Daily Pilot

SATURDAY, JULY 27, 2024 /// dailypilot.com

Laguna won't send tax ideas to ballot

City Council members opt against asking voters to consider a transient occupancy tax increase or a business license tax.

BY ANDREW TURNER

As Laguna Beach grapples with significant visitor impacts, city officials and community stakeholders have been putting their heads together to consider ways to offset some of the associated costs.

A transient occupancy tax increase and a business license tax were presented to the City Council on Tuesday night, but the panel did not take action on either.

It would have taken a twothirds vote of the council to submit either tax to the voters in November. City staffers identified Aug. 9 as the deadline to submit ballot text and the city attorney's impartial analysis.

The proposals included an increase from 12% to 13% for the transient occupancy tax, also known as a hotel bed tax. A staff report indicated a 1% increase could result in \$1.75 million in additional revenue in the first year, but there were concerns

See **Tax,** page A3

Costa Mesa agrees to explore OCPA

Council members make move toward potential feasibility study of joining power authority despite some skepticism.

BY SARA CARDINE

Costa Mesa has agreed to release data on the city's electricity usage to the Orange County Power Authority, so the agency can determine whether the city might join a community choice energy program designed to bolster renewability and lower costs.

But some remain skeptical about the beleaguered joint powers authority which, since its formation in 2020, has lost two major members, experienced a turnover in leadership and drawn scrutiny over its contracting practices and the transparency of its operations.

OCPA Chief Executive Joe Mosca in a July 16 meeting of the Costa Mesa City Council pitched officials on the potential benefits

See **OCPA**, page A4

ALSO FROM THE DAILY PILOT:



JP Westerbeck

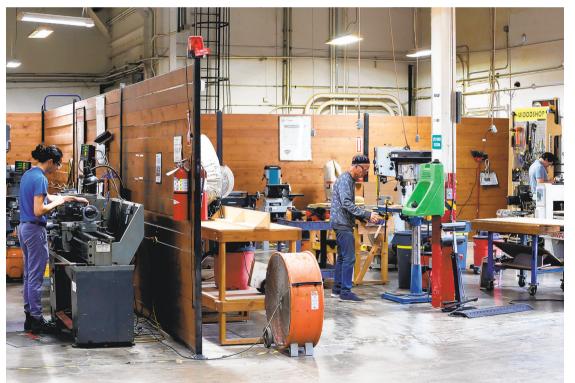
HUNTINGTON BEACH PLACES SECOND IN SURF CITY PASSING TOURNAMENT PAGE A4



Photos by James Carbone

URBAN WORKSHOP member Rostam Keyoumarsi of Huntington Beach, works on his project building a satar in Costa Mesa last December. Urban Workshop is one of the largest and most successful do-it-yourself workshop and makerspaces in North America.

Urban Workshop builds on its decade of success



URBAN WORKSHOP members use some of the highest caliber of tools in the metal shop, left, and in the wood shop, right, last December.

BY MATT SZABO

The question that greets visitors to Urban Workshop makerspace in Costa Mesa is simple.

"What will you make?" quizzes a sign above the front doors, along with the logo of a light bulb going off in someone's

In a decade's time, the answer is quite a lot.

Urban Workshop, nestled near John Wayne Airport, celebrated its 10th anniversary with an event on July 13.

The 28,000-square-foot space is Orange County's largest do-it-yourself makerspace and workshop.

Urban Workshop founder and chief executive Steven Trindade said the business has had more than 4,300 members in the last decade, with member businesses generating about \$170 million in revenue for the local economy.

There have been nearly 12,000 adult students and more than 4,000 youth who have taken

See **Builds**, page A4

Newport mayor talks local issues over cup of joe

Will O'Neill plans to hold one more casual chat with interested community members in late August.

BY SUSAN HOFFMAN

Around 30 people gathered on Wednesday morning at the outdoor dining patio of Haute Cakes Caffe in Newport Beach where Newport Beach Mayor Will O'Neill hosted his second Coffee With the Mayor event.

The casual environment afforded an air of approachability, where members of the community felt comfortable bringing questions and grievances to the

"I really appreciate his connection with people and to have these coffees," said Corona del Mar resident, Carol Nielsen.

The proliferation of speeding e-bikes was among concerns raised by the residents, along with crime, including burglaries.

"I just know as someone who lives here that in the last couple of years there has been a higher crime rate, such as Chilean [burglary rings]," said one resident who asked not to be identified.

Another resident brought up concerns about undocumented immigrants entering the New-

See **Mayor,** page A3



Susan Hoffman

NEWPORT BEACH Mayor Will O'Neill speaks with residents during Coffee With the Mayor, held Wednesday at Haute Cakes Caffe. He plans another similar event on Aug. 28.

