



# The Carmel Pine Cone

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## Town celebrates 48-7 stomping in state championship



With the help of his fearsome front line, CHS tailback Ashton Rees (above left) scampered for 209 yards during Carmel's 48-7 rout of El Capitan in California's 5AA state championship football game Friday. After the game, the Padres celebrated the title and their 15-0 season en masse (left), and on Thursday they lined up for a parade down Ocean Avenue (above), so the whole town could do the same thing. See Dennis Taylor's story, page 33A.

PHOTOS/ANDREW TRONICK, KERRY BELSER

## 2025 to feature public drinking and cannabis cafes

By CAITLIN CONRAD

CALIFORNIA MAY be plagued with budget deficits, underperforming schools, a housing shortage and rising crime and homelessness, but in the New Year, at least, it's going to be easier to have a good time. The state is set to open the doors to Amsterdam-style cannabis cafes and drinking in public in newly legal entertainment zones. State Sen. Scott Wiener, a San Francisco Democrat, authored Senate Bill 969 this year allowing local governments to designate entertainment zones. Bars and restaurants in those areas can sell alcoholic beverages to patrons who will be allowed to drink them on public streets and sidewalks.

### Bouncing back?

The zones are designed to bring more foot traffic to downtowns which, in some cities, like Wiener's, have yet to recover from the Covid pandemic and have suffered from waves of civic disorder. Cities wishing to embrace entertainment zones will have to establish the districts, as well as procedures for guaranteeing that people drinking alcohol within them are 21 or older.

San Francisco was a test case for the law during the last year when, thanks to a previous piece of Wiener's legislation, entertainment zones became legal at the start of 2024. In September, the city designated a zone for public drinking at its Oktoberfest and reported 20 times the patrons it recorded at the same event in 2023.

"Getting people out in the streets to enjoy themselves is critical for communities across our state to bounce back from the pandemic," said Wiener, "I'm thrilled to see the program's massive success in San Francisco expand across the state."

### 'Party zone' opposition

Not everyone is thrilled with the easing of public drinking laws. The California Alcohol Policy Alliance opposed SB 969, arguing the suspension of open container rules would lead to "party zones."

"To put it more simply, it allows Bourbon Street to open in any and every California town," wrote the alliance

'Getting people out in the streets to enjoy themselves is critical'

## \$62,000 check stolen from mail, cashed

### ■ 'Bleached' and rewritten

By CHRIS COUNTS

A COUPLE from Carmel Highlands was shocked to discover that a check for \$62,000 they mailed to a contractor was cashed by someone else.

The residents, who told The Pine Cone they wish to remain anonymous, were understandably dismayed by the theft — and for weeks, they were uncertain if they would get their money back. The wait was made even more stressful by what they said was a lack of response from local law enforcement. But this week, they received a message from their bank that their account was credited for the full amount.

The hefty check was mailed in November, along with

four other envelopes containing checks, at the post office on Via Nona Marie. On Dec. 2, the couple was notified by Bank of America that one of their checks had been cashed by someone other than the intended recipient.

"We found out that a check for \$62,000 intended for our contractor was 'washed' and an individual's name was inserted," they reported.

### Other checks missing, too

The couple said that none of the other checks, which were for much smaller amounts, have been cashed yet, leading to speculation they also didn't reach their intended destinations. The couple reported two other checks sent a month earlier never arrived, either.

"We don't think it's a coincidence," they said.

The couple credited the U.S. Postmaster General's office with helping them get their money back.

See CASHED page 13A

See DRINKING page 19A

## Sheriff's office can't substantiate woman's bizarre P.B. tree story

By MARY SCHLEY

AFTER LOCATING a witness they thought might shed some light on a woman's claims that a gunman tied her to a tree in Pebble Beach Dec. 4, Monterey County Sheriff's deputies said they have been unable to validate her story. But that doesn't mean the investigation is over.

The unnamed victim, who is said to be in her 40s, told authorities she was on a walk in the quarry area off Haul Road near Highway 68 around 7:30 a.m. when "she noticed a suspicious male was following her," Cmdr. Andy Rosas said.

"As the male got close to her, he pulled out a gun and walked her to a nearby tree where he proceeded to tie her up," he said she told investigators. "The male then left on foot," without injuring, robbing or further assaulting her."

See TREE page 23A



Less than a week after storms felled trees, seriously damaging a home on Sloat Road in Pebble Beach (right) and causing widespread power outages that put many Monterey Peninsula retailers out of commission during a busy holiday shopping weekend, a semi-trailer truck overturned while turning left onto Carmel Valley Road from Highway 1 Thursday morning (left), snarling traffic in all directions and curtailing access to several shopping centers.



PHOTO/(LEFT) DAVID MULLALLY, (RIGHT) GREG LEE



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# Sandy Claws

By Lisa Crawford Watson

## Oh happy day

Funk Master Havoc was an English bulldog, a red brindle who was larger than life. Living in a condo over the water off Del Monte Beach, his person kept careful watch over a dog that might sink like a tank in the sea. It was actually in a swimming pool that she threw out her back when she tried to rescue and resuscitate him, but couldn't.

As a birthday gift to herself and a way to heal her heart, she became a foster person for Monterey Bay Labrador Retriever Rescue, trusting she could avoid becoming attached. Her first foster was an English cream retriever-golden retriever-great Pyrenees mix, just 2 years old, a medical rescue from a human-trafficking ring.

An hour into foster care, the dog became a "foster fail" when she adopted her and named her Happy.

Two years later, Happy has served as the ambassador for some 55 fosters coming through her person's Monterey home.

"When I have puppies fighting for attention, Happy will come in to collect a treat, then dangle it in front of the puppies, guiding one away from the skirmish. After retrieving a second treat for the other puppy, she'll sit on the couch and watch, to keep the peace."

Happy loves her time at Del Monte Beach, chasing birds down the long stretch of sand and splashing some 30 yards into the water.

"It's hard to keep a water dog out of the water," her person said. "Having lost Havoc, that's hard for me, but she's so happy at the shore."



At home, Happy is super patient, her person said, but if a bird or squirrel zooms by, she's on it — without success. Yet her person's friend has a pet bird, with whom she "chills out."

"Happy is my Xanax," her person said. "I'd give her the keys and let her drive me home."



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# New laws clamp down on landlords

By MARY SCHLEY

THE CALIFORNIA Legislature has in the last five years “passed more landlord-tenant bills restricting landlord rights” than in the previous three-plus decades, San Carlos Agency broker Jack Britton said last week in an update sent to clients of the property-management and real-estate firm.

“While these bills are intended to protect tenants from bad landlords and make housing more affordable, for responsible landlords, the bills make it harder to remove bad tenants and have sufficient deposit funds on hand to cover tenant damages and non-payment of rent,” he said. “The good news is that the people of California voted down Proposition 33, which would have allowed local jurisdictions to impose more restrictive rent control laws.”

Authored by Assemblywoman Gail Pellerin and signed by Gov. Gavin Newsom Sept. 29, AB 2493 places new restrictions on tenant screening. The law gives landlords the option of either screening tenant applications as they arrive and accepting the first one that meets the minimum requirements, or screening all applicants and choosing the most qualified, but then refunding all application fees to those who aren’t selected.

### Passed to owners

Britton said his agency will continue to scrutinize applications for the best candidates rather than take the first one that’s eligible, but as of Jan. 1, it will begin returning the \$25-per-application fee to those who are not selected and then passing those costs on to the property owners.

“We will do our best to limit the number of actual screenings to limit the costs to

the owners,” Britton told The Pine Cone, including pre-screening applicants. “In the end, though, screening a few more potentially strong applicants and getting the best possible tenant is worth it — the problem is the cost to screen them and our staff time.”

### Rent caps and evictions

Rather than eat those costs, he explained, “if we have multiple candidates, since we are now legally forced to return denied folks’ application fees, we have to charge our owners something.”

San Francisco Assemblyman Matt Haney wrote AB 12, which amends state law regarding security deposits and was approved by the governor on Oct. 12, 2023. The new law took effect in July and restricts the amount a landlord can collect to the equivalent of one month’s rent, regardless of whether the unit is furnished. “As a company, it has always been a policy that we collect two month’s rent in an effort to best protect our owners’ properties and interests — but now we aren’t legally allowed to collect that amount,” Britton said.

AB 12 does provide an exemption if a landlord owns two or fewer residential buildings that collectively contain no more than four dwelling units. That exception doesn’t apply if the tenant is an active member of the military, but in that case, the deposit for a furnished home can amount to twice the rent.

State Sen. Maria Durazo authored SB 567 to update 2019 legislation to restrict rent increases and evictions in multifamily complexes, and it was approved by Newsom in September 2023. The law applies to duplexes and larger complexes — except when an owner lives in one half of the

## Limits on rents, security deposits and evictions

See **LANDLORDS** page 31A

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# Police & Sheriff's Log

## Feral kitty was obvious flight risk

HERE'S A look at some of the significant calls logged by the Carmel-by-the-Sea Police Department and the Monterey County Sheriff's Office last week. This week's log was compiled by Mary Schley.

### WEDNESDAY, DECEMBER 4

**Carmel-by-the-Sea:** No calls to report.  
**Pacific Grove:** Vehicle on Lighthouse marked for 72-hour parking.  
**Pacific Grove:** Officers had to make entry into a home because the resident fell and couldn't get up.  
**Pacific Grove:** Dog at large was turned in to the police department. Owner on 15th Street was contacted, and the dog was released back into the owner's custody.  
**Pacific Grove:** Officers dispatched to a physical altercation on 10th Street where one party was injured.  
**Pacific Grove:** A citizen wished to report her friend missing. The friend on Lighthouse

called them back shortly afterward.  
**Pebble Beach:** Deputies responded to a report of suspicious circumstances on Sunridge. Investigation is ongoing.  
**Carmel Valley:** Deceased subject on Hidden Hills Road.

### THURSDAY, DECEMBER 5

**Carmel Valley:** Deputies responded to a report of a lost hiker. Hiker was located safely at Del Mesa.  
**Carmel-by-the-Sea:** Barking dog complaint at Guadalupe and Fifth.  
**Carmel-by-the-Sea:** Fall on city property at Monte Verde and Ninth.  
**Pacific Grove:** PGMS Student currently admitted at CHOMP made threatening statements toward another unknown student at the Forest Avenue campus.

See **POLICE LOG** page 16RE in the Real Estate Section



## The gavel falls

Verdicts, pleas and sentencings announced by Monterey County District Attorney Jeannine Pacioni

**Nov. 8** — A Monterey County jury convicted James Sloop, 47, of Marina, of one count of arson.  
On May 1, Sloop drove from Marina to a Seaside neighborhood and parked his vehicle. He walked down the street and paced in front of the victim's house and driveway for several minutes. Finally, Sloop poured an unknown ignitable fluid over the hood of a car, causing an explosion and severe fire damage to two vehicles in the driveway. Sloop then fled the scene. He was captured on various surveillance cameras the entire time after entering the victim's neighborhood.  
This is a third strike offense under the California three strikes law. Sloop faces a maximum sentence of 35 years to life in state prison due to his previous convictions. He will be sentenced by the Hon. Pamela L. But-

ler on Jan. 15, 2025.  
This case was investigated by detectives Jacob Sweyd and Hector Huizar of the Seaside Police Department, along with Monterey County District Attorney investigators Sabrina Currier, Dominique Hohmann, Natalie Dill, and Alicia Cox. Cal Fire Deputy Chief Chris Van Cor and now-retired K9 Ranger, trained in ignitable fluid detection, also assisted with the investigation.  
**Nov. 12** — Manuel Vasquez, 37, was found guilty by a Monterey County jury of two counts of forcible rape. The jury also found true allegations that Vasquez engaged in the tying or binding of the victim during the commission of the rapes. Vasquez was also found guilty of six counts of forcible

See **GAVEL** page 30A



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## Habitual offender committed 'lewd act,' prosecutors say

■ Refused to appear in court

By KELLY NIX

THE MAN who was arrested in December 2023 for threatening to kill a Pacific Grove school official but freed from jail in November after being sentenced to probation was sent back to jail less than three weeks later for engaging in dissolute behavior in public, according to prosecutors.

Riley Elvin, 29, was originally charged with two felonies and a misdemeanor related to threatening to kill the then-school principal of P.G. High and for trespassing at the high school and middle school. On Nov. 13, a judge sentenced him to felony probation on the condition that he not break the law.



Riley Elvin

## Brief pause

However, just two weeks after he was sentenced, Elvin committed another crime in the City of Monterey, according to the Monterey County District Attorney's Office.

"On Nov. 30, the crime of engaging in lewd conduct in violation of PC647(a), a misdemeanor, was committed by Riley Fitzgerald Elvin, in that Elvin did unlawfully engage in lewd and dissolute conduct in a public place and in a place open to the public and exposed to public view,"

according to a Dec. 4 criminal complaint.

The deputy district attorney who filed the complaint did not respond to questions from The Pine Cone regarding the specific lewd act that led to Elvin's arrest.

Elvin appeared in a Salinas courtroom the same day he was charged and pleaded not guilty. He was appointed a taxpayer-funded Monterey County deputy public defender to represent him.

## ‘Extracted’

Before a Dec. 11 follow-up hearing, he refused to be transported from the jail to the courtroom, prompting Monterey County Superior Court Judge Pamela Butler to authorize that he forcibly be extracted from his cell so he could be taken to court. He appeared with deputy public defender David Lee.

Butler warned Elvin during his sentencing that he faced up to three years

in jail if he committed another crime. He was also ordered to abstain from drugs and alcohol and stay 100 yards from P.G. High. His next court date is set for Jan. 17, 2025, where documents indicate that his “appearance is required.” His bail is \$5,000.

Elvin, who has been arrested dozens of times, faced a previous charge of lewd conduct, in addition to battery, assault, drug possession, and numerous shoplifting charges.

Have something important to say about a local controversy?  
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# CHP searching for driver in fatal crash

By MARY SCHLEY

MORE THAN a month after a Highway 1 collision that cost a 19-year-old North Carolina woman her life, investigators are continuing to hunt for the driver who caused it, according to CHP public information officer Saul Perez.

Shortly after 9:45 a.m. Nov. 10, Mad-die Elizabeth Fletcher was driving a black Honda Civic in the fast lane northbound on the highway north of Munras Avenue when another driver abruptly changed lanes and crashed into the back of her car. As a result, she lost control, and the Honda veered to the right and off the roadway, where it rolled over and hit a tree. Fletcher, who was from Shelby, N.C., died at the scene.

The other car, described to CHP dispatch at the time as a newer model silver Nissan Sentra with tinted windows, didn't stop and continued northbound on Highway 1.

Perez said his office is pursuing multiple leads and information sources to find the driver.

"As of now, CHP investigators are working to acquire more details by utilizing warrants, working with the Department of Justice and CHP Investigative Service Unit, and gathering information about camera footage," he said Dec. 12. "All details and findings are still under investigation."

Anyone who happened to witness the collision and might provide any detail, however small, is encouraged to contact the California Highway Patrol at (831) 796-2160.

## One conviction

In a May 2023 hit-and-run on Highway 1 that killed 62-year-old Carmel resident James Pack, the CHP a couple of months

later identified two people involved, though investigators did not reveal how the suspects came to light.

