

# Daily Pilot

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## 16th Street project OK'd in Costa Mesa

Planning Commission approves amended plan for 38 four-story units of live/work housing on a 2.3-acre parcel.

BY SARA CARDINE

When the City Council floated a plan to build live/work housing on the former site of the RVCA headquarters in Costa Mesa last June, officials offered some salient tips for making the project pass local muster.

The proposal suggests transforming a 2.3-acre parcel zoned for light industrial use into a 38-unit complex of four-story structures with ground-floor work space and garages underneath two floors of living and sleeping quarters, all topped with partially shaded rooftop decks.

Such work is allowed at the site — located at 960 W. 16th St., on the border between Costa Mesa and Newport Beach — thanks to the Mesa West Bluffs Urban Plan, a 277-acre overlay area that grants deviations from the city's development standards in exchange for needed housing projects.

But council members at the June 18 plan screening suggested Newport Beach developer Intracorp do its best to ensure the site incorporates both living and working uses, invites pedestrians into welcoming spaces and offers open, shaded spaces for residents to relax.

They expressed skepticism about the size of the work spaces being proposed at the time — roughly 250 square feet, or just over 10% of a unit's total area.

"When we start shrinking it to the size of a closet, I struggle to think this is anything other than a way of squeezing more density on the site," Councilwoman Andrea Marr said at the meeting.

Intracorp vice president of development Rick Puffer took notes and returned to City Hall Monday, where he presented an amended plan to the Costa Mesa Planning Commission.

"We have embraced and utilized each of the comments we received from the City Council. It was very positive and fruitful,"

See **Project**, page A3



Photos by Don Leach | Staff Photographer

**A SHOPPER TRIES** to keep her bags dry and her coat from blocking her view as she heads to her car with groceries during a steady rainfall in Newport Beach on Thursday. Clearer skies are expected today and through the weekend, with temperatures reaching into the 60s.



**A SPROUTS EMPLOYEE** steps over a small river of rainwater yesterday as a deluge fell on Newport Beach.

## Storm pounds coast cities

## Case of homeless woman found beheaded, buried in Huntington Beach sent to jury

BY ERIC LICAS

Prosecutors, based largely on circumstantial evidence, accused a Huntington Beach man of killing a woman found beheaded and buried in a trailer park over two years ago, while his defense argued she was in poor health and her cause of death was never

conclusively determined before the matter was handed to a jury Thursday.

Police unearthed the body of Gina Marie Lokhart on July 17, 2022, in the yard of a double-wide trailer in the Maple Ridge Mobile Home Park. The 60-year-old woman had been homeless in Huntington Beach for about

two years and was recognizable to people in the area surrounding Beach Boulevard and Slater Avenue.

"She was living on the street," Janine Madera, senior prosecutor for the Orange County district attorney's office, said during her closing argument. "She relied on the kindness of strangers, help

from others."

Surveillance footage recorded a bystander purchasing a bottle of Gatorade for her at a convenience store on the morning of June 29. An employee at a taco truck at Morgan Lane and Slater, Emilia Perez, may have been the

See **Case**, page A4

## Winston's Crown Jewelers winds down its Costa Mesa operations

BY SARA CARDINE

After more than five decades serving as the self-proclaimed watch and timepiece headquarters of Orange County's Winston's Crown Jewelers, the Costa Mesa jewelry store is closing up shop and will move operations to its Newport Beach headquarters.

Now through Monday, the store — which sells diamonds, luxury timepieces and custom jewelry from a storefront nestled between a seafood restaurant and tattoo shop on Newport Boulevard — is offering deep discounts on merchandise and offering up store fixtures and display cases for sale.



"Everything must go!" proprietors posted on social media earlier this month, explaining that after closing on Monday, the busi-

ness will relocate to Winston's flagship location on West Coast

See **Jewelers**, page A5

**AFTER SERVING** the Costa Mesa community for decades, Winston's Crown Jewelers is closing its Newport Boulevard location.

Don Leach

### ALSO FROM THE DAILY PILOT:



Don Leach | Staff Photographer

**HUNTINGTON BEACH GIRLS' SOCCER CONTINUES DRAWING STRENGTH FROM LATE TEAMMATE'S MEMORY** PAGE A4

## Laguna Art Museum invites community to help it raise \$1M

BY ANDREW TURNER

Laguna Art Museum is reaching out to the local community and art lovers everywhere to support the longstanding institution, which is hoping to hit a target of \$1 million through its "Every Single One" campaign.

The campaign, which launched in November, will include a temporary exhibit on the exterior of the building. Those who donate at least \$250 will be given a designated space to paint their name on the wall, where the collection of contributors will remain on display for a few weeks until the

facade is painted over and restored.

Donors will be invited to paint the facade between Friday, April 25, and Sunday, April 27.

"We are so excited for this opportunity to work with the community and to see our community's names added right onto our

museum," said Julie Perlin Lee, the executive director of the museum. "... It is really for the beautification of our museum and the beautification of our city. Once everybody comes together in this crescendo and this exciting way, we'll be able to celebrate for a couple weeks and see the names

there before they're painted over and the building beautified for hopefully many, many more years to come.

"When the community drives by, we want you to know that your name is still there. You're still part

See **Museum**, page A6

# Edison, Coast educators named Teachers of the Year

BY MATT SZABO

Mike Walters and his wife, Nicole, are both teachers, albeit at different grade levels and in different school districts.

