

Daily Pilot

FRIDAY, MARCH 10, 2023 /// dailypilot.com



Photos by Don Leach | Staff Photographer

CITY COUNCILMAN Casey McKeon, Mayor Tony Strickland, City Atty. Michael Gates and Mayor Pro Tem Gracey Van Der Mark, from left, hold a press conference at City Hall on Thursday to announce the filing of a lawsuit in federal district court.

Surf City, state sue each other over housing issues

State leaders say H.B. violates state law by banning ADUs, while city leaders push back on RHNA requirements.

BY MATT SZABO

The gloves are off. The state of California and city of Huntington Beach are both turning to the courts in their battle over separate but related housing issues. California Atty. Gen. Rob Bonta and the Department of Housing and Community Development filed a lawsuit in Orange County Superior Court against the city of Huntington Beach on Wednesday, alleging that the city has been violating state housing laws by not accepting new appli-



HUNTINGTON BEACH City Atty. Michael Gates makes a point during a press conference Thursday.

See **Housing**, page A6

See **Goals**, page A5

Residents shore up properties ahead of next storm

Recent rainfall likely contributed to a landslide in Newport Beach and a sinkhole in Laguna Beach this week.

BY ERIC LICAS

Rain forecast on Friday has residents near a Newport Beach home damaged by a landslide last week scrambling to find ways to shore up their property.

The backyard of a Dover Shores house collapsed along with a chunk of the bluff beneath it during a downpour last Friday, March 3. It was deemed uninhabitable, and its residents, as well as their neighbors, were forced to vacate their homes. They remained displaced as of Thursday, Newport Beach spokesman John Pope said.

With the earth unstable beneath them, nearby residents were working to fortify their homes before another bout of showers arrives in Orange County Friday. Between 0.5 and 0.75 inches were expected to come down in the region that day before precipitation tapers off overnight, according to the National Weather Service.

See **Storm**, page A2



Photos courtesy of Jennifer Friend, Samar Aziz and Shaista Malik

ABOVE: Jennifer Friend is the chief executive of Project Hope Alliance. **RIGHT:** Dr. Shaista Malik is the executive director of the UC Irvine Susan Samueli Integrative Health Institute. Both women are being honored as a Woman of the Year in the state's 73rd district.



DR. SAMAR AZIZ is the chief executive of the nonprofit group Sabil USA. She is being honored as a Woman of the Year in the state's 73rd district.



O.C. trio receives Women of the Year accolades

BY ANDREW TURNER

Three Orange County women, including a Costa Mesa resident, are being honored by Assemblywoman Cottie Petrie-Norris as Women of the Year.

The honorees, one each from Costa Mesa, Irvine and Tustin, the cities represented by Petrie-Norris in the state's 73rd district, were recognized in a ceremony Thursday.

"One of the things that I always come away with after these events is just a sense of inspiration and, really, of hope," Petrie-Norris said. "All of these women, and so many of the women that we've been able to honor over the years, they're tackling some of the toughest challenges facing our cities today and facing the planet today."

Costa Mesa's Jennifer Friend, who experienced homelessness as a child, is the chief

executive of Project Hope Alliance, an organization that works to end youth homelessness. Under her leadership, the group has expanded from serving one school and 65 kids to 47 schools across three districts: Newport-Mesa Unified, Santa Ana Unified and Huntington Beach Union High School District.

See **Trio**, page A2

N.B. city manager provides updates on goals

An annual meeting with the City Council focused on capital improvement projects, budget, taxes, other ongoing issues.

BY LILLY NGUYEN

Newport Beach City Manager Grace Leung reiterated the council's goals for this year and updated residents on how the city is tackling the upcoming budget, capital improvement projects and what is being done about other issues during a Speak Up Newport meeting Wednesday night.

Leung's address to the organization largely centered on items established during a yearly goal-setting meeting held by the Newport Beach City Council in January.

"It's been a really good beginning of this year. We have four new council members. It's nice to have fresh new energy and perspectives," Leung said at the start of her remarks to a nearly full room at the Newport Beach Civic Center on Wednesday. "We're an older city with lots of different activities ... and a really ambitious capital improvement program, and [I'm] excited to talk about some of those projects."

Leung noted that tax revenues are so far coming in higher than initially projected in June last year and have the potential to reach the highest levels seen to date.

Much of the city's general fund comes from its property taxes, sales taxes and transient occupancy tax, the latter of which is also known as the hotel tax. Leung said the city's sales tax has a very diverse base that has helped buoy the hotel tax, which took a big hit at the onset of the COVID-19 pandemic in 2020.

