

# Daily Pilot

SATURDAY, APRIL 19, 2025 /// dailypilot.com

## Newport Beach police fatally shoot motorcyclist

The California Department of Justice will investigate, as they do with any “officer-involved shooting resulting in the death of an unarmed civilian.” The N.B. Police Department spokesperson said an active investigation is underway.

BY CAROL CORMACI,  
ERIC LICAS

Police and the California Department of Justice are investigating the fatal shooting of a motorcyclist who died after a confrontation with Newport Beach Police Department officers during a traffic stop.

The shooting happened around 9:15 p.m. Thursday on Pacific Coast Highway, west of Superior Avenue. In a news release, Newport Beach police said the motor-

cyclist became “uncooperative” before at least one officer opened fire.

He was taken to nearby Hoag Hospital, where he died as a result of his injuries. The man was later identified by the California Department of Justice; Orange County Coroner’s officials confirmed that he was Geoffrey Stirling, a 45-year-old resident of Laguna Niguel.

“An active and ongoing investigation is underway. Further details will be released as they be-

come available,” police said.

State Atty. Gen. Rob Bonta’s office on Friday announced the state DOJ’s police shooting investigation team will independently review the incident, per the terms of a state law passed in the wake of the 2020 death of George Floyd in Minneapolis. California Government Code states that it applies to “an officer-involved shooting resulting in the death of an unarmed civilian.”

See **Shooting**, page A2



KTLA

**AN INVESTIGATION** is underway after the fatal shooting of a motorcyclist who died after a confrontation with Newport Beach Police Department officers during a traffic stop Thursday night.



Don Leach | Staff Photographer

**SHAWN KORTES**, pictured with his wife Jenny and daughter Charli, pose at their Huntington Beach home. Kortes, known for his philanthropic work in the community, started dialysis this year and is searching for a kidney donor.

## H.B. man already has a big heart. Now, he needs a kidney.

BY MATT SZABO

**S**hawn Kortes is always the helper, and never the one asking for assistance.

The Huntington Beach resident and his wife Jenny created the HB Quarantine Cuisine Facebook group during the coronavirus pandemic, an attempt to aid restaurant owners hamstrung by stay-at-home orders and dining restrictions.

More recently, Kortes made several trips north in the aftermath of the Los Angeles

area fires, delivering truckloads of food donated by local restaurants, along with other goods to be distributed during refugee efforts.

“It’s the littlest things,” said family friend Courtney Winford, an assistant principal at Huntington Beach High School. “He’s always there to help. I mean, he’s helped me move I don’t know how many times. He’s that guy you can always count on.”

Now, Shawn Kortes is the one reaching out and asking for help.

He has no choice. The 45-year-old knows it could literally be a matter of life or death.

Kortes, who has polycystic kidney disease, is searching for a living kidney donor.

He was first diagnosed with the hereditary disease back in 2010. He saw the effect it had on his mother, Cindy, who passed away in 2020.

Things are getting more real for Kortes. He started peritoneal dialysis in January, an

See **Kidney**, page A2

## As another busy summer looms, Laguna braces for the impacts of tourists

BY ANDREW TURNER

Laguna Beach is gearing up early in preparation for an anticipated surge in visitors after traffic, trash and other impacts resulted in a summer of discontent for residents last year.

City officials addressed the public at a town hall meeting Thursday evening, the City Council chambers filled with residents interested in hearing — and contributing to — the new plan of action.

“I think we started our messaging last year a little too late,” City Manager Dave Kiff said at the outset of the meeting. “... As a result, we were probably not as prepared as we would have liked to have been for the visitors last year.”

Kiff acknowledged limitations to the city’s ability to lessen the impacts. He noted that parking rates — while increased periodically — cannot “charge what the

market will bear” because of controls in place by ordinance and the Coastal Commission. Beach access is also protected by the Coastal Act and the city’s local coastal program.

“We rely on visitors — hotel bed tax, parking revenue, sales taxes to serve the residents,” Kiff said. “I wish that were different, but it is a big chunk of our money. It’s not a majority, but it is a significant chunk of our revenues that we use to operate the city.”

From a traffic perspective, city officials are hopeful that an earlier start for the Summer Breeze trolley route will pay dividends. Trolleys will begin busing in people from a free peripheral parking lot at 16355 Laguna Canyon Road near the 405 Freeway on May 23, Kiff said.

Kiff also suggested that the messaging from Visit Laguna Beach needed to take a different

See **Tourists**, page A3



Photos by Don Leach | Staff Photographer

**THE LAGUNA BEACH** coastline looking north to Main Beach Park from Brooks Street over the 4th of July weekend. “We were probably not as prepared as we would have liked to have been for the visitors last year,” City Manager Dave Kiff said during a town hall meeting Thursday on the impacts of summer tourism.