Walters has taught at Edison High School in his hometown of Huntington Beach for nearly two decades. He watched as Nicole, an elementary school teacher, was named Teacher of the Year in the Los Alamitos Unified School District in 2019.

"My kids have been giving me a hard time ever since," Mike Walters said. "Now, the kids are off my case."

Two members of the household can now say they are their district's Teacher of the Year. Walters is one of two 2026 Teachers of the Year in the Huntington Beach Union High School District.

He and the district's other Teacher of the Year, Carly Ginter of Coast High School, were each surprised with on-campus celebrations on Feb. 4.

Walters teaches social studies for the Chargers through a number of different courses, most consistently advanced placement U.S. history and government.

He was also a longtime assistant football coach at Edison and recently helped launch and coach the Chargers' girls' flag football team.

Nicole and their two sons, Mikey and Dylan, were part of the surprise on campus that also included Huntington Beach Union High School District Supt. Carolee Ogata and other officials.

Mike Walters, who went to school in the district as a 1995 Marina High School graduate, said the collaborative spirit is so prevalent at Edison and district-wide that he thinks many of his colleagues are also deserving of the honor.

Asked for his teaching approach, he highlighted project-based learning and the emergence of artificial intelligence as beneficial.

"You can ask AI to be Abraham Lincoln, then bring him to modern times and have him write a journal entry about what their week in 2025 was like," he said. "Things like that. We're using it along those lines, more creatively. When Google first came out 25 years ago, a lot of teachers thought, 'Oh my gosh, this is go-



Photos courtesy of Huntington Beach Union High School District

**EDISON HIGH** social studies teacher Mike Walters was one of two Huntington Beach Union High School District teachers named Teacher of the Year.

ing to kill education.' It's just become a tool, and I think AI can be the same."

What do the Walters sons think of their father's honor?

"I guess that's been probably one of the biggest benefits of being honored this way," Mike Walters said. "Now I can walk into the house and not have to look at the floor."

**CARLY GINTER**

Coast High School teacher Carly Ginter has also been on her campus for quite a while, 15 years.

She is Coast's English department coordinator, technology resource teacher and the Western Assn. of Schools and Colleges co-chair, among other responsibilities at the alternative school.

Her daughters joined her for

See *Teachers*, page A5



**COAST HIGH**

English teacher Carly Ginter smiles during a celebration on campus on Feb. 4.

**South Coast Repertory**

**HERSHEY FELDER  
JONATHAN SILVESTRI**

## RACHMANINOFF AND THE TSAR

A NEW MUSICAL PLAY

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**THE DAILY COMMUTER PUZZLE**

By Stella Zawistowski

**ACROSS**

- 1 Shredded side dish
- 5 Get rid of
- 10 \_-Alt-Del
- 14 "La bohème" role
- 15 "La bohème," for one
- 16 Song in a 15-Across
- 17 Sign of the future
- 18 Coffee shops
- 19 Musical group
- 20 Title role for Ben Kingsley
- 22 Posh and elegant
- 24 Ooze (through)
- 26 Rips up
- 27 Dressed for Halloween: 2 wds.
- 31 Cold cut sellers
- 34 Entranceway
- 35 Admission of dishonesty: 2 wds.
- 37 Diplomacy
- 38 Pewter component
- 39 Marathoner Meyer
- 40 Confucian "way"
- 41 Right away: Abbr.
- 43 Poisonous shrub
- 44 Valiant one
- 45 Greek sandwiches
- 47 Ultra-stubborn
- 49 Wedding cake layers
- 51 Channel with NFL games
- 52 King's son
- 54 Concealed
- 58 Sunrise direction
- 59 Three-line poem
- 63 Dwell
- 64 Repetitive learning method
- 65 Being from another planet
- 66 At any time

1	2	3	4		5	6	7	8	9		10	11	12	13
14					15						16			
17					18						19			
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58						59	60	61	62		63			
64						65					66			
67						68					69			

**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).

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

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

- 67 Cold War country: Abbr.
- 68 Unable to see
- 69 Mail
- DOWN**
- 1 Visible air pollution
- 2 Capital of 52-Down
- 3 Word that ends a prayer
- 4 British royal house
- 5 Community clubs
- 6 Tax pro: Abbr.
- 7 NBA official, for short
- 8 "\_ you kidding?"
- 9 Out of style
- 10 Nightclub show
- 11 Expressed in

- another language
  - 12 Skating venue
  - 13 \_ Gaga
  - 21 Toms and drakes
  - 23 Chunk of gum
  - 25 Exercises done on a bar
  - 26 Adolescent
  - 27 Suitcase attachment: 2 wds.
  - 28 Clamorous
  - 29 Scammers: 2 wds.
  - 30 The Heat's city
  - 32 Compassionate words: 2 wds.
  - 33 Got up
  - 36 "Sausage dog"
  - 42 Helpful tip
  - 44 Sees to
  - 46 "Gimme a \_"
  - 48 Prefix with "center"
  - 50 Get-well plan
  - 52 Andes nation
  - 53 \_ Homemade (spaghetti sauce brand)
  - 55 Plunge
  - 56 Tied up
  - 57 Geek
  - 60 \_ or nothing
  - 61 The Third
  - 62 Barbie's beau
- Tribune Media Services

## GIRLS' WATER POLO

## Musselman teaches future stars across the bay

BY MATT SZABO

Maddie Musselman laughed good-naturedly, pretending to cover up the "Newport Water Polo" logo on her hoodie before a picture could be taken.

