

Daily Pilot

THURSDAY, FEBRUARY 4, 2021 /// Now including Coastline Pilot and Huntington Beach Independent /// dailypilot.com

WINTER SIGNING DAY



Photos by Don Leach | Staff Photographer

NEWPORT HARBOR baseball player Kaden Stowell, sits surrounded by his team after signing to attend Colorado Springs.

'I've never been more excited in my entire life'

O.C. athletes sign or commit to continue playing their sports in college.

BY ANDREW TURNER

High school athletes have not been able to play their sport for the better part of a year, but with the arrival of winter signing day on Wednesday, local student-athletes celebrated making plans to do just that as part of their college experience.

It was a big day for water polo in Costa Mesa, with both high schools in the city sending players on from their pools to four-year college programs.

The Costa Mesa boys' water polo team had four signees in attackers Gavin Fisher (Santa Clara) and Will Harrington (Iona), utility player Alexander Luckett (Concordia) and center Anderson Todd (Brown).

Mustangs water polo coach Cody Serrano, a 2009 graduate of Costa Mesa, said that he and his twin brother Dustin had a vision of helping more of the school's athletes move on to the next level when they returned to their alma mater as coaches in 2014.

Serrano said that it was "amazing" to have four athletes able to sign or commit together, and he added that the group was rich in experience.

"They had tons of exposure at a young age at a varsity level, and not to mention years of club they put in," Serrano said.

Todd shared his thoughts on getting an opportunity to attend and compete at an Ivy League school.

"I have always been super interested in



NEWPORT HARBOR golfer Sabrina Nesbitt sits with her parents Jon and Candace after signing to attend Sewanee on Wednesday on winter signing day.

the East Coast and Ivy Leagues, and I think that Brown has a really nice combination and balance between sports and academics," Todd said. "I've always been super interested in engineering, and I want to be a mechanical engineer."

Estancia's Griffin Beth will also be joining

the Concordia men's water polo program.

"It's been a huge thing," Beth said of his longtime goal to play in college. "I'm lucky enough to get this opportunity through some of the recommendations of my

See **Excited**, page A3

H.B. loses housing case with state of California

The lawsuit had challenged 4 recent housing laws it said unconstitutionally take land zoning out of local hands.

BY MATT SZABO

The city of Huntington Beach has lost a lawsuit against the state of California seeking to be exempted from recently passed housing bills, including Senate Bill 35 and SB 1333, and will not appeal the decision.

Huntington Beach's lawsuit, filed in January 2019, had alleged that the housing laws, specifically SB 35, sought to "create a system where the state controls how, where and when housing is built in every city in California. SB 35 essentially creates unconstitutional authority for the state to 'rezone' local land use in a city for its (ill-conceived) political purposes."

SB 1333 closed an exemption for charter cities like Huntington Beach so their housing elements would not have to match their general plans.

Los Angeles Superior Court Judge James C. Chalfant ruled on Jan. 28 that

See **Housing**, page A4

Senior living center opens in Newport

Outfitted with the latest safety technology, Atria Newport Beach currently houses 26 residents.

BY LILLY NGUYEN

Eighty-six-year-old Joan Cox lived at her Corona del Mar condo with the help of her caregivers. She liked living on her own.

She just didn't want to cook anymore. Recently, she mentioned that in conversation with her daughter, Joan Davidson — the second Joan in the family, Cox explained — who in turn said she'd recently heard about a new senior living community opening up in Newport Beach soon near the Hoag campus. There, Cox could be provided with three meals a day from the community's various in-house eateries if she moved in.

So with a brochure in hand, the two

See **Senior**, page A2

Huntington Beach schools return on-campus for hybrid learning

BY MATT SZABO

As coronavirus case rates continue to drop in Orange County, students in Huntington Beach have made their way back to campuses for the first time in weeks.

Huntington Beach Union High School District marked the start of the second semester Tuesday with a return to a hybrid learning model. Students had been distance learning exclusively for about a month, since Jan. 4.