**RESIDENTS LINE UP** to speak about their concerns on visitor impacts in the city of Laguna Beach.

## Costa Mesa rejects cannabis shop permit

Officials overturned commission approval of a dispensary at 1912 Harbor Blvd.

BY SARA CARDINE

Costa Mesa officials this week rejected a cannabis dispensary planned for a busy Harbor Boulevard retail center, after business owners and residents complained there is an over-concentration of pot shops in the neighborhood and called the applicant’s moral character into question.

A City Council hearing Tuesday played host to a dispute between Keith Scheinberg, of Newport Beach-based RDK Group Holdings, LLC, and Jayne Flinn, who owns the Harbor Place shopping center directly south of the site, located at 1912 Harbor Blvd.

Scheinberg and his colleagues since 2021 have sought to open a 2,400-square-foot Green Mart in the former site of the King of BBQ, a restaurant nestled between Harbor Place and a strip mall to the north occupied by various restaurants, a boba tea shop, dentist and dog groomer.

Scheinberg finally got a chance to appear before the Costa Mesa Planning Commission in a Feb. 24 hearing at which commissioners narrowly approved a conditional use permit for the project in a 3-2 vote (with one recusal and one absence).

Seven days later, a representative of VMA Harbor Place Holding Co. appealed the decision on the grounds that RDK’s plans for the dispensary were inadequate and that the retail shop was incompatible with surrounding businesses and would present traffic and parking issues.

VMA representative Kendra Carney Meher explained to the City Council conducting a de novo review Tuesday that Green Mart was closely situated to a church that hosts youth programs and a nearby apartment complex that, while zoned commercial, qualifies as a residence eligible for

See **Cannabis**, page A2

## ALSO FROM THE DAILY PILOT:



James Carbone

**MARINA DOUBLES TEAM EARNS TOP SEED AT PRESTIGIOUS OJAI TENNIS TOURNAMENT** PAGE A4



## SHOOTING

Continued from page A1

A resident who declined to be named due to privacy concerns said she had just gotten home from dinner at the Winery and was in her second-floor bedroom when she heard what sounded like gunfire.

“All of a sudden they had the helicopters go in and they had the police sirens, then there was probably five shots, bop bop bop bop bop,” she said.

She was among about seven members of the surrounding community who reported Friday having been unaware of the what had taken place the night before as they walked their dogs or watched their children play at Channel Park, just south of where the shooting happened.

Another recalled the sound of helicopters in the air until well into the evening. “It was after the airport was supposed to be closed,” said the resident, who also declined to be named. “So I kind of knew something was up and went and locked all my doors and windows.”

No officers were hurt during the traffic stop and shooting. The Newport Beach Police Department declined to release additional information Friday afternoon, citing the need to preserve the integrity of an ongoing investigation.

A law signed by Gov. Gavin Newsom in 2022 classifies body cam recordings as public information. In the event of a fatal police shooting, that footage must be released to the public within 45 days.

Anyone who has information related to the fatal shooting is asked to call (916) 210-2871.

[dailypilot@latimes.com](mailto:dailypilot@latimes.com)  
Twitter: @TheDailyPilot

## CANNABIS

Continued from page A1

a 250-foot buffer spelled out in the city's retail cannabis ordinance.

“A compatible and harmonious relationship does not exist between the proposed use and the existing buildings, site development and uses on surrounding properties,” Carney Mehr reasoned.

Others speaking in public comment shared their frustration with what they described as an oversaturation of cannabis shops in the immediate neighborhood. So far, Costa Mesa has approved 26 use permits citywide, and 13 shops are currently open for business, according to a city map displayed at Tuesday's meeting.

Of those, four are operating within one-quarter mile of 1912 Harbor Blvd., while two other shops within that radius, including Green Mart, are in the approval process.

“What is the appropriate number of dispensaries any one neighborhood should shoulder?” asked a Bernard Street resident who identified herself only as “Kelly.” “Maybe you all, when you walk your dog, pass two, three, four, five six — I can keep going — dispensaries. Maybe this is the Costa Mesa experience.”

During the hearing, property owner Flinn cast aspersions on Scheinberg's character, particularly for what she alleged was a



Don Leach | Staff Photographer

**COSTA MESA** officials Tuesday overturned Planning Commission approval of Green Mart, proposed for 1912 Harbor Blvd., the former site of a King of BBQ restaurant.

“complete disregard for following city rules, guidelines and regulations,” which she said she witnessed firsthand.