"I do feel weird putting this on," she said. "I was like, 'Oh, this feels really wrong.'"

Musselman grew up across the bay and attended Corona del Mar High, but she recently started donning clothing of a darker shade of blue. The Newport Harbor High girls' water polo team is all the better for it.

Musselman, a three-time Olympian and two-time gold medalist, started on the bench as an assistant coach with the Sailors last month.

A five-time world champion, Musselman came into the position far removed from high school water polo. Still, when Sail-

## OLYMPIC WOMEN'S

water polo

gold

medalist

Maddie

Musselman

talks with

Newport

Harbor

High girls'

water polo

team

members

during the

Newport

Invite

tournament

on Jan. 25.

James

Carbone



ors head man Ross Sinclair asked her last fall if she would coach with him, the answer was clear and decisive.

Sinclair coached Musselman when she was a sophomore and junior on the CdM girls' water polo team.

Then, a decade ago, she left to pursue a chance with the senior national team, and he left to go back across the bay to coach at his alma mater, Newport Harbor. But the bond was not broken.

"Obviously, I've known

Ross forever," said Musselman, now 26. "He came and supported me in Paris, and he's just obviously been huge in my water polo career. When he asked me, I was like, how could I not? I love spending time with him, love learning from

him."

Musselman has become one of the most decorated women's water polo players of all time. She was the Olympic MVP in Tokyo in 2021 and is UCLA's all-time leading scorer with 252 goals.

Her first match with the Sailors was electric, as Newport Harbor stunned top-ranked Mater Dei 11-10 in overtime in a nonleague road game on Jan. 14.

The match understandably brought a mixture of emotions. Mater Dei is where Musselman's late husband, Pat Woepse, went to high school and played water polo.

Woepse was diagnosed with a rare and aggressive form of lung cancer — NUT carcinoma — in September 2023, after he and Musselman had been engaged for only a few months. As Woepse's life expectancy was quickly shortened to a matter of months, they

quickly married.

He was able to go to Paris and support her and the women's water polo team at last summer's Olympics, but passed away on Oct. 10 at the age of 31.

Mater Dei's team has been wearing shirts with Woepse's initials "PW" on the front, and a favorite saying of "We Can Do Hard Things" on the back, this winter.

The Bible verse in Musselman's Instagram profile, Isaiah 35:3, also speaks of strength — "Strengthen the feeble hands, steady the knees that give way."

"It feels like I'm giving back, and I know he would be so supportive if I ever wanted to go into coaching," Musselman said. "It is a nice release. You don't have to be in the water doing everything, which is kind of nice. It's a little bit of a break, but at the same

See *Across*, page A5

## PROJECT

Continued from page A1

he said. "And one of the questions they were asking was how quickly could we move this project forward."

Under the revised scheme, individual work spaces would comprise either 304 or 307 square feet, a size that would still allow the project to retain roughly 2.7 parking spaces per unit plus guest parking, for a total of 104 stalls, as opposed to the 133 suggested in the Urban Plan.

Buildings would be separated from one another by 6 feet, instead of the 10-foot buffer specified in the overlay. However, in accordance with council's recommendations, business uses and entrances would be more articulated and face outward toward pedestrians walking along

16th Street or on a private internal cul-de-sac, in the center of which a California sycamore would be planted.

"This site plan has been designed to promote the pedestrian connection and to create increased live/work space," Puffer said.

Commissioners Monday questioned whether the work areas would actually be used for in-home businesses or simply more living space. They learned that, among similar live/work projects in the area, about 75% of units boast business uses.

Despite hesitations about a lack of open space and, inversely, a sufficient number of parking spaces, commissioners supported the idea of providing more ownership opportunities in Costa Mesa, between apartment rentals and single-family lots.

"Costa Mesa is so out of

whack with renter versus ownership compared to the rest of the county. So I'm thrilled when there's an ownership project that comes along and not another high-density apartment complex," said Commissioner Jon Zich.

Newly appointed Rob Dickson — who previously served as a planning commissioner from 2011 to 2017, including when a 10-year-old Mesa West Bluffs Urban Plan was updated in 2016 — said commissioners who approved the overlay "caught a tremendous amount of hell" from residents at the time.

But since the pandemic, he acknowledged, work habits and residential uses have made live/work scenarios more desirable for prospective homeowners.

"Some people don't like them, but some people love them, and this is what the code calls for," Dickson



Screenshot by Sara Cardine

A 38-UNIT live/work project at 960 W. 16th Street, once home to a quirky, art-forward RVCA apparel store, was approved Monday by the Costa Mesa Planning Commission.

said. "This is the mechanism for both creating housing opportunities and creating increased residential vitality in our indus-

trial area, which was the purpose of these overlay plans in the first place."

The seven commissioners unanimously approved

Intracorp's planning application.

sara.cardine@latimes.com  
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## GIRLS' SOCCER

## Strength from a teammate's memory

BY SCOTT FRENCH

Huntington Beach struck early, then delivered a defensive masterclass Wednesday evening to claim its first girls' soccer postseason victory since 2020.