"We were a little concerned in

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: Mark David Payne (a.k.a. Mark D. Payne)

Case No.:30-2023-01307822-PR-LA-CJC
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Mark David Payne (a.k.a. Mark D. Payne).**

A PETITION FOR PROBATE has been filed by **Charlotte L. Panattoni** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **Charlotte L. Panattoni** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on: **March 29, 2023 at 1:30 p.m. in Dept. C10** located at: 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

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 the Petitioner:
 James P. Casey, IV, (SBN: 254823)
 24 Corporate Plaza, Suite 200
 Newport Beach, CA 92660

Published in the DAILY PILOT on:
 3/8, 3/10 & 3/15/2023

BSC 222950 NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGE ELLIOTT SHORT, JR. 30-2023-01308491-PR-PW-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **GEORGE ELLIOTT SHORT, JR.**

A PETITION FOR PROBATE has been filed by **SANDRA CHRISTINE SHORT-BARTLETT** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **SANDRA CHRISTINE SHORT-BARTLETT** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **April 06, 2023 at 1:30 p.m. in Dept. C8** located at: 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

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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 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 the Petitioner:
 MATTHEW AGREN, ESQ
 AGREN LAW FIRM, PC
 2600 MICHELSON, STE 770
 IRVINE, CA 92612
 Published in the ORANGE COAST DAILY PILOT on:
 3/3, 3/8 & 3/10/2023

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TAMZIANA MARIE RICHARDSON AKA TAMZIANNA MARIE DELFOSSE CASE NO. 30-2023-01308373-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of **TAMZIANA MARIE RICHARDSON AKA TAMZIANNA MARIE DELFOSSE.**

A PETITION FOR PROBATE has been filed by **JAMES D. CIRAR** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **JAMES D. CIRAR** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: **03/30/23 at 1:30PM** in Dept. C08 located at: 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 CENTRAL JUSTICE CENTER.

NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (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
 J. TERRENCE MOOSCHEKIAN, ESQ. - SBN 51182
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 13215 EAST PENN STREET, SUITE 510
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 3/9, 3/10, 3/16/23
CNS-3676871#
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BSC 222859 NOTICE OF PETITION TO ADMINISTER ESTATE OF: NORMAN R. SELLERS 30-2023-01305279-PR-LA-CJC

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **NORMAN R. SELLERS.**

A PETITION FOR PROBATE has been filed by **TREANA ANN HANSEN** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **TREANA ANN HANSEN** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **March 08, 2023 at 1:30 p.m. in Dept. C10** located at: 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

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 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 the Petitioner:
 NICOLE Y. NEWMAN, ESQ
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 TUSTIN, CA 92780
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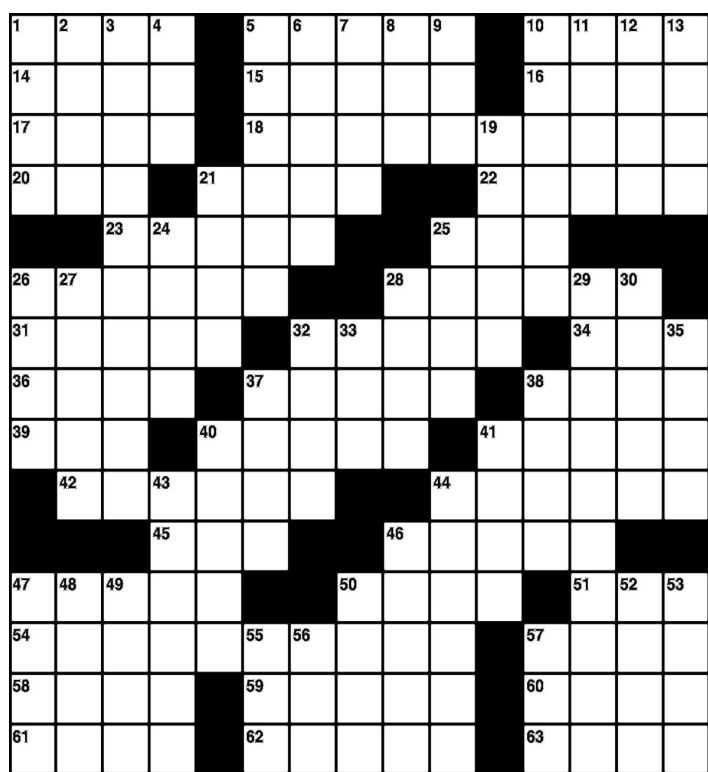
THE DAILY COMMUTER PUZZLE

By *Jacqueline E. Mathews*

ACROSS

- 1 Cravings
- 5 Ford or White
- 10 In addition
- 14 S-shaped molding
- 15 Email provider
- 16 Mayberry, for one
- 17 Music's Lady _
- 18 Occurring before marriage
- 20 Once _ blue moon
- 21 Kismet
- 22 _ nose; cold symptom
- 23 Garbage
- 25 Silver-colored metal
- 26 Martians & others
- 28 Unassuming
- 31 Married women
- 32 Forest opening
- 34 Paving stickum
- 36 Zealous
- 37 Egypt's capital
- 38 Family member
- 39 "Certainly!"
- 40 Remedies
- 41 Finds odious
- 42 Like Limburger cheese
- 44 European language
- 45 Empty space
- 46 Cattle catcher
- 47 Spanish farewell
- 50 Bundle of hay
- 51 "La Brea" network
- 54 Penalty
- 57 Gentleman caller
- 58 Has lunch
- 59 Edmonton hockey player
- 60 Aggravates
- 61 _ machines; Las Vegas draws
- 62 Singer Cline
- 63 Ta-tas