Huntington Beach City School District and Ocean View School District also returned to their hybrid models on Monday.

"It was wonderful to see them return in their hybrid schedules, returning and learning in classrooms with their teachers," OVSD Board of Trustees President Patricia Singer said. "It's always good to have the kids back in their classrooms ... We're happy to see that the [COVID-19] rates go in the right direction, and we're committed to keeping in this hybrid schedule and consistency as long as possible."

Huntington Beach Union High School District, which is home to about 16,000 students, includes Huntington Beach, Edison, Fountain Valley, Marina, Ocean View and Westminster high schools, as

well as one continuation, alternative and adult school.

In the current hybrid model, which is optional, HBUSHD students are split into two teams. Everyone is online-only Monday, while Team 1 is on campus Tuesdays and Wednesday and Team 2 on Thursdays and Fridays. Therefore, all students will be on campus twice a week.

"We are thrilled to have our students back on campus," Edison High Principal Jennifer Graves said in an email. "Having students and staff on campus brings an energy that has been missed. Our hope is that with COVID numbers continuing to decrease, more students choose to return to campus."

At Fountain Valley, Principal Morgan Smith said that staff arrived early Tuesday in anticipation of students coming back on campus.

"We gave air high-fives, pointed students in the right direction and thanked them for making our days brighter," Smith said in email. "Schools just don't feel the same when schools are not here ... We made the rounds to visit classrooms and let our staff and students know we are happy they are back, to have hope, and that each day will be better than the next."



FOOD SERVICE providers hand out free lunches to students after the completion of their hybrid instruction at Huntington Beach High School on Tuesday.

Scott Smeltzer
Staff Photographer

Huntington Beach City School District Supt. Leisa Winston said the staff and students she saw Monday seemed happy to be back, adding in an email that the district is also expanding opportunities in its distance learning program for families who are not comfortable returning.

Families indeed have a choice if they want to return to campus.

Huntington Beach parent Brooke Hampton said her son Logan, a seventh-grader at Sowers Middle School, is on campus four days a week and enjoying it. But

her older children, Tyler and Jillian, a junior and freshman respectively at Edison High, had a less enjoyable experience being back on campus Tuesday and Wednesday.

Brooke Hampton said she wrote an email to a guidance counselor Wednesday requesting a move of Tyler and Jillian out of the hybrid model and back into solely distance learning. She said Jillian, a straight-A student, had a rough week during finals week last week. She has invested in outside tutors for her children.

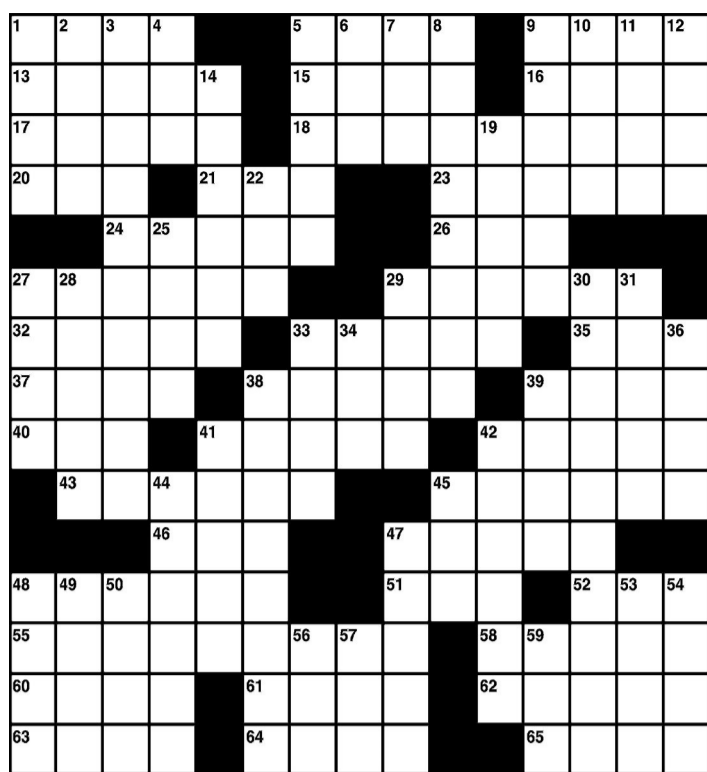
"I'm practically paying for private school just to make sure that my kids can get decent grades and stay where they need to be," Brooke Hampton said. "I know everybody's just trying to do their best under these circumstances, but it's scary to know that they're not necessarily getting the education that they need. The first go-round, [my kids] were so thrilled to go back [to school] ... This week, they were excited to go back, but it's just not the same."

