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 38unit 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



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.





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

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

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 doublewide trailer in the Maple Ridge Mobile Home Park. The 60-yearold 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 busiSERVING the Costa Mesa community for decades, Winston's Crown Jewelers is closing its Newport Boulevard location.

AFTER

Don Leach

See **Jewelers**, page A5

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

ness will relocate to Winston's

flagship location on West Coast

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

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 districtwide that he thinks many of his colleagues are also deserving of the honor.

Asked for his teaching approach, he highlighted projectbased 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 cochair, 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 ACHMANINOF AND THE TSAR

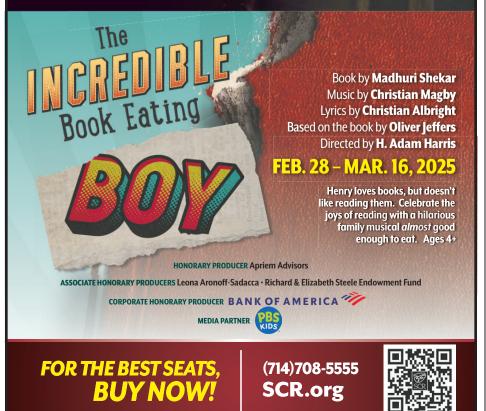
A NEW MUSICAL PLAY

The Music of Sergei V. Rachmaninoff Book by Hershey Felder Directed by Trevor Hay

FEB. 19 - MAR. 2, 2025

Hershey Felder's newest musical play will feature him in the role of composer and pianist Sergei Rachmaninoff alongside British-Italian actor Jonathan Silvestri in the role of Tsar Nicholas II. Having safely left Russia during the 1917 revolution, Rachmaninoff eventually made his home in Beverly Hills, but always longed for the Tsarist Russia that he knew and loved as a young man. Featuring Rachmaninoff's most beloved compositions, this promises to be another mystical musical journey in the Hershey Felder style that patrons have come to know and love.

> HONORARY PRODUCER Michael Ray



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

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SUDOKU

By the Mepham Group

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

				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.

4 British royal

5 Community

6 Tax pro: Abbr.

7 NBA official, for

8 "_ you kidding?"

10 Nightclub show

9 Out of style

11 Expressed in

house

clubs

short

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 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

Musselman Maddie good-naturedly, laughed 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 at-tended 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.

hesitations Despite 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.

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 10year-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 "Costa Mesa is so out of the code calls for," Dickson

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 industrial area, which was the purpose of these overlay plans in the first place." The seven commission-

ers unanimously approved

Intracorp's planning application.

Screenshot by Sara Cardine

sara.cardine@latimes.com Twitter @SaraCardine



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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 McAthy's cross provided the edge, and pivotal midfield 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, McAthy 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 McAthy's 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 secondhalf 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 McAthy (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 Skylie 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, Lakewood 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

efforts of senior guard



competitive league.

round game Friday night.

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] Mc-Knight, an unbelievable coach who's been doing it for a really long time," Holmes said.

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

Fountain Valley finishes its season 19-10 despite the

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 wellcoached 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 twopoint defeat against undefeated league champion Los Alamitos, and they finished tied for third in the highly "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**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.

matthew.szabo@latimes.com Twitter: @mjszabo

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 Guevera 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 testimony 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. Experts 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 after 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.

eric.licas@latimes.com Twitter: @EricLicas

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. Mussel-man 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

career. She's taking a break

from playing for now, and

is training for a Half

Ironman competition in

In August, she plans to go

"I want to try that out,

see what that's like and

work in healthcare,"

physician assistant

she

Oceanside on April 5.

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

to

school.

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 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."

matthew.szabo@latimes.com Twitter: @mjszabo

JEWELERS

Continued from page A1

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.

sara.cardine@latimes.com Twitter: @SaraCardine

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 pathways 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

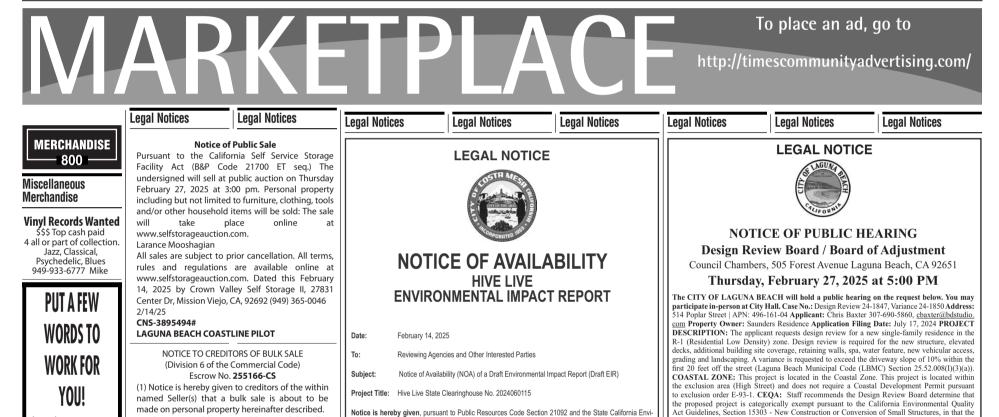
"I think a great teacher makes you believe that it's actually possible for you personally, and that's what Carly does for our students.