Credit the Oilers' missing talisman.

Alicia Katter's 10th-minute header from Sienna McAthys' cross provided the edge, and pivotal mid-field work from Isla Castillo and Bailey Oliver made it stand for a rain-soaked 1-0 victory over visiting Arcadia to open the CIF Southern Section playoffs.

It made Huntington Beach (14-5-4) one of five Sunset League teams to reach the second-tier Division 1's round of 16 — alongside No. 4-seeded champion Los Alamitos, third-seeded Newport Harbor, Edison and Corona del Mar — and provided another home game Friday, against second-seeded Orange Lutheran (9-4-1).

The Oilers are reaching maturity at the best possible moment.

"[We're] elevating to the point that now we're buying into what we're doing," head coach Raul Ruiz said. "And, most importantly, we're playing for a reason."

They've rallied in tribute to Kelly Reid, a junior midfielder and their preeminent "glue" player, who was killed Jan. 2 when the small airplane piloted by her father, Pascal, crashed into a furniture warehouse after takeoff from Fullerton Municipal Airport.

"We're playing for her now," said Katter, a junior attacking midfielder. "Everything we do is for Kelly. We have her in our hearts always, and she's with us on the field at all times, supporting us and being there for us. We can feel her. ... We're always working super hard for her, giving everything on the field, because she would always give everything on the



Photos by Don Leach | Staff Photographer

**DAISY QUATMAN** (22) of Huntington Beach gets in a foot race with Bella Kellerman as she makes a run for the goal on Wednesday.

field."

Reid, who also played for Huntington Beach's flag football and girls' lacrosse teams, is, McAthys said, "our driving force."

"That's what pushes us," the junior forward said, "because we know that if she were here, she'd be the first person who's, like, 'We've got to win this game.' So we always think, like, play with that 12th player on the field. It really pushes us everyday."

It prodded the Oilers into early command against Pacific League champion Arcadia (10-2-5), their direct approach unhinging their foe's possession game for the first 20 minutes or so. It might have led to three goals but for the Apaches' high defensive line, which caught Huntington Beach offside five times, and goalkeeper Adrienne Lim, who made one-on-one stops on senior Hannah Studebaker in the fourth minute and freshman Chloe Donnelly in the 17th.

Katter, just 5-foot-2, was precise on McAthys' serve.

"It's always a battle going for a header, especially with my size," she said. "If you move quickly off the ball, anticipate where the ball is and get there first, you're always going to battle for the ball. I felt confident in that moment that I was going to get it, and it went in."

It left Arcadia chasing the game, and once it found its rhythm, the Oilers spent most of their energy defending. The Apaches, spearheaded by Lim playing 30 to 40 yards off her line, as a "sweeper/keeper" to cut off direct balls, dictated the game most of the rest of the way but struggled to penetrate.

Salazar, a freshman who Ruiz called "phenomenal," and Oliver, a junior, dominated in front of a back line led by junior Kaitlyn Lee and sophomore Alexis Katter, Alicia's younger sister.

"When they threw numbers, they had the ball," Ruiz said. "And we said

when they step in our final third, we have to step and make sure we're compact, and that's when we've got to work extra hard, and that's what we did."

Oilers freshman goalkeeper Stella Adler came up big twice on shots from distance, parrying two shots from distance off the crossbar, a 35-yard Daniela Guzman blast in the 32nd minute and Bella Ackerman's dipping 45-yard free kick 11 minutes into the second half. She was strong in the air, grabbing balls in traffic as Arcadia won six second-half corner kicks.

It was the mark of a team finding its stride.

"We all know what we're playing for," Ruiz said. "It's more meaningful than any other season. I always tell my team: She's looking after us. I told [that to] the group at halftime, [that we need to] just continue believing, continue grinding, continue fighting, and things are going to happen. And guess what? They did."



**ARCADIA'S CALEY ORONA** (4) and Huntington Beach's Sienna McAthys (5) go up for a header in Wednesday's match.

**Also in the CIF Southern Section girls' soccer playoffs:**

**Newport Harbor 2, El Segundo 1:** Lily Achak and Skylye Cid scored for the Sailors in the first round of the Division 1 playoffs Wednesday night at home.

Newport Harbor (16-4-3) hosts Anaheim Canyon in the second round Friday.

**Edison 2, Torrance 0:** Lola Coderre and Aubrey Dollins had goals for the Chargers, as they opened the Division 1 playoffs Wednesday at home.

Katelyn Chantha had an assist for Edison (13-7-3), which plays at Ontario Christian in the second round Saturday.

**Corona del Mar 5, Lake-wood St. Joseph 2:** The Sea Kings' high-powered attack earned them a Division 1 first-round win on the road Wednesday.

CdM (15-6) hosts league champion Los Alamitos in an all-Sunset League affair Friday in the second round.

**El Dorado 2, Laguna Beach 1:** The Breakers (11-6-1) fell in the first round of the Division 2 playoffs on the road Wednesday.

**Trabuco Hills 3, Fountain Valley 0:** The Barons (9-9-3) lost their Division 3 opener on the road on Wednesday.

**Sage Hill 2, Linfield Christian 0:** The Lightning earned a shutout win at home Wednesday to open the Division 4 playoffs.