She described the two parties as having a turbulent past involving tenancy, ownership and alleged bad behavior, details of which are briefly recounted in public comments submitted for the Feb. 24 Planning Commission hearing.

Flinn said she owned a residential property on Newport Beach's 32nd Street adjacent to another residence where, she claimed, Scheinberg posed as a tenant and then rented out the unit as a venue for for-pay nightclub parties — promoted under the moniker “GatsbyOC” — and the production of adult films.

“I am requesting the council tonight deny the [use permit] not because I am confident it is only a matter of time until Costa

Mesa finds itself in a battle to remove an unruly and unlawful use, or because of a history showing a clear pattern of the applicant's disregard for local regulations, but because you as a council have already determined this is an incompatible use,” Flinn told council members Tuesday.

Scheinberg acknowledged his historic conflicts with the property owner, calling it an “ironic coincidence” that their paths were crossing once more in a similar scenario. He said Flinn hired a private investigator to sit outside his personal residence and interview neighbors about his character.

“What she presented to you, the Gatsby, that's not me; my Instagram is completely separate,” he said. “When they say I'm running a nightclub — it goes to an extreme and an extent that this appellant is willing

to go to to lie and kind of defame me at this point, to try to prevent me from opening this.”

Citing the four years he's complied with the city's long processes for opening a dispensary, and having rented a commercial space throughout the interim, at a total cost of about \$500,000, Scheinberg urged the council members to uphold the Planning Commission's approval of Green Mart's conditional use permit.

“The council voted for the number of dispensaries that we were allowed to have, I just played by the rules,” he said. “To pull the rug out at this point would be unfair. I've put so much time and effort and money into this. I've waited — I believe I deserve this opportunity to run a business.”

Mayor John Stephens and Councilman Loren Gamos sided with the applicant, respectively putting forth and seconding a motion to uphold the Planning Commission's approval of Green Mart.

Stephens eschewed Flinn and Carney Mehr's claims that the cannabis shop fell within residential and youth center buffer zones, stating that churches do not qualify for a youth center 1,000-foot buffer, while the law's 250-foot residential buffer was crafted last year during a revision of the 2021 ordinance, after Scheinberg's application was received. He briefly addressed the fairness of the situation and claims against Scheinberg's character.

acter.

“The carrying costs of these businesses, getting through the process — almost a four-year odyssey — is a lot. It takes personal character and it takes personal capital to go through,” Stephens said. “It's a bummer that it takes so long to go through the process, but it did, and I think there should be some credit given for that.”

But Councilwoman Arlis Reynolds, in a substitute motion, suggested overturning the commission's approval of the project, finding Green Mart not substantially compatible with surrounding uses and potentially detrimental to public safety and injurious to nearby properties.

In addition to being located in a pedestrian priority zone, she said the proposed location fell within several other family-serving businesses and could possibly impede the success of those businesses.

Mayor Pro Tem Manuel Chavez acknowledged the area is already too saturated with retail cannabis options.

“While I sympathize with the applicant, and I understand the effort they put in, I cannot in good conscience move forward seeing there's going to be four cannabis shops within a [quarter-mile] radius. For me, that over-concentration is a big factor, and residents spoke to that factor.”

[sara.cardine@latimes.com](mailto:sara.cardine@latimes.com)  
Twitter: @SaraCardine

## KIDNEY

Continued from page A1

eight-hour process that he undergoes every night at home.

In four two-hour cycles, a special solution is used to filter the blood inside his body. He compares it to an oil change for a car. But the equipment is bulky, making any travel plans difficult.

“The longer I'm on dialysis, the sicker I'll get, and that's where you start getting

a lot of other complications,” Kortez said. “The idea is to get people to test to see if they can be a donor. The less time I'm on dialysis, the better. I'm still young, I have kids, I'm still healthy.”

Kortez, who works as a manager and server at 25 Degrees bar in downtown Huntington Beach, wants to be able to provide for Jenny and their 6-year-old daughter Charli, who doesn't quite understand yet what Daddy is going through. He also has a

17-year-old stepson, Logan Gray, a junior who plays for the Huntington Beach High football team.

Shawn Kortez was recently put on a National Kidney Foundation wait list, but that's only for cadaver organs and the wait can be years. That's time that Kortez is not sure he has.

His blood type is O-negative, which means he can only receive a kidney donation from another person with O-type blood. Shawn first met his wife

in high school — he went to Huntington Beach, she went to Marina — and they reconnected some two decades later. They've gone through the ups and downs together after getting married in 2018.