matthew.szabo@latimes.com Twitter: @mjszabo



Courtesy of Huntington Beach Union High School District

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



	made on personal property hereinafter described.
(714) 966-4600	(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:
CLASSIFIED	(4) The names and business address of the Buyer(s)
CLASSIFIED	are: NGHI T. DO, 1525 MESA VERDE DRIVE EAST,
	COSTA MESA, CA 92627
lt's	(5) The location and general description of the
	assets to be sold are: FURNITURE, FIXTURES AND
the solution	EQUIPMENT of that certain business located at:
	1525 MESA VERDE DRIVE EAST, COSTA MESA,
you're	CA 92627
·	(6) The business name used by the seller(s) at said
searching	location is: DRY CLEAN CALIFORNIA
for-whether	(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.
you're	255166-CS, Escrow Officer CANDICE SILVA
	(8) Claims may be filed with Same as "7" above.
seeking a	(9) The last date for filing claims is: MARCH 5,
home,	2025
	(10) This Bulk Sale is subject to Section 6106.2 of
apartment,	the Uniform Commercial Code.
	(11) As listed by the Seller, all other business
pet	names and addresses used by the Seller within
	three years before the date such list was sent or
or new	delivered to the Buyer are: NONE . DATED: J ANUARY 24, 2025
occupation!	TRANSFEREES: NGHI T. DO
•••••	ORD-3263904 DAILY PILOT 2/14/25
	LECAL 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 Amend 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, nercial-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 g, 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 recomment ed 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 meone 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 environmenta 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.

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State California Envi rommental 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 potification 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 or the notification list, have any questions, or need additional information, please contact the person identified

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:

- 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-di visions/economic-and-development-services/planning/environmental-notices-and-reports.
- Mesa Verde Library, 2969 Mesa Verde Drive, Costa Mesa, CA 92626
- 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 rise is currently developed with the 182,52-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 I to a Angeles Chargers practice field and construct a new multi-phased master-planed 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 335,958 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 Agree

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:

• Aesthetics	• Land Use and Planning
• Air Quality • Biological Resources	NoisePopulation and Housing
• Cultural Resources	• Public Services
• Energy • Geology and Soils	Recreation Transportation
Greenhouse Gas Emissions	• Tribal Cultural Resources
• Hazards and Hazardous Materials	• Utilities and Service Systems
• Hydrology and Water Quality	

The project site is not listed as a hazardous site pursuant to Government Code Section 65962.5.

Public Hearings: Consideration of the proposed project including the Environmental Impact Report by the City of Costa Mesa Planning Commission will be scheduled later this spring. A separate public notice will be provided to notify the public of the hearing dates.

Need Transportation? Look in the Classifieds!

roject consists of construction and location of limited numbers of new, small structures. MORE INFORMATION: The property is required to be staked with story poles at least 21 calendar days prior to the hearing. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<u>https://www.lagunabeachcity.net/live-here/city-council/meetings-</u> agendas-and-minutes) and at the Community Development Department public Contertuings-agendas-and-minutes) and at the Community Development Department public contert during the following hours: Monday – Thursday: 7:30am – 3:00pm and 7:30am – 12:00pm alternating Fridays (closed alternating Fridays). Pursuant to Laguna Beach Municipal Code Sections 12.14.040(d) and 12.16.080(e), landscaping previously approved through the design review process with established height limits shall be exempt from all future hedge height, view preservation, and view restoration alternative activity of the comparison of the communication of the communica claims by neighboring property owners. HOW TO COMMENT: For additional information contact City staff: Daniel Latham, Associate Planner at dlatham@lagunabeachcity.net or (949) 464-6612. Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written 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 Public Hearing is scheduled. You may invite the Board Members to view the proposed project from your property prior to the meeting. Please complete a site visit request by visiting the link below. https://www.lagunabeachcity.net/government/departments/boards-commissions-committees/ design-review-board. Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may equest such modification or accommodation for accommodation to participate in a meeting may equest such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements o assure accessibility to the meeting. Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the City of Laguna Beach prior to, or at, the public hearing.

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. Chambers, located in City Hail 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 properties citywide. The draft amendments were also reviewed by the City Council 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 Caring Ordinance American 242 and Lead Coastal Commence and Coastal Commence and Coastal Commence and Coastal Commence and Coastal Co 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 20, 2025, at 3:00 p.m. of as soon difference. For additional minorification, contact system. 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 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 recommend of the is a compt from CEQA per CECA per deficiency of the adoption of the proposed ordinance recommend 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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Legal Notices

Legal Notices

MARKETPLACE To place an ad, go to http://timescommunityadvertising.com/ Legal Notices Legal Notices Legal Notices