Sage Hill (9-3) plays at San Marcos in the second round Friday.

**Costa Mesa 4, Burbank Burroughs 1:** The Mustangs eased to a win in a Division 4 opener Wednesday.

Costa Mesa (12-7-1) plays at Don Lugo in the second round Friday.

**Immaculate Heart 1, Pacifica Christian Orange County 0:** The Tritons (15-9-2) saw their season come to a close Wednesday in a Division 4 road opener.

**Estancia 3, Sultana 0:** The defending CIF champion Eagles earned a shutout win Wednesday to open the Division 5 playoffs.

Kimberly Munoz scored twice and Paloma Vallejo added a goal for Estancia (9-4-4), which plays at Palmdale Knight in the second round Friday.

**Capistrano Valley Christian 4, Los Amigos 1:** The Lobos (13-2-1) fell Wednesday in the first round of the Division 6 playoffs.

Staff writer Matt Szabo contributed to this report.

Scott French is a contributor to the Daily Pilot.

## BOYS' BASKETBALL

## Fountain Valley battles, falls to Mater Dei in CIF opener

BY MATT SZABO

SANTA ANA — Brendan Holmes was a decorated high school boys' basketball player at Marina High School in the late 2000s.

He still ranks third in the CIF Southern Section record books for three-pointers made in a career (409) and a season (149).

But for all the accomplishments, he never got a chance to play against Mater Dei, the team he considers the gold standard of Southern California basketball.

Holmes is now a first-year head coach at Fountain Valley, and his Barons got that chance on Wednesday night in the first round of the Division 1 playoffs.

"They had an opportunity to test themselves against the best, and myself against [Monarchs coach Gary] McKnight, an unbelievable coach who's been doing it for a really long time," Holmes said.

The Barons battled until the very end, but No. 3-seeded Mater Dei earned a 66-57 win in its home gym.

Fountain Valley finishes its season 19-10 despite the

efforts of senior guard Aaron De Santiago, who led all scorers Wednesday night with 27 points. That total included five three-pointers, adding to his own Orange County-best total of 94 triples.

"People can say it's a tough draw, but we came into it and we knew we had a chance," De Santiago said. "We knew they were beatable. If we hit a couple of shots here and there, we're back in it for sure. We got the looks, we just didn't make them tonight. We did everything we could. I love these guys. It was definitely a good season, for sure."

Blake Davidson led a balanced Mater Dei attack with 19 points, one of four Monarchs in double figures. Demarcus Henry added 17 points. Luke Barnett scored 13 and Malloy Smith, the son of NBA personality Kenny Smith, added 11 points.

Davidson, a senior who is 6-foot-9, scored most of his points close to the basket.

"At just about every position, they had several inches on us," Holmes said with a smile. "I think the guys were ready for the challenge



James Carbone

**FOUNTAIN VALLEY'S** Troy Leach (33) drives to the basket at Mater Dei on Wednesday night in the first round of the Division 1 playoffs.

and the opportunity to play a storied program, a well-coached program. They definitely answered our call early, which was great. We just didn't have enough in us to see it through."

Senior point guard Devin Payne scored nine of his 13 points in the first quarter, helping Fountain Valley take a 16-10 lead.

After a rare four-point play from De Santiago, the hosts closed the second quarter on a 10-1 run to take a 33-28 halftime advantage.

Still, Fountain Valley kept its deficit to single digits until the latter stages of the fourth quarter.

Holmes said the season turned when Fountain Valley rallied from a 21-point third quarter deficit to stun Newport Harbor on the road 62-58 in a Sunset League game on Jan. 22. The Barons' only loss in league after that was a two-point defeat against undefeated league champion Los Alamitos, and they finished tied for third in the highly

competitive league.

"We became a more physical team, and I think we really started to trust each other," Holmes said. "That boded well in that second half of league, where we made a great run."

**Also in the CIF Southern Section boys' basketball playoffs Wednesday:**

**Crespi 90, Edison 54:** The Chargers (17-11) fell on the road to the top-seeded Celts in a Division 1 first-round game.

**Corona del Mar 70, Rancho Cucamonga 66:** The Sea Kings pulled off an upset road win over the No. 4 seed in Division 1.

CdM (21-8) hosts Rolling Hills Prep in the second round Friday.

**Pacifica Christian Orange County 62, Saugus 41:** EJ Spillman had 22 points for the Tritons in the Division 2AA first-round game on the road.

Hudson Reynolds added 17 points for Pacifica Christian (20-7), which hosts Newport Harbor in an all-Newport Beach second-

round game Friday night.

**Newport Harbor 66, South Pasadena 64:** Gavin Guy hit the game-winning shot to lift the Sailors in the Division 2AA first-round game at home.

Jack Berry scored 24 points and Owen Saukkola added 22 points for Newport Harbor (18-11), which plays at Pacifica Christian on Friday.

**Sage Hill 44, Oakwood 39:** The Lightning earned a close win in their Division 3AA opener at home.

Sage Hill plays at West Torrance in the second round Friday.

**Calvary Baptist 79, Costa Mesa 53:** The Mustangs (10-18) lost at home in a Division 4AA first-round game.

**Newport Christian 71, California School for the Deaf 61:** The Seahawks (17-4) won their Division 4A opener on the road and host Hacienda Heights Wilson in the second round Friday.