See **Learning**, page A3

THE DAILY COMMUTER PUZZLE

By Jacqueline E. Mathews

- ACROSS** 1 Carries something heavy
 5 Cut coupons
 9 TV's "Two _ Half Men"
 13 Laotian or Chinese
 15 Hitchhiker's hope
 16 Indira's dress
 17 Ballroom dance
 18 Loving worship
 20 CD followers
 21 Patriots' goals, for short
 23 Carve a statue
 24 Climbing plants
 26 Kettle
 27 Reply from Ann Landers
 29 Not roundabout
 32 Complain
 33 Rosebush prickles
 35 High-fiber grain
 37 Feasts on
 38 _ cuisine; fine food
 39 Srta. in Soissons
 40 Word with poles or boots
 41 Battery measures
 42 Fodder storage towers
 43 Get away
 45 Renter
 46 Actress McClanahan
 47 Proprietor
 48 Horrify
 51 Uno, _ tres
 52 Forbid
 55 Made a rattling sound
 58 Jagged
 60 In this spot
 61 Rescue
 62 Plato & others
 63 Shaggy oxen
 64 Name on a marquee
 65 _ away; departed
- DOWN**
 1 Overdue
 2 "Wild Blue



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.

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

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

- | | | |
|----------------------------|-------------------------------|-----------------------------------|
| Yonder" military gp. | bachelorhood | 22 Barely passing grade |
| 3 Inflammation of the gums | 8 Break a sweat | 25 Bigwigs, for short |
| 4 Hang limply | 9 Clever | 27 Grows old |
| 5 Crude | 10 Tooth's partner, in phrase | 28 Explorer Sir Francis _ |
| 6 Tupperware cover | 11 Let fall | 29 Specks |
| 7 Words that end | 12 Isn't, slangily | 30 Shoulder blade's neighbor |
| | 14 Espy | 31 Claw |
| | 19 Oak nut | 33 Tall _; exaggeration |
| | | 34 Shack |
| | | 36 Exam |
| | | 38 Like a lost cause |
| | | 39 Outfielder's cry |
| | | 41 Bank safe |
| | | 42 Perceived |
| | | 44 Wooden boxes |
| | | 45 Siesta hour |
| | | 47 Weirder |
| | | 48 Sore |
| | | 49 Emotional request |
| | | 50 _ Place; Monopoly board square |
| | | 53 As sturdy _ oak |
| | | 54 Cozy home |
| | | 56 Betrayer |
| | | 57 Actress & model _ Mendes |
| | | 59 In the _; unclothed |

SENIOR

Continued from page A1

headed to Hospital Road. Cox said she fell in love with Atria Newport Beach and just last week moved into it, joining 25 other residents. Though she's relieved she doesn't have to cook anymore, Cox admitted that the real reason she moved there was to socialize with people outside of her family — an issue made all the more pervasive with the arrival of the COVID-19 pandemic.

She said she'd felt isolated and used to have people coming to visit all the time, but that ended with the onset of the pandemic.

Allowing seniors to socialize and live their lives independently while keeping them safe and healthy — during a pandemic and otherwise — is the focus of Atria Newport Beach, a task that is aided by the "wearables" that are given to all the residents and members of the residence's 60-person staff for contact tracing.