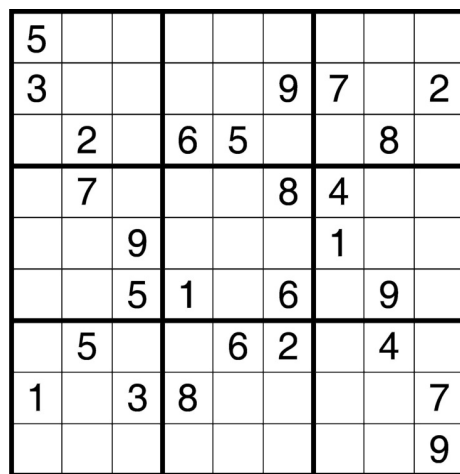
DOWN



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.



For answers to the crossword and Sudoku puzzles, see page A3.

- 1 Cartoon bear
- 2 Actor Richard
- 3 Pessimist's attitude
- 4 Mermaid's home
- 5 Heart surgery
- 6 Where we live
- 7 "How do I love _?" (E. Browning)
- 8 Unit of weight
- 9 Pronoun
- 10 Bring into harmony
- 11 Cut of pork
- 12 Graceful waterbird
- 13 Solely
- 19 Arrogance
- 21 Groupies
- 24 Film critic Rex

- 25 Hubbub
- 26 Take _; subtract
- 27 _ in; inhabits
- 28 One of the planets
- 29 Writing paper
- 30 Records
- 32 Cooper or Coleman
- 33 Recline
- 35 Impulsive
- 37 Actor Robert
- 38 Cronies
- 40 Elegance
- 41 Stockings
- 43 Self-centered person
- 44 Meager
- 46 Freeway divisions
- 47 King Kong's kin
- 48 Serving two purposes
- 49 3 _ 3 is 1
- 50 Suspenders alternative
- 52 Cook a cake
- 53 Use foul language
- 55 Bunny's movement
- 56 Actress Farrow
- 57 High chair accessory

Tribune Media Services

Motorcyclist dies in H.B. collision

A single-vehicle crash in Huntington Beach left a motorcyclist dead early Wednesday.

He was riding a 2010 Husqvarna east on Yorktown Avenue when he apparently lost control and went down west of Waterbury Lane at 2 a.m., Huntington Beach police spokeswoman Jessica Cuchilla said. The man was described as a 25-year-old

Huntington Beach resident. His name was withheld pending the notification of relatives. The cause of the crash was unclear as of Wednesday, Cuchilla said.

— *Eric Licas*

STORM

Continued from page A1

Geologists have been surveying the area around the red-tagged Newport Beach home and say the ground is still shifting, Pope said. The landslide also damaged a drain that carries storm water out of the neighborhood.

"That soil is still moist, so the situation is still evolving," Pope said.

He described the landslide as a "localized incident." City officials were working to expedite permitting for repairs on damaged homes. However, most of the bluff directly adjacent to the neighborhood sits on a wildlife preserve. That means it belongs to the state of California, so much of the cleanup and fortification of the cliffside may fall within their authority, Pope said.

Meanwhile, rain last week may have contributed to a sinkhole that swallowed a Range Rover, reportedly lost control and



Susan Hoffman

LAW ENFORCEMENT officials, right, observe a Newport Beach home that was red-tagged after a landslide destroyed its backyard adjacent to Upper Newport Bay.

caused a gas leak in Laguna Beach Monday. Residents were evacuated for about four hours as methane and about 100,000 gallons of water were released into the neighborhood.

Further north, in communities along the San Bernardino Mountains, record-breaking snowfall completely buried homes, cutting some off from medical care and other essential services. At least 12 people

caught in the Southern California blizzard had died as of Wednesday.

The next round of rain will be partially driven by an "atmospheric river" of moist air spreading south from Northern California, according to the National Weather Service. It should pass by Sunday, giving way to clearer skies and temperatures in the 70s.

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 Twitter: @EricLicas

TRIO

Continued from page A1

"I used to think that I was successful despite what I went through," said Friend, who added the honor is reflective of her organization's collective work. "I realize now that it's because of it, and I hope that the kids that we walk alongside can internalize that and realize that much earlier than 53. I think it'll turn the impostor syndrome thing on its head if we look at it from an asset perspective, not a deficit perspective."

Dr. Shaista Malik, the Irvine honoree, is the founding executive director of the UC Irvine Susan Samu-

eli Integrative Health Institute. She is also an associate vice chancellor of the College of Health Sciences at the university.

"Receiving this award is a testament to the importance of whole health and the contributions of women in this field," Malik said. "I want to use this recognition as an opportunity to continue advocating for healthcare quality, equity and access for all, and to inspire others to engage in integrative whole-person health."

Dr. Samar Aziz, a 30-year resident of Tustin, is the chief executive of Sabil USA, a nonprofit that provides myriad services, including help with food in-

security, rental assistance and mental health services. Over the past 11 years, Sabil has provided 7.3 million pounds of nutritious food to those in need, Aziz said.