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## CASE

Continued from page A1

last person to see Lockhart alive. Perez said she was walking home from work when she saw Lockhart lying in a fetal position in a nearby lawn, groaning and clutching her belly on the afternoon of either June 29 or June 30.

It's unclear exactly when she died. None of the over 30 witnesses called to the stand during roughly two weeks of trial were able to account for Lockhart's whereabouts in the moments leading up to her death.

Meanwhile, residents at the mobile home began noticing a foul odor coming

from a shed in their yard a few days before hosting a July 4 gathering. One of them, Lolita Guevara, said she saw her brother, Antonio Padilla, digging a roughly 5-foot-wide hole deep enough to expose the plumbing in their yard on July 10. Later that day Guevara and Padilla's mother, Rosario Cendejas, confronted her son as he was carrying bags filled with blankets that appeared to be stained with blood and crawling with maggots.

More than two years later, during an interview in October 2024, Guevara told investigators she recalled hearing a woman screaming for help sometime in the last days of June 2022. Her statements and testi-

mony were a key component of prosecutor's case against her brother.

"She is the one piece of direct evidence of this murder," Madera said.

Antonio Padilla's attorney, Daniel Kim of the Orange County Public Defender's Office, noted that Guevara had been interviewed multiple times before ever mentioning any woman screaming. She had also told investigators she was "moving mountains" to make sure her brother stayed behind bars.

"Lolita is lying about the scream," Kim said.

Padilla's defense also emphasized that forensic scientists were unable to conclusively determine Lockhart's cause of death. Ex-

perts believe her head was likely removed after she had died. There were no bruises, scratches or other signs of a struggle found on her body.

Kim said there was no scientific evidence confirming she was the victim of a homicide and suggested she may have died of natural causes. He noted Lockhart had been hospitalized multiple times for seizures and alcohol poisoning in the month leading up to her death.

Madera noted that Lockhart's body may have been decomposing for weeks before she was discovered, making it difficult for investigators to examine. She added that Padilla was much larger and stronger

than the victim and could have easily overpowered her.

"She's 60 years old. She's 5 foot 4 and 70 pounds ..." Madera told jurors, gesturing as if she were wrapping her arms around a smaller person in front of her. "She didn't have any struggle marks because it was that easy. She didn't have a chance."

A patch of Lockhart's hair and scalp were found in a shed Padilla used for shelter in the yard she was buried in. Her blood was found on a knife stored inside the structure. The defendant's DNA was also identified on the tool's handle.

Madera said the knife was likely what was used to cut off the victim's head af-

ter she died. That action would have obscured any physical evidence of strangulation.

"You don't go to those lengths and do that," Madera said of Lockhart's beheading. "You just don't, unless you're hiding a murder."

Lockhart's mother, Donna Ashbaugh, was among a handful of the victim's loved ones in the courtroom Thursday. She winced, pressed her hands to her face and looked away as photos of her daughter were presented to the jury as evidence.

The jurors will start their deliberations on Tuesday.

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ACROSS

Continued from page A3

time it is exhausting and there's a lot that goes into it. Luckily, Ross does everything and I just show up."

The even-keeled Musselman has reunited at Newport Harbor with two other female Back Bay water polo alumni, assistant coaches Rachel Whitelegge and Christina O'Beck. Musselman and Whitelegge were college teammates.

There's definitely no shortage of knowledge on the bench for the Sailors, who began the CIF Southern Section Open Division playoffs with a 12-8 win over Long Beach Wilson last week.

"Our coaching with Ross and Christina and Rachel is obviously really great, but having Maddie there is just that extra boost and motivation for us," Sailors sophomore attacker Valery Verdugo said. "Her knowledge



Don Leach | Staff Photographer

OLYMPIC GOLD medalist Maddie Musselman is mobbed by neighborhood kids during a welcome home block party in Newport Beach in 2021.

of the game is unmatched, and it's just so helpful to have her there. She's always so positive. Even just her presence makes us want to work harder, and I think she's a great role model to have."

Musselman said she isn't quite sure yet what she's doing with her water polo

career. She's taking a break from playing for now, and is training for a Half Ironman competition in Oceanside on April 5.

In August, she plans to go to physician assistant school.

"I want to try that out, see what that's like and work in healthcare," she

said. "Whether that transitions me out of the sport, I'm not sure. The door's not closed on water polo at all. Obviously, I've had a lot of experience with the Olympics. Being able to go to three is such an honor, and knowing that it's in L.A. [in 2028] is obviously very enticing. But you know when you're ready to move out.

"Especially with everything that happened with Pat, I'm in no space to make a decision at this time or know what I want to do. He supported me either way, to keep playing or to go to school. That's what I loved about him, he was always just like, 'take it day by day. If you want to come back, you come back. If you want to move on, you move on.'"

Musselman knows that Sinclair, her coach turned good friend, will support her no matter what she chooses.

He said it's an honor to

have someone with her talent on the bench with him. Even more than that, though, Sinclair knows it is Musselman's selfless nature that stands out.

"I think the girls obviously are very lucky and fortunate that you get to [learn from] one of the greatest players of all time," Sinclair said. "It's someone that I think everyone has looked up to at some point in their water polo career, and now she's a part of their process and their journey. Every day with her is super-fun, just enjoying that opportunity because you don't get that often.