DNA testing leads to ID of victim of '09 killing, a missing Nevada teen

BY CITY NEWS SERVICE

A teenage girl who was strangled then dumped in Irvine and set on fire nearly 15 years ago has been identified, police said Thursday.

The victim was identified as 14-year-old Marcia Shirree Thomas, who was reported missing out of Reno, Nev., police said.

"The Irvine Police Department has been committed to this case since 2009," Irvine Police Chief Michael Kent said in a statement. "Marcia's family remains in our thoughts during this difficult time. We appreciate the agencies that have assisted in providing crucial information to support the case and the family."

Authorities managed to the victim through DNA tests, police said. One of the defendants in the case, Gabino Baldivia-Guzman, cently went on trial for the Sept. 5, 2009, killing, but jurors deadlocked 11-1 for guilt, and he will go on trial again at a future date.

His brother, 38-year-old Baldivia-Guz-Zenaido man, was convicted Nov. 15, 2022, and was sentenced in April of last year to life in prison without the possibility of parole.

Zenaido Baldivia-Guzman was previously tried in 2016, but it ended in a mistrial when jurors deadlocked 11-1 in favor of guilt on the first-degree murder charge.

Zenaido Baldivia-Guzman killed the victim, while his brother is suspected of helping dispose of the body, according to prosecutors.

The body was found in the parking lot of a business at 1851 Kettering

Street in Irvine, where an employee heading into work spotted it, according to former Senior Deputy Dist. Atty. Robert Goodkin, who is now an Orange County Superior Court judge. The victim did not have any personal effects on her, but she appeared to be in her 20s and was about 6 feet tall and weighed 150 pounds.

According to a trial brief filed last month in Gabino Baldivia-Guzman's case, Senior Deputy Dist. Atty. Harris Siddiq investigators suspected the victim was in her early 20s.

The case went unsolved for 14 months until genetic material collected from the victim's left hand matched the DNA of Baldivia-Guz-Zenaido man, who had provided a genetic sample to resolve a misdemeanor domestic violence case in which he choked his girlfriend and threw her 9-year-old son against a wall when he tried to intervene, Goodkin wrote in court papers.

Irvine police placed the brothers under surveillance and arrested them following a traffic stop in November 2010, Goodkin said. Zenaido Baldivia-Guzman initially told police he knew nothing about a murder and then said he was too drunk at the time of the incident to remember, Goodkin said.

When confronted with evidence, he "admitted certain things," Goodkin said in his opening statement of the trial.

two brothers The picked up the victim in a high-prostitution area of Santa Ana at First Street and Harbor Boulevard the night of Sept. 4, 2009, Goodkin said.

"The evidence will show you [the defendant] was hiding in the back of the van and she doesn't see him," Goodkin said.

When the victim noticed Zenaido Baldivia-Guzman in the back of the van, while the defendant's brother was driving, she, "starts screaming, 'Let me out of this van, Goodkin said. doesn't want to be in a van with two guys. That wasn't part of the deal."

The defendant pulled her into the back of the van as she shouted for help, Goodkin said. As she fought back, the defendant "hits her in the face and hits her hard," Goodkin said, adding, "he hits her till she's quiet."

The defendant admitted that he "squeezed a little bit" around her neck, but evidence shows the victim was strangled, Goodkin said.

"She didn't die from blunt force trauma to the face," the prosecutor said.

The brothers drove around for about 90 minutes before settling on a secluded place in an industrial area of Irvine to dump the body, Goodkin said.

The two brothers, who were in the auto detailing business, had gasoline in the van that Gabino Baldivia-Guzman allegedly used to help ignite the body, the prosecutor said.

"There was no soot in her lungs," indicating that the victim was already dead when she was set afire, Goodkin said.

Zenaido Baldivia-Guzman also wrote a letter of apology to the family, which is a common tactic by police to solicit a confession.

dailypilot@latimes.com Twitter: @TheDailyPilot

THE DAILY **COMMUTER PUZZLE**

By Stella Zawistowski

ACROSS

1 Slender 5 Inclined platform 9 Parts to play 14 Lack of difficulty 15 Laptop brand 16 Occurrence 17 Pine or poplar 18 Six-highway 19 Shabby-looking 20 Capri pants: 2 wds.