"It's an honor to be serving my community and the nearby neighborhoods and to be recognized for my city that I've been here for 30 years, and especially that this year, the theme is equity," Aziz added. "As a woman, an immigrant from an Egyptian family, I really believe that it's about time that we stepped up into our greatness and we shine and we are contributors of society."

andrew.turner@latimes.com
 Twitter: @AndrewTurnerTCN

COLUMN | GUSTAVO ARELLANO

Scapegoating a kumbaya interfaith group? Stay classy, Huntington Beach

Bagels and danishes sat largely untouched at the monthly meeting of the Greater Huntington Beach Interfaith Council, which aims to bring peace, love and understanding to a city perpetually in need of each.

About 20 members gathered at tables or Zoomed in last Tuesday, focused intently on the latest intolerant troublemakers to plague Surf City.

Them? A week earlier, the City Council had decided to reevaluate the invocations offered before every meeting.

For at least 17 years, a handshake agreement has left the task to the Interfaith Council. The only guidelines: No proselytizing, no politics and keep to under a minute.

The resolution passed by the City Council claimed that the interfaith group had turned invocations into "political soapboxing opportunities."

Republican Mayor Tony Strickland — a former assemblymember and state senator who co-authored the resolution with fellow Republican Gracey Van Der Mark — said he had received "hundreds" of complaints about the matter. "It has been a problem, and it's a problem that needs to be fixed," he said at the council meeting.

Van Der Mark, part of a new conservative council majority, proposed that the city create a list of "certified" religious leaders to handle the invocations. Strickland said this would ensure that no one from a "hate group" could ever participate.

Members of the Interfaith Council learned of the proposal only after some-



MANECK BHUJWALA, president of the Greater Huntington Beach Interfaith Council, at the Huntington Beach Pier. The group might be stripped of its oversight over invocations offered before City Council meetings — because, Mayor Tony Strickland claims, they've become "politicized."

one from the city manager's office called to let them know.

On Tuesday, their meeting began with — what else? — an invocation.

Elaine Keeley read "First they came ..." — the iconic poem by a German Lutheran pastor who bemoaned his own silence as the Nazis came for socialists, trade unionists, Jews and then him.

Keely's father, former Huntington Beach Mayor Ralph Bauer, helped to found the Interfaith Council in 1996.

"I think this is what he would've wanted to read today," she said.

President Maneck Bhujwala told his colleagues that he had reviewed a year's worth of their invocations and found nothing remotely objectionable.

"We've done a very good job," asserted the volunteer Zoroastrian priest.

Rabbi Stephen Einstein, a past president and co-founder of the Interfaith Council, saw Strickland's move as part of an "agenda that is very much at odds with the warm and welcome attitude we have."

That drew a rebuke by Dave Garofalo, a former Huntington Beach mayor banned from running for office after pleading guilty in 2002 to a felony and 15 misdemeanors for violating

conflict-of-interest laws.

"We have contributed to this," Garofalo said, criticizing what he described as Einstein's history of "not just passive but aggressive comments" toward council members in past meetings.

The rabbi countered that he had never let his political opinions slip into his invocations. Garofalo continued to insist that the Interfaith Council had "politicized" what should remain apolitical.

"What happened, happened," Bhujwala said politely but firmly. "We will move forward. This just reminds us of the importance of our mission. We shouldn't take it personal."

After the meeting, members still wanted to know which one of them had said the things that Strickland claimed they did.

"I wanted specifics instead of 'hundreds of complaints,'" Bhujwala said. "I want to know what was it, so we ourselves can talk to that person. Right now, we don't even have the specifics."

"I have not seen a pattern of the things that have been alleged," said Don Garrick, who sits on the board of the Orange County Interfaith Council. "If it's just one incident, is that really fair? You make laws based on a general thing, not a one-time

thing." I told Garrick that I had reviewed every invocation since the beginning of 2022 — a parade of Catholic deacons, Episcopalian priests, rabbis, evangelical Christians, an imam, a Methodist and others. Only two bordered on the controversial.

One woman mentioned Jesus' promise to separate the sheep from the goats on the Last Judgment.

The other invocation was delivered by Einstein on Dec. 6, when Strickland, Van Der Mark and two other Republicans were sworn in.

The rabbi decried the "deterioration of kindness and decency, both locally and nationally" and mentioned religious groups that had faced hate crimes in Orange County that year.

"Christians!" some in the crowd angrily yelled, drawing a puzzled look from Einstein.

The rest of the invocations, I told Garrick, were well-meaning pablum.

"Hey!" joked past Interfaith Council President Charlie Neiderman. "I put a lot of deliberation into mine!"

"The city can never tell us how to pray," said Vice President Jynene Johnson.

She's right that Huntington Beach legally can't do that — but the city can choose *who* prays before meetings. A 2014 Supreme Court ruling allowed governing bodies to pick who does invocations, provided it's not just one faith's viewpoint all the time.