"It's cool for the program and I think it says a lot about her, how much she cares about the sport and this community. Obviously, I'm fortunate to have her as a friend and plan to have a relationship with her forever. She's a special person."

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JEWELERS

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Highway in Newport Beach.

"We have outgrown the Costa Mesa location after 56 years," they wrote of the store's imminent southward migration. "Watch services, jewelry repairs and the best of everything you know to be Winston's — now at one location."

Family owned since 1969 and operated by Glenn and Michelle Verdult, the business boasts one of the largest inventories of diamonds and gemstones in Southern California, according to its website. Brandon Verdult, a third-generation proprietor at the Costa Mesa location, is an avid watch collector and enthusiast.

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TEACHERS

Continued from page A2

the on-campus celebration, walking in holding the two sides of the Teacher of the Year banner. Soon, the tears were flowing from her eyes.

Her husband wanted to be there, but he was on duty as a firefighter.

"It was quite a moment," she said. "It was an incredible honor to be recognized for something I truly love to

do. I really appreciate the wise and compassionate leadership that I have, both at my school and at the district level too ... alternative ed is where my heart is."

Ginter said she has especially felt called to teach teenagers.

"High school is like a launching pad into adulthood, and I believe in meeting students where they're at," she said. "When roadblocks appear, we have the ability to find new path-

ways around them. I just want them to know there's always a way forward, and that seems to leave them with a sense of hope."

That mission definitely is accomplished, Coast High Principal Angela Harding said.

"On a daily basis, Carly helps to bring to life our superintendent's vision, which is that every student matters," Harding said. "She lives that every day. At Coast, we believe that part

of the magic of teaching and learning is all about connection, and Carly has that super-power, that ability to connect with literally anyone. She's like a guiding light.

"I think a great teacher makes you believe that it's actually possible for you personally, and that's what Carly does for our students."

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Courtesy of Huntington Beach Union High School District

COAST HIGH English teacher Carly Ginter is one of two district Teachers of the Year.

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Legal Notices Notice of Public Sale Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday February 27, 2025 at 3:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com. Larance Mooshagian All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this February 14, 2025 by Crown Valley Self Storage II, 27831 Center Dr, Mission Viejo, CA, 92692 (949) 365-0046 2/14/25 CNS-3895494# LAGUNA BEACH COASTLINE PILOT

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 255166-CS (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: DIPESH KOTHARI, 1525 MESA VERDE DRIVE EAST, COSTA MESA, CA 92627 (3) The location in California of the chief executive office of the Seller is: (4) The names and business address of the Buyer(s) are: NGHI T. DO, 1525 MESA VERDE DRIVE EAST, COSTA MESA, CA 92627 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 1525 MESA VERDE DRIVE EAST, COSTA MESA, CA 92627 (6) The business name used by the seller(s) at said location is: DRY CLEAN CALIFORNIA (7) The anticipated date of the bulk sale is MARCH 6, 2025, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 255166-CS, Escrow Officer CANDICE SILVA (8) Claims may be filed with Same as "7" above. (9) The last date for filing claims is: MARCH 5, 2025 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: JANUARY 24, 2025 TRANSFERREES: NGHI T. DO ORD-3263904 DAILY PILOT 2/14/25

LEGAL NOTICE NOTICE OF A PUBLIC HEARING LAGUNA BEACH CITY COUNCIL The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: Zoning Ordinance Amendment 23-1250, Local Coastal Program Amendment 23-1251, and General Plan Amendment 23-1350 to amend portions of the Laguna Beach Municipal Code, Local Coastal Program, and General Plan in accordance with state housing laws and the City's Housing Element, as approved by the California Coastal Commission on February 5, 2025. The amendments include an update to the City's inclusionary housing policy and new provisions related to density bonuses, single-room occupancy units, transitional and supportive housing, low barrier navigation centers, reasonable accommodations, home occupation/work-live standards, lot consolidations for senior and affordable housing projects, and associated amendments. Specific amendments intended to improve the feasibility of infill housing projects include modifications to the development standards, major remodel thresholds, and parking requirements for mixed-use projects in the City's Local Business District, Commercial-Neighborhood Zone, and South Laguna Village Commercial Zone. SAID PUBLIC HEARING to be held Tuesday, February 25, 2025, at 5:00 p.m., or as soon thereafter. For additional information, contact City staff: Anthony Viera, Planning Manager at aviera@lagunabeachcity.net or (949) 497-0398. Comments may be made in writing prior to the hearing, or in-person in Council Chambers. Written correspondence must be delivered to City Hall by noon the day before the hearing; however, in order to allow sufficient time for Councilmembers and staff to review and consider your comments, it is recommended they be submitted as soon as possible or by 5:00 p.m., one week prior to the scheduled hearing. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Laguna Beach, at or prior to, the public hearing. No further environmental review is required because none of the conditions in Public Resources Code Section 21166 and/or State CEQA Guidelines Section 15162 are triggered by the proposed amendments to the Laguna Beach Municipal Code Amendment, Local Coastal Program, and General Plan. These proposed amendments fall within the scope of the Housing Element update, for which the City adopted a Negative Declaration on January 11, 2023, and implement the programs of the 6th Cycle Housing Element. The proposed housing amendments therefore do not require preparation of subsequent environmental documentation. The previously adopted Initial Study/Negative Declaration is available for public review on the City's website at the following link: https://www.lagunabeachcity.net/government/departments/community-development/planning-zoning/current-projects/housing-element-update Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