23 _ Lanka 24 Parachute material 25 Sedan, e.g. 28 Wriggly fish 31 Tiny hamburger 35 Eggs, medically 36 Natives of China or Japan 38 People waiting 39 Chain _ (type

of armor) 41 In olden days 42 Pulldown muscles, for short 43 Pint-sized 44 Dog varieties

47 Allow 48 Actress Milano 50 Minor mistake 51 Fourth-year students: Abbr.

52 "_ is the last straw!" 54 Was benched 56 Western Conference WNBA team: 2 wds.

61 Smell awful 63 Hard to find 64 Made a bow 66 Blender setting

67 Element in hemoglobin 68 Purple berry 69 Gives a meal to

70 Historian's study 71 Tons

DOWN

1 Vietnamese

33

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.

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

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

holiday 2 Stringed instrument 3 "Got it": 2 wds. 4 Has to have 5 Comes from behind 6 Put _ on (limit): 2 wds.

7 List of choices 8 Freedom of the

9 Scalp, as tickets 10 Way too much 11 Wine sediment 12 Finish 13 Pig's home 21 Locale

22 Snake's sound 25 Pause punctuation 26 Be of use to 27 Wet, as weather 29 One who spreads falsehoods 30 Wise people 32 Clock parts 33 Put in 34 Takes five 37 "The First _" 40 Lent an ear 44 Fisherman's supply 45 Minority **SCOTUS** opinion 46 Expectorated 49 Milk drinks 53 Get naked 55 Sum 56 Title for a king 57 "_ Croft: Tomb Raider" 58 Greek love god 59 Puerto 60 No-no for vegetarians 61 Banana Boat rating: Abbr. 62 Monday follower: Abbr. 65 Trash-talk

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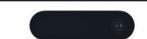
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12:59



Los Angeles Times **TimesOC**



California State Parks seasonal lifeguard Sierra Fockler dis 2:30 p.m. on Friday, Oct. 13. near the lifeguard station located at Crystal Cove State Park in Orang nd such case of the fish washing ashore over the last three years. (Courtesy of

Good morning. It's Wednesday, Oct. 25. I'm Carol Cormaci, bringing you this week's TimesOC newsletter with a look at the latest local news and

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spooky-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.

Legal Notices



CITY OF NEWPORT BEACH **PUBLIC NOTICE** ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on July 23, 2024, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING TITLE 20 (PLANNING AND ZONING) OF THE NEWPORT BEACH MUNICIPAL CODE TO CREATE MULTI-UNIT OBJECTIVE DESIGN STANDARDS (PA2022-0245)

Beach Municipal Code to add new Section 28.48.185 (Multi-Unit Objective Design Standards) to establish a set of objective design standards that provide certainty of compliance for housing developers while fostering good design and maintaining the character of Newport Beach.

The Ordinance would amend the Newport

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 23rd day of July, 2024, by the following vote: AYES: Mayor Will O'Neill, Mayor Pro Tem Joe

Stapleton, Councilmember Brad Avery, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Lauren Kleiman, Councilmember Erik Weigand NAYS: None

Second reading of Ordinance No. 2024-17 is expected to occur at the September 24, 2024 City Council meeting, or soon thereafter, when the revised Housing Element will be considered. Once adopted, the Ordinance shall become final and effective 30 days after adoption.

Dated this 24th day of July, 2024.

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



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, August 08, 2024, at 6:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Chihuahua Cerveza Patio Expansion - The applicant requests a conditional use permit and coastal development permit to expand the outdoor dining patio of an existing restaurant (Chihuahua Cerveza). Chihuahua Cerveza currently operates with 1,213 square feet of interior net public area, 498 square feet of permanent outdoor dining patio, and 867 square feet of temporary outdoor dining patio. The applicant will reconfigure the patio areas to create one,1,403square-foot, permanent, outdoor dining patio. The applicant requests to waive the additional parking spaces required for the patio expansion. Alcohol service would be extended to the entire outdoor dining patio through Chihuahua Cerveza's existing Type 47 (On Sale General – Eating Place) Alcoholic Beverage Control (ABC) license. Proposed hours of operation are from 6:30 a.m. to 10:00 p.m. Sunday to Thursday, and 6:30 a.m. to 11:00 p.m. Friday and Saturday, however the outdoor dining patio will close nightly at 10 p.m. Chihuahua Cerveza is currently approved for live entertainment within the interior of the restaurant and no changes are proposed to the live entertainment. If approved, this conditional use permit would supersede conditional use permit No. UP2019-035 (PA2019-

The project is categorically exempt under Section 15301 - Existing Facilities and Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines.

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

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach

 $\underline{www.newportbeachca.gov/planningcommission}.$ Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Kelly Ribuffo, Consultant Planner at kribuffo@sagecrestplanning.com, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.:

Coastal Commission.