"It's kind of like a smart-watch," said Sarah Laloyan, Atria Senior Living senior vice president of operations. "Touchless door entry, touchless access to any of our amenities so the resident doesn't really have to touch doorknobs. That's so important with disease management and infection management today in our COVID world."

"That's the concern with all of our families and our residents: how's Mom going to be safe? We've really taken every measure to make sure our residents are safe with the touchless technology ... and everything's really set up very tech-savvy, which is different because you don't really find that in senior housing," said Laloyan.

"This is the senior living of the future in the sense that it feels like we knew this was going to happen pre-pandemic," she added.

Each device can also detect if a resident has fallen, and seniors can push the button on the device three times to call for assistance



Photos by Kevin Chang | Staff Photographer

EXECUTIVE DIRECTOR Ben Rodny helps resident Joan Cox, 86, a native of San Francisco, with her face mask before an interview with the media at Atria Newport Beach.



JULIA SMITH, a resident engagement specialist, sets up for a yoga class at Atria Newport Beach on Wednesday.

by on-site care staff, opening a two-way radio channel for the resident and staff to communicate during a medical emergency.

It also helps track habits to create a baseline for caregivers, which Atria Newport Beach Executive Director Ben Rodny said staff can use to note any abnormal behavior in residents.

Visitors are also given a device, but on a lanyard for similar purpose of contact tracing in the event someone should test positive living or working in or after visiting Atria Newport Beach.

The project first began development in 2018 and received its certificate of occupancy in January.

Laloyan said the team performs an assessment on a potential resident to make sure they are able to provide adequate care. A physician's report is also required. Once those are cleared, then the move-in date is scheduled. Incoming residents must test neg-

ative for COVID-19 and then, upon move-in, are put under a special status for 48 hours before they are tested again. Laloyan said that much of the technology in use was planned and accounted for prior to the pandemic, but COVID-19's arrival helped Atria tune into what was important to protect the seniors not only from the coronavirus but other diseases.

In total, Atria officials said the project spans about 77,000-square-feet and will have cost about \$70 million once the north building is refurbished for additional apartments and memory care.

The senior living community offers a number of amenities, including a fitness center, yoga studio, salon and spa, movie theater, game room, courtyard garden, dining options and a library.

Visitors are temperature-checked at the door and must answer a series of

See **Senior**, page A3

Pyramid FENCE CO.

- Wood, Vinyl Fencing
- Straight Line Pickets
- Chain Link, Block
- Custom Masonry & Hardscape
- Barbeques, Outdoor Fireplaces
- Concrete, Stone, Patios & Walkways

Family owned and operated for over 50 years licensed, bonded and insured, Free Estimates Residential and commercial work

1111 BAKER STREET UNIT B, COSTA MESA, CA 92626
 949-548-4422
 WWW.PYRAMIDFENCECO.COM
 CA Lic # 595701

NICK'S PIZZA
 Ristorante Italiano
 Italy

Valentine Dinner Hours Start at 4PM

Valentine's Day

Sunday, February 14th
 Dinner starts at 4pm

Enjoy a romantic evening and delicious food at **NICK'S!**

BEST DEAL IN TOWN FOR LOBSTER ON VALENTINE'S DAY

CALL AHEAD EARLY FOR RESERVATIONS!

IN HARBOR CENTER
 2300 Harbor Blvd., Suite K-1, Costa Mesa, CA
 (949) 722-7566
 www.nickspizzapasta.com

EXCITED

Continued from page A1

coaches. This year's been super tough with COVID. We haven't been able to play at all."

In a tumultuous school year because of the coronavirus pandemic, only cross-country has had the chance to resume competition. Beth's commitment to Concordia has given him something to look forward to.

"I've never been more excited in my entire life to do something like this," Beth added.

Newport Harbor held a small ceremony for its two signees, Sabrina Nesbitt (Sewanee: University of the South women's golf) and Kaden Stowell (Colorado Springs baseball) in front of the gym on Wednesday afternoon.