Jenny, who works as a personal trainer, saw her mother die in March 2019, just a few months after Charli was born. She had already lost her father when she was a senior at Marina.

Then, Cindy's death created a bigger void.

“It's just been like one thing after another for them,” Winford said. “Shawn's the first person to help out anybody in need, myself included. They're just such positive people, giving people and loving people. They're definitely ones that don't deserve to be going through this, and I hate saying that, because no one deserves it. But they definitely don't deserve it, you know?”

Shawn transitioned from

See **Kidney**, page A3

## Tommy Bahama

### OUTDOOR LIVING

PRE-SEASON  
OUTDOOR  
SALE



HOME FURNISHINGS | HOME DÉCOR | OUTDOOR LIVING | INTERIOR DESIGN

Tommy Bahama  
HOME

Fashion Island - Newport Beach

VISIT OUR EXPANDED NEW SHOWROOM

Located below *The Lot*, across from Anthropologie

949.706.9928 | [tbfurniturenewport.com](http://tbfurniturenewport.com)





## TOURISTS

Continued from page A1

approach. John Zegowitz, who is assisting the organization with a rebrand and awareness campaign, spoke to a plan to connect tourists to the local lifestyle.

Zegowitz said the mission will include “leading guests” to engage with the area in a way that is aligned with and respectful of the local community and the environment.

Community input is being sought, including through a resident survey on tourism impacts currently being circulated on the city website.

Zegowitz shared some of the comments fielded so far, saying, “Obviously, residents are feeling that their world and quality of life is compromised, right, overrun by those who just don’t care. Visitors tend to lack understanding or respect for the community’s values, leading to trash, traffic, noise, tensions and damage

to already challenged environmental resources.”

The lodging establishments, who pay a self-assessment to help fund tourism-related initiatives through the tourism marketing district, recognize the environment and culture of Laguna Beach are their “greatest amenity,” Zegowitz said.

“They want to be part of protecting it, and they want to make sure that it remains that beautiful amenity of theirs,” Zegowitz said. “Curating and educating the right kind of visitor to raise the quality and experience for guests and the community alike by inspiring protection of what makes Laguna unique, that is something that we’re really going to focus on, as well. The opportunity is to connect a different mindset by better representing Laguna as an environmentally- and creatively-driven place. If we can keep pulling those things forward, we’re pulling our culture forward.”

Laguna Beach police officers made 284 arrests for driving under the influence of alcohol or drugs last year, Police Chief Jeff Calvert said. In January, the police department began notifying businesses when a DUI arrest could be connected to the alcohol-serving establishment.

“Part of the DUI arrest, the officers ask, ‘Where did you last drink?’” Calvert said. “We have taken that information, and we’re actually sending a notification letter to the business. The owners don’t know what they don’t know. Well, now they know. We’re telling them the date and time of arrest, and also, the blood-alcohol level of the person that was arrested.”

The 284 DUI arrests represent a 21% increase from 2023, said Calvert, who added that 238 of the arrestees were visitors. Of the notifications sent out following those arrests, 61 of the 83 letters were delivered to local businesses.

Other vehicle-related fig-



**POLICE CHIEF** Jeff Calvert, City Manager Dave Kiff, and resident John Zegowitz, from left, participate in a panel discussion during a town hall meeting on Thursday focused on visitor impacts and stewardship in Laguna Beach.

Don Leach

ures included over 22,000 parking tickets, close to 1,700 speeding infractions, and 340 loud exhaust citations.

Additional quality-of-life matters saw the department write 649 citations for drinking in public, 236 for dogs off a leash, 200 for smoking in public.

Laguna Beach will have nine park rangers in the field to deal with quality-of-

life issues this summer, Calvert said. The city operated with seven park rangers last year. The program began in 2022.

Calvert expects to have a total of five motor officers — including a traffic sergeant — within four to six months.

City messaging will strike a different chord than that of Visit Laguna Beach, Kiff said, describing it as “more

enforcement-oriented.”

“Heavier on the don’t and no’s,” Kiff said. “There’ll still be some stewardship messaging, but we’ll continue to start publicizing numbers of folks who get ticketed. ... I think people need to know it’s happening, but you’ll see this, especially on social media.”

andrew.turner@latimes.com  
Twitter: @AndrewTurnerTCN

## KIDNEY

Continued from page A2

working in the oil and gas industry to helping out restaurants, finding himself with plenty of time during the pandemic after he got furloughed and laid off. He would go to different restaurants in town, come home and write positive reviews.

HB Quarantine Cuisine has kept the name and remains an active Facebook group, currently with slightly less than 13,000 members.