Since then, one has pleaded guilty to felony hit-and-run causing death, and criminal proceedings against the other are underway after a delay due to a debate over her mental competency.

Nicholas Krenke, age 32 when he was arrested and a resident of Monterey, and Cachagua Road resident Jenny Lesch, then 45, were accused of causing the fatal wreck that occurred at around 3:35 p.m. May 31, 2023, on southbound Highway 1 near Aguajito Road. Lesch is suspected of causing Pack to lose control of his Volkswagen van, which was subsequently struck by a vehicle driven by Krenke. When Pack crashed, both drivers fled.

Only after arrest warrants were signed by a judge on July 17, 2023, and Krenke was arrested and Lesch turned herself in, did the CHP announce that the suspects had been identified.

Since then, Krenke pleaded guilty on Aug. 22 of this year to felony hit-and-run causing injury or death and was sentenced two months later to two years' probation in a case prosecuted by Monterey County deputy district attorney Althea Omdahl before Superior Court Judge Jennifer O'Keefe. Pack's family and friends attended the hearings by Zoom and in the courtroom, according to court records.

Among the more standard provisions of Krenke's probation, such as abstaining from drugs and alcohol, relinquishing any firearms and ammunition, and not being in the company of other felons, Krenke cannot knowingly ride in or drive a stolen vehicle. He is also required to put in 400

See CRASH page 29A

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# Rancho bank robbed at gunpoint

By MARY SCHLEY

IN A crime similar to one that occurred just down the street three years ago, three men robbed a U.S. Bank branch on Carmel Rancho Lane at gunpoint Monday afternoon. And like the October 2021 Chase Bank robbery, authorities have little to go on and are asking the public for help.

After the trio, one armed with a handgun, entered the bank on Dec. 16 at around 3:30 p.m., they were able to grab cash and flee, according to Monterey County Sheriff's Cmdr. Andy Rosas.

"The suspects were last seen fleeing in a grey-colored Honda Civic or similar type vehicle with an undisclosed amount of money," he said. "No one was hurt during the robbery."

Rosas said the only available physical description of the robbers is that they are believed to be men, and he could not confirm that any employees were tied up during the incident or say whether the culprits got into the vault.

But that shopping area is busy, Rosas noted, so the sheriff's office is hoping someone will remember seeing something and call it in.

"Now that you know there was a bank

robbery, maybe something stimulates your memory," he said, adding that video images, including those captured by Teslas and similar vehicles, might be helpful, too.

"Of course, the big thing is nobody got hurt," Rosas said. "Don't try to be a hero. Money or property can be replaced — your life cannot."

The sheriff's office is handling the investigation in consultation with the FBI. Rosas asked anyone with information to call detective Rodrigo Lopez at (831) 253-6050 or detective Sgt. Nicholas Kennedy at (831) 597-1228 and said anonymity can be provided.

**In the wind**

At the Chase Bank branch located a block from U.S. Bank, on the morning of Oct. 25, 2021, three masked people with guns injured two employees and fired a round while committing a robbery.

As was the case in Monday's incident, the three escaped with an undisclosed amount of cash. They were said to have fled in a red Toyota 4Runner that was later found empty and still running on Rio Road.

The FBI was the lead agency investigating that case in collaboration with the sheriff's office. No arrests were made.

# MOTORCYCLIST KILLED, OTHER INJURED

PINE CONE STAFF REPORT

A 30-YEAR-OLD Soledad man died in a motorcycle crash on Carmel Valley Road near Garland Park Friday night, and another rider was seriously injured, but California Highway Patrol investigators are still working to determine how the accident happened.

According to CHP officer Chad Cavender, on Dec. 13 at around 7 p.m., "a collision involving multiple motorcycles occurred in the area of 45470 Carmel

Valley Road," where one rider, Sergio Martinez Ramirez, was ejected from his bike and subsequently pronounced dead at the scene. Another, a 48-year-old male riding a Honda, sustained major injuries and was taken to Natividad Medical Center.

"It is unknown if impairment was a factor in this collision," Cavender said, and the investigation is ongoing. He did not provide the name or city of residence of the second rider, other than to say he lives in Monterey County, or an update on his condition.

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Cannery Row condos aren't a remodel, coastal commission says

By KELLY NIX

A STATE coastal agency has recommended denial of a long-sought proposal to convert a vacant Cannery Row sardine packing building into housing and retail shops, claiming it is inconsistent with state coastal development regulations and would require analysis as a new building, not a renovation.

Since 2018, a developer has been seeking permission to renovate a rundown concrete building at 300 Cannery Row to build eight condominiums and retail and commercial space. While the City of Monterey approved a permit for the project, staffers at the California Coastal Commission recommended that the 12-member commission deny applicant The 300 LLC a development permit.

The commission was scheduled to consider the permit application at the Dec. 11 meeting in Newport Beach, but the matter was postponed.

The development proposal, which includes numerous interior and exterior alterations, the state agency said, is "inconsistent with a host of Coastal Act provisions addressing core coastal resource concerns."

Brand-new building

While the developer has said that the project amounts to "repair and maintenance and does not rise to the level of redevelopment" and that it should be evaluated as such, the coastal commission disagrees and believes it should be analyzed as if it

were a brand-new building on undeveloped property, the agency's report said.

"First, from a structural perspective, the project proposes to structurally alter more than 50 percent of at least the foundation and the floors, each of which alone and cumulatively exceed the threshold for what constitutes repair and maintenance," per the Coastal Act, the commission said.

And though it's highly unlikely another canning business would ever move into



PHOTO/KELLY NIX

The owner of this empty building on Cannery Row wants to convert it to condos, but the coastal commission's staff isn't cooperating.

the building, commission staffers note that a change in use from a cannery to condos is another reason the project should be denied.

"The project proposes entirely new and different uses as compared to the existing non-use, as well as compared to the long-ago abandoned cannery use that ceased in the 1950s," the staff report says.

"Thus, for both reasons, the proposed

See CONDOS page 29A

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# Neighbors seek planning commission review of C.V. resort remodel

By CHRIS COUNTS

THE OWNER of an old Carmel Valley resort wants to renovate it and is asking the Monterey County Zoning Administrator to approve it as rehabilitation of an historic use, but a group of locals contend the project will have serious impacts on the neighborhood, and they want to see the proposal scrutinized by the planning commission.

After listening to both sides Dec. 12, zoning administrator Mike Novo didn't take a side. Instead, he continued the hearing to Jan. 30, 2025.

The Santa Rosa Hotel Company wants to renovate the old Portofino Inn & Spa, which is located on 6.7 acres at 10 Country Club Way. Plans call for the demolition and rebuilding of nine buildings, along with the demolition and relocation of the pool — which would be reduced from 2,322 square feet to 420 square feet — and the expansion of the spa from 60 square feet to 301 square feet. The resort would have 22 rooms, a restaurant and 55 parking spaces for overnight guests, restaurant patrons and staff.

## Two oaks

Other improvements include updating an onsite wastewater treatment system, walkways and parking areas, and landscaping, which would involve removing two oak trees, including “one landmark tree with a cluster of trunks.”

But a number of residents have pushed back against the project, along with the Carmel Valley Association, which sent a letter to county officials urging them to let the planning commission weigh in.

“The Carmel Valley Association shares

the concerns of many residents in the Country Club Drive area that permits for construction and intensified land use at this location are being moved forward without adequate assessment of their potential impact, especially on traffic safety at the adjacent intersection,” reads the letter, which was signed by the group's president, Marianne Gawain, and its land use chair, Jeff Wood.

## Higher standards

The group wants to see the developer held to tougher standards.

“Given the proposed significant changes in use, the applicants must be required to seek new permits rather than merely reactivating old ones pertaining to a substantially less intensive use,” the letter added. “As a part of the permitting process for a new project with a higher intensity of use, the adequacy of the water supply and septic system must be established.”

The Carmel Valley Association also took issue with a plan by the resort to host up to 208 special events per year, but Michael Groves of EMC Planning Group told The Pine Cone that the applicant has taken special events out of the proposal.

While some say the proposed remodel should be treated like a new project, Groves suggested otherwise. “There's no expansion of previous uses,” he insisted.

Groves contends the remodel is a good project with a carefully crafted plan that will ultimately benefit the surrounding neighborhood because it's reviving “a historical property in Carmel Valley that's long overdue for renovation.” He noted

See **RESORT** page 29A

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Thank you Sal and Ada, VWA supporters extraordinaire, for generously underwriting this message.



# CASHED

From page 1A

“They reached out to us,” the couple said. “They were totally responsive and took our case seriously. The sheriff’s office and the bank never called us back.”

The couple is now wary about writing checks.

“Checks are not a safe way of paying,” they suggested. “We’re not going to write any large checks anymore.”

### Billions lost

Looking back on what happened, the couple conceded they had an opportunity to catch the thief when the bank sent a text asking for their OK to cash the check. The bank sent along a photo of the altered check, but the couple didn’t take a close look at it and signed off on the transaction.

They had never heard of bleaching checks until they became victims of the scheme. They’ve spent many hours sorting out the mess that was caused by the lost checks, and they filed a police report.

“We had no idea someone could blank out a check,” they added. “It’s been a nightmare.”

The couple said they want to share their experience with others. “We bring this to your attention in case there are similar situations here in Carmel,” they added. “It may be worth mentioning to your readers as a word of caution.”

The newspaper reached out to the USPS for comment

on how widespread the problem is, and if it’s getting worse — locally and nationally.

While the federal agency didn’t say there’s a rise of theft at the local post office, it did confirm it’s a national problem.

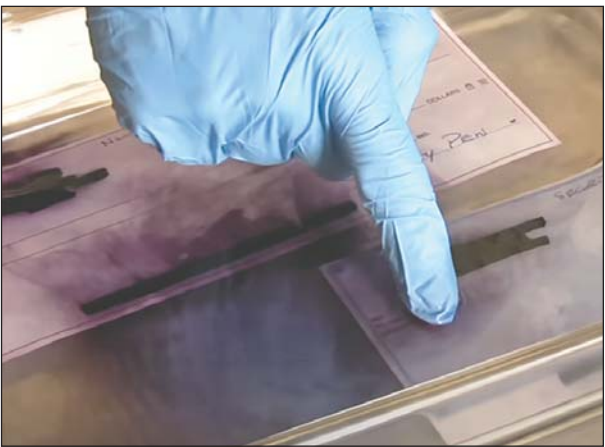
“Unfortunately, mail theft is a year-round issue,” postal inspector Amanda Jagusiak said. “That being said, the holidays bring an influx of mail and packages, and theft can be a problem.”

Jagusiak noted that thieves are targeting the blue collection boxes where customers drop off mail — and she offered guidance on how to minimize the risk of stolen mail.

“Thieves have been known to attack the blue collection boxes, especially over the weekend when mail can pile up before the Monday pickup,” she said. “If customers see the sticker on the box states pickup has already occurred for the day, they should wait for the next day to drop off mail and packages. Never leave items that do not fit in the mail slot near the box in hopes that they will still be there at the next pickup time.”

Locally, collection boxes have been seen overflowing with mail, leading to a greater likelihood of theft.

On its website, the postal service reports that inspectors “recover more than \$1 billion in counterfeit checks and money orders every year.” In September, the Treasury Department’s Financial Crimes Enforcement Network reported that it received over a recent six-month span more than 15,400 reports of suspected mail theft-related check fraud under the Bank Secrecy Act from more than 840



PHOTO/YOUTUBE

The internet has numerous videos explaining how check bleaching works and how to protect yourself from it.

financial institutions.

The postal service’s website offers more tips for customers to help them avoid falling victim to those who steal and bleach checks — a process that involves using bleach to remove or obscure what’s written on a check so it can be replaced with something else.

“Deposit your outgoing mail inside the post office or in blue collection boxes during the day before the last pickup,” the guidance reads. “And never leave your mail in your mailbox overnight or if you’re going on vacation.”

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# Chamber awards recognize businesses

PINE CONE STAFF REPORT

AT ITS annual gala at Quail Lodge earlier this month, the Carmel Chamber of Commerce announced the winners of its annual Awards of Excellence and named Carmel Magazine Business of the Year. The publication was selected by the chamber from among last year’s category winners.

Others to earn honors were Tickle Pink Inn (Accommodations — Small), La Playa Hotel (Accommodations — Large), Carmel Art Association (Art), Alvarado Street Brewery & Bistro (Beverage), The Cheese Shop (Food — Small), La Bicyclette Restaurant (Food — Large), Refuge (Health & Wellness), Monterey Credit Union (Financial/Legal), Forest Theatre Guild and Films in the Forest (Music/Performance) and Animal Friends Rescue Project (nonprofit).

More winners

Also, the Carmel Pine Cone (Professional Services — Small), Monterey Regional Airport (Professional Services — Large), Carmel Realty Company (Real Estate/Property Management — Small), Sanctuary Vacation Rentals (Real Estate/Property Management — Large), Carmel Drug Store (Retail — Small), Carmel Plaza (Retail — Large), Mad Dogs & Englishmen Bike Shop (Tourism — Small) and Monterey Bay Aquarium (Tourism — Large).

The nonprofit chamber has about 500 member businesses from Carmel-by-the-Sea and beyond.



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# Red Barn — familiar sight on 101 — gets OK from county for makeover

By CHRIS COUNTS

THE OWNER of the iconic Red Barn in Aromas along Highway 101, Salvatore Jimenez, has made many improvements to the busy 32-acre site since buying it four years ago, and he received unanimous approval from the Monterey County Planning Commission Dec. 11 to expand the space to accommodate more vendors, host large and small special events, install an onsite wastewater treatment system, and make other changes.

Before the vote, Jimenez’ attorney,

Tony Lombardo, told supervisors that his client has operated the business “very successfully” since purchasing it, and he’s gone to great lengths to address the concerns of neighbors. The flea market attracts thousands of people on Sundays.

### 86 new vendors

“He has taken the initiative to go out and meet with the community to make sure that what he’s doing is not offensive to them,” Lombardo said. “That’s why we don’t have 300 people here.”

Plans for the Red Barn call for adding

34,000 square feet of vending space, creating 86 new vendor stalls, improving and expanding vehicle access, building a 720-square-foot office and adding 51,000 square feet of parking.

Jimenez also proposed hosting a maximum of 52 “social gatherings” each year, with up to 300 attendees, and a maximum of 30 “corporate event days” each year — such as car shows, food festivals and rodeo events — with up to 1,000 people attending. The owner noted a number of other activities had been proposed for the site but were not considered, including paintball, go-karts, a drive-in movie theater or a nursery.

### ‘Aligns with our vision’

In an effort to minimize traffic in the busy area, special events will be timed so they avoid peak driving hours and don’t coincide with the flea market.

Several residents spoke out in favor, including Jordan Caballero of Castroville.

“We are in desperate need of a venue of

this scale,” Caballero said. “What we have



PHOTO/PINE CONE FILE

A landmark along Highway 101, the Red Barn has the green light to do upgrades and expand its offerings.

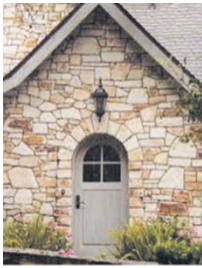
now doesn’t meet the job. I think it’s something the North County needs and I think it’s something that the majority of North County supports.”

Others praised Jimenez’ efforts and compared him favorably to previous owners of the site.