Nesbitt was accompanied by family, and in college, she will be reuniting with her sister, Nicole, who is also on the Sewanee women's golf team.

"I didn't know that it



Don Leach | Staff Photographer

GOLFER SABRINA NESBITT and baseball player Kaden Stowell, from left, sign letters of intent to attend Sewanee: University of the South and Colorado Springs baseball, respectively, during winter signing ceremony at Newport Harbor on Wednesday.

would work out this way, but now we're going to be playing golf [together again] when I didn't know that," Nesbitt said, looking back on times she enjoyed playing with her sister in the past. "I thought that would be our last time

playing golf together, on a team in high school."

At Colorado Springs, Stowell, an outfielder for the Sailors, will have a chance to hit at significant elevation.

"For conditioning, it might take a little bit of get-

ting used to, running and stuff up there," Stowell said. "But when it comes to hitting, I should be able to hit the ball a lot further in the [higher] altitude."

Corona del Mar's Madison Cooper signed with the Boston University women's

rowing program, while Sea Kings baseball coach Kevin McCaffrey said pitcher Matthew DeCrona has committed to Long Beach State as a preferred walk-on.

Newport Beach resident Jaden Genova, a linebacker for JSerra, committed to Army for football. Fountain Valley resident Jack Kane, a safety at Servite, committed to the Oregon State football program.

Connor Bloom, a Huntington Beach resident and outside hitter for Orange Lutheran, signed with the Long Beach State men's volleyball program. Laine Hourigan, a Newport Beach resident and a goalie for the Lancers, is joining the USC women's water polo program.

Mater Dei had a pair of local lacrosse players sign in Huntington Beach resident Tyler Curry (Grove City College) and Newport Beach resident Skyler Nielsen (Columbia University).

Defensive tackle Jeremy Alcorn joined several Edison teammates who signed early to play football in col-

lege, committing to Southern Nazarene University.

The Chargers also had Ali Bryant (Colorado Mesa women's lacrosse), Mary Smith (Haverford College field hockey) and Jason You (UC Santa Cruz men's tennis) make commitments.

Huntington Beach has two standouts on the diamond moving on in Mikayla Carman (Cal State Northridge softball) and Daniel Gallardo (Crown University baseball), as well as water polo players Chase Dodd (UCLA) and Morgan O'Connell (Chapman).

Fountain Valley goalkeeper Connor Trapp signed with the Montana State Billings men's soccer program, and Barons softball player CJ Garcia will be headed to Erie College.

Ocean View had two female athletes make commitments on National Girls and Women in Sports Day in Angelina Franzetti (Wagner University water polo) and Katelyn Taylor (Olivet Nazarene volleyball).

andrew.turner@latimes.com
Twitter: @ProfessorTurner

SENIOR

Continued from page A2

questions about their health before being allowed to enter. On average, Rodney said that it used to take a few hours to trace cases. With the wearables, it takes about five to 10 minutes.

Laloyan said the senior living community will have its first vaccine clinic on Friday and will be providing vaccinations to all its staff and residents. Staff members hired going forward will be required to have vaccines, and both groups will be tested regularly.

Cox said she feels safe liv-

ing at Atria Newport Beach and that she's had a lot of laughs since she arrived.

Cox said she's befriended a few of the other women living there and she's started keeping a diary of what happens day to day. She said she's taking a yoga class and joked she was worried she wouldn't be

able to get up if she had to get on the floor. She said she was looking forward to going on outings once it is safe.

But, the best part? "I don't feel alone at all," she said, smiling.

lilly.nguyen@latimes.com
Twitter: @lilibirds

LEARNING

Continued from page A1

My kids only have like four other students in the classroom with them.

"It's nice that they're trying to make this happen, but there's so many rules and restrictions in place, which I understand of course ... I don't envy any of them, the kids, the teachers, the staff, the parents. I think it's hard on everybody."