“It worked pretty well, I think,” Shawn Kortessaid. “We got a lot of feedback from a lot of business owners saying ‘Thanks for helping us keep the doors open, keep the employees paid.’ At the same time, it was pretty fun. We were all sitting around looking for something to do. The whole world was shut down, and I got to go eat food and write stories, have some fun in the process. I



Don Leach | Staff Photographer

**SHAWN KORTES**, foreground, and his wife Jenny, background, launched the HB Quarantine Cuisine Facebook group during the coronavirus pandemic in 2020.

got to meet a lot of really cool people and made a lot of new friends throughout Huntington Beach.”

Some people talk about the “aloha spirit” in Huntington Beach, and the Kortess family seems to possess it. Jenny’s brother even lives in Maui, with another setback for the family happening as he lost nearly everything in the

2023 wildfires there.

The water is no longer friendly for Shawn, who can’t go in the ocean anymore after a catheter was put into his gut on Jan. 2 for the dialysis. It took about six months of testing through UC Irvine to have his name put on the National Kidney Foundation list.

“I can totally see it occa-

sionally on Shawn’s face, on the bad days,” said Damion Loukas, another close family friend. “It’s like, man, this just really, really sucks. But Shawn being Shawn, he’s head down, feet moving forward and trying to keep the best outlook possible. I think he definitely dives head-first into the community, into his friends, into his family. He’s trying to soak up as much time as he can, while he can.”

There’s a voucher program, Shawn Kortessaid, which offers more hope to his situation.

“Say [an interested donor’s] kidney isn’t a direct match for me, but they’re still willing to donate,” he said. “They can donate to somebody else on my behalf, and I get a voucher which kind of bumps you up and gives you a front-of-the-line pass. With a voucher, I can get a kidney within like six months.”

Jenny said his spirits have improved lately, even

with the difficult dialysis.

“I think he saw hope with the fact of being on the list, and finally being able to tell more people about his story,” she said. “I think it’s making him more comfortable.”

Shawn, of course, immediately disagreed, again thinking of his significant other before himself.

“Not really,” he said, looking her way. “You’re going to have to deal with it for the rest of your life.”

Jenny was quick with her own answer.

“I know,” she simply replied. “I’m still here.”

So is Shawn, hoping a friend or even a stranger can make a decision that will lead to a match that prolongs his life.

“It’s hard for me, because I never wanted this to be part of my story,” he said. “If I die one day, I want people to talk about all of the things I did in the community, the things I did to help people, that kind of stuff. I never want people to talk about how I got sick,

a ‘poor Shawn’ kind of thing.”

He has to keep looking to the future. Many people don’t show symptoms of polycystic kidney disease until they turn 30, and it’s still years until Charli becomes an adult and can be tested for it.

Those are years Shawn wants to be there, to see her do things like learn how to drive and graduate from high school.

He now knows that it’s OK if it takes help to get there.

“He’s still smiling,” Winford said. “We were just there on Sunday for dinner, and he’s still Shawn. I think for him, it’s about the bigger picture of donating and how to help more people than just him. That’s who he is.”

To find out more about Shawn Kortess’ story, kidney donation or be tested as a potential donor, visit his website at [nkr.org/RJV252](http://nkr.org/RJV252).

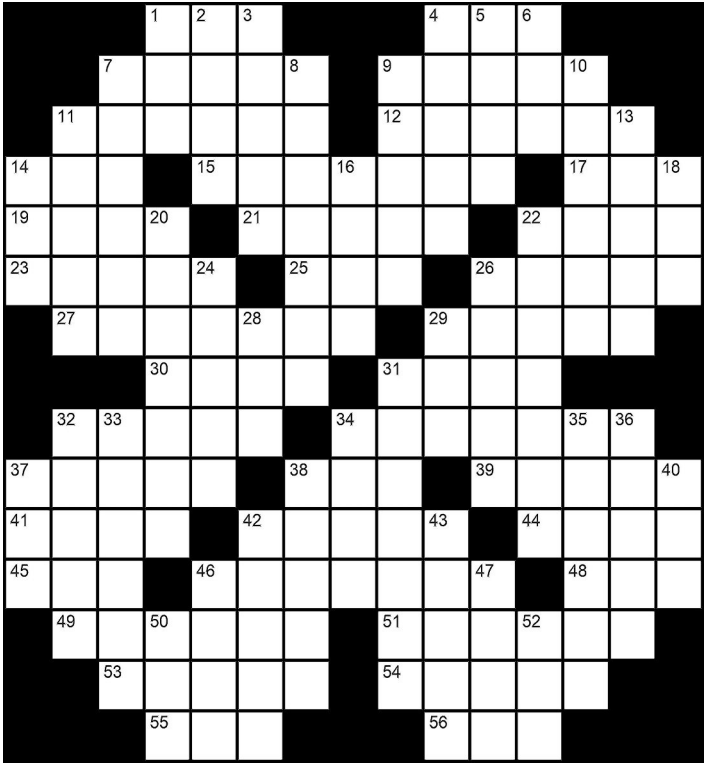
matthew.szabo@latimes.com  
Twitter: @mjszabo

## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

### ACROSS

1 Put money on a sports game  
4 Hamster or cat  
7 Dutch flower  
9 Enormous  
11 Las Vegas resort feature  
12 Took a breather  
14 Shade tree  
15 “Opposites \_”  
17 Siesta  
19 Hiking equipment  
21 Performed exceptionally well  
22 Not wearing clothes  
23 Strong winds  
25 \_ fashioned (bourbon cocktail)  
26 Christmas visitor  
27 Chameleon or cobra  
29 Camping shelters  
30 Olympic competition, often  
31 Fill with cargo  
32 Color of a swan  
34 Pro who cares for teeth  
37 Hired thugs  
38 By way of  
39 Front of a brownstone house  
41 Expel from office  
42 Is priced at  
44 Antidepressant drug: Abbr.  
45 Crunchy sandwich, for short  
46 Get the picture: 2 wds.  
48 Serving of butter  
49 Prepare fillets  
51 Biblical prophet during Ahab’s reign  
53 Moon-related  
54 Reduced to granules



### 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).

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

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

55 Toothpaste type  
56 Bear’s lair

### DOWN

1 City transit vehicle  
2 Director Kazan  
3 Windshield treatments  
4 Serving of

chicken  
5 \_ Timor (Asian country)  
6 Explosive stuff: Abbr.  
7 Dish wrapped in a cornhusk  
8 Road hazard  
9 Thousand, slangily  
10 Apartment

renter

11 Free and \_  
13 Pub game  
14 Product of a hen  
16 Part to play  
18 Pod veggie  
20 Copy of a photo  
22 Marauders  
24 Figures, for short  
26 Chairs and couches  
28 Drink cooler  
29 Heavy weight  
31 Shoe material  
32 “\_ I lie to you?”  
33 Budget lodging  
34 Dime’s shape  
35 Brand-name scrubber: 2 wds.  
36 Jewish holy text  
37 Wad of gum  
38 Election participant  
40 Trading area  
42 Venice waterway  
43 Sturdily made  
46 Funnel’s shape  
47 “Good job!”  
50 Insect  
52 Psaki of MSNBC

Tribune Media Services

## Easter Sunrise Service

He is risen!  
Mark 16:6

## Join us for our Easter Sunrise Service

Beginning at 6:30am on the sand at the 14th Street Beach, and in the church courtyard for a continental breakfast immediately following. All are welcome.

Please, bring a chair or towel to sit on!

A traditional service will be held in the Sanctuary at 10:00am.

Christ Church By the Sea

949 673-3805

[christbytheseanb.org](http://christbytheseanb.org)

1400 W. Balboa Blvd Newport Beach, CA 92661



HIGH SCHOOL TENNIS

Marina doubles team earns top seed at Ojai Tournament

BY MATT SZABO

Trevor Nguyen and David Tran won't be taking any-one by surprise this year at

the 123rd annual Ojai Tennis Tournament. The Marina High tandem has earned the top seed in the CIF doubles division at

the prestigious tournament, which begins Thursday.

Nguyen, a senior, and Tran, a junior, charged into the Ojai semifinals last year before losing a close three-set match to a team from Claremont.

The Marina duo then won the Surf League doubles title before earning the CIF Southern Section Individuals title, becoming the first Vikings tennis players in history to do so.

They played together for the first time this season in a recent match against Corona del Mar, sweeping their three sets.

Teams from Beckman, Los Angeles Loyola and Palos Verdes Peninsula round out the top four doubles seeds at Ojai.

Lorenzo Brunkow of Palisades, Cayden Wang of Crean Lutheran, Rishvanth Krishna of University and Brayden Tallakson of Los Alamitos are the top four seeds in singles.

The full CIF draws for the tournament will be released



James Carbone

MARINA HIGH'S David Tran, left, and Trevor Nguyen won the CIF Individuals doubles title last year.

around noon on Tuesday.

Other local high school

doubles teams slated to compete at Ojai include

Roger Geng and Brody Jao of Corona del Mar, Dylan Trinh and Kai Stolaruk of Edison, Caleb Goodman and Andrew Beasley of Huntington Beach, Jasper Hine and Matthew Leonard of Newport Harbor and Alex Croitoru and Alexander Park of Sage Hill.