Another local, Martha Chavarria, said the project “aligns with our vision of

See BARN page 24A

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# DRINKING

From page 1A

in its opposition statement.

The California Alcohol Policy Alliance also cited concerns over minimal guardrails in the bill and the likelihood it would lead to more drunk driving as reasons for lawmakers to vote no.

“There is nothing that obligates that traffic be separated from the consumers, creating a situation where people are drawn to drive to the party zone, drink to excess, then drive home on the very street where others are still drinking to excess,” wrote the alliance in the same opposition statement.

Local governments will still have the power to decide if entertainment zones are right for their downtowns. Before enacting an ordinance to establish one on the Monterey Peninsula, a city council would be required to notify police and request feedback on proposed boundaries for the zone, as well as hours of operation. If an entertainment zone is established, the law requires a review of the operation every two years.

## The next Amsterdam?

Cannabis cafes, which are common in some European cities, could also be coming to a city near you in 2025. Gov. Gavin Newsom signed AB 1775 into law in September, legalizing the sale of food and drinks at lounges where marijuana consumption is allowed. Another San Francisco Democrat, Assemblymember Matt Haney, wrote that statute.

“Lots of people want to enjoy legal cannabis in the company of others,” said Haney. “And many people want to do that while sipping coffee, eating a sandwich or listening to music. That is now finally legal in California, and there’s no doubt that cannabis cafes will bring massive economic, cultural and creative opportunities and benefits to our state.”

Haney pointed to the thriving cannabis culture in the Netherlands, where cannabis cafes are part of the city’s social structure, as something to aspire to in the Golden State. AB 1775 makes it legal for California dispensaries to diversify the limited dispensary model by allowing the sale of non-cannabis-infused food and drink and it allows for food preparation onsite. Under the new law, businesses are also allowed to sell tickets for live music and other onsite performances.

## Secondhand smoke

Dr. John Maa, the California advocacy chair for the American Heart Association, told Sacramento television station ABC 10 his organization is worried cannabis cafes will increase exposure to secondhand smoke.

“We’re very proud and applaud the decades of tobacco-control efforts to improve air quality across the state of California, and we are very deeply concerned this bill could reverse decades of success in tobacco control and improving air quality across the state of California,” said Maa.

The American Heart Association, American Cancer Society and the American Lung Association all opposed AB 1775, arguing the bill rolls back the state’s anti-smoking protections.

The Centers for Disease Control and Prevention reports secondhand cannabis smoke contains many of the same toxic and cancer-causing chemicals found in tobacco smoke.

Newsom vetoed a previous cannabis cafe bill introduced in 2022 over concerns for the health and safety for workers, writing at the time that it could “undermine California’s long-standing smoke-free workplace protections.”

Haney changed his most recent bill to require food preparation areas remain separate from rooms where patrons are allowed to smoke marijuana. His new bill also gives local governments the power to decide the standards for ventilation systems.

## Dispensaries in decline

Since California legalized recreational weed in 2016, the opening of new dispensaries has stalled as businesses struggle to compete with lower prices in the thriving black market.

Seaside is home to the highest concentration of dispensaries on the Monterey Peninsula, and with six operating within the city limits. Pacific Grove and Monterey have yet to welcome a cannabis shop; however, there are two on Carmel Rancho Lane at the mouth of Carmel Valley. They are illegal in the City of Carmel.

In Seaside, the city recently decided to reduce the

number of allowed dispensaries from nine to three. The existing six will be allowed to operate indefinitely but tax revenue flowing into city coffers from the businesses has been down.

The marijuana industry is highly regulated and taxed. The state takes a 15 percent excise tax off the top, and cities and counties can then take their cut, compared to the black market.

California’s legal cannabis sales in 2020 reached \$4 billion, but illegal sales that same year are estimated to have been double.

“Cannabis cafes are going to be a huge part of the future of cannabis in our state and help to beat back the illegal drug market,” said Haney.

Across the state, several cities already allow onsite marijuana consumption, including San Francisco, Oakland, West Hollywood and Palm Springs. But the move to mainstream pot consumption



PHOTO/KERRY BELSER

Drinking alcohol outdoors was common in Carmel during the Covid era, but even then it was illegal to walk down the street with a cocktail in your hand.

alongside food and beverage prepared onsite and entertainment, will be novel for all Californians in the New Year.

DR. LAMOTHE

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# Christmas

## WORSHIP 2024

‘For God so loved the world, that He gave His only Son, that whoever believes in Him should not perish but have eternal life.’



### CHRISTMAS AT THE MISSION

**SUNDAY, DECEMBER 22**  
LESSONS AND CAROLS  
5 p.m.

**TUESDAY, DECEMBER 24**  
CHRISTMAS EVE MASS  
4 p.m. & 9 p.m.

COMMUNITY CHRISTMAS CAROLS  
8:30 p.m.

**WEDNESDAY, DECEMBER 25**  
CHRISTMAS DAY MASS  
9 a.m. and 11 a.m.

Please check the Calendar on our website  
for more information:  
[www.carmelmission.org](http://www.carmelmission.org)



**CARMEL MISSION BASILICA**  
3080 Rio Road, Carmel, CA  
(831) 624-1271

2:30, 4:00, & 5:30 PM TUESDAY, **DECEMBER 24**

## Christmas Eve at Shoreline

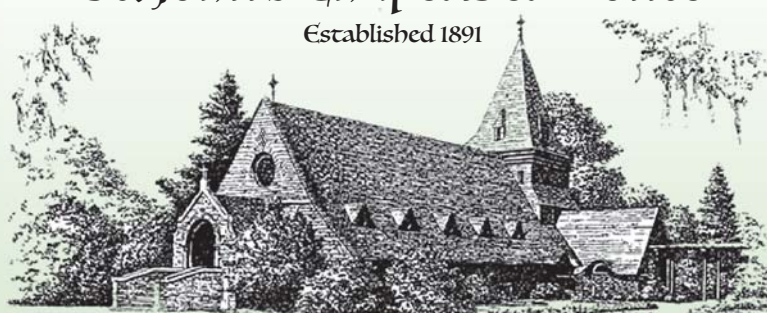
Kid's Programming at each service: Nursery - 5th Grade  
Spanish translation at the 2:30 PM service



SHORELINE CHURCH  
2500 Garden Road, Monterey | [www.shoreline.church](http://www.shoreline.church)

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Established 1891



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831-375-4463 • [stjohnschapel.com](http://stjohnschapel.com)  
A Traditional Episcopal Parish 1928 Book of Common Prayer

DEC. 24 • 5 PM HOLY EUCHARIST, PRESIDING: THE REV. DR. RICHARD MILES  
DEC. 25 • 10 AM, CHRISTMAS DAY MORNING PRAYER SERVICE

### St. Anselm's Anglican Church

COME WORSHIP WITH US



**Christmas Eve -**  
Traditional - 4 p.m.  
Worship Service every Sunday  
at 9:30 a.m.

Meeting at:  
**Peninsula Baptist Church**  
1116 Funston Avenue | Pacific Grove, CA 93950  
831-392-6049 | [stanselmsanglican.org](http://stanselmsanglican.org)

### First Presbyterian Church of Monterey

December 21 • 6:30pm  
Blue Christmas Worship Service

## Christmas Eve

December 24  
7pm Worship with Chancel Choir  
10pm Contemplative Worship Service



501 El Dorado Street • Monterey • 373-3031  
[www.fpcmonterey.org](http://www.fpcmonterey.org)  
The Rev. Mark Peake • The Rev. James Potts



### Join St. Dunstan's for the Holidays

**Dec. 24 — Christmas Eve**  
4 p.m. Family Service  
7 p.m. Choral Eucharist

**Dec. 25 — Christmas Morning**  
9 a.m. A Capella Service

28005 Robinson Canyon Road  
Carmel Valley  
[stdcv.org](http://stdcv.org)  
(831) 624-6646

### You're Invited



**CAROLS AND CANDLES**  
Christmas Eve  
3:30 and 5:30 p.m.  
Festival Prelude with  
Wild Coast Brass and Organ

**CHRISTMAS COMMUNION**  
Christmas Day  
10 a.m.

3152 Forest Lake Road, Pebble Beach  
Erdman Chapel at Stevenson School  
831-624-1374 [churchintheforest.org](http://churchintheforest.org)

## Come over to our house on Christmas Eve!

December 24th at 7 p.m.  
Seasonal Music beginning at 6:45 p.m.

### FIRST UNITED METHODIST CHURCH OF PACIFIC GROVE

915 Sunset Drive (at 17 Mile Drive)

## Welcoming to all!



# Wharf restaurant building OK'd for renovation

By KELLY NIX

THE CALIFORNIA Coastal Commission last week OK'd a request by the City of Monterey to make structural upgrades to a vacant Fisherman's Wharf building that offers premium ocean views.

At its Dec. 11 meeting in Newport Beach, the coastal panel approved a permit to renovate 30 Old Fisherman's Wharf, a city-owned building that was last home to restaurant Scales Seafood & Steaks, which vacated the property in 2021 after its owners and city officials couldn't agree to terms of a lease.

The coastal commission report said that the renovation "will ensure necessary building safety repairs and

upgrades are carried out, as well as establish a public access foundation, all consistent with the Coastal Act."

The construction involves repairs to the 17,500-square-foot building's decking, supports to a second story deck, staircase, guardrail and window sills, which are rotted.

## Public access

A condition of the commission's approval requires the city to keep open to the public areas of the property, including access from the main wharf corridor to the water and the first-floor deck area along the water side of the building, the report said.

The city must provide signs "to identify, facilitate, manage and provide public access" to those areas, and public education/interpretation displays to "the greatest extent feasible," the coastal commission said.

"The proposed building repairs are all minor and constitute basic upkeep to this building to aid in its future occupancy, as well as to improve access amenities at the site," the agency's report goes on to say.

Monterey associate planner Matthew Buggert told The Pine Cone in October that the city has a permit from the Regional Water Quality Control Board and was coordinating with the US Army Corps of Engineers for a permit for over-water work.



PHOTO/PINE CONE FILE

The building formerly housed Scales Seafood & Steaks restaurant.

# Christmas WORSHIP 2024



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## Experience the Joy of Christmas

JOIN US IN CELEBRATION OF THE CHRISTMAS SEASON  
AT **ALL SAINTS' EPISCOPAL CHURCH**  
**CHRISTMAS EVE** ✨ Christmas Music & Children Setting  
the Crèche at 7:30 pm  
Christmas Choral Eucharist at 8 pm  
**DECEMBER 29** ✨ Christmas Lessons & Carols at 10 am



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## Christmas at The Wayfarer



**Longest Night — Night of Hope**  
Friday, December 20th at 7 p.m.  
**Christmas Carol Sing-Along**  
Sunday, December 22nd at 2 p.m.  
**Christmas Eve Candlelight Service**  
Tuesday, December 24th at 7 p.m.

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[www.churchofthewayfarer.com](http://www.churchofthewayfarer.com) / 831-624-3550  
The Rev. Karla J. Lundin, Pastor

## GOOD NEWS of GREAT JOY

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Tuesday, December 24  
3PM, 4:30PM, 7PM

**GRATITUDE & GOODIES**  
Join us at 10AM in the Fireside Room as we  
reflect and share our gratuudes and goodies.  
Stay for our joint worship service at 10:30AM.



Corner of Ocean  
& Junipero  
[carmelpres.org](http://carmelpres.org)

## St. Angela Merici Catholic Church

<b>Sunday, December 22</b> The Fourth Sunday of Advent 5 p.m. Vigil Mass (Saturday) 8 a.m., 10 a.m. & noon (Sunday)	<b>Wednesday, December 25</b> Mass on Christmas Day 9 a.m. and 11 a.m.
<b>Tuesday, December 24</b> Masses on Christmas Eve 4 p.m. — with Children's Nativity 8 p.m. — Mass at Night	<b>Wednesday, January 1</b> Solemnity of Mary Mass at 9 a.m.

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CANDLELIGHT SERVICE**  
4 p.m.

**8065 Carmel Valley Road**  
831.624.6765  
[www.stphilipslutheran.org](http://www.stphilipslutheran.org)

*"... and you shall call his name Emmanuel."*  
Isaiah 7:14



**Christmas in the  
Bible and Worship  
December 24 8:30-11:30am**  
**Christmas Eve Service  
December 24 10pm**  
**Festal Dinner After Midnight**  
**All Welcome**

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Lincoln and 9<sup>th</sup>, Carmel  
<https://www.stjohn-monterey.org>

## CELEBRATE JESUS' BIRTH

JOIN US FOR A CHRISTMAS CHURCH SERVICE  
Sunday, Dec. 22, 2024

9 a.m. & 10:30 a.m. Sunday  
1 Skyline Forest Drive, Monterey  
9 a.m., 10:30 a.m., 1p.m. (Tongan)  
1024 Noche Buena St., Seaside

**THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS  
MONTEREY STAKE**



[LightTheworld.org](http://LightTheworld.org)





# Council election leaves commission vacancies

By MARY SCHLEY

WITH HANS Buder and Bob Delves elected to the Carmel City Council in November and subsequently sworn in earlier this month, the city is looking for people

to finish out their terms on the forest and beach commission and the planning commission.  
Buder was appointed in May to the forest and beach commission, which meets at 2:30 p.m. on the second Thursday of each month, and was set to serve through

May 2028.  
The commission’s jobs include developing a management plan for the urban forest, parks and beach, hearing applications for tree work, advising the city on “specified items of management and technical forestry and beach matters,” publicizing related issues, encouraging financial support of the commission’s projects and efforts, reviewing planning applications as requested, and providing advice on “the preservation, enhancement, protection and care of the Carmel-by-the-Sea beach and waterfront area.”

Applicants for the commission must live within the city or its sphere of influence.

The person who replaces Delves on the planning commission must be a Carmel-by-the-Sea resident and would serve through May 2025. The planning commission meets the second Wednesday of the month at 4 p.m.

## Planning commission and Forest and Beach

### Duties

Planning commissioners update and maintain the general plan and other similar documents, review the capital improvement program, interpret the meaning and intent of the land use code, hear appeals of discretionary decisions made by administrative officials, review environmental impact reports and initial studies, act on design applications and coastal development permits, and conduct public hearings, review evidence and determine requests for use permits, variances, lot-line adjustments, subdivisions, rezones and land use code amendments. They are also supposed to review the city’s water management plan annually.

Applications are available at [ci.carmel.ca.us/boards-and-commissions](http://ci.carmel.ca.us/boards-and-commissions) or by contacting city clerk Nova Romero at [cityclerk@ci.carmel.ca.us](mailto:cityclerk@ci.carmel.ca.us) or (831) 620-2000. They are due by 5 p.m. Jan. 10, with interviews with new Mayor Dale Byrne and a yet-to-be-selected mayor pro tem set for mid-to-late January. Their recommendations will be presented to the full council for ratification at the February meeting.

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## Saturday, December 21st

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Older Cats  
New Beginnings  
[www.gocatrescue.org](http://www.gocatrescue.org)  
PO Box 683, Monterey, CA 93942





# TREE

From page 1A

The woman told deputies she remained bound for a couple of hours before another man came across her “crying and tied to a tree,” Rosas said.

That man and another walker helped him untie her before they called for help, according to the sheriff’s office.