Activities:

Conditional Use Permit and Coastal **Development Permit**

General Plan:

Neighborhood

Zone:

Commercial

Neighborhood (CN)

Coastal Land Use Plan:

Commercial (CN) Filing Date: August 18, 2023

Neighborhood Commercial (CN) (0.0 – 0.3 FAR)

3107 Newport Boulevard,

City of Newport Beach

Location:

Applicant:

Luke Johnston,

Newport Beach, Boardwalk Investment Tristan Harris, Secretary, Planning Commission,

MARKETPLAC

ANNOUNCEMENTS /ENTERTAINMENT

500 -

Thank you St Jude & Sacred Heart of Jesus for

MERCHANDISE

800

Vinyl Records Wanted

\$\$\$ Top cash paid 4 all or part of collection. Jazz, Classical,

Psychedelic, Blues

949-933-6777 Mike

Miscellaneous

Merchandise

prayers answered-CM

Religious

Announcements

Daily Pilot A Times Community News publication.

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Sarah Mosqueda, TimesOC sarah.mosqueda @latimes.com

Gabriel San Román, **TimesOC**

TAX

petitive.

among

election.

cense tax.

Continued from page A1

about keeping hotels com-

As for the business li-

cense tax, city staff said

the structure of such taxes

had not been substantially

altered since 1996. A town

hall meeting on July 11 re-

vealed community interest

in focusing on the bars

and restaurants to bring in

more money from tourists.

tively abandoned as dis-

cussion led to insufficient

support for either tax

The City Council is not

scheduled to meet again

until Aug. 13, which likely

means that the taxes under

consideration will not be

headed to a ballot until at

least November 2026. Such

measures can only be

voted on during a general

Additional costs to resi-

dents deterred some mem-

bers of the council from

supporting the business li-

money for us from the visi-

tors, and if you're also go-

ing to tax the residents,

then you're really taxing

the residents for visitor

problems, and that's some-

thing we're trying to get

away from," Mayor Sue Kempf said. "This is one of

the things that's perplexing

to me, [that] we don't have

a very easy way to collect a

Whalen had hoped to send

the business license tax to

the voters, adding that the

city needs to keep its op-

tions open in terms of

doing this facilities master

plan that's going to come

back with an enormous

for

"We're in the midst of

lot of money.

Councilman

generating revenue.

number

"We're trying to recoup

five-person

the

governing body.

The items were effec-

gabriel.sanroman @latimes.com

Matt Szabo, **Huntington Beach and Sports**

matthew.szabo@latimes.com **Andrew Turner**, Laguna Beach and Sports

andrew.turner@latimes.com Send Letters to the Editor to erik.haugli@latimes.com. See

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

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community they want us

to ramp up enforcement.

That's going to cost money

[for] the personnel to en-

force this. I think it would

be a mistake for council to

say increasing parking rev-

enues is the only vehicle

we should be pursuing in

order to get more fees out

on the proposed resolu-

tions, the council decided

to continue the approach

of public education. An ad

hoc committee consisting

of Councilman Mark Orgill

and Whalen will continue

to explore options to ad-

dress financial challenges

faced by the city as it looks

to maintain services, while

also investing in emer-

gency preparedness, public

safety programs and infra-

The ad hoc committee

appointed council

was formed on Feb. 27, as

members worked with

staff on a survey to deter-

mine if residents would

support an increase in

sales, hotel or business li-

Orgill saw further educa-

tion and town hall meet-

ings as a vehicle to gain

potential support for a fu-

of education," Orgill said.

"I know that this means

that this whole idea could

be two years off, but I

think it would be worth

waiting and doing the

bringing the community

and then letting them have

a voice in the whole effort.

understand that at the end

of the day, you want suc-

cess, right? So, if this goes

on the ballot, you want it

andrew.turner@latimes.com

Twitter: @AndrewTurnerTCN

"I think it's important to

education

and

"I just think it's a matter

cense taxes.

ture measure.

work.

to pass."

Bob

facilities

structure improvements.

In lieu of taking action

needs,"

of visitors."