Edison High parent Aimee Thiessen, who also has two kids who are Char-

gers, said she felt differently. Her sons, Jackson Schnoor, a senior, and Jared Schnoor, a freshman, return to campus Thursday.

"All of us are excited to go back," Thiessen said. "Their overall mood and just family interaction is so much better when they're in class. It's a totally different vibe on the days when they're physically able to go to school, especially for my senior. He feels like he's missing out on so much, so he's super-excited to go back."

The Orange County Health Care Agency re-

ported 37 new deaths related to the coronavirus on Wednesday, bringing the county's death toll to 3,199 during the pandemic.

There were 546 daily positive COVID-19 tests received, and 234,708 cumulative cases, included deaths.

The county has 1,298 COVID-19 cases currently hospitalized, including 363 in the intensive care unit.

According to the tier framework, Orange County is still clearly in the purple tier for reopening, with an adjusted daily case rate of 39 per 100,000 people and a

test positivity rate of 10.9%. Each of those figures is a seven-day average with a seven-day lag period.

To advance to the red tier, the daily case rate would need to be seven per 100,000 people or fewer, while the test positivity rate needs to be less than 8%.

Updated figures are posted daily at ocovid19.ocaliforniahealthinfo.com/coronavirus-in-oc. For information on getting tested, visit ocovid19.ocaliforniahealthinfo.com/covid-19-testing.

matthew.szabo@latimes.com
Twitter: @mjszabo

Daily Pilot

A Times Community News publication incorporating the Huntington Beach Independent, Coastline Pilot, Orange Coast Daily Pilot and the Newport Harbor News Press combined with Daily Pilot

CONTACT US

Carol Cormaci
City Editor
carol.cormaci@latimes.com

Raymond Arroyo
Advertising Director
(714) 966-4608

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

Business Office
(714) 966-4600
Newsroom
(714) 966-4699
Sports
(714) 966-4612
TCN Classifieds
800-234-4444

TCN Legal Phone
888-881-6181
TCN Legal Email
LAlegal@latimes.com

COMPANY INFO

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

© 2021 Times Community News. All rights reserved.



There are \$5,000 reasons to call Coastal Heights Senior Living home ...

MOVE IN AND RECEIVE **\$5,000 IN CREDITS!**

Take a tour of our beautiful community and secure your home today.



- Housekeeping Weekly
- On-site caregiving agency
- Restaurant-Style Dining



Offer subject to change. Must be used within the first 3 months of rental agreement.



COASTAL HEIGHTS
SENIOR LIVING

CoastalHeightsSeniorLiving.com | (949) 646-6300
2283 Fairview Road | Costa Mesa, CA 92627

MARKETPLACE

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

Legal Notices

Legal Notices

Legal Notices

Legal Notices

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JASENN ZAEJIAN, aka HENRY WILLIAM ZEUREN II

30-2021-01181269-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: **JASENN ZAEJIAN, aka HENRY WILLIAM ZEUREN II**

A PETITION FOR PROBATE has been filed by **CHARLES ZEUREN** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **CHARLES ZEUREN** 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 **February 25, 2021 at 2:00 p.m. in Dept. C6** located at

700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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:
GENENE N. DUNN, ESQ
HUNSBERGER DUNN LLP
14751 PLAZA DR., STE G
TUSTIN, CA 92780
(714) 663-8000
Published in the HUNTINGTON BEACH INDEPENDENT on: 2/4, 2/11, & 2/18/2021
BSC 219372

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SHERRY BULLOCK, aka SHERRY W. BULLOCK, aka SHERRY WHITE BULLOCK

30-2018-01013726-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: **SHERRY BULLOCK, aka SHERRY W. BULLOCK, aka SHERRY WHITE BULLOCK**

A PETITION FOR PROBATE has been filed by **AMBER BILLETER** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **AMBER BILLETER** be appointed as *Successor* personal representative to administer the estate of the decedent.