Local singles participants include Ivan Pflueger (CdM), Tane Rice (Laguna Beach), Alejandro Hill (Marina) and Ryan Honary (Newport Harbor).

The tournament runs through April 26, with the singles and doubles finals at historic Libbey Park in downtown Ojai.

matthew.szabo@latimes.com  
Twitter: @mjszabo

# Daily Pilot

A Times Community News publication.

**CONTACT US**

**Carol Cormaci**  
Executive Editor  
carol.cormaci@latimes.com

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

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

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

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

**Sarah Mosqueda**, TimesOC  
sarah.mosqueda@latimes.com

**Gabriel San Román**,  
TimesOC

**gabriel.sanroman**  
@latimes.com

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

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

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

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

© 2025 Times Community News. All rights reserved.

## Jim Jennings Custom Masonry Inc.

Serving Newport Beach, Costa Mesa for 55 years.

**SPECIALIZING IN:**

- New Patios & Entries
- Drainage Expert: New or Repair
- Masonry & Concrete Repair.
- Grind High-spots caused by tree roots, etc.
- Remove & Replace sections of concrete, brick or stone.

**714-796-9144**

State License# 827800      www.jimjenningsmasonry.com

MARKETPLACE

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

**SALES EVENTS**

**GARAGE SALES**

**300**

Garage and Yard Sales

25th Annual College Park garage sale 30+, Sat 4/19 8a-2p. Costa Mesa neighborhood of 450 homes. NORTH of Fair at Harbor & Fairview. Map & list of homes at facebook.com/lindahartmanrealestate. Linda 949-644-2144

**NOTICE OF PUBLIC SALE OF ABANDONED PERSONAL PROPERTY**

In accordance with the provisions of the California Self-Storage Facility Act, Section 21700, et seq. of the Business and Professions Code of the State of California the under-signed will be sold at public auction conducted on [STORAGETREASURES.COM](http://STORAGETREASURES.COM) on May 5, 2025, ending at 10am. The personal property including but not limited to: Personal and household items stored at Baker Fairview Self Storage, 2955 Fairview Rd, Costa Mesa 92626, County of Orange, by the following persons:

Tenant	Unit Size	Unit #
Lisa Browne	10x20	A105
Studio 1	10x20	C233
Michael Albor	10x25	B173
Richard Olivas	5x10	C393
Dodi Rene Moore	5x10	C305

Will sell at public auction on May 5, 2025, 10 AM at above premises the misc. household and personal property of:

Publish Date: April 19, 2025

*Classified is CONVENIENT whether you're buying, selling, or just looking, classified has what you need! To advertise in CLASSIFIED go to [timescommunityadvertising.com](http://timescommunityadvertising.com)*

**SELL**  
your stuff  
through  
classified!

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANKIE SLAY THOMSEN CASE NO. 30-2024-01439647**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKIE SLAY THOMSEN.

A PETITION FOR PROBATE has been filed by ALEX R. THOMSEN in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that ALEX R. THOMSEN 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: 05/28/25 at 1:30PM in Dept. CM08 located at 3390 HARBOR BLVD. COSTA MESA, CA 92626

**NOTICE IN PROBATE CASES**

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 (occourt.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.

In Pro Per Petitioner  
ALEX R. THOMSEN  
1 SANDBAR DR.  
CORONA DEL MAR CA 92625  
4/18, 4/19, 4/25/25  
CNS-3916042#  
DAILY PILOT

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(UCC Sec. 6101 et seq. and B & P 24073 et seq.)

Escrow No. **25-17131-TN**

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/Licensee(s) are: **KNOWLWOOD ENTERPRISES, INC., 14952 SAND CANYON AVE., IRVINE, CA 92618**

Doing Business as: **KNOWLWOOD RESTAURANTS**

All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s), is/are: **NONE**

The name(s) and address of the Buyer(s)/Applicant(s) is/are: **KIR, LLC, 62 CLOVER, LAKE FOREST, CA 92630**

The assets being sold are generally described as: **ALL FURNITURES, FIXTURES, EQUIPMENT, TRADENAME ON THIS LOCATION ONLY, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS** and is/are located at: **14952 SAND CANYON AVE., IRVINE, CA 92618**

The type of license to be transferred is/are: **41-ON-SALE BEER AND WINE-EATING PLACE 195166** now issued for the premises located at: **SAME**

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: **LUCKY TEAM ESCROW, INC., 13305 BROOKHURST ST, GARDEN GROVE, CA 92843** and the anticipated sale date is **MAY 15, 2025**