Whalen said. "We've heard from the

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive. Costa Mesa, California on Tuesday, August 6, 2024 at 7:00 P.M., or as soon as possible thereafter, to

CERTIFICATION OF SPECIAL ASSESSMENTS FOR THE COLLECTION OF RECOVERY COSTS OF PRIVATE RESIDENTIAL WALL ALONG SOUTH

Public Comments: <u>cityclerk@costamesaca.gov</u> and they will be provided to the City Council, made available to the the City Council at, or prior to, the public hearing. Brenda Green, City Clerk, City of Costa Mesa Published on Saturday, July 27, 2024

Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California and virtual locations on Monday, August 12, 2024 at 6:00 PM, or as soon as possible

Description: Minor Conditional Use Permit to consider modifying entitlements for Arena OC "Commissary Lounge") (formerly including removing the prohibition on dancing for a business that has live entertainment and allows for the sale and on-site consumption of alcoholic beverages after 11:00 p.m., to consider modifying the business's hours of operation, and to consider a Finding of Public Convenience or Necessity pursuant to City Council Policy 500-8 for the conversion of an existing Type 48 "On-Sale General Public Premises" Alcoholic Beverage Control ("ABC") license to a Type 90 "Music Venue" ABC

Additional Information: For more information, call (714)754-5245, planninginfo@costamesaca.gov. Planning Division

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 in written correspondence submitted to the City,

CITY OF COSTA MESA NOTICE OF PUBLIC HEARING

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Legal Notices

CITY OF NEWPORT BEACH

PUBLIC NOTICE ORDINANCE SUMMARY

NOTICE IS HEREBY GIVEN that on July 23, 2024,

the City Council of the City of Newport Beach,

ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY COUNCIL OF THE

CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING TITLE 20 (PLANNING AND ZONING)

OF THE NEWPORT BEACH MUNICIPAL CODE TO

IMPLEMENT THE GENERAL PLAN 6TH CYCLE

The Ordinance would amend Chapter 20.28

(Overlay Zoning Districts) of the Newport Beach Municipal Code to include new Section 20.28.050

(Housing Opportunity (HO) Overlay Zoning Districts), and requires amendments to Subsection 20.48.130(B) and Chapter 20.80 (Maps) to

accommodate housing opportunities consistent

with the Housing Element's focus areas and to

ensure the City maintains adequately zoned sites

consistent with its Regional Housing Needs

This Ordinance was introduced by the City

Mayor Pro Tem Joe Stapleton,

Councilmember Brad Avery,

Councilmember Robyn Grant,

Kleiman, Councilmember Erik

Noah Blom,

Lauren

Council of the City of Newport Beach, California, at

a regular meeting thereof on the 23rd day of July,

Councilmember

Councilmember

Mayor Will O'Neill

Second reading of Ordinance No. 2024-16 is

expected to occur at the September 24, 2024 City

Council meeting, or soon thereafter, when the

revised Housing Element will be considered. Once

adopted, the Ordinance shall become final and

CITY OF NEWPORT BEACH

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday,

August 08, 2024, at 6:00 p.m. or soon thereafter

as the matter shall be heard, a public hearing will

be conducted in the Council Chambers at 100 Civic

Center Drive, Newport Beach. The Planning

Commission of the City of Newport Beach will

Shea Residence - A coastal development permit

(CDP) to demolish an existing single-unit dwelling

and construct a new 4,917-square-foot, three-story

single-unit dwelling. The CDP also includes

adjusting the off-street parking requirements with

a parking management plan and increasing the allowed building height to 28 feet for flat portions

of the roof and 33 feet for sloped portions of the

roof in accordance with Use Permit No. UP3618.

The design includes hardscape, drainage facilities,

and landscaping. All improvements are located

The project is categorically exempt under Section

15303 under Class 3 (New Construction or

Conversion of Small Structures) of the State CEQA

All interested parties may appear and present

testimony regarding this application. If you

challenge this project in court, you may be limited

to raising only those issues you raised at the public

hearing or in written correspondence delivered to

application may be continued to a specific future

meeting date; if such an action occurs, additional

public notice of the continuance will not be

provided. Administrative procedures for appeals

are provided in the Newport Beach Municipal

Code Chapter 21.64 (Appeals and Calls for Review).

A fee is required to appeal any final action on a

coastal development permit to the City Council.

The project site is located within the appeal area of

the coastal zone; therefore, final action by the City

may be appealed to the California Coastal

The agenda, staff report, and corresponding

documents will be available by end of business

day on the Friday preceding the public hearing

and may be reviewed at the Community

Development Department Permit Center (Bay C-

1st Floor), at 100 Civic Center Drive, Newport

Beach, CA 92660 or the City of Newport Beach

www.newportbeachca.gov/planningcommission.