She described her possible assailant as a Hispanic male in his 30s wearing a green hat and a grey sweater, and said he has a word tattooed on the right side of his neck that starts with the letter Z.

Monterey County Sheriff’s deputies collaborated with Pebble Beach Security and Cal Fire’s drone team to conduct an extensive search for the man she described, but they didn’t find him.

Meanwhile, shelter-in-place orders were implemented at the Pebble Beach Company’s maintenance yard and nearby Poppy Hills area.

The order was lifted after the sheriff’s office confirmed there was no active threat to the community.

## Asked for help

Continuing their investigation, sheriff’s deputies asked for help locating “a female wearing black clothing who was walking a large black dog” in the area at the time, as reported by the victim.

Last week, Rosas thanked the media and community members for assisting his office with getting the word out about the possible witness.

“That person came forward,” he told The Pine Cone. “She confirmed that she was out there but didn’t provide any information we don’t already have.”

While the investigators assigned to the case have been unable to corroborate the victim’s description of events, Rosas explained they still have to treat her crime report as valid.

He did not suggest it was false.

## Retraumatizing

“When they’re not being the most honest with us, you’re not able to confirm a lot of these facts, and in this case, we have been able to,” he said. And when someone expresses disbelief in another person’s experience, “it retraumatizes them.”

But there isn’t much to go on at this point, either.

“The investigation is kind of cooling off,” he said. “We don’t have very many leads.”

Nonetheless, he encouraged anyone who might have information to call (831) 755-5111.

While the sheriff’s office worked quickly to quell rumors that the tree incident involved an active shooter, a Skyline Forest resident posted that he heard gunfire in the same area that night shortly after 9 p.m. He said he dialed 911 and was connected by the California Highway Patrol to Monterey P.D.

“I heard loud and clear what sounded like six or seven shots ring out,” he wrote. “I called 911 immediately. My call went to CHP and was then transferred to MPD. I gave the details and yet saw zero dispatch.”

He went on to say the dispatcher told him the agency had received several more calls since he’d dialed in. A review of the Monterey P.D. logs for that time period shows no description of such an incident, however.

And on Dec. 7, someone reported finding bullet casings in the area, too, according to the sheriff’s office, but they were apparently insignificant.

“These were handgun casings,” Rosas said.

“At this time, there is nothing further and there is no connection to the incident,” he said, referring to the tree-tying report.



PHOTO/KELLY NIX

Haul Road off Highway 68 in Del Monte Forest is a very popular spot for hikers and dog walkers, as a woman from Pacific Grove and her dog demonstrated on Thursday.



Quite simply,  
a decision you  
will never regret.



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## CHARLES GRUWELL DESIGN STUDIO

Charles Gruwell is a national award-winning interior designer who has had a 45-year design career filled with prestigious design mentorships, 40 boutique hotels, luxury residential projects and extensive international world travel. Charles returned to his hometown on the Monterey Peninsula in 2020 and has reestablished himself as the Premier Luxury Residential & Hospitality Designer for Carmel, Pebble Beach and surrounding areas. He was mentored by some of the best designers in the world and has worked on projects in San Francisco, Bali Indonesia, Disney Resorts in Orlando Florida, Seattle Washington, Los Angeles, Las Vegas, Hawaii, Sun Valley, Puerto Rico, and Hotels and Luxury homes here on the Peninsula and throughout California.

Photo Credit: Robert Miller Photography



Photo Credit: John Vaughn



Photo Credit: Mary E. Nichols



# STYLE



Photo Credit: Randy Tunnell



Photo Credit: Robert Miller Photography

He is a Master in the Art of Design with a passion for Coastal Contemporary, Classical European, Rustic Ranch Style Elegance and Asian inspired projects. Charles has a DIVERSITY of Style and Flair that is second to none and has developed a Curated Home Furnishings Collection called CHARLESTYLE. He is known for his artistic prowess, meticulous attention to detail and exceptional design eye. He is available to collaborate with you on your next Luxury Residential or Hospitality commission.

## CHARLES GRUWELL DESIGN STUDIO



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# Panetta offers bill to simplify retirement savings withdrawals

By KELLY NIX

THE PROCESS of managing retirement savings, including 401(k) plans, can be confusing. Two lawmakers on Capitol Hill have proposed a bill they hope will change that.

Rep. Jimmy Panetta of Carmel Valley and Rep. Darin LaHood of Illinois introduced the Retirement Simplification and Clarity Act, which seeks to overhaul the complicated steps for retirees who want to collect funds from their 401(k)s.

### Choosing the right options

“This bipartisan legislation would provide older Americans with a more simplified process and flexibility to choose savings options that are right for them,” Panetta said. “By allowing individuals to make informed decisions

about their retirement plans we can better ensure their financial security in the years ahead.”

Among other things, the bill would direct the Internal Revenue Service to redesign a document that provides information to retirees who are exiting their jobs and are seeking distribution from their 401(k) plans. Specifically, the legislation would compel the IRS to use “plain and concise language” in the notice. It would also include clear explanations of all distribution options and expand options for those 50 and older to move assets into an annuity.

The changes were recommended by the Government Accountability Office, a non-partisan federal agency that provides Congress, the public and other entities with information “that can be used to improve government” and save taxpayers money.

The agency said that the results of a survey it took this year found, among other things, that about 80 percent of people with 401(k) plans weren’t aware of the various distribution options.

“Indecision about what to do with retirement savings as workers change jobs or uncertainty about how to meet necessary requirements in managing accounts can affect retirement security over the course of a worker’s career,” according to a 27-page report released in May by the agency.

The Panetta bill has the support of financial planning experts and organizations advocating for retirement security, including the American Council of Life Insurers, whose CEO, David Chavern, said the legislation would help Americans nearing their retirement “access annuity products they need to provide for a secure financial future.”

## The law would require the IRS to use ‘plain and concise language’

## BARN

From page 18A

creating a vibrant and inclusive community that meets the diverse needs of everyone.”

But several other residents expressed concerns about how expanding the flea market and event center will impact their neighborhoods. Mary Hsia-Coron of Aromas said the business could have a “huge impact on the quality of life,” creating traffic hazards and threatening wildlife.

She cited a new state law requiring projects to accommodate wildlife corridors, and she urged commissioners to consider if it applies to the Red Barn site.

Hsia-Coron also raised the topic of vendors not associated with the flea market setting up nearby and creating a nuisance.

### ‘Highly developed’

Regarding wildlife crossings, Lombardo insisted there is no need for any on the highly developed property. As for the renegade vendors, the attorney suggested their activity is illegal, but noted that they sell their wares across Highway 101 in San Benito County. The attorney reported that Jimenez is working with officials in both counties to address the problem.

In response to concerns from neighbors, Jimenez agreed to abide by the restrictions spelled out in the county’s noise ordinance and monitor the sound of the site generates “We would conform to county requirements that sound levels not create a nuisance to neighbors,” Lombardo said.

Before the vote, planning commissioners shared their concerns, including Christine Shaw, who suggested that some measures be put in place to ensure “community needs” are addressed. Planning commissioner Amy Roberts expressed concerns about traffic at events where “everybody will be leaving at the same time,” while planning commissioner Kate Daniels noted that traffic near the site has improved in recent years.

### Built in 1945

A landmark along Highway 101, the 20,000 square-foot Red Barn was built by the Kaiser Aluminum Company for Harry Ellingwood in 1945. Ellingwood sold hay, lumber and hardware out of the structure, which was once known as the “World’s Largest Hay Barn.” It was painted red around 1970 — reportedly “against the wishes of county officials.” The site has hosted flea markets on Sundays for more than four decades, drawing thousands of people each time.

## CHRISTINE DALE YOUNG

May 13, 1948 – Nov. 27, 2024

Chris was born in Oakland, CA and moved to Monterey/Carmel, her favorite place on earth, at about age 10. Smart and independent, she was quick to smile or lend a hand. For many years she was office manager for electrical engineering companies. Christine grew up working in her family’s downtown hardware store on Alvarado Street. She loved her many friends and multitude of animals over the years. Chris enjoyed her Porsche Boxster and was secretary of the Monterey Peninsula Corvette Club for several years. She loved her sports cars and traveling the U.S.



She is survived by her loving partner, Larry Acquistapace; her brother, Robert (Carol); nephew, Robert (Diane); niece, Victoria (Bart); grandnieces, Jasmine and Jacqueline; and grandnephews, Jaxson and Colton. She is now in heaven with her parents, Robert and Joan Young.

Death leaves Heartache no one can heal  
Love leaves Memories no one can steal  
She will definitely be missed.

Our hearts are broken but her memory lives on



## ROBERT C. KIRBY

MARCH 13, 1950 - NOV. 8, 2024

Rob Kirby’s life was marked by growing up in many places as a military child, an allegiance to the Boy Scouts, love for outdoor adventures and a flair for sales and as an entrepreneur. He was a devoted husband, son, father and grandfather.

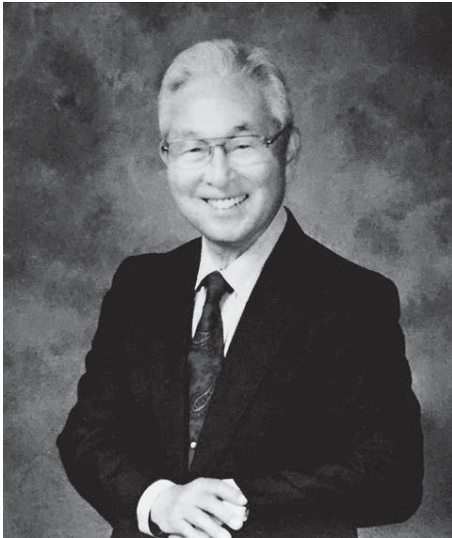
Born in Brooklyn, New York March 13, 1950, to Col. Burton Kirby and Mary Dann Kirby. His dad’s Air Force career took them to Montgomery, AL, Newburg, NY, Newfoundland, Colorado Springs and high school in Hawaii. He graduated from Western State College in Gunnison, Colo., attending mainly to ski six months of the year. His love of the outdoors was fostered there while hiking, fishing and camping the other six months.

After college he was hired by Goodyear Tires to demonstrate driving the new polysteel radial tires over ax blades at Goodyear stores across the western US. After he grew a mustache, he and Goodyear parted ways. Moving to Denver he accepted a job with Bayly Corp to produce private label jeans. While in Denver he met his wife of 49 years, Shannon. A new jeans start-up, Pacific Blue, lured them to San Francisco with son Clayton. Son Justin was born in Walnut Creek a few years after their arrival. Rob then went to Levi’s as a children’s merchandiser. Both sons participated in modeling and joining the Olympic parade in Levi’s Olympic fashions. He left there to be head of O’Neil Wetsuits’ new sportswear division. His love of the outdoors and surfing made this a true match. His final career was as an independent sales rep to fabric manufacturers across the globe. He represented Pakistani denim, Irish and Belgian linen, Taiwanese and Chinese technical fabrics and Australian printed fabrics, to name a few, which he sold to clothing companies in the US and Canada.

When he wasn’t traveling the world for his companies he was a dedicated Boy Scout troop leader. He went to Philmont Boy Scout Ranch in New Mexico four times. He went on many 50 miler treks and jamborees with his boys. He earned the Wood Badge and numerous others besides his Eagle award when he was 14. He instilled his love of the outdoors in his sons. He loved nothing more than walking a stream fishing, camping under the stars, skiing in fresh powder and telling outlandish stories to young Scouts around a campfire.

He is survived by his 100-year-old mother, Mary Kirby of Colorado Springs; his wife; Shannon; sons, Clayton and Justin (Casey); grandsons, Jack, Hunter and Brodie; granddaughter, Madeline and four nephews and a niece. Burial will be private in Pacific Grove.

Donations can be made to Boy Scout Troop 216, 2736 Lariat Lane, Walnut Creek, CA 94596.



## HISASHI KAJIKURI, M.D.

Dr. Hisashi Kajikuri of Carmel, CA, passed in late October, 2024. Born in 1926 in Fukoka Prefecture, Japan, he was a beloved husband, father, grandfather, and a cherished member of the community. Sashi will be deeply missed by all who had the privilege of knowing him. He will be remembered for his ever-present smile, kindness, expertise, and dedication to the health of his community.

After earning his medical degree from Kurume University in 1952, he was the recipient of a Fulbright Fellowship in 1954, and later established a thriving practice in Monterey, where he provided medical care for more than 50 years.

A hallmark of his character was always going above and beyond to ensure the well-being of his patients and their families. Among his many honors include being the first recipient of the Physician Recognition award (1996) from the Community Hospital of the Monterey Peninsula, being named the Monterey County Physician of the Year (2003) from the Monterey County Medical Society, as well as being honored by the Consul General of Japan (2011), and read into the Congressional Record by then Congressman Sam Farr (2003).

Beyond his medical practice, Sashi was an avid fan of fishing, baseball and opera. He is survived by his wife of 65 years, his three children, and three grandchildren.

A memorial service will be held Jan. 25, 2025, at Bethlehem Lutheran Church to celebrate his life and legacy in honor of what would have been his 99th birthday.

The family kindly requests that if any memorial donations are being made in his name, they go to Montage Health Foundation.



# Art museum closes year with marketplace, party and workshop

By CHRIS COUNTS

WRAPPING UP its holiday festivities — and sharing an assortment of last-minute gift-giving ideas — the Monterey Museum of Art hosts its Winter Art Market Saturday from noon to 4 p.m.

“Join us for a creative and cozy shopping experience,” the museum said. “Visitors are invited to participate in our interactive art installation, support local artists and vendors and find the perfect gifts for the holidays.”

### Winter solstice

Vendors include Casey Starks Studio, which makes ceramics, Coastside Home Goods, which creates soaps and candles, The Mad Batter, which serves macarons and other tasty treats — along with an assortment of others.

The market will also feature a drop-in candle-making workshop with Johnny Wicks. Sessions start at \$10. “Get in the holiday spirit by creating your own festive candles,” the museum offered.

For those seeking something more social and elegant, the Monterey museum will have a winter solstice celebration Saturday from 5:30 to 8 p.m. There will be ample food and refreshments, courtesy of Taevada Treats, Other Brother Beer, Scheid Vineyards and others.

### Show closing

Finally, the museum hosts an ornament-making workshop on Sunday from 11 a.m. to 1 p.m.

“We invite all ages to design unique and festive ornaments,” the museum said. “Paint your own design on an ornament shape of your choosing or create a cyanotype ornament to take home or give as a gift.”

This weekend marks a final chance to see the museum’s holiday-themed “Illuminado” show, which opened Dec. 6 and provided a backdrop for a busy slate of events this month.

The museum is located at 559 Pacific St. For more details, visit [montereyart.org](http://montereyart.org).



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**RICHARD WESLEY BUTTERWORTH**

Dec. 30, 1942 ❖ Dec. 1, 2024

Richard Wesley Butterworth, age 81, passed away peacefully on Dec. 11, 2024, in Monterey, California, surrounded by the love of his family.



Born on Dec. 30, 1942, Richard enjoyed a life defined by his dedication to his family, his career and his passions. A brilliant scholar, he earned his Ph.D. in applied mathematics from UC Berkeley, a testament to his lifelong love of learning and problem-solving. His career was marked by excellence, innovation and a steadfast commitment to making meaningful contributions to his field.