THE WILL dated **3/31/2017** was previously admitted to probate on **10/25/2018**. 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 **March 04, 2021 at 2:00 p.m. in Dept. C6** located at

700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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:
ALLAN B. WEISS
ALLAN B. WEISS & ASSOCIATES
5001 AIRPORT PLAZA DRIVE., STE 240
LONG BEACH, CA 90815
(562) 421-6333
Published in the HUNTINGTON BEACH INDEPENDENT on: 2/4, 2/11, & 2/18/2021
BSC 219379

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE
(UCC Sec. 6101 et seq. and B & P 24073 et seq.)
Escrow No. 30705-PC

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address(es) of the Seller(s)/Licensee(s) are: KHANH NGOC NGUYEN AND VIMAN THU NGUYEN, 3201 HARBOR BLVD., COSTA MESA, CA 92626. Doing business as: SMOG & GAS OF COSTA MESA. All other business name(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years as stated by the Seller(s)/Licensee(s) is/are: NONE.

The names and addresses of the Buyer(s)/Applicant(s) is/are: KBS FUEL, INC. 5981 WARNER AVENUE, HUNTINGTON BEACH, CA 92649. The assets being sold are generally described as: FRANCHISE INTEREST, LEASEHOLD INTEREST, GOODWILL, FURNITURE, FIXTURES & EQUIPMENT, OFF-SALE BEER & WINE LICENSE NO.# 20-433049 AND MERCHANDISE INVENTORY and is/are located at: 3201 HARBOR BLVD., COSTA MESA, CA 92626. The type of license to be transferred is: OFF-SALE BEER & WINE now issued for the premises located at: SAME.

The bulk sale and transfer of the alcoholic beverage license(s) is/are intended to be consummated at the office of: CITYWIDE ESCROW SERVICES, INC., 12501 SEAL BEACH BLVD., SUITE 130, SEAL BEACH, CA 90740 and the anticipated sale date is: MARCH 1, 2021. The Bulk sale is not subject to California Uniform Commercial Code Section 6106.2. The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$765,000.00, including inventory estimated at \$15,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH THRU ESCROW \$765,000.00; ALLOCATION TOTAL \$765,000.00. It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: SELLER(S)/LICENSEE(S): KHANH NGOC NGUYEN AND VIMAN THU NGUYEN BUYER(S)/APPLICANT(S): KBS FUEL, INC. ORD-180671 DAILY PILOT 2/4/2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM J. GREEN, aka WILLIAM JACK GREEN

30-2020-01176404-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: **WILLIAM J. GREEN, aka WILLIAM JACK GREEN**

A PETITION FOR PROBATE has been filed by **WILLIAM GREEN, SR.** in the Superior Court of California, County of **ORANGE**.

THE PETITION FOR PROBATE requests that **WILLIAM GREEN, SR.** 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 18, 2021 at 2:00 p.m. in Dept. C6** located at

700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701

(1) If you plan to appear, you must attend the hearing by video remote using the court's designated video platform; (2) Go to the Court's website at <http://www.occourts.org/media-relations/probate-mental-health.html> to appear for probate hearings and for remote hearing instructions; (3) If you have difficulty connecting to your remote hearing, call 657-622-8278 for assistance.

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:
JAMES C. CAVIOLA, JR., ESQ.
ATTORNEY AT LAW
20422 BEACH BLVD., STE 415
HUNTINGTON BEACH, CA 92648
(714) 969-9111
Published in the HUNTINGTON BEACH INDEPENDENT on: 1/28, 2/4, & 2/11/2021
BSC 219362

CLASSIFIED
It's the solution you're searching for when you're seeking a home, apartment, pet or new occupation!

TOP BRANDS

BIGGER SAVINGS

latimes.com/Coupons

FIND IT. LOVE IT. BUY IT. THE SHOP

HOUSING

Continued from page A1

those bills, as well as SB 166 and Assembly Bill 101, do apply to Surf City.