LEGAL NOTICE NOTICE OF AVAILABILITY HIVE LIVE ENVIRONMENTAL IMPACT REPORT Date: February 14, 2025 To: Reviewing Agencies and Other Interested Parties Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (Draft EIR) Project Title: Hive Live State Clearinghouse No. 2024060115 Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14 of the California Code of Regulations, Section 15087), that the City of Costa Mesa (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Hive Live (project) described below, and that the Draft EIR is available for public review. Comment Period: Agencies, organizations, and the public must submit comments in response to this notice within the 45-day public review period beginning February 14, 2025, and ending at 5:00 p.m. on March 31, 2025. City staff will respond to all comments received on the Draft EIR. All comments must be submitted in writing via mail or email to: Attn: Hive Live Draft EIR Chris Yeager, Senior Planner City of Costa Mesa Economic & Development Services Department 77 Fair Drive Costa Mesa, CA 92626 CHRISTOPHER.YEAGER@COSTAMESACA.GOV All parties that submit written comments or are otherwise on the notification list and have submitted their names and mailing addresses will be notified of the availability of the Final EIR. If you wish to be placed on the notification list, have any questions, or need additional information, please contact the person identified above via mail or email. Document Availability: Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 45-day public review period at the following locations: 1. City of Costa Mesa Economic & Development Services Department, located at 77 Fair Drive, 2nd Floor, Costa Mesa, CA 92626 2. City of Costa Mesa website: https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports 3. Mesa Verde Library, 2969 Mesa Verde Drive, Costa Mesa, CA 92626 4. Costa Mesa/Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627 Project Location: The approximately 14.25-acre project site is located at 3333 Susan Street, Costa Mesa, 92626. The site is specifically bound by Sunflower Avenue to the north, Susan Street to the east, South Coast Drive to the south, and a public trail (the "Rail Trail"), a pump station (operated by Mesa Water District), and Anduril Industries to the west. The project site is currently developed with the 182,520-square foot Hive Creative Office Campus with three existing two-story office buildings (in the northern portion) and the Los Angeles Chargers practice field (in the southern portion). Project Description: The project proposes to demolish the existing Hive Creative Office Campus and the Los Angeles Chargers practice field and construct a new multi-phased master-planned residential community ("Hive Live"). The project proposes three multi-family residential structures with up to 1,050 dwelling units (rental/apartment units), 3,692 square feet of retail uses, and 335,955 square feet of open space (i.e., publicly accessible open space area, private common open space, and private balconies). The project requires approval of a General Plan Amendment, Zoning Amendment, Specific Plan Amendment, Tentative Parcel Map, Master Plan, Development Agreement, and Density Bonus Agreement. Significant Environmental Effects: The proposed project would result in potential environmental impacts for the following environmental topic areas, which were further analyzed in the Draft EIR:

LEGAL NOTICE NOTICE OF A PUBLIC HEARING LAGUNA BEACH CITY COUNCIL The Laguna Beach City Council will hold an in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, Laguna Beach, to consider: 1. Zoning Ordinance Amendment 24-2343 and Local Coastal Program Amendment 24-2344 to repeal and replace Laguna Beach Municipal Code Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) generally related to accessory dwelling unit and junior accessory dwelling unit regulations. The ordinance will affect properties citywide. (Related Cases: On November 20, 2024, the Planning Commission considered the draft amendments and recommended that the City Council approve the proposed amendments. The draft amendments were also reviewed by the City Council on December 10, 2024, and January 14, 2025). 2. Amendment to Interim Land Use Ordinance 1707, which amends the Zoning Code and Local Coastal Program by repealing and replacing Laguna Beach Municipal Code Chapter 25.17 (Accessory Dwelling Units and Junior Accessory Dwelling Units) generally related to accessory dwelling unit and junior accessory dwelling unit regulations. The ordinance will affect properties citywide during the pendency of the California Coastal Commission's review and certification of Zoning Ordinance Amendment 24-2343 and Local Coastal Program Amendment 24-2344. Applicant: City of Laguna Beach SAID PUBLIC MEETING to be held Tuesday, February 25, 2025, at 5:00 p.m. or as soon thereafter. For additional information, contact City staff: Anthony Viera, Planning Manager at aviera@lagunabeachcity.net or (949) 497-0398. Comments may be made in writing prior to the hearing (when emailed or mailed to the City Clerk's office) or in-person in Council Chambers during the public hearing. In order to allow sufficient time for members of the City Council and staff to review and consider your comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public hearing is scheduled; however, it is recommended they be submitted to the City Clerk's office on or before 5:00 p.m. five days prior to the scheduled hearing. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing. CEQA: The actions are exempt from the California Environmental Quality Act (CEQA), per Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 66313. Therefore, the adoption of the proposed ordinance is statutorily exempt from CEQA in that it implements state ADU law. In the alternative, the recommendation action is exempt from CEQA, per CEQA Guidelines Section 15265(c), Adoption of Coastal Plans and Programs. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk's Office at (949) 497-0705 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

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