Richard shared 25 wonderful years with his beloved wife, Rebecca Dering, with whom he built a life of warmth and joy in Monterey. Together, they cherished their blended family, which included Richard's three daughters from his prior marriage — Christina, Deanna, and Stephanie — and Rebecca's two sons, Philip and James. He was deeply proud of all of them and embraced his role as a loving father and stepfather. Richard's memory will also be cherished by his six grandchildren and five great-grandchildren, who brought him immense pride and happiness.

Outside of his professional achievements, Richard had a deep appreciation for the beauty of the world, which he captured through the lens of his camera. Photography was one of his favorite pastimes, and his stunning images reflected his unique perspective and artistic spirit.

A private family service will be held to honor his life and legacy. Richard Wesley Butterworth will be deeply missed, but his love, wisdom, and memory will forever live on in the hearts of those who were fortunate enough to know him.

**DAVID ZACHES**

David Zaches (Dave), a longtime resident of Carmel Valley, passed away peacefully at home in the presence of his wife, Judi, and his beloved little dog, Souci, on Oct. 1, 2024, at the age of 86.

Dave was born in San Francisco to Sybil and Jack Zaches on July 2, 1938 and lived in Walnut Creek for a few years before moving down to the Monterey Peninsula where he attended Walter Colton Elementary School and Monterey High in the steps of his father. When he was 15 he fished salmon with his father in the Monterey Bay. As it turned out he managed to catch more and larger fish than his experienced fisherman father so he was nicknamed "lucky Dave." It was through his fishing success that he was able to earn enough money to pay for his first two years at Stanford. He later decided to take a hiatus from the academic world and go into the military. He joined the Army and enrolled in the Defense Language Institute, majoring in Hungarian. He graduated from the DLI with top honors, the Maxwell D. Taylor Award for being number one in his class. He then served as translator and was stationed in Germany for three years.

Upon his return Dave and Judi were married in the All Saints Church in Carmel (this year they celebrated their 62nd anniversary). After their wedding and honeymoon in Acapulco, they returned to Stanford to complete his B.A. Two years later Dave got accepted into the M.B.A. program at UC Berkeley. From there he began his career as a real estate appraiser and eventually became an M.A.I.

Having always enjoyed the outdoors Dave became very interested in the environment, especially marine issues and land conservation. He joined and became a board member of several environmental groups including Save Our Shores in Santa Cruz, the Cetacean Society of Monterey and Ocean Conservancy. He believed in supporting the Big Sur Land Trust, Hopkins Marine Station, LandWatch and the Monterey Bay Aquarium.

Besides environmental concerns, Dave was always interested in music. He had grown up playing drums, the French horn, oboe and, more recently, the cello. He and his wife loved to go to the Monterey Symphony. In 2012 Dave had the unique opportunity to be guest conductor for three short pieces April 21, 22 and 23 in Salinas and Carmel Sunset Center. Standing on stage with 80 Monterey Symphony musicians performing under his baton was the highlight of his life! In more recent years Dave enjoyed playing the cello in the Pacific Grove Pops Orchestra led by conductor Barbara Priest.

Dave is survived by his wife and their two sons, John Zaches from Yerrington, Nev. and Torrey Zaches from Lafayette, California; and grandchildren, Torrey and Holly Zaches' triplets, Evelyn Rose, Torrey David and Samantha Margaret.

**A celebration of Dave's life will take place noon to 3 p.m. Sunday, Jan. 5 at Bernardus Lodge & Spa, 415 W. Carmel Valley Road, Carmel Valley. In lieu of flowers John, Torrey and wife Danika and Judi suggest that a donation to the Monterey Symphony or to the Salvation Army would be appreciated.**

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# Editorial

## The gift of water

NOT TO be a Grinch, but did you know that many of the gifts you will put under the tree this year are probably highly wasteful of a precious natural resource?

And since this is the water-starved Monterey Peninsula, we’re talking about wasting something especially valuable here.

So shame on you if you didn’t know that it takes 713 gallons of water to grow enough cotton to produce one T-shirt, 37 gallons of water to produce a cup of coffee, 2,000 gallons to create a single pair of blue jeans, 782 to make a bottle of wine, 2,100 gallons to craft a pair of shoes, and 3,400 to manufacture one smartphone. And don’t forget that, according to the experts, it takes 200 gallons of water to produce one bowl of dog food.

The list goes on and on, depressingly including not only everything produced by farmers, but everything manufactured. And this week we learned that the computer process known as AI — artificial intelligence — is one of the most wasteful things of all, because the expansive data centers that do all that thinking generate a lot of heat, which requires a lot of water to cool.

According to the Sacramento Bee, “Google reported that its data centers consumed 6.1 billion gallons of water in 2023, marking a 17 percent year-over-year increase. Across more than 270 data centers in California, water consumption already reaches billions of gallons annually, and as AI adoption accelerates, the water footprint of data centers will grow exponentially.”

Sounds bad enough if you stop right there. But there’s more: “By some estimates, global AI water consumption could rival the annual usage of four to six countries the size of Denmark by 2027,” the Bee said. “In California, this could mean billions more gallons drained each year, particularly in data-center-heavy regions like Silicon Valley and near the Salton Sea.”

The booming AI industry’s water needs are in addition to the requirements of the water-starved beasts that have traditionally fought over the Golden State’s supply of H<sub>2</sub>O. In this state, it’s been urban dwellers vs. farmers vs. environmentalists for decades, all of them staking claims to trillions of gallons of water per year.

But we have a question. What does it mean to “use” water?

Readers of this column are familiar with some of the ancient facts of water. According to scientists, what we use today had its origins in the Big Bang more than 13 billion years ago, though the earth wasn’t formed until about 8 billion years after that, and liquid water probably didn’t appear on our planet until another billion or two had passed.

Nevertheless, there has not only been water on the Earth for billions of years, the water we use today is the very same water that was here in the beginning. Yes, that’s right, when you take a drink of H<sub>2</sub>O today, you’re drinking something that is very, very old. And before you get your hands on it, the water you use today will have been through a lot: Locked in glaciers, resting in the Seven Seas, being lifted into the atmosphere by the heat of the sun, falling as countless raindrops, flowing through endless rivers, and being used by God-know-how-many plants and animals. Literally, the water in your morning coffee could have been in anybody’s or anything’s intestines or bladder, either 100,000 years ago or six months ago.

Which is to say that when you “use” water, you’re just borrowing it for a few minutes before returning it to the ancient and immovable hydrologic cycle. And the same thing is true for the water needed to produce everything you use or consume every day.

Because the stories about all the water required to create a hamburger, a pair of shoes or a laptop are designed to scare you, they omit this omnipresent fact. Sure, potable water can be difficult or expensive to come by, but that’s a technical and political problem, not a geologic one. You will be used up one day, but the water never will.

## BEST of BATES



## Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. Letters cannot exceed 350 words, and must include the author’s name and home town. We reserve the right to determine which letters are suitable for publication and to edit for length and clarity.

The Pine Cone only accepts letters to the editor by email. Please submit your letters to [mail@carmelpinecone.com](mailto:mail@carmelpinecone.com)

### More important things to do Dear Editor,

I’m writing this on Dec. 14 while, once again, I await the restoration of electric power to my Pacific Grove home.

I’ve learned from reading The Pine Cone that a new member of the P.G. City Council, Tina Rau, devoted time at the Dec. 4 meeting to the topic of colonialism. While I salute Rau’s attention to this and other noble topics of past injustice, I ask her to redirect to solving problems of the present, like addressing the problem of hardening P.G.’s brittle power grid, which should be the council’s top priority. As of this morning, after a storm, my elderly neighbors sit in their dark, cold, homes.

Power outages are a regular occurrence in Pacific Grove.

There’s no going back to fix the past, Councilmember Rau, but you devote every waking minute to our problematic power grid.

If you are not speaking at every council meeting, Ms. Rau, about the council’s efforts to harden and improve P.G.’s grid, I will interpret your silence on the topic, and the silence of any other council members, as a lack of regard for the longtime problem of our city’s brittle and fragile electricity supply. And I will interpret your silence on the topic to mean that you have no care about the comfort of P.G.’s elderly taxpayers.

Not all my neighbors have the physical strength to evacuate their homes during yet another outage. They’re helpless. Will the council be devoting their efforts to fixing this very here, very now, fixable problem?

Talk is cheap, Councilmember Rau. Get those electric wires underground.

Laurie Wik, Pacific Grove

### Virtue signaling Dear Editor,

On the first night that she was sworn in, a Pacific Grove City Council member proposed that our city perform a land acknowledgement ritual at each council meeting. Described by some as a trendy new virtue-signaling technique, the original intent of this ritual, performed by Native Americans, was to honor “Mother Earth” and the people who inhabited the area. Sadly, it appears that the left’s progressive regressives are guilty of “cultural appropriation” of this ritual for the purpose of moral exhibitionism.

Some local tribal members are offended that the councilmember proposes a

See LETTERS page 28A

■ **Publisher** ..... Paul Miller ([paul@carmelpinecone.com](mailto:paul@carmelpinecone.com))  
■ **Production/Sales Manager** ..... Jackie Miller ([jackie@carmelpinecone.com](mailto:jackie@carmelpinecone.com))  
■ **Office Manager** ..... Irma Garcia (274-8645)  
■ **Reporters** ..... Mary Schley (274-8660), Chris Counts (274-8665)  
..... Kelly Nix (274-8664)  
■ **Features Editor** ..... Elaine Hesser (274-8661)  
■ **Editorial Assistant** ..... Emilie Ruiz ([emilie@carmelpinecone.com](mailto:emilie@carmelpinecone.com))  
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■ **Circulation Manager** ..... Scott MacDonald (261-6110)  
■ For complete contact info: <https://carmelpinecone.com/contact.html>

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U.S. Mail: P.O. Box G-1, Carmel CA 93921

**Deliveries:** 734 Lighthouse Ave.,  
Pacific Grove CA 93950

**Telephone:** (831) 274-8593

**Email:** [mail@carmelpinecone.com](mailto:mail@carmelpinecone.com)  
or [firstname@carmelpinecone.com](mailto:firstname@carmelpinecone.com)

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# Mentorship was key to CEO’s success — now he’s passing it on

THE KID who once sold peanuts at a ballpark is all grown up and ready to retire from an impressive career in healthcare. But he plans to do so with the care and thoughtfulness that have been hallmarks of his work on the Peninsula.

Dr. Steven Packer said he clearly remembers when Jay Hudson, after his tenure as CEO of Community Hospital of the Monterey Peninsula, announced his retirement in 1999.

Packer, who imagined himself being appointed to the search committee for Hudson’s successor, was completely surprised when Hudson instead asked him to apply for the position.

“I knew this would be a major transition

for 14 years and felt it was their home. Ultimately, Packer decided the position felt like a good fit. And so, the journey began.

“My success as president and CEO was made possible by mentorship from Jay Hudson,” he said. “We met to talk every week for a year. I’d ask, ‘Why have we done things this way?’ I remember he’d say, ‘Because we did it that way doesn’t mean you have to.’ He gave me the OK to do things differently, when it made sense.”

### Milestones

Having announced his plans for retirement in June 2025, after a 25-year tenure, Packer is thinking about that period of mentorship from Hudson as he prepares to offer the same to his recently named successor, Michael P. McDermott, currently CEO of Mary Washington Healthcare in Fredericksburg, Va.

“The most important message I received was to listen and learn from my colleagues,” Packer said. “Over time, executive teams shift as members retire, leave or, sadly, die, giving us a chance to rebuild together. It has been really exciting to see us continue to gel and work together. I feel so comfortable stepping away now because we have a really wise, dedicated, cohesive executive team.”

While looking toward his retirement, Packer also has looked back to the hospital’s most significant milestones during his tenure as president and CEO. “The Pavilions Project,” launched in 2000, shortly after he took the reins, and completed in 2007, doubled the size of the hospital.

See **PACKER** page 45A

## Great Lives

By LISA CRAWFORD WATSON

for me,” said the pulmonologist, who had served as chief of staff. “I also knew it was an opportunity too great to pass up. I love internal medicine, but this would give me the opportunity to learn a whole new discipline, to take on a leadership position that would give me a new role in the community. This would take me beyond my practice to would see the whole community as my patients.”

### Sleepless nights

Nevertheless, Steven and Ann Packer spent sleepless nights, he said, trying to decide if he should go into this “unknown role.” The couple understood that this was not an opportunity that knocks twice. Moreover, they had lived in the community

# From the mayor’s desk — My philosophy for governing

By DALE BYRNE

IT IS an honor to serve as Carmel’s mayor and share my thoughts with you through this monthly column. My heartfelt thanks go to The Pine Cone for providing this platform which I hope will play a vital role in fostering communication within our community.

Through this column, I aim to provide insights into how your city government operates, how we make decisions, and how you can contribute to shaping Carmel’s future. I plan on having public sessions to provide a clear understanding of some issues discussed here. Together, we can ensure that our city continues to thrive while preserving the qualities that make it so special.

As mayor, my role is not leading alone but collaborating as one of five dedicated council members along with city leadership, commissioners, and staff. Each team member brings unique skills, opinions and a passion for their work. Together, we play an

essential role in setting priorities, conducting thorough research and making thoughtful decisions. A positive and productive team approach is vital for addressing the challenges and opportunities facing our community.

Carmel is a vibrant mosaic of perspectives — retired and working residents, business and building owners, nonprofits organized for a purpose, sphere-of-influence folks, and visitors who come to visit this special place. Each voice matters.

### Connection

My commitment is to create opportunities for connection and participation. From focused council meetings, vibrant town halls, and community surveys, to emails and informal conversations, your input is essential. Transparency and open communication are the cornerstones of trust, and we are dedicated to keeping you informed and engaged. I invite you to take an active role

See **MAYOR** next page

# Simple, unpretentious hard work

By DENNIS TAYLOR

THE MOST important investment Filipp Kashirtsev ever made might have been the \$1 bill he spent as a child on the vintage box camera he found at a garage sale.

The 1938 Bear Photo Special camera, made by Ansco, a San Francisco-based company, caught his eye because of its unpretentiousness and the simplicity of its functional design.

“It’s very rudimentary — not much going on,” said the Monterey-based fine-art photographer, who exhibits his images at Reflections Elegante in Portola Plaza.

“It only has one shutter speed, doesn’t even tell you what the shutter speed is (purportedly 1/60 of a second), has no aperture controls, and it makes a 6 x 9 centimeter negative, which is pretty big,” he said. “I took it home, figured out how it worked, and it’s the reason I first became interested in photography.”

### A brick

Curiosity about how things work has been a motivator since boyhood for the 28-year-old biologist, who instinctively applies a scientific mind to most of the things he does. That includes the camera equipment and accessories he uses to create his images.

“I take great pleasure in understanding the functions of a mechanical system and its moving parts,” he wrote on his website. “To me, cameras are technically beautiful pieces of machinery.”

The camera Kashirtsev favors is another relic, a Mamiya RB67 medium-format contraption (circa 1970) with a single-lens reflex system, primarily designed for studio use.

“It’s fully mechanical — no electronics at all — which is what I was looking for, because electronics tend to fail,” he said. “It’s something you might use for fashion photography, rather than in the field, because it’s big, bulky and heavy.”