Individuals not able to attend the meeting may

contact the Planning Division or access the City's

website after the meeting to review the action on

communications (including email) from the public,

residents, or applicants regarding an agenda item

must be submitted by 5:00 p.m. on the business

day immediately before the meeting. This allows

time for the Planning Commission to adequately

For questions regarding this public hearing item

please contact Jenny Tran, Assistant Planner, at

. 949-644-3212 or <u>jtran@newportbeachca.gov</u> at

100 Civic Center Drive, Newport Beach, CA 92660.

Activity:

Permit

General Plan:

RM-D (Multiple

Filing Date:

Applicant:

February 28, 2024

Coastal Development

Residential Detached)

consider the submitted correspondence.

application. All mail or written

Commission.

website

Project File No.:

RM (Multiple Residential)

Coastal Land Use Plan:

RM-C (Multiple Unit

– (10.0 – 19.9 DU/AC)

City of Newport Beach

Residential)

Location:

11 Bay Island

PA2024-0017

Zone:

the City or before the public hearing.

(California Environmental Quality Act) Guidelines.

within the confines of private property

consider the following application:

effective 30 days after adoption.

/s/ Leilani I. Brown, City Clerk,

Dated this 24th day of July, 2024.

Weigand

HOUSING ELEMENT (PA2022-0245)

Allocation (RHNA).

NAYS:

ABSTAINED:

2024, by the following vote:

California, introduced an Ordinance entitled:

COAST DRIVE

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the hearing, August 6, 2024. 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. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at http://costamesaca.gov, 72 hours prior to the public hearing date. IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to

CITY OF COSTA MESA

NOTICE IS HEREBY GIVEN that the Costa Mesa thereafter, to consider the following item:

Application No.: ZA-22-35 Applicant/Agent: Arena OC/F. Michael Ayaz Site Address: 2968 Randolph Avenue **Zone**: General Industrial (MG)

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

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 meetina

https://costamesa.legistar.com/Calendar.aspx. Members of the public may submit comments via during or prior to, the public hearing.

Susan Hoffman

MICHELLE BARTO, who is running for Newport Beach City Council District 2, attends Mayor O'Neill's coffee meeting with the public on July 24 at Haute Cakes Caffe.

MAYOR

Continued from page A1

port Harbor by boat.

O'Neill told the residents that the Newport Beach Police Department quickly picks up its 911 calls, answering them within approximately 15 seconds. When called to a scene for the highest priority incidents, the department's response time averages just over three minutes, according to statistics on its web-

site. The discussion delved into homelessness and the thousands of new residential units the city has zoned for in order to meet state mandates.

"I appreciate everyone for coming out and just

conversations," O'Neill said in an email after the coffee. "We're a better community when we are connected."

Next month's Coffee with the Mayor will be Aug. 28 at A Restaurant, 3334 West Pacific Coast Hwy.

On Sept. 17 O'Neill is partnering with the NBPD to host an active shooter's panel at Newport Beach Civic Center.

SUSAN HOFFMAN is a contributor to the Daily Pilot.

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Tristan Harris, Secretary, Planning Commission,

SURF CITY PASSING AND LINEMEN TOURNAMENT

H.B. places second in passing tournament

BY ANDREW TURNER

Huntington Beach might not have been the headliner in the Sunset League, but as a new football season arrives following league realignment, the Oilers will have the attention of their opponents.

There is a buzz about the program as Huntington Beach enters year two with Brady Edmunds at the controls of its offense. The sophomore quarterback has racked up more than 20 offers from Division 1 colleges. That list includes Michigan and Washington, who met in the national championship game.

"I can't wait for the first game to come up," Edmunds said, following the Surf City Passing and Linemen Tournament that was hosted by the Oilers. "I've been counting down forever now, so just excited to get the physicality going, be able to run the ball because that helps offensively. I'm just excited to get the season going already."

Huntington Beach placed second in the passing tournament, with Covina Charter Oak winning the final by a score of 26-12. Edmunds went to a familiar target with regularity in junior wide receiver Troy Foster, and he appeared to be developing more chemistry with senior slot receiver Niko Lopez.

"I think from last year to

this year, I've improved tremendously, from accuracy to arm strength, to knowing the offense really," said Edmunds, who is 6-foot-5 and 215 pounds. "I think we'll be really dangerous this year offensively."

After a run to the CIF Southern Section Division 6 semifinals a season ago, the Oilers may discover parity before the playoffs. Huntington Beach has been placed in the Epsilon League, which also consists of Crean Lutheran, El Dorado, Foothill, La Habra and Laguna Hills.

The competition could call on the Oilers to show their strength at the line of scrimmage, which they were able to do on Saturday in winning the tug-of-war contest for the linemen. Huntington Beach beat Foothill, Ocean View and Western en route to its third consecutive win in the

"It's awesome," Huntington Beach coach Brett Brown said of the coaches and teammates cheering for the linemen. "We put so much time and effort into preparing these guys, and especially the linemen, they don't get all the seven-onseven stuff, so for them to go out and do a tug-of-war, or a hot dog eating contest, or tire flips, they work just as hard, if not harder than anybody else. To cheer for them and encourage them, they love it."