Erwin Chemerinsky, dean of UC Berkeley School of Law and a constitutional law scholar, said Huntington Beach "can certainly take [invocation

See **Group**, page A5

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Jesus Araliza
Judith Marion Clapp
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this March 10, 2023 and March 17, 2023 by Irvine Self Storage, 2960 Main St, Irvine, CA, 92614 (949) 851-7900
3/10, 3/17/23
CNS-3677493#
DAILY PILOT

T.S. No.: 9462-4915 TSG Order No.: 220499098 A.P.N.: 551-061-47 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/06/2006. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 04/12/2006 as Document No.: 2006000244420, of Official Records in the office of the Recorder of Orange County, California, executed by: TODD S HIGAKI, AND HELEN P HIGAKI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale 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). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 03/20/2023 at 9:00 AM Sale Location: Sale will be held at AUCTION.COM - Auction.com Room, Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92688. The street address and other common designation, if any, of the real property described above is purported to be: 4 BELL, IRVINE, CA 92620 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$459,353.61 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-4915. 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. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 855-976-3916, or visit this internet website <https://tracker.auction.com/sb1079/>, using the file number assigned to this case T.S.# 9462-4915 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information: Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0421433 TO: NEWPORT HARBOR NEWS PRESS COMBINED WITH DAILY PILOT 02/24/2023, 03/03/2023, 03/10/2023

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www.daily Pilot.com

Legal Notices

CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **March 23, 2023** or as soon as possible thereafter, on the following item:
Application No.: ZA-22-23
Applicant/Agent: OC Teen Center/ F. Michael Ayaz
Site Address: 3188 Airway Ave. Suite L
Zone: MP (Industrial Park)
Description: Zoning Application 22-23 is a request for a Minor Conditional Use Permit to allow a group counseling use with individual and family counseling in the MP zone and to deviate from shared parking requirements due to unique operating characteristics of the group counseling use. The psychiatric counseling use is intended for children and adolescents and will occupy an existing 4,150-square-foot tenant space. The hours of operation will be from 9:00 a.m. to 6:30 p.m., Monday through Friday, with outpatient psychiatric services conducted between the hours of 12:30 p.m. to 6:30 p.m. on an appointment-only basis. All clients will be picked up and dropped off at the proposed facility.
Environmental Determination: The project is categorically 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 (714) 754-5245, 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. There will be **no public hearing** on this request. Any written correspondence must be emailed to ZAPublicComments@costamesaca.gov prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: <http://www.costamesaca.gov/index.aspx?page=940> if you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date

NOTICE OF TRUSTEE'S SALE TS No. CA-19-872530-AB Order No.: DS7300-19006581 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/15/2005. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Miloslav Rousek, a single man Recorded: 6/28/2005 as Instrument No. 2005000496450 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 4/3/2023 at 1:30 PM Place of Sale: At the North front entrance to the County Courthouse at 700 Civic Center Drive West, Santa Ana, CA 92701 Amount of unpaid balance and other charges: \$1,263,495.82 The purported property address is: 16 SAN PIETRO, NEWPORT COAST, CA 92657-1311 Assessor's Parcel No.: 934-410-30 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 855 238-5118 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-872530-AB. 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. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearch/Terms.aspx>, using the file number assigned to this case CA2200287763 to find the date on which the trustee's sale was held, the amount of the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. 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GOALS

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2021. At the end of 2019-20, we weren't sure where it was going to go, but it really jumped up in 2021-22. We saw that instead of going on trips, people were staying home and saying things like, 'I'm going to buying another car,'" Leung said, noting that auto and transportation does account for a significant portion of the sales tax reported in Newport Beach. "Overall, our revenues are up over what we budgeted. We don't like to budget too far out," she continued. "We are watching pretty carefully. There's talk about a recession, a pull back in spending —

we're looking at our sales tax numbers as it's coming in. It lags by a quarter; we don't have the final December numbers for the holiday season, but those are starting to come in and that will tell us how we look for this year.

"If there's a pullback, we'll have to make some adjustment."

The City Council is expected to get first look at the budget in the spring, though whether that will be in March or April is so far unclear. Expenditures are trending down by about \$4.6 million below initial estimates, but Leung noted that some challenges are showing in employee retention and recruitment, managing workloads and inflation, in

addition to continuing to pay down future CalPERS pension liabilities.

Current issues in the city are focused around the general plan update, which includes the housing element, homelessness and limiting the impacts of nearby John Wayne Airport on the community.

Leung noted many existing services in the city go toward homelessness, but the next step to addressing the issue is finding permanent supportive housing for those who will accept the help.

"Our shelter is frequently full because we don't have that next step for them to move into, but we're going to continue to work on that," Leung said. Of capital improvement

projects, she briefly touched on the junior life-guard building, which broke ground in September and is expected to be completed by Memorial Day weekend; the Balboa Island drainage system; the Peninsula fire station and library; the new police headquarters; the Newport Bay trash interceptor, also known as a trash wheel; and the Superior Avenue bridge to Sunset View Park.