“I love and hate what a brick it is,” chuckled Kashirtsev, who frequently lugs the 6-pound Mamiya — which, according to photography lore, has “the best glass ever made” — wherever he wants a super-sharp, exceptionally well-focused image with outstanding depth of field.

### Heavy lenses

He’ll also load up his large backpack with a half-dozen weighty lenses, handheld light meters, a tripod, and film. (Kashirtsev never shoots digital images.)

“It’s a really heavy load. I was traveling one time and injured my back while I was running between flights,” he said. “I had to get some medicine for the pain when I got back home.”

“But I love the meticulous process of using that camera,” Kashirtsev said. “There are so many different things involved in

setting up a shot.”

Kashirtsev’s girlfriend, Maddie Brown, frequently accompanies him as he searches for scenic landscapes, seascapes, wonders of nature, interesting architecture and whatever else catches his eye.

“She’s really helpful, almost like a photo assistant, and she’s got a lot of



PHOTO/MADDIE BROWN

Filipp Kashirtsev frequently carries a 6-pound Mamiya RB67 camera and other weighty equipment to capture high-quality images on photography excursions.

patience,” he said. “A lot of times, she’ll just sit in the car while I’m messing with all of my settings.”

### ‘A lot of patience’

Meticulous patience also is a key trait for Kashirtsev, who was born in Moscow, Russia, came to the United States with his family at age 6, and grew in the San Francisco Bay area. He earned an undergraduate degree in human physiology from Boston University, intending to become a doctor.

“I took the MCAT (Medical College Admission Test), getting ready for medical school, then worked a few years as a lab assistant in a hospital, thinking my dream was to be a pathologist,” he said.

## Carmel’s Artists

By DENNIS TAYLOR

But the prospect of even more student loan burdens altered his career trajectory. Kashirtsev chose instead to do his graduate studies at CSU Monterey Bay, where he got his master’s degree in environmental science.

He now works full time on the Monterey Peninsula for Harris Environmental Group.

“I make maps and write reports for half of the year. The other half, I’m out in the field collecting data or checking the hydrology of local ponds during the rainy

See **ARTIST** page 30A



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# LETTERS

From page 26A

biweekly public affirmation that they were victims of a land grab over a century ago. Cutcha Risling Baldy has drawn an analogy between a land acknowledgment and a thief who steals a laptop, refuses to give it back to the owner, and then attaches a plaque to publicly admit his crime so that every time he uses the laptop in public, everyone will know that it used to be the victim’s computer.

Most P.G. residents are concerned that meetings are long enough without adding a formality that will consume valuable time that should be used to address pressing issues rather than affirming history.

To demonstrate true concern, the councilmember can devote her personal time and resources to advocating for a land trust in Butterfly Town to our local tribes for an “off-reservation casino.” This would be just compensation for any land that might have been stolen from them rather than a biweekly reminder that they were victimized. For those unaware, quality of life and community of tribal members have been enriched by casino income.

And to assure diversity, inclusion and equity, the casino can develop a land acknowledgment ritual on its premises acknowledging the Clovis, and recently discovered ancient North Siberians and East Asians as earlier inhabitants. And, to assure true inclusion, they might consider acknowledging the earliest inhabitants, the woolly mammoth.

But for now, P.G. residents will expect all city councilmembers to devote city time, resources and treasure to city business and pressing issues, and leave their personal preferences at the door of the chambers

Maggie Delay, Pacific Grove

## Old hospital site

Dear Editor,

Question: Why doesn’t Carmel annex the old community hospital site, which is just out the city limits? That would stop the large development proposed as a “builder’s remedy,” which is only allowed because Monterey County failed to address the state mandates in a timely fashion. This would give Carmel control of what happens there and also should help with Carmel’s own issues with the state-mandated housing.

LeRoy Ginn, Carmel

## Bus road a waste

Dear Editor

While I’m a fan of public transit, \$90 million for the proposed 4-mile bus-only lane from Marina to Seaside does not make any sense.

If a recent article in another local newspaper is any indication of typical conditions, this bus lane will carry a couple dozen folks from one bus stop to another and they will most likely require additional bus rides or other forms of transportation to their actual work locations. Even if ridership doubled, it would still serve very few people. The idea that an agency should build something just because it can obtain funding doesn’t always make it a worthwhile project.

Why not partner with local city governments and employers on the Monterey Peninsula to furnish shuttle services for their workers? Examples of this type of service include Google buses in the San Francisco Bay area and farm labor buses in the greater Salinas Valley. They offer rides from convenient pickup locations, directly to, or very close to, where the work is performed. These

businesses recognized that it was to their own benefit to provide this service.

While every car taken off the road helps, in order to make a significant improvement in traffic conditions, we need to reduce car trips by hundreds, not just a few dozen. Reduction in pollution cited as another benefit of this project would be minuscule compared to the carbon output to construct this single-use lane. I encourage all citizens, elected officials and businesses to look at alternative, more equitable solutions to our current traffic and parking problems.

Jim Sommerville, Carmel Valley

## ‘Inclusive and prosperous future’

Dear Editor,

Our new council members bring a refreshing blend of experience and innovative energy to our leadership, setting the stage for a future where we honor our cherished traditions while welcoming new opportunities.

Dale Byrne, Bob Delves, and Hans Buder are stepping into their roles with a genuine commitment to the well-being of our community, reflecting their dedication to public service. I have utmost confidence in Mayor Dale Byrne’s vision of more engaging and efficient council meetings. His belief in positive thinking as a driver for progress inspires collaborative efforts to care for and improve our wonderful village.

Having had the privilege of running for city council, I remain devoted to serving this beautiful village we all call home. I’ve happily accepted a position on the Carmel Cares Board of Directors, with the aim of continuing the spirit of community engagement that Mayor Byrne champions. Like him, I am dedicated to fostering a strong, supportive environment where every voice is truly valued.

From my perspective as a fellow resident, it appears Karen Ferlito takes a different stance on valuing everyone’s voice. She discouraged future meeting participation with the irrational warning to the incoming council members that they shouldn’t make decisions based on the members of the public who speak at meetings. “Don’t make decisions based just on the people who show up that night,” she said.

If council members are not listening to the citizens who attend meetings, review documents, and engage with local organizations, business owners, and neighbors, then who are they actually listening to? Quite often, these citizens officially represent organizations like the Carmel Residents Association. If the council, boards, and commissions listened to the citizens more, we might have greater community engagement and fewer feelings of secrecy and deception from the public.

The informed and committed residents who attend meetings offer crucial perspectives that enhance our discussions, and therefore, we should encourage broad participation in meetings, not discourage them as Ferlito has suggested.

As a proud resident of Carmel-by-the-Sea, I’m excited to see how the council’s innovative ideas and commitment will translate into meaningful action. Their combined wisdom and energy are just what we need to move beyond narrow, self-serving views, allowing us to tackle challenges and seize opportunities in the future. Let’s support them as they lead us toward a more inclusive and prosperous future for our beloved village.

David O’Neil, Carmel

## ‘Bright futures’

Dear Editor,

I do not have any school-age kids. Nevertheless, I enjoy attending Carmel High Football games, and I’ve attended

every game both home and away. I enjoy the atmosphere, I enjoy meeting the families and making friends, and I enjoy watching the excellent play by our student athletes.

This year was special. We had a perfect season of 15-0 and we won the state championship. As I became acquainted with everyone involved this year, it is no surprise to me that the Carmel Padres football team accomplished the historic achievements that they did. These young adults have an incredible businesslike work ethic. When faced with numerous situations and distractions both on and off the field, they always made the right choices and maintained their integrity and class. They have shown me a strong sense of resilience and perseverance. As one of the family members reminded me, “This carries over to other things in life.”

As a longtime fan of the Padres, I salute coach Golden Anderson and everyone involved with the football program. Based on what I have seen this season, I predict that these young adults will have bright futures.

Tim Blomgren, Carmel

## Pride everywhere

Dear Editor,

Dec. 13 was a very proud day for Carmel High School and the Monterey Peninsula. The Padres showed grit and determination the entire football season. It was fun to see the whole community cheering them all the way.

Thanks to a great teaching and coaching staff and administrators and a very supportive group of families and friends. The team made it a first for Carmel High School! Go Padres, you made all of us very proud!

Lynn Bohnen, Pacific Grove

# MAYOR

From previous page

in shaping Carmel’s future.

In the near term, the council’s top priorities include evaluating the police station, security camera contract, and addressing updates to our housing element. Implementing a thorough review process for our address system and keeping abreast of the Harrison Library rehabilitation project are also on the horizon. These initiatives are critical investments in our community’s safety, accessibility, inclusivity and quality of life. Ensuring that city facilities meet current and future needs will require careful planning and input from all stakeholders. We look forward to engaging with the community on these important efforts.

### Urgent needs

From a practical standpoint, public safety is a central focus. Repairing uneven sidewalks and unlevel tree wells is an immediate priority. These issues are not merely aesthetic; they are critical to the safety and accessibility of our streets. Our dedicated public works team is already evaluating the most urgent needs and implementing improvements to maintain the charm and walkability of our town while protecting the health of our trees and landscaping.

Overarching all our efforts is the city budget. In January, we will review our current financial state. I am excited to work alongside a council that will be fully engaged in the process. Together with city hall staff and input from the community, we will assess our progress and make any necessary adjustments. Our goal is to ensure a process that is transparent, efficiently invests our funds, and provides accountability.

Margaret and I are deeply grateful to call Carmel-by-the-Sea home and to play an active role in this exceptional community. Let’s work together to protect its positive spirit, address its challenges, and nurture its potential. Thank you for the trust you have placed in me and our new council. I look forward to serving you effectively alongside my fellow council members.

Dale Byrne’s email is dbyrne@ci.carmel.ca.us.

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## CONDOS

From page 10A

project is considered a replacement structure,” the agency goes on to say.

The agency notes the state’s moratorium on new water connections on the Monterey Peninsula and the lack of a water supply for the project. However, Monterey Peninsula Water Management District general manager Dave Stoldt has said that when an expansion of a reclamation project goes online, there will be plenty of water to supply developments such as the one proposed.

### ‘No such units’

The roughly 22,000-square-foot development would include eight market-rate residences on and over the bluff and beach, “when there are no such residential units on the seaward side of Cannery Row,” the report indicates.

At the same time, the coastal commission said it “clearly understands and appreciates the vital need to increase housing opportunities in the state overall and the coastal zone specifically,” but that the Cannery Row proposal “is not such a project and would result in significant adverse coastal resource impacts.”

It also said that when it first learned of the project proposal about six years ago, it told the developer that it was not approvable under the Coastal Act.

The rectangular ocean-front building, which features its original crossover bridge, was home to Aeneas Sardine Packing Company, which was built in 1945.

“The building has been essentially vacant for decades,” the coastal commission said.

## RESORT

From page 12A

that the plan was unanimously endorsed by the Carmel Valley Land Use Advisory Committee. “I think it’s going to raise everybody’s property values,” he added.

The property was once the home of the Rancho Del Monte Country Club, which opened in 1948. Other businesses operated on the site over the following decades, including a boarding school for boys. The buildings have long been empty.

## CRASH

From page 8A

hours of community service, while his sentence of 140 days in jail is suspended, provided he meets the terms of his probation.

In addition to standard court fees, he will have to pay restitution in an amount set to be determined at a hearing scheduled for Jan. 16, 2025.

### Vehicular manslaughter

Lesch, who was charged not just with felony hit-and-run alongside Krenke, but with felony vehicular manslaughter, assault with a deadly weapon and reckless driving causing great bodily injury, initially argued that she was not mentally competent to stand trial.

After that defense was set aside in July, preliminary hearings in the case began in September and have continued since, with the next one set for Thursday, to determine whether the prosecution has sufficient evidence against Lesch to proceed with the trial.

For perspective on the news, historic tidbits and behind-the-scenes tips from The Pine Cone newsroom, follow us on x.com @carmelpinecone

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# Kitties of the Week

**Grady** 8 mos. old

I'm a shy but loving little guy, and I'm very excited to meet you! I'm waiting at the SPCA!



Hi! I'm a sweet girl with the cutest markings. Will you be my forever family? Meet me at the SPCA!



**Miso** 2 years old

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## PUBLIC NOTICES

File # 15952084 Loan # \*\*\*\*5701 APNs: 259-261-002, 259-261-006, 259-261-009 thru 012 T.S. No.: 24-14237-127