"[The] city's argument that funding is the primary issue behind the lack of low-cost housing merely focuses on a probable lack of success and does not mean that the housing bills are not narrowly tailored," Chalfant wrote in his decision. "In contrast to [the] city's generalized claims of overbreadth, [the] state and intervenors persuasively argue that the specific statutes amended or adopted in the housing bills are narrowly tailored because they permit local discretion to the extent feasible. The housing bills are reasonably related to the issue of statewide concern for insufficient low-cost housing and are narrowly tailored to address the issue."

The Huntington Beach City Council voted 5-2 against appealing the judge's ruling in a closed session Monday night, City Atty. Michael Gates announced. Mayor Pro Tem Tito Ortiz and Councilman Erik Peterson were the dissenting votes.

"We didn't want to appeal because there's no path to victory in our minds and there's no point in suing," said City Councilman Mike Posey, one of the votes against appealing the ruling. "SB 35 and SB 1333 don't apply to Huntington Beach anymore ... [because] our housing element is now compliant."

Posey, who is on the regional council for the Southern California Assn. of Governments, said in his mind the lawsuits that were filed in January 2019 against the state are now moot.

Gov. Gavin Newsom requested the state file a lawsuit against Huntington Beach, also in January 2019, alleging the city was defying a state law that required cities and counties to set aside sufficient land for housing development. In September of that year, Posey introduced an agenda item to the City Council seeking to use SB 2 grant funding toward the city's efforts to



Raul Roa | Staff Photographer

THE CALIFORNIA FLAG waves in the breeze as beachgoers enjoy a sunny day near the Huntington Beach Pier on May 23.

build a homeless navigation center. At the time, Posey said, the city didn't have a housing element that was compliant with the California Department of Housing and Community Development. "So city staff ... zeroed in on six or seven sites that would accommodate our very low-income housing shortage, which was 413 units. That was also approved by the Council, which subsequently got the housing element recertified, which also got the Gavin Newsom v. Huntington Beach lawsuit dismissed in January of 2020."

Huntington Beach has lost its appeal on the Regional Housing Needs Allocation numbers for the new cycle, which runs from October 2021 through October 2029. The city will most likely have to zone for 13,337 new residential units in that time period to maintain housing element compliance.

The city anticipates using a \$500,000 Local Early Action Planning (LEAP) grant to hire a consultant to meet those numbers.

matthew.szabo@latimes.com
Twitter: @mjszabo

CROSSWORD AND SUDOKU ANSWERS

L	U	G	S		C	L	I	P		A	N	D	A		
A	S	I	A	N		R	I	D	E		S	A	R	I	
T	A	N	G	O		A	D	O	R	A	T	I	O	N	
E	F	G		T	D	S				S	C	U	L	P	T
				I	V	I	E	S		P	O	T			
A	D	V	I	C	E		D	I	R	E	C	T			
G	R	I	P	E		T	H	O	R	N		O	A	T	
E	A	T	S		H	A	U	T	E		M	L	L	E	
S	K	I		V	O	L	T	S		S	I	L	O	S	
	E	S	C	A	P	E				T	E	N	A	N	T
				R	U	E				O	W	N	E	R	
A	P	P	A	L	L					D	O	S		B	A
C	L	A	T	T	E	R	E	D		E	R	O	S	E	
H	E	R	E		S	A	V	E		D	A	N	A	S	
Y	A	K	S		S	T	A	R		W	E	N	T		

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

Start the Year Off
BRIGHT
BUNDLE & SAVE EVENT

Replace your old, cracked skylights fast.

- Get natural light inside your home
- High performance insulated glass

Bring beautiful, natural light to any room in two hours.

- Brighten kitchens, hallways, bathrooms, etc.
- Enhance your space with decorative fixtures

BEFORE

AFTER

714-982-1996
SolatubeHome.com/LAT

SOLATUBE home

©2021 Solatube Home Lic.# 847890

Virtual Consultations • 2 Hour Contactless Installation • CDC Safety Procedures