Residents were given the opportunity to ask questions of Leung on some of their concerns, which largely included public safety personnel retention and recruitment; the use of the Fairview facility in Costa Mesa; perceived increasing crime rates; and



Don Leach | Staff Photographer

NEWPORT BEACH City Manager Grace Leung speaks at a meeting at the Civic Center Community Room Wednesday.

sea-level rise and its impacts on Balboa Island.

The city manager's update can be watched in its entirety at

speakupnewport.com/city-manager-update-2023.

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GROUP

Continued from page A3

duties] away, and they can give it to someone else. That doesn't violate the 1st Amendment. But if they only had it from one faith or one political ideology, that would be unconstitutional."

Until recently, Huntington Beach had been slowly turning from Orange County's too-tanned crucible of conservative kookiness into something more ... normal?

The council — including MMA legend and arch-pandejo Tito Ortiz — voted in 2021 to allow the Pride flag to fly in front of City Hall. That same year, Rhonda Bolton became the city's first Black council member, as the council turned — gasp! — majority liberal.

That was then. After Einstein's invocation, the new conservative majority voted to appoint Strickland mayor over Democratic Councilmember Dan Kalmick.

They also invited Calvary Chapel of the Harbour pastor Joe Pedick — who addressed an H.B. Stop the Steal rally in late 2020 — to give a second invocation. In his four-minute spiel,



Allen J. Schaben | Los Angeles Times

HUNTINGTON BEACH Mayor Tony Strickland, left, and Councilmember Gracey Van Der Mark at a "meet and greet" event. The two Republicans co-authored a resolution claiming that the interfaith group had turned invocations into "political soapboxing opportunities."

Pedick looked at the council members and said, "Lord, we know that each one up here, they're under attack."

Soon after, the council majority banned the Pride flag and other non-governmental banners from flying on city property. They also vowed to rumble with Gov. Gavin Newsom yet again

over what they said was a conspiracy to urbanize Surf City.

But scapegoating a kumbaya interfaith group? Stay classy, Huntington Beach!

"We have very important matters to manage in the city, and I don't know why they [the council majority] focus on it," said Democratic Councilmember

Natalie Moser, who attended the Interfaith Council gathering and had a tense exchange with Strickland about the invocations at the Feb. 21 council meeting. "All it does is that it makes us look like a city that's exclusionary and bigoted — and this is an ongoing thing."

Strickland admitted that

Huntington Beach has "bigger issues to fry."

The invocations became a priority because "this is just something that came to me from the community," he said. He described Einstein's Dec. 6 comments as a "very, very political invocation that I had never seen before."

When I asked for more examples, the mayor replied, "It's hard to describe, but just look and hear them. You'll see they have a political nature."

When I told them I had reviewed a year's worth and found only two nebulously problematic ones — one of which quoted Christ — Strickland paused, then said, "Everyone can look at different things and come with a different perspective."

He also didn't find it appropriate that Einstein has been "very open in attacking" Van Der Mark — Huntington Beach's first Latina council member.

In 2018, Einstein and others had demanded that Van Der Mark resign from Huntington Beach school district and City Council commissions for creating a YouTube playlist titled "Holocaust Hoax?" that featured antisemitic videos. She left a comment on another video about an

anti-racism workshop in Santa Monica, saying that "colored people were there doing what the elderly Jewish people instructed them to do." (Van Der Mark said then that her words were taken out of context, that the playlist was for "research purposes," and that she wasn't antisemitic.)

When I pointed out that Einstein had criticized Van Der Mark during public comments and not during invocations, Strickland said, "That's true, but again, this is an issue."

The mayor said he would meet with Bhujwala soon. "Maybe we just have a heart-to-heart and say, 'Try to be a bit more careful and really make it apolitical.'"

In an interview before the Interfaith Council meeting, Bhujwala told me, "I feel that if the city takes over [invocations], then it will be a lot of extra work for them to manage this kind of diversity and continue the peace we have helped in the city."

He then chuckled. "If they think they can do a better job, good luck to them."

GUSTAVO ARELLANO is a columnist for the Los Angeles Times.

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HOUSING

Continued from page A1

cations for Accessory Dwelling Units, sometimes called “granny flats.”

“As our state faces an existential housing crisis, we won’t stand idly by as local governments knowingly flout state law meant to protect our communities and bring much needed affordable housing to the people of California,” Bonta said in a statement. “Huntington Beach’s latest moves fly in the face of the law, stifle affordable housing projects and infringe on the rights of private property owners in their own community.”

Less than 24 hours later, Huntington Beach City Atty. Michael Gates revealed at a press conference at City Hall Thursday that the city has filed a federal lawsuit against state leaders, including Gov. Gavin Newsom, in U.S. District Court. The 59-page lawsuit claims that state housing laws, including Regional Housing Needs Assessment zoning requirements, violate the city’s rights to zone property.

The council again discussed ADUs on Tuesday night. In closed session, they decided not to sue the state over the issue, though the topic is expected to be revisited at the next meeting on March 21.

Councilman Pat Burns’ original agenda item stated that the city would not process ADU applications until litigation or adjudication were finished. Since the city decided not to sue, ADU applications began being approved again as of Thursday morning.