**Notice of Unified Trustee's Sale** You are in default under a deed of trust dated 4/29/2016. 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 proceedings 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Original Trustor(s): Signature York Highlands LLC, a California Limited Liability Company Duly Appointed Trustee: WT Capital Lender Services, a California Corporation Recorded 4/29/2016 a s Document No. 2016023200, of Official Records in the Office of the Recorder of Monterey County, California Date of Sale: 1/14/2025, at 10:00 AM Place of Sale: At the main entrance to the County Administration Building, 168 W. Alisal Street, Salinas, Ca 93901 Amount of unpaid balance and other charges: \$9,618,027.67 Estimated Accrued interest and additional advances, if any, will increase this figure prior to sale. Street Address or other common designation of real property: Vacant Land, Monterey Area, California Directions to said property may be obtained by submitting a written request within ten (10) business days of the first publication to: United Security Bank, c/o WT Capital, 7522 North Colonial Avenue, Suite 111, Fresno, Ca 93711 Legal Description: All that certain real property situated in the County of Monterey, State of California, described as follows :Parcel one: [APN: 259-261-002; 259-261-006, 259-261-009 Thru 012] Lots 2, 6, 9, 10, 11 and 12 as shown on that certain map entitled "Tract No. 1513 York Highlands Resubdivision" which map was filed in the office of the recorder of the County of Monterey, State of California, recorded May 31, 2012 in book 24, of maps, page 34. Parcel One A: A 40' wide access and P.U.E. purposes over and across parcel E1 for benefit of lot 2, as shown on the above map, recorded May 31, 2012 in book 24, of maps, page 34. A.P.N.: 259-261-002, 259-261-006, 259-261-009 thru 012 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non-judicial foreclosure of the real property interest described in the Notice of Default and Election to Sell Under Deed of Trust, all of the personal property and fixtures, together with replacements and proceeds, if applicable, described in the security agreement, dated 4/29/2016, and in a UCC-1 Financing Statement filed with the Secretary of State, State of California, on 4/29/2016, as File Number 167522540476, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. A description of the personal property, which was given as security for trustor's obligation is: All of the following which Grantor now owns or otherwise has an interest in, together with all parts, accessories, repairs, replacements, improvements, and accessions, and wherever located: Inventory. All inventory held for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in process, or materials used or consumed in Grantor's business.Furniture, Fixtures, Equipment, Etc. All equipment, machinery, vehicles, furniture, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications fixtures, appliances, and goods), manufacturing equipment, farm machinery and equipment, shop equipment, office and record keeping equipment, parts, tools, plumbing and plumbing materials and supplies, heating and air conditioning material and supplies, roofing materials and supplies, concrete, lumber, hardware, electrical wiring and electrical materials and supplies, window material and supplies, flooring, carpeting, fencing, landscaping, and other materials, supplies and property of every kind and nature now or hereafter delivered to or located at, upon or about or attached to the Real Estate or the improvements thereon from time to time (the "Improvements"), software used in or to operate any of the foregoing, and all building equipment, materials, supplies, and work-in-progress of any nature whatsoever, now or hereafter located upon the Real Estate and the Improvements, or appurtenant thereto, or usable in connection with the present or future development, operation, improvement, and occupancy of the Real Estate and the Improvements. This category of collateral includes any equipment described in a list or schedule Grantor gives to Lender, but such a list is not necessary to create or perfect a valid security interest in all of Grantor's equipment. Accounts and Other Rights to Payment. All accounts and other rights to payments, whether or not earned by performance, including, but not limited to, payment for property or services sold, leased, rented, licensed, or assigned. This includes any rights and interest (including all liens) which Grantor may have by law or agreement against any account debtor or obligor of Grantor. Reserves, Escrow Deposits, Etc. All reserves, escrows and deposit accounts maintained by Grantor with respect to the Real Estate or development thereof, together with all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property from time to time held therein, and all proceeds, products, distributions, dividends or substitutions thereon or thereof. General Intangibles. All general intangibles including, but not limited to, tax refunds, patents and applications for patents, copyrights, trademarks, trade secrets, good will, trade names, customer lists, permits and franchises, payment intangibles, computer programs and all supporting information provided in connection with a transaction relating to computer programs, and the right to use Grantor's name. Intangibles. All trade names, trademarks, service marks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the development of the Real Estate. Proceeds. All proceeds, including but not limited to escrow proceeds, in connection with the sale of all or any portion of the Real Estate. Tehama Social Memberships, Any social memberships in Tehama Country Club that Grantor has acquired from Lender or that are associated with or appurtenant to the Real Estate, Reimbursement Rights. To the extent the following is not an appurtenance included in the definition of Real Estate, all rights of the owners of the Real Estate from time to time to receive reimbursement of costs they have incurred or in the future incur for improvements that benefit real property that is not part of the Real Estate or other portions of the York Highlands Lots (defined below), whether such rights exist under Section 3 of the Subdivision Improvement Agreement (defined below), the California Subdivision Map Act (Government Code sections 66410-66499.38), local ordinance, contract, or otherwise, and whether previously accrued by Lender or a prior owner of any portion of the Real Estate, or accrue after Grantor's purchase of the Real Estate as a result of the construction and installation of offsite improvements or other work done or costs incurred by Grantor. "Subdivision Improvement Agreement" means the County of Monterey Subdivision Improvement Agreement recorded on May 31, 2012 as Document No. 2012031807, Official Records of the County of Monterey, as amended by Amendment No. 1 to the County of Monterey Subdivision Improvement Agreement for York Highland Resubdivision recorded on May 29, 2014 as Document No. 2014024695, Monterey County Records, and as is being further amended due to a recently granted extension. "York Highlands Lots" means Lots 1, 2, 6 through 17 and 19 of the York Highlands Resubdivision, Condemnation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Real Estate or other Collateral, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the affected property. Tax Certiorari, All refunds, rebates or credits in connection with a reduction in real estate taxes and assessments charged against the Real Estate as a result of tax certiorari or any applications or proceedings for reduction, Conversion Proceeds, All proceeds of the conversion, voluntary or involuntary, of any of the other elements of the other Collateral, including, without limitation, proceeds of insurance and condemnation awards, into cash or liquidation claims. Agreements, Entitlements, and Plans, All agreements, contracts, plans, specifications, drawings, and other documents, certificates, instruments, franchises, permits (building, conditional use, "special," variance, etc.), certificates of occupancy, will-seize letters, meters, allocations of water and waste water capacity, licenses, other entitlements and land use approvals, applications, deposits made, and fees paid, respecting or pertaining to the design, engineering, construction, use, occupancy, management or operation of the Real Estate and any part thereof and any Improvements or respecting any business or activity conducted on the Real Estate and any part thereof and all right, title and interest of Grantor therein and thereunder, including, without limitation, the right, upon the occurrence and during the continuance of an Event of Default hereunder, to receive and collect any sums payable to Grantor thereunder, Mineral Rights, Coal, oil, gas, and other hydrocarbon substances, geothermal resources, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under or produced from the Real Estate and other coal, oil, gas, geothermal, and mineral interests with which any of the foregoing interests or estates are pooled or unitized and other "as-extracted collateral." Causes of Action, All causes of action and claims (including, without limitation, all causes of action or claims arising in tort, by contract, by fraud or by concealment of material fact) against any Person for damages or injury to the Real Estate or other Collateral or in connection with any transactions financed in whole or in part by the proceeds of the loan secured hereby. Insurance Proceeds. All proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property. Also, all insurance proceeds from any insurance policies and coverage required by Lender respecting the loan secured hereby. In addition, the word "Collateral" also includes all the following, now owned, wherever located: All accessions, attachments, accessories, tools, parts, supplies, replacements of and additions to any of the collateral described herein. All products and produce of any of the property described in this Collateral section. All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, consignment or other disposition of any of the property described in this Collateral section. All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described in this Collateral section, and sums due from a third party who has damaged or destroyed the Collateral or from that party's insurer, whether due to judgment, settlement or other process. All records and data relating to any of the property described in this Collateral section, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Grantor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media. Some or all of the Collateral may be located on the above described real estate (the "Real Estate"). No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is, where is". You have the right to request an accounting of the unpaid indebtedness secured by the property being sold. You may submit your request to the address listed below. The charge for this request is \$30.00. You may be liable for any deficiency if the secured obligation is not paid in full. The beneficiary under said Deed of Trust and Security Agreement heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. 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. Bidders at the trustee auction must make cashier's checks payable to WT Capital. Third party cashier's checks will not be accepted. 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 29224g 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 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 24-14237-127. 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: Effective January 1, 2021, 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 (559) 228-8393, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 24-14237-127 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. Dated: December 16, 2024 WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By Nate Kucera, Chief Executive Officer (IFS# 37537 12/20/24, 12/27/24, 01/03/25)

Publication dates: Dec. 20, 27, 2024; Jan. 3, 2025 (PC1216)

## ARTIST

From page 27A

season,” he said.

“I love the job — it’s a lot of fun,” Kashirtsev said. “I like working outside; I get to work in parts of Fort Ord that are closed to the public. I enjoy using professional software and technology to make maps and helping others with the technology.”

After hours, he enjoys wrenching on two vintage Honda CT110 motorcycles, and he’s also an avid gamer — but not just the digital kind. “I have a stack of board games, floor to ceiling,” he said.

A favorite pastime he’s hoping to revive soon is processing and printing his own photography in a darkroom, a skill he learned at Jewish Community High School of the Bay in San Francisco.

“I have all of my own darkroom equipment, but there’s no room in our one-bedroom apartment to set it up,” he said. “I

actually have backlogs of black-and-white film in my refrigerator right now, waiting to be developed and enlarged.

**Experiments with chemicals**

“I love the smell of the chemistry in a darkroom, especially the fixer, which kind of stays on your fingers,” said the scientist, who enjoys experimenting with the chemicals and paper for different effects. “It reminds me of all the time I spent hanging out in a darkroom in high school and college.”

Kashirtsev’s photos are part of the Central Coast Art Association’s fall juried show, which continues through Jan. 2 at Meals On Wheels (700 Jewel Ave., Pacific Grove).

He also has multiple pieces on exhibit at Reflections Elegante at 271 Alvarado St., Monterey.

His work can be viewed at [fkashphoto.com](http://fkashphoto.com) and on Instagram @filipp.kashirtsev.

*Dennis Taylor is a professional freelance writer in Monterey County. Contact him at [scribelaureate@gmail.com](mailto:scribelaureate@gmail.com).*

## GAVEL

From page 4A

lewd or lascivious acts on a child under 14. All eight of the charges are violent felonies and are considered “strikes” under California’s three strikes law. Judge Mark E. Hood presided over the jury trial.

Jane Doe 1 disclosed that Vasquez, a family member, had molested her on numerous occasions over a four-year period. She also disclosed that on more than one occasion Vasquez had raped her, and during those rapes when she tried to scream, Vasquez put a sock in her mouth and tied her hands. Doe 1’s brave disclosure to law enforcement

caused Jane Doe 2 to report that Vasquez had also molested her when she was very young. Doe 1 and Doe 2 both courageously testified at the jury trial. They stated that they delayed reporting the crimes because they were afraid and did not know if they would be believed. According to research into sexual assault victim behavior, it is very common for victims to delay reporting the sexual abuse, especially when the victim is a minor and has a close relationship with the perpetrator.


This case was investigated by Detective Ciro Barboza and other officers from the Salinas Police Department. District attorney investigator Rebecca Ayala also assisted in the investigation. Doe 1 and Doe 2 were assisted by victim witness program manager Alma Sanchez.

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# LANDLORDS

From page 3A

duplex full-time —after a tenant has resided in a unit 12 months. Owners of such properties are limited to increasing the rent once a year by 5 percent plus the consumer price index rate, or by 10 percent, whichever is lower.

In addition, while the code allows landlords to terminate leases when tenants violate the terms to the extent that would result in eviction or the occupants choose not to renew, it demands more of owners who want their tenants to move out for other reasons.

## Nothing gets donations like a spaniel in a box



PHOTO/COURTESY JANET MCTURK

For more than two decades, Carmel resident Janet McTurk has volunteered as a bell ringer for The Salvation Army, enticing people stopping by the Fifth Avenue post office to drop coins, bills or checks in the iconic red kettle. And she's always had a festively attired Cavalier King Charles spaniel as a sidekick.

"My Tula takes the cake for participation and dedication," she said of her companion, who has accompanied McTurk on her bell-ringing missions for eight seasons.

"She quickly learned — as Cavs do, being motivated by their tummies — that every time someone made a donation in the kettle, she received a treat," she said. "It didn't take her long to begin eyeing folks as they crossed from the parking lot to the post office to determine if they were reaching for wallet or purse."

## HEAD AND NECK PAIN

### A CHIROPRACTIC MESSAGE

from Dr. Steven MacDonald, D.C.

Dr. MacDonald's specialty is the Cervical Spine and Skull alignment. The skull and the cervical spine (Cranial-Cervical segment) must be in alignment to keep the rest of the body in balance. This section of the spine houses and protects the most important area of the central nervous system—the brain and brainstem. There are also so many life forces housed here, often called the mouth of God where the skull meets the cervical spine. The nervous system, Cerebral spinal fluid, circulatory system must be able to flow freely here to keep us healthy. Head and neck injuries and stress can misalign this area and interfere with these systems. Old and new injuries can hurt this spinal alignment and then be the cause of many of the symptoms people have today and distort posture later in life. Headaches can occur, balance problems, middle ear problems, neck and shoulder pain, mid and low back pain, poor memory, brain fog, blurred vision, speech, mood, depression, numbness and tingling, constipation, Fibromyalgia and Chronic Fatigue. Cranial-Cervical misalignment can hurt every system in the body. It's not something to take lightly.

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Under those circumstances, such as when the owner or a close relative wants to occupy the place or the landlord plans to take it off the rental market, the person "must offer the tenant the option to not pay the final month's rent or receive the equivalent of one month's rent for relocation costs," according to Britton.

**Uninhabitable or demolition**

The law further defines no-fault evictions as those occurring when the residence is deemed uninhabitable by a government agency or the owner is planning a demolition or a significant remodel that will take longer than 30 days.

"An owner who attempts to recover possession of a rental unit in material violation of these provisions could be liable to the tenant in a civil action for damages of up to three times the actual damages, in addition to punitive damages," Britton warned.

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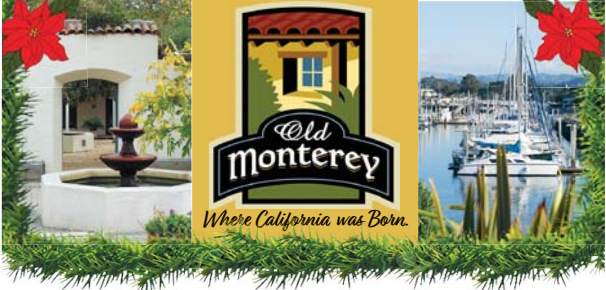
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## Understanding Escrow

“Once you have come to an agreement to purchase a home, it’s frequently called “being in escrow”. This phase of the process is when the buyer goes through all of the due diligence to purchase the property and get comfortable with the terms and condition of the property, as per the executed contract.

While the initial phase of looking at houses and watching online posts of houses can be really fun, this is the crucial time where you learn about what can be done to the property and what kind of potential restrictions exist (that might not be readily apparent from your walk through). Additionally, a Title Company and/or Escrow Company is brought in as an independent third party to hold onto the initial deposit until escrow is canceled or transfer of ownership has been completed.

This part of the transaction isn’t frequently shown on TV shows or online but it’s where experience, diligence and knowledge of this area play a particularly impactful role in the ultimate sales price and long term value expectations for the property. And at the end of the day, who you hire matters, particularly in this step of the transaction.”

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# The Carmel Pine Cone

Section 2

## Mass celebration as Padres claim their first state championship

ON FRIDAY the 13th, on a patch of turf 350 miles from home, the Carmel Padres won California’s Division 5AA state football championship with an improbable 48-7 obliteration of a formidable El Capitan team that had defeated its previous 10 opponents.

For the Vaqueros (11-4), that streak included an unde-

a volcanic 35-point first half (28 in the second quarter), 581 yards total offense and four interceptions by the defense (three before halftime), capping a perfect 15-0 season — the best for any high school in Monterey County history.

### Beating the odds

“Obviously the odds were stacked against us down there,” said Carmel tackle Jackson Lloyd. “Staying overnight, doing a lot of things we don’t normally do, just added to the challenge.”

But the coaches blessed the team with a great game plan, “so we just had to take care of business,” said the all-state lineman, who leaves in two weeks to become a full-scholarship athlete at the University of Alabama.

The Padres’ perfect season included the 42-41 conquest of Acalanes the previous Friday in a Northern California title game that ended when free safety Simeon Brown stuffed an attempted 2-point conversion at the 1-yard line with no time remaining on the stadium clock.

The road to that made-for-Hollywood moment included victories in the Central Coast Section Division 3 playoffs over San Mateo, with the Padres surviving a 26-point rally to prevail 56-46; Hollister, which Carmel vanquished 40-21 after trailing 21-14 at the half, and Aptos, by a score of 62-35 in the CCS finale.

“Every week of the playoffs felt more surreal — 11-0, 12-0, 13-0 — it all seemed like



PHOTO/ANDREW TRONICK

Matthew Maxon’s first quarter interception in the end zone was a key turning point in what had been a tight game and helped put the Padres on the road to a 48-7 blowout.

a crazy dream,” said Padres quarterback Hudson Rutherford, who threw 19 touchdown passes in the postseason, four in the state title game.

### Tie game

Braced for another epic struggle in Fullerton, the Padres, who averaged 49.6 points per playoff game, took the early lead on their first drive of the night, which ended with a touchdown plunge by tailback Ashton Rees, who bulled a Vaquero tackler into the end zone from 2 yards away.

Carmel’s defense protected that 7-0 lead when linebacker Matt Maxon intercepted a pass in the end zone with 68 seconds left in the quarter, but El Capitan tied the

See **SPORTS** next page



PHOTO/ANDREW TRONICK

Behind the blocking of Jackson Lloyd, Tallin Loberg and Simon Papazian, Dylan Hinds makes a big gain in the 1st quarter of Friday night’s state championship in Fullerton.