BEACH'S Brady Edmunds releases a throw on Saturday in the Surf City Passing and Linemen Tournament.

HUNTINGTON

JP Westerbeck

Coming off a semifinal appearance in its host Battle at the Beach, Edison again made the penultimate stage of a passing tournament, this time with sophomore southpaw Sam Thomson handling the majority of the snaps.

Ocean View acclimated itself well in a bout with the hosts. The Seahawks celebrated an opening-round win in the tug-of-war ahead

of the semifinal. Practice may not make perfect, but it certainly helps for programs looking to break in new quarterbacks. That will be the case for Fountain Valley and Ocean View, both of which went 1-3 at the tournament. Fountain Valley, which looks to replace Noa Banua, played Huntington Beach closely to the tune of a 14-

12 score in the first game

for both teams. Lucas Al-

exander, a senior, saw time

at quarterback for the Bar-

The Barons will compete in the Foxtrot League, squaring off with Aliso Niguel, Dana Hills, Laguna Beach, Northwood and Or-

ange. Ocean View also had starting quarterback Frankie Armenta graduate, and it appears that Isaac Young will get the firststring snaps out of the

gate. The 6-foot-3 sophomore may provide a downfield dimension in the passing game for the Seaĥawks, who ran a possession-oriented, heavy offense last season.

Seahawks The were placed in the Sigma League, along with a couple of local schools in Estancia and Los Amigos. Calvary Chapel, Rancho Alamitos and Santa Ana Valley make up the rest of the league.

There's strength in numbers, and it's the growth of the program that is a source of pride for Ocean View coach Daniel Hernan-

"We are working very

hard in the weight room, in the field and conditioning, but the thing I'm most proud of is we have 95 kids in the whole program right now," Hernandez said. "... In that number, 85% are dual-sport athletes, and 50% play three sports. That's what I'm proud of, that our kids are going and taking our culture and our work ethic and going to other programs, where they should be, because we have some amazing coaches, and those coaches should get to coach those ath-

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OCPA

Continued from page A1

of the program, which allows members to aggregate the electric loads of their public facilities, residents and businesses to facilitate the purchase and sale of

The idea is that, by joining together and having member representatives serve on the Power Authority's board, which is responsible for setting rates, members might realize a cost savings over for-profit utilities like Southern California Edison, which services Costa Mesa.

Although SCE would still be required by law to distribute the power, OCPA members would have flexibility to purchase more renewable energy and initiate and fund sustainability projects and programs, Mosca explained.

"Competition in the en-

ergy market is good. It drives more choices for the consumer," he said. "[And] we're not for profit ... so we're investing all of our revenue back into our com-

Accessing load data from SCE specific to Costa Mesa will help OCPA decide whether the city would be a good candidate for membership. If an invitation were to be extended and approved by the council, the city would select one council member to serve on the agency's board and determine a renewable energy participation rate from among three options.

A basic choice option offers consumers 44% renewable energy, resulting in a 3% cost savings from Edison's rates, based on the authority's current pricing.

A smart choice plan offers 72% renewability and costs about one cent per kilowatt hour more than the basic option (a typical

residential customer uses 425 kWh per month), while a 100% renewable plan is roughly 15 cents per kilowatt hour more than the basic choice.

If invited to join, the city would select a baseline plan, then ratepayers could opt out of the program entirely or pick a different rate scenario.

"Southern California Edison covers millions of customers. It is very difficult for them to tailor to individual communities. Representing three cities, we have a unique ability to basically tailor our programs to our customers," Mosca said.

Council members emphasized the decision before them was simply about allowing the agency to conduct a feasibility study. Still, some expressed reservations about the fledgling organization's troubled his-

Formed in 2020 with

seed money contributed by Irvine, OCPA in 2022 began providing power to founding cities, which also included Huntington Beach, Fullerton and Buena Park. The county of Orange opted into the program in 2021, adding 120,000 or more residents from unincorporated areas to the

The Huntington Beach City Council voted in May 2023 to withdraw from the agency, one month after OCPA's then-Chief Executive Brian Probolsky was abruptly fired and replaced by Mosca, who'd been the agency's communications

Orange County supervisors followed suit in December 2022, citing audits that raised questions about OCPA's management, transparency and pricing. Councilman Don Harper brought up the departures.