Still, new applications were not accepted by the city in the time period between Burns’ original agenda item on Feb. 21 and



Don Leach | Staff Photographer

SUPPORTERS STAND by during a press conference at Huntington Beach City Hall on Thursday announcing the filing of a lawsuit in federal district court.

this week, though about 100 applications already in the pipeline continued to be processed. Strickland, Mayor Pro Tem Gracey Van Der Mark and Councilmen Casey McKeon and Burns supported the original item stopping the processing of ADUs, with council members Natalie Moser, Rhonda Bolton and Dan Kalmick voting no.

“I sure don’t want Sacramento telling us to how to rezone our neighborhoods from single-family residential, to oh, granny flats, where a lot of these people are just going to ... rent it

out,” Burns said at Tuesday night’s meeting. “They can give their grandma a room in the house, like I did. That’s where my mother-in-law stayed, and I had no problem with it, but it changes the dynamics of neighborhoods with ADUs put in them.”

Bonta said in a virtual press conference Thursday that the stoppage of ADU processing violated state housing law. He added that a proposed “builder’s remedy” ban, which also passed 4-3 on Tuesday, would also be in violation of state housing law.

The builder’s remedy ordinance, which would stop developers from bypassing zoning restrictions because Huntington Beach’s housing element is not yet in compliance, passed 4-3 Tuesday with the same vote breakdown. It has a second reading scheduled for the next City Council meeting on March 21.

“[Huntington Beach] singled themselves out,” Bonta said Thursday. “They are not the victim. They are the violator of the law.”

Huntington Beach has been at war with the state for years over housing laws. In 2019 the state sued Surf City, with a settlement reached in January 2020 after the city agreed to zone for more low-income housing.

The previous council voted against suing the state over RHNA numbers in April 2021, but the current majority ran last year on a platform that included challenging Sacramento and reasserting local control.

The current fight comes as the city has yet to certify a compliant housing element, though city leaders plan to address the issue on March 21, Strickland said.

Newsom, also on the

press conference, called Huntington Beach “Exhibit A in what’s wrong with housing in the state of California.”

“[The council majority] is playing some kind of game ... but affordable housing is not a game,” Newsom said. “The dream is not a political football.”

The city’s RHNA number of 13,368 units zoned for in the current cycle must include a percentage of low-income housing, per the state’s guidelines.

Gates introduced his lawsuit, filed Thursday, in a press conference also including Strickland, Van Der Mark and McKeon.

Some residents held signs in support, like “We love local control” and “Newsom your [sic] not God.” One woman in opposition held a sign that read, “Mayor Scofflaw.”

Strickland noted that last year, acting California State Auditor Michael Tilden re-

leased a report that called the state’s RHNA methodology largely flawed.

“While the state’s agenda is to cram a million units of housing into far less than 5% of the state’s territory, we know that neither the state nor Gavin Newsom are serious about actually producing more housing,” Strickland said. “Their goal is to urbanize quiet private-property-owning communities. This lawsuit filed by our city attorney today is the first major step in taking the governor and the state to task over their faulty narratives about housing, and their unconstitutional legislative and administrative means of stripping charter cities of their abilities to make their own decisions.”

Gates said the supposed RHNA mandates for Huntington Beach are not mandates at all, because the numbers from the Department of Housing and Community Development cannot have preemptive power over Huntington Beach’s charter city home-rule authority.

Because the suit is a federal one, it invokes the U.S. Constitution, alleging that California has violated the city’s 1st Amendment protection for compelled speech and 14th Amendment due process protections.

“If the state is left unchecked, then quite frankly the state will be micromanaging and making every local zoning decision from here on,” Gates said. “That has to stop. In California, a charter city can evoke its right to make its own determinations on land use, and that’s a constitutional provision that supersedes state legislation.”

Huntington Beach resident Jessamyn Garner is the director of communications for YIMBY (Yes In My Back Yard) Action.

Garner attended Thursday’s press conference and said a lack of affordable housing has hurt the city, and ADUs could help matters.

“Especially as an LGBTQ person in the community, I don’t really feel welcome here,” Garner said. “I don’t even go downtown because I just don’t feel comfortable being verbally harassed in public spaces. By making these housing decisions, I’m constantly watching my rent go up every year. That makes me feel like they don’t want to make space for people like me.”

“I don’t really have the financial opportunity to start a family, even if I wanted to start one, in this city. Housing costs are too high.”

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CITY OF COSTA MESA PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **March 23, 2023**, or as soon as possible thereafter, on the following item:

Application No.: ZA-22-38
Applicant/Agent: Burn Boot Camp/Anthony Massaro

Site Address: 3186 Pullman St., Suite F
Zone: MP (Industrial Park)

Description: Zoning Application 22-38 is a request for a Minor Conditional Use Permit to allow a fitness studio (“Burn Boot Camp”) to operate with a parking deviation due to unique operating characteristics and the addition of 21 new parking stalls, 3 of which are compact spaces. The proposed fitness studio will operate within a 4,525-square-foot industrial suite from 5:30 a.m. to 12:00 p.m. and from 4:00 p.m. to 7:00 p.m., Monday through Saturday. Classes will be scheduled in 45 minute increments with up to nine classes a day. There will be up to four employees onsite at any time.

