was a strategy that ended up working for them.

Christy was in the front and made a lot of inroads with the community and built a lot of bridges.

Something else about Orange County that I found so beautiful and touching while we were making this film, there was a man who owned a donut shop in Seal Beach and his wife was stricken with cancer. He wanted to be with her, but he had no one else to manage the shop.

The whole community banded together and they all agreed to sell him out of donuts every morning by 9 a.m. He would have no more donuts to sell so he could be with his wife for the rest of the day. It actually made national, if not international, news about the kindness of these people in Orange County. I thought it was so profound that this was the very same community that just a couple of decades earlier were making fun of somebody who worked at the counter and had an accent. I think that's the American way — the

power of connections and people.

There's also the moment where Ted revisits his former home in Mission Viejo. How did those scenes end up happening?

I asked him to travel to California again. For a year and a half, I struggled with how I was going to get access to that Mission Viejo mansion. I thought I would just get an exterior scene for context. A day before he left, his eldest son said if you have \$3.2 million you can buy it. It was on the market. I instantly found the Realtor, the listing agent and arranged to go and have Ted walk through his old house.

Some of his relationships didn't end well. Was there any tension or awkwardness when he visited California again?

He came to visit California, I think, with a little bit of trepidation. There were some hurt relationships. I can't take credit for it, but I do feel like in the making of this film and having some of these people face feelings that they hadn't confronted in many years, it was very healing. To think about what Ted did years ago — letting bygones be bygones.

Interviews can sometimes feel like a therapy session. Some of the interviews in the film seemed that way.

It was actually really wonderful to speak with particularly his older kids Chet and Savy, who until that interview, they didn't have much to do with him. They barely talked to him. The second time Ted came back to California, Chet took all this time off of work, took him to his time-share in Oceanside and drove his dad around all over Southern California.

This is my own speculation, but it seemed like he had come to some peace with his dad and childhood.

What is Ted up to in Cambodia nowadays?

Ted is doing well. He is wealthy again. He is working in real estate. He's really funny. He says to me, "Alice, making money — it's so easy. I say, "Ted I don't think it's that easy at all." And he'll respond, "I've been rich three times. You just have to see the opportunity and go for it." Those are the wise words of Ted Ngoy.

Is there anything that you left on the cutting room floor that you still think about?

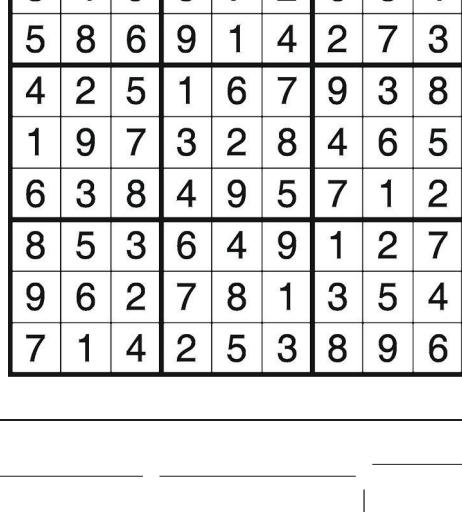
There are a lot of things that I still think about on the cutting room floor. One of them being my interview with Michael Kondl, the food historian. He wrote a book called "The Donut: History, Recipes, and Lore from Boston to Berlin" and he gave really fascinating insights into donut culture, history and our relationship to donuts in America. I could have made a special piece just on the history of donuts.

Which donut shop do you find yourself going back to for the sake of eating a donut?

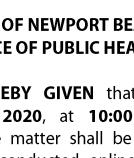
I had my out of body experience at DK's Donuts and Bakery in Santa Monica. That is because I had a buttermilk bar about 30 seconds out of the fryer with fresh glaze on it. And it was actually a donut that I refused at first from Mayly Tao, the Donut Princess. I ended up not sharing that donut. I ate the whole thing.

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Twitter: @vera_fyd

CROSSWORD AND SUDOKU ANSWERS



Legal Notices



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 10, 2020, at 10:00 a.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Gondola Adventures - A request for a coastal development permit (CDP) and limited term permit (more than 90 days) for use of a temporary modular office for gondola boat tours. The gondolas boats will be docked within the existing marina slips accessible from the property. The office will be used for general office operations, storage, and setup area for gondola tours. The office will include an attached restroom to serve employees and customers.

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

SPECIAL NOTICE REGARDING COVID-19
Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, December 9, 2020, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, December 4, 2020**.

The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact David S. Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-273 **Activity No.:** CD2020-136 and XP2020-006

Zone: Back Bay Landing (PC9) **General Plan:** Mixed-Use Water 2 (MU-W2)

Coastal Land Use Plan: Mixed-Use Water Related (MU-W)

Location: 200 Bayside Drive **Applicant:** Gondola Adventures, Inc.

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

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South Bayfront Waterpointe, LLC Residence - A request for a coastal development permit to construct a new three-story single-family residence with attached garage consisting of 2,807 square feet. The proposal includes an attached junior accessory dwelling unit of 311 square feet, hardscape, walls, landscaping, and drainage facilities. The project requires a coastal development permit (CDP) to authorize a previously approved subdivision Tentative Parcel Map No. NP2019-004 (PA2019-063) that created two lots under the Local Coastal Implementation Plan (Title 21) and to allow a variance to the minimum lot width identified in Section 21.18.030 (Residential Coastal Zoning Districts General Development Standards).

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

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For questions regarding this public hearing item please contact Liz Westmoreland, Associate Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-208 **Activity No.:** CD2020-122

Zone: R-Bl (Two-Unit Residential, Balboa Island) **General Plan:** RT (Two Unit Residential)

Coastal Land Use Plan: RT-E (Two-Unit Residential - 30.0 - 39.9 DU/AC)

Location: 400 South Bay Front **Applicant:** Brandon Architects

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 10, 2020, at 10:00 a.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

South Bayfront Waterpointe, LLC Residence - A request for a coastal development permit to construct a new three-story single-family residence with attached garage consisting of 2,876 square feet. The proposal includes an attached junior accessory dwelling unit of 308 square feet, hardscape, walls, landscaping, and drainage facilities. Project implementation is contingent upon the approval of PA2020-208 for the property at 400 South Bay Front, which would authorize a coastal development permit for the previously approved subdivision that created two lots (NP2019-004) and the associated variance to the minimum lot width requirements identified in the Local Coastal Program Implementation Plan.

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

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

SPECIAL NOTICE REGARDING COVID-19
Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, December 9, 2020, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, December 4, 2020**.

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For questions regarding this public hearing item please contact Liz Westmoreland, Associate Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-209 **Activity No.:** CD2020-123

Zone: R-Bl (Two-Unit Residential, Balboa Island) **General Plan:** RT (Two Unit Residential)