"The substance of the decision you're making, or

would make in this instance, is how well the Orange County Power Authority buys and is run — that is what translates into the cost to the ratepayer," he said, acknowledging his own professional background is in the fossil fuel industry. "It hasn't executed well in the past, [according to] the things I've read."

Councilman Gameros said he, too, was doubtful about the benefits of membership.

"I'm extremely skeptical of this," he said. "I don't really have a vision on it, other than numbers on a paper. I'd really like to know what role is being played in bringing this energy into our community and how we arrive at those numbers.

Mayor Pro Tem Jeffrey Harlan proposed moving forward with the release of the city's load data but requested the city's Finance & Pension Advisory Commit-

tee review the authority's feasibility study once it's released, a process anticipated to take around 18 weeks. The motion passed 5-1, with Harper opposed (Councilwoman Marr was absent). Councilwoman

Reynolds said she hoped the city would have environmental energy experts analyze the study's findings. She noted that Costa Mesa was asked to become a founding member in 2020 but declined.

"We chose not to join because we were concerned about some of the leadership and lack of experience at the time," Reynolds said, recognizing OCPA officials have since created a 10point leadership plan. "I think it would be really helpful to show the difference between now [and] the past."

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BUILDS

Continued from page A1

classes.

Trindade said a drafting class he took as a freshman in high school in the early 1980s in rural New England sparked something in him.

"The drafting class just clicked," he said. "It's what I'm trying to mimic, right? Expose the kids to a bunch of different topics, so hopefully they can get that spark like I did. Some will, hopefully, and maybe some others don't. At the very least, they'll learn what they like and don't like, and maybe they'll just pick up a hobby out of it.

"Even that would be huge. How many people did we know during COVID

who were going out of their minds because they didn't have a hobby to occupy them? A hobby is like the healthiest thing in the world.'

Urban Workshop is currently in its hands-on STEM youth summer program. There are four different levels of programming featuring popular classes, including a popular one where students can make their own vintage-style hardwood skateboard.

Trindade believes in breaking down stigmas.

'When I was back in high school, shop class was the for the dumb kids," he said. "I still see that sometimes ... Whenever I get that negative attitude, I'll talk to the parents. Say it's a parent who's a doctor or an

attorney. Your kid would be a better doctor or surgeon if they know how to handle tools, right? Your kid would be a better patent attorney if he understands how things work, right?'

The shop is also trumpeting its welder training and American Welding Society certification testing.

Chris Lynch, a welding instructor who has been working at Urban Workshop since December, said it offers the only accredited testing facility in Los Angeles or Orange counties.

Lynch, who said he drives more than 80 miles one-way to work, built 16 welding booths in the back of the warehouse.

"You can come to us as a beginner, you can come to us with experience or if you just want to take a test," he said. "All skill levels [are welcome], and I want to start like a 'Weekend Warrior' program, where we start getting people coming in on weekends. Once they get a taste of it, they just want to continue.'



James Carbone

ROBERT CULPI'S business is Vantopia, which converts cargo vans into campers. Culpi sits in his van at Urban Workshop last December.

Businesses, of course, are also welcome in the space. It operates much like a gym, with varying monthly rates that give varying levels of access, starting at \$149 a month for an individual hobby membership.

Rob Culpi is the cofounder of Vantopia, which uses Urban Warehouse for its day-to-day activities. This includes use of the

which employee Laura Costelloe said is the most utilized machine in the whole place. Vantopia sells van con-

CNC router for cutting,

version kits, which are then shipped to customers in pallets, starting at about \$5,000. Culpi described it as "kind of like IKEA for your van," with common customers including travel

> 3 8 6

people who travel freely while they work remotely. Forklifts on site make the shipping part easier, Culpi

nurses and digital nomads,

"The space is great, because we get to use the CNC machine but we also get to use some of the more flexible space, especially if we're doing installs," he said. "Also, it's great for packing up the kits and shipping them out,

Urban Workshop features a wood shop, auto shop and metal shop. It also includes a conference room, creative work assembly area and retail store, and has continued to grow in recent years.

Trindade said he promoted Kamy Mata from a front-desk position to a full-time marketing job, which has helped matters. David Bradshaw is the general manager.

"Even after 10 years now, people are like, 'I live around the corner and I've never heard of you," Trindade said. "It's like, 'You've got to be kidding me.' It's tough.'

Still, he continues to look

You get working so hard in it, you don't even realize that time flies," he said. "Ten years, it's been cool, it's been fun, but it's been hard work. There's a lot of cool people around here, I kind of wish I had taken a little more time to get to know them a little better, have a little fun with it.

"Mavbe that's the focus for the next 10 years, I don't

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