T.S. No.: 24-12432 Loan No.: ***4768** APN: 440-281-26 NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES)DATED 12/15/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **3/12/2025** at **9:00 AM**, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) dated 12/15/2020 ("Deed of Trust") recorded on 12/24/2020, as Document No. 2020000764289 in book --, page -- , of Official Records in the Office of the Recorder of Orange County, California, executed by Radonix, Inc ("Trustor"), as trustor, to secure obligations in favor of Center Street Lending VIII SPE, LLC., as beneficiary

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: On the steps to the entrance of the Orange Civic Center, 300 E. Chapman Avenue, Orange, CA 92866, all right, title and interest conveyed to and now held by it under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) in the property situated in said County, California, describing the land therein:

PARCEL 1:

LOT 23 OF TRACT NO. 6905, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 308, PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THERE FOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY RECORDED IN BOOK 12415, PAGE 992, OFFICIAL RECORDS PARCEL 2:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS THROUGHOUT LOT 65 OF TRACT NO. 6905, AS SHOWN ON A MAP **RECORDED IN BOOK 308, PAGES 27 TO 32 INCLUSIVE OF MISCELLANEOUS** MAPS. RECORDS OF ORANGE COUNTY, CALIFORNIA

A.P.N.: 440-281-26

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 509 Ventaja Newport, Newport Beach, California 92660

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated to be \$2,247,642.61. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale.

The current beneficiary under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES)

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa. California and virtual locations on Monday, February 24, 2025 at 6:00 PM, or soon thereafter, to consider the following item: Application No.: PCUP-24-0011

Applicant/Agent:. Dave Ruffel/Keith Scheinberg (RDK Holdings)

Site Address: 1912 Harbor Blvd.

Zone: Local Business District (C1) Description: PCUP-24-0011 is a request for a

Conditional Use Permit to allow a 2,400-square-foot retail cannabis storefront use with delivery in an existing one-story commercial building located at 1912 Harbor Boulevard. The proposed use would be subject to Costa Mesa's regulations, conditions of approval, and State cannabis regulations. For additional information, please visit the City's

website at <u>www.costamesaca.gov/cannabis</u>. **Environmental Determination**: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities. Additional Information: For more information, call 754-5245, (714)or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting

https://costamesa.legistar.com/Calendar.aspx. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City NO LATER THAN 12:00 PM on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or written correspondence submitted to the City, during or prior to, the public hearing.

NOTICE OF PETITION TO ADMINISTER ESTATE OF VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI Case No. 30-2025-01458172-PR-PW-CMC

To all heirs, beneficiaries, creditors, contingent

creditors, and persons who may otherwise be interested in the will or estate, or both, of VICKI S. RIGHETTI aka VICTORIA SUE RIGHETTI A PETITION FOR PROBATE has been filed by Tritia

Foster in the Superior Court of California, County of ORANGE.

THE PETITION FOR PROBATE requests that Tritia Foster 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.

USEUM

MUSEUM

Continued from page A1

of our museum, and we're so proud of our community, and we want our community to be so proud of us.'

Perlin Lee added that the donations would help additional projects, including upgrades to acoustic tiles that would aid with audibility for music, programs and tours. The museum is also working on accessibility issues inside, she said. Community programs remain a focal point.

Laguna Beach continues its countdown to the century mark, as the city was incorporated in 1927.

The inhabitants of the art colony have striven to exhibit and gather in the presence of art for longer still, which led to the founding of the Laguna Beach Art

Assn. in 1918. Wendy Aird, a trustee of Laguna Art Museum, shared a bit of this history while highlighting the fundraising effort on Tuesday evening at a meeting of the

City Council. The art gallery was not only for exhibitions, but it was also for a place for the community to gather," Aird said. "In the [19]20s, they found this was so successful, that they had to get a bigger building, and [plein air painter] Anna Hills went out and got the money.

"The next building was built on the corner of Cliff and [Pacific Coast Highway], as many know. For the next 50 years, this association was successful, and in the '70s changed the name to Laguna Art Museum.'

andrew.turner@latimes.com Twitter: @AndrewTurnerTCN

Daily Pilot

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CONTACT US

Carol Cormaci Executive Editor

carol.cormaci@latimes.com

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

Andrew Turner,

10540 Talbert Ave., Suite 300 West, Fountain Valley, CA 92708

> 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

Laguna Beach and Sports andrew.turner@latimes.com

Send Letters to the Editor to erik.haugli@latimes.com. See Mailbag for guidelines.

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CROSSWORD AND SUDOKU ANSWERS

LAGUNA ART Museum will

invite donors to paint their

names on

the wall in

part of the

Single One"

fundraiser.

Don Leach

"Every

late April as

and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is".

The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction. you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 24-12432. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

Date: 2/4/2025

Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-000877



A HEARING on the petition will be held on March 26, 2025 at 1:30 PM in Dept. No. CM08 located at 3390 HARBOR BLVD, COSTA MESA CA 92626.

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at the Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

> Attorney for petitioner: GRACE A LOU ESQ SBN 237109 LAW OFFICES OF GRACE A. LOU 1230 ROSECRANS AVE STE 620 MANHATTAN BEACH CA 90266 CN114179 RIGHETTI Feb 13,14,20, 2025

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