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

The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of **\$175,000.00**, including inventory, which consists of the following: **DESCRIPTION, AMOUNT: CASH \$50,000.00; PROMISSORY NOTE \$125,000.00; TOTAL \$175,000.00**

It has been agreed between the Seller(s)/Licensee(s) 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: \_\_\_\_\_

SELLER(S)/LICENSEE(S): **KNOWLWOOD ENTERPRISES, INC.**

BUYER(S)/APPLICANT(S): **KIR, LLC**

ORD-3670177 DAILY PILOT 4/19/25

## A New Job Starts Here!

Find local job listings daily in classified or on-line

[www.dailypilot.com](http://www.dailypilot.com)

**LEGAL NOTICE**

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

NOTICE IS HEREBY GIVEN that on Tuesday, April 29, 2025, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Five Crowns Appeal-** An appeal of the Planning Commission's December 5, 2024, decision to approve a limited term permit and coastal development permit (CDP) to allow an existing temporary outdoor dining patio to remain for a limited term at Five Crowns Restaurant. The expanded 1,350-square-foot outdoor dining area including an 850-square-foot canopy was originally approved by an Emergency Temporary Use Permit (ETUP) in 2020 as a temporary addition to their existing outdoor dining. Although the ETUP expired, the temporary outdoor dining area has remained in use. The outdoor dining area will include live entertainment and will close by 10:00 p.m. A sound wall will be installed along the rear property lines along with other design features to reduce noise. The limited term permit and coastal development permit would allow the temporary use to remain one-year from the date of approval, with a possible one-year extension. A CDP is required because the property is within the Coastal Zone.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Melinda Whelan, Assistant Planner, at 949-644-3221, [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov)

**Project File No.:** PA2023-0202      **Activity No.:** Limited Term Permit (>90 Days) and Coastal Development Permit

**Zone:** Commercial Corridor (CC)      **General Plan:** Corridor Commercial (CC)

**Location:** 3801 East Coast Highway      **Applicant:** Ryan Wilson

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

**LEGAL NOTICE**

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

NOTICE IS HEREBY GIVEN that on Tuesday, April 29, 2025, at 4:00 p.m., or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**North Newport Center Planned Community (PC-56) Amendments** – The applicant requests the following:

- Amendments to the PC-56 Development Plan** to allocate 1,500 dwelling units to the PC-56 Development Plan from the development limit identified in the HO-4 (Newport Center Area) Subarea of the Housing Opportunity (HO) Overlay Zoning Districts pursuant to Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the Newport Beach Municipal Code (NBMC). Other amendments include increasing building height limits for Fashion Island, Block 100, and San Joaquin Plaza, modifying streamlining provisions, revising open space requirements, incorporating additional objective design standards, modifying parking standards for residential, updating sign standards, and minor text changes. Lastly, the amendments include changing the zoning of 100 and 190 Newport Center Drive from OR (Office-Regional) to PC-56. No construction is currently proposed.
- Development Agreement (DA) Amendment** between the City and the applicant to vest the rights for 1,500 dwelling units in exchange for public benefits.
- Affordable Housing Implementation Plan (AHIP)** that specifies how the Applicant will assist the City in furthering the production of affordable housing.
- Water Supply Assessment (WSA)** to evaluate the water supply availability for a project including more than 500 dwelling units pursuant to Section 21151.9 of the Public Resources Code (PRC) and Section 10910 et seq. of the Water Code and as contemplated in the City's Housing Implementation Program Final Program EIR.

The request is consistent with CEQA Guidelines Section 15183, which provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified. The City's Housing Implementation Program Final Program EIR (State Clearinghouse EIR Number 2023060899) was certified by the City Council on July 23, 2024. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

**NOTICE IS HEREBY FURTHER GIVEN** that on March 6, 2025, by a vote of (5-0), the Planning Commission of the City of Newport Beach recommended that the City Council approve the item.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Chapter 20.64 (Appeals) of the NBMC. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Liz Westmoreland, AICP, Principal Planner at 949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)

**Project File No.:** PA2024-0173      **Activities:** PC Development Plan Amendment, DA Amendment, AHIP, and WSA

**Zone:** PC-56 (North Newport Center Planned Community), OR (Office-Regional)      **General Plan:** MU-H3 (Mixed Use Horizontal), CO-R (Commercial Regional Office), CR (Regional Commercial), RM (Multiple Residential), OS (Open Space), CO-M (Medical Commercial Office)

**Location:** Various locations in the North Newport Center Planned Community (PC-56) and 100 and 190 Newport Center Drive      **Applicant:** Irvine Company

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