Environmental Determination: The project is categorically 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 (714) 754-5245, or email planninginfo@costamesa.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be emailed to ZAPublicComments@costamesa.gov prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City’s website following the decision date at: <http://www.costamesa.gov/index.aspx?page=940>. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.

LEGAL NOTICE

THE LAGUNA BEACH CITY COUNCIL will hold a hybrid virtual/in-person Public Hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue, to consider: **Multiple appeals of the approval of Design Review 22-2248, Coastal Development Permit 22-2254, Revocable Encroachment Permit 22-2255, and Categorical Exemption under the California Environmental Quality Act, to demolish existing improvements and to construct a new single-family residence in the R-1 (Residential Low Density) zone at 966 Coast View Drive. Design review is required for the new structure with attached garage, elevated decks, new public parking space on Coast View Drive, grading, retaining walls, skylights, landscaping, site lighting, mechanical equipment, pool and spa, and outdoor BBQ and fire pit. A revocable encroachment permit is requested for concrete curbs and planting areas located within the public right-of-way along Coast View Drive and Canyon View Drive.**

Two adjacent property owners and a nearby property owner have appealed the Design Review Board’s decision to approve the project. The three appeals will be heard concurrently. One appellant contends that the project is not neighborhood compatible, and that the project revisions presented at the hearing should have required re-staking and a continued hearing for further consideration of neighbor concerns. Another appellant contends that the project is inconsistent with the design review criteria relating to neighborhood compatibility, view impacts, and safety concerns, that the review process was rushed and not conducted fairly, and that the replacement of the wall on the appellant’s property was not adequately addressed as to privacy and security concerns. The third appellant contends that the project was improperly staked for the required duration, there was a lack of notice and staking of the project revisions proposed by the applicant at the hearing, there were inaccuracies in the plans and the project calculations presented in the staff report, adequate information was not provided to evaluate potential consequences of slope modification, the project failed to satisfy the criteria for a residence in the R-1 zone, design review, and a coastal development permit, and the approval of a Categorical Exemption pursuant to the California Environmental Quality Act was improper. **SAID PUBLIC HEARING to be held Tuesday, April 4, 2023 at 5:00 p.m., or as soon thereafter as the matter can be heard.** For additional information, contact City staff: Wendy Jung, Principal Planner, at (949) 497-0321 or wjung@lagunabeachcity.net; applicant Morris Skenderian, Architect, (949) 497-3374, [moris@msaarchitects.com](mailto:morris@msaarchitects.com), property owners Paul and Sue Ellen O’Connor, POConnor@allenmatkins.com, sueellen.oconnor@gmail.com, and/or appellants: Virginia Trujillo, (949) 350-2838, SallyLombardo_sallylombardo7@gmail.com, and Serge Doroshin c/o Melinda Luthin Law, info@melindaluthinlaw.com. You may also communicate comments about the proposed application to members of the City Council, whose names and e-mail addresses are listed on the City’s website (www.lagunabeachcity.net). The agenda report, which includes a copy of the appeals, may be examined on the City’s website at the following link (available 72 hours before the public hearing): <https://www.lagunabeachcity.net/live-here/city-council-meetings-agendas-and-minutes>. Click on the City Council Agenda (located to the right of the City Council hearing date/time) under the Upcoming Events section and then click on the specific agenda item. **Comments may be made via teleconferencing during the hearing, in writing prior to the hearing (when emailed or mailed to the City Clerk’s office), or in person in the Council Chambers. Written correspondence should 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 to the City Clerk’s office on or before 5:00 p.m., Wednesday, March 29, 2023. Procedures for participating in the hybrid virtual/in-person meeting are on the City’s website linked to the meeting agenda.** If, in the future, you wish to challenge the subject matter 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 Council at or prior to the Public Hearing. Ann Marie McKay, City Clerk

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 Friday March 24, 2023 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.

Laura A Mayr
Laura A Mayr
Laura A Mayr
Sarah M Denkler
Sarah Dankler

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this March 10, 2023 and March 17, 2023 by Costa Mesa Self Storage, 3180 Red Hill Ave, Costa Mesa, CA, 91745 (714) 966-9901
3/10, 3/17/23
CNS-3677491#
DAILY PILOT

NOTICE OF PUBLIC SALE

NOTICE OF PUBLIC SALE: Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart, 2892 Kelvin Ave Irvine, CA 92614 to satisfy a lien. Auction sale March 15-2023 at approx. 2:00 PM at storage-treasures.com:
Jose Vazquez
Terry Rahmatulla
Steve Salek
Terry Rahmatulla
Isaac Sanchez
All purchased goods are sold “as is.” Purchased goods must be removed 72 hours within close of online sale. Sale subject to cancellation up to time of sale, company reserves the right to refuse any online bids and to bid at the online sale.
3/3, 3/10/23
CNS-3673656#
DAILY PILOT

CLASSIFIED
It’s the solution you’re searching for—whether you’re seeking a home, apartment, pet or new occupation!