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# SPORTS

*From previous page*

game with 8:55 left in the half, finishing a 60-yard drive with a 2-yard run.

The Padres regained the lead, 14-7, on Rees' second TD of the night, a 17-yard pass from quarterback Hudson Rutherford.

They trekked 80 yards for another score, a 1-yard run by Rees with 2:08 on the clock, set up by his own 15-yard reception. With a 21-7 cushion, Carmel didn't let up.

## 'The turning point'

"Those last two minutes of the half were definitely the turning point of the game," Maxon said. "That's when we knew we had the upper hand."

Carter Lloyd's midfield interception with 1:45 left in the half killed El Capitan's next drive. Thirty-two seconds later, Rutherford struck again with a 47-yard pass to

tight end Brooklyn Ashe.

Trailing 28-7, some soul-crushing plays were dead ahead for the Vaqueros: With less than a minute to play, Maxon stepped in front of an El Capitan receiver to grab his second interception of the night, then Rees scampered 77 yards to his fourth TD, giving his team a 28-point halftime lead.

"That sequence — capitalizing on back-to-back interceptions, then scoring on each drive — is what killed them, mentally and physically," Rees said. "To me, those were the biggest moments of the game."

The senior ran for 208 yards in the game (166 before halftime) despite wearing a protective boot all week over a badly sprained toe.

"Maybe the toe was a factor for me in the very beginning of the game, but the adrenaline kicked in," said Rees, who is weighing an offer to play safety next fall for the University of San Diego. "I just wanted to push through and finish the last

See **CHAMPS** next page



PHOTO/ANDREW TRONICK

Wide receiver Simeon Brown almost makes an acrobatic catch in the end zone, as a great play by an El Capitan defender prevents a touchdown. But Carmel scored on the drive anyway.



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# CHAMPS

From previous page

game of my high school football career. I wanted to do it for my guys — my brothers.”

Carmel’s offensive line — center Carl Weigel, guards Tallinn Loberg and Simon Papazian, and tackles Robert Beverly and Lloyd, the Padres’ 6-foot-7, 285-pound force of nature — cleared the way for Rees and flawlessly protected Rutherford, who completed 22 of 32 passes for 309 yards.

Lloyd also played defense, menacing the Vaqueros’ offense with a ferocious pass rush that contributed heavily to four interceptions by quarterback Brandt Barker, who had been picked off just five times in his previous



PHOTO/ANDREW TRONICK

The CHS squad celebrates not only their victory in the state championship game, but their amazing 15-0 season.

14 games.

“He was a beast. He was the difference-maker,” El Capitan’s QB said of Lloyd. Barker threw for just 116 yards, and El Capitan’s ground game accounted for 70 yards on 12 carries.

**Simple message**

Padres coach Golden Anderson, architect of the only two CCS football titles in school history, 15 years apart, kept his halftime message simple, according to the players:

- Calm down, no celebrating — we still have 24 minutes to play.
- We’re not changing anything.
- Focus on your assignments, execute, stay aggressive, play the second half as if it’s a 0-0 game.

Carmel’s onslaught resumed immediately, when a 14-play, 89-yard drive concluded with a 13-yard pass that provided Rees with his fifth TD of the night, boosting the lead to 42-7 and further demoralizing the SoCal champs.

The final blow, a Rutherford pass that gave Ashe his second TD of the night, made it 48-7 with six minutes left. The play was set up by Carmel’s fourth interception of the game, this one by senior cornerback Ty Arnold.

**Mercy rule**

The 41-point margin prompted game officials put California’s “mercy rule” into effect and allow the final six minutes to expire without interruption.

Carmel’s starters came out of the game, and a rowdy celebration began on the Padres’ sideline.

“Dumping the Gatorade on Golden’s head and watching that clock run down was super exciting,” said Rutherford, who helped Jackson Lloyd pull the traditional prank on the Padres coach.

“From the beginning of the week, I knew I was going to cry at the end of this game, win or lose,” Rees said. “But I didn’t. I was just too happy.”

A majority of the Padres roster also played for the 2023 team, which went 10-1, giving Carmel a 25-1 record over the past two seasons.

## Girls basketball

**Catalina learning on the job:** After capturing last year’s Santa Lucia Division championship with an 11-1 record (the school’s first title since 2012), the Santa Catalina Cougars graduated all but one varsity player, including division MVP Zoe Allen, Defensive Player of the Year Sofia Luna, first-team all-division choice Bianca Fritz, and second-teamers Ellesia Corona and Skyler Smith.

With eight sophomores and a freshman on this season’s 11-girl roster (and no JV squad), first-year varsity coach Carlos Ostos is teaching a curriculum of fundamentals and teamwork at every practice and game, prioritizing one-day-at-a-time improvement over the win-loss record.

He’s also explaining why varsity competition occasionally becomes a bit rough-and-tumble.

“Catalina girls are taught to be very nice,” he said with a laugh. “I keep telling them, ‘Don’t be so nice out there, because they’re not going to be nice to you!’ They’ve already gotten some bumps and bruises. They’re learning.”

Their basketball education, so far, has included preseason losses to Marina (48-6), North Salinas (47-18), Everett Alvarez (48-28), Palma (50-13), and Rancho San Juan (58-15).

The nonleague schedule was designed to be challenging: All of the aforementioned schools except Palma (now coed after 73 years as an all-boys school) will play this

See MORE SPORTS page 37A



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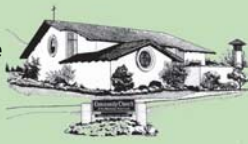
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## Cowboy artist's legacy lives on at C.V. museum, gallery

IF YOU'RE searching for a holiday gift that brings together art, the Old West and a great local cause, look no further than the Carmel Valley Historical Society, which is selling copies of the late painter and sculptor Jack Swanson's "The Life & Times of a Western Artist."

## Art Roundup

By CHRIS COUNTS

Swanson's widow, Sally, generously donated a limited number of copies of "Life and Times" to the society, which operates the Carmel Valley History Center at 77 W. Carmel Valley Road. The proceeds will benefit the organization.

Featuring images of more than 100 of Swanson's paintings, drawings and bronzes — along with a collection of his personal photographs — the book delves into the details of the life of one of America's most respected Western painters, who was one of the first members of the prestigious Cowboy Artists of America.

The book is listed at \$200, with shipping and handling costing another \$15. If you live nearby, you can also pick up a copy at the history center this Saturday or Sunday from 1-4 p.m.

### Big seller

History center volunteer Cherie Ohlson told The Pine Cone that the books are selling like hotcakes. "Swanson is considered the premier artist of the California vaquero and the horse and cow culture of the west," according to the museum.

"Art collectors highly value this work," she added.

One of Swanson's paintings, which captures a group of vaqueros riding through California's golden foothills, hung in the California State Capitol when Ronald Reagan was governor, and in the White House when he was president.

See ART page 47A

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MORE SPORTS

From page 35A

year in higher divisions than the Cougars, who were rewarded for their title season by getting bumped upstairs to the Cypress



PHOTO/KERRY BELSER

Luisa Perez, a sophomore point guard, is a court leader, play-maker, and one of three captains for first-year Santa Catalina coach Carlos Ostos this season.

Division.

“We’ve intentionally scheduled teams that are above our league because I want them to learn resiliency,” the coach said. “I want to expose them to challenging competition so hopefully they’re better prepared for our league games. You learn a lot from your losses, and I want them to apply that knowledge.”

Dina Ding — the only Cougar with varsity experience — demonstrated her own leadership and grit by grabbing 20 rebounds and leading Catalina in scoring against Alvarez’s 6-foot-5 center.

Ding, a 5-11 junior, is one of three team captains

this season, along with point guards Chloe Louie and Luisa Perez, both sophomores.

“They’re our most vocal players out there, and I’m teaching them to be accountable and keep their teammates accountable in a very-positive way,” he said. “They’ve been a good influence on our younger players.”

Freshman forward Lydia Ostos (the coach’s daughter) has emerged during the early games as the team’s other reliable scorer, alongside Ding. The power forward, sophomore Ryona Joshi, is learning the inside game, along with backup center Aimee Hoensbroech (a 5-10 German boarding student and first-time basketball player), and forwards Rachel Zhou, Dora Zhang and Lydia Derbin.

The shooting guards are sophomores Olivia Vasquez and M.J. Morgan.

Catalina opens Cypress Division play after the holiday break, hosting King City at 7 p.m. on Jan. 10, then playing back-to-back road games against Pajaro Valley (Jan. 13, 5:30 p.m.) and Greenfield (Jan. 16, 7 p.m.).



PHOTO/KERRY BELSER

Junior Dina Ding, a 5-foot-11 junior, attracts a crowd as the only player with varsity experience on an 11-girl roster that includes eight sophomores and a freshman.

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# HEALTHY Lifestyles

**If there’s one thing everyone cares about — it’s their health!**

First flu, then coronavirus, then RSV — it seems like winter illnesses are everywhere. And that means everyone is thinking about improving their health and fitness, because someone who’s in tip-top condition can resist viruses much more readily than someone who isn’t. And if you can help, then our readers are waiting to hear from you!



**Contact your rep today to reserve space in our next edition of Healthy Lifestyles — December 27**

Meena Lewellen | (831) 274-8655  
meena@carmelpinecone.com

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Food & Wine  
Galleries and Art

# This Week

Live Music,  
Clubs and Events

## Folksingers mark 30th anniversary of holiday LP with show at Sunset

FOUR FOLKSINGERS who helped to spark a revival of the genre during the 1990s, **Cliff Eberhardt**, **John Gorka**, **Lucy Kaplansky** and **Patty Larkin** come

together Friday, 7:30 p.m., at Sunset Center. The musicians were hailed by the media during that decade as leaders of what they described as the “New Folk” movement. All played on the 1994 LP, “On A Winter’s Night,” which showcased some of the brightest folk music talent of the decade. Subtitled “Winter Love Songs,” the acoustic album explored the reflection and solitude of the holiday season and received praise from critics.

The Sunset Center concert celebrates the 30th anniversary of the album’s release.

“Individually, these musicians have released dozens of recordings and toured steadily through the decades, with fond memories of their time together,” Sunset Center announced. “See four unparalleled performers, back by popular demand.”

Tickets start at \$40.

After the concert, live music at Sunset takes a break until Jan. 11, when Chamber Music Monterey Bay presents **The Isadore Quartet**.

Sunset Center is located at San Carlos and Ninth. Call (831) 620-2048 or visit [sunsetcenter.org](http://sunsetcenter.org).

### ■ Young prodigy showcased

St. Mary’s-by-the-Sea in Pacific Grove presents its 18th annual Winterdance concert Saturday at 7:30 p.m. and Sunday at 3 p.m., showcasing a

rising local talent.

“The show will spotlight the mandolin and banjo skills of young prodigy **Tyler Weed**,” St. Mary’s Jackie Pierce said.

The band will include Weed’s father, **John**, on fiddle, **Paul Kotapish** on guitar and vocals, and **Amelia Hogan** on vocals and bodhran. Irish dancer **Marisa Gilman** will be joined this year by Irish dance champion **Cameron Carson Riddle**.

“This will be a fun and lively evening full of holiday music and youthful energy led by veterans of the West Coast Celtic music scene,” Pierce added.

Tickets are \$40 at the door, with discounts for kids. St. Mary’s-by-the-Sea is located 146 12th St. For more information, visit [stmarysbythesea.net](http://stmarysbythesea.net)

### ■ ‘Celtic Christmas’

Just as they have done for many years, a quartet of performers team up to present “Celtic Christmas” Saturday, 2 p.m., at the Unitarian Universalist Church of the Monterey Peninsula.

The lineup includes harpist **Amy Krupski**, flutist **Camellia Latta**, singer **Shannon Warto** and storyteller **Taelen Thomas**. “Come and celebrate the holidays with a rousing and spirited performance of songs, music, poetry, and tales of

the season,” the church suggests.

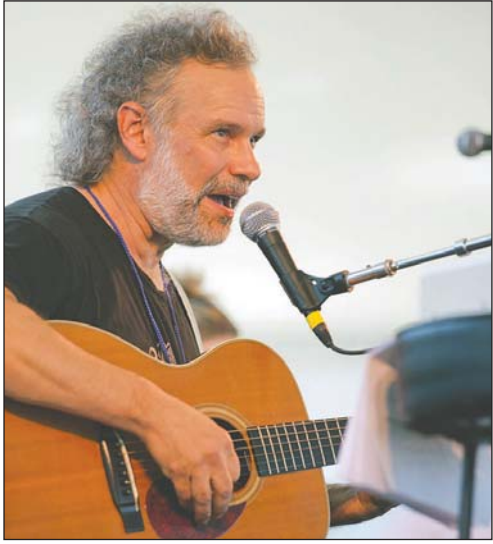
General admission tickets are \$20 and will be available at the door, with discounts for seniors, students, children and active military.

The church is at 490 Aquajito Road. For more details, visit [uucmp.org](http://uucmp.org)

See MUSIC page 42A



Singer and multi-instrumentalist Paul Kotapish joins an all-star cast of musicians Saturday and Sunday at St. Mary’s-by-the-Sea in Pacific Grove.



Singer and guitarist John Gorka is one of four songwriters performing Friday at Sunset Center who played on the landmark “On A Winter’s Night” album.

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# Italian accents: fine seafood, good pizza and a sad arrivederci

AFTER 12 years of serving house-made pastas, thoughtfully prepared dishes, delicious starters — and the best fried chicken around — along with a deep and accessible selection of wines that offers a lesson in Italian producers, Emanuele and Anna Bartolini are calling it quits. The couple is planning to move to Florence, Emanuele’s hometown, and the lease is up at their beloved La Balena restaurant on Junipero between Fifth and Sixth at the end of January. Their final day will be Jan. 25.

### Endless memories

“Thank you for sharing not just food and wine, but endless stories and memories of Italy with us in this fairytale setting of Carmel-by-the-Sea,” Anna posted this week. “You’ve believed in our dream through the best and also the most challenging of times. We wish we could tell each and every one of you in person, as you are not just customers, but our California family now.”

The couple have lived in town and stewarded their gem of a restaurant through floods and Covid, among other challenges.

Guests who want to return for a final time, and those

## Soup to Nuts

who want to go but have yet to get around to it, will be happy to hear that while La Balena will be closed for the holidays Dec. 24-25 and Dec. 31-Jan. 1, it will be open on Sundays and Mondays, Dec. 22-23 and Dec. 29-30, to make up for it.

After that, it will return to its usual Tuesday-Saturday schedule until the last hurrah.

Special wine flights are being offered, too, starting Dec. 21. To book, visit labalenacarmel.com.

### ■ ‘Seven Fishes’ at Stationaery

Honoring the Italian tradition of Feast of the Seven Fishes — typically celebrated Christmas Eve — Anthony and Alissa Carnazzo of Stationaery restaurant in downtown Carmel are offering their annual seafood-inspired menu Dec. 20-21, with seating available between 5:30 and 9 p.m.

The owners, along with chef Amalia Scatena, are offering seven à la carte seafood dishes for dinner, alongside the restaurant’s regular “creatures of habit” menu, which features a salad and a burger.

“Dressing to the nines encouraged,” they said, for their “most festive event of the year.”

On those special nights, guests can enjoy two caviar courses, royal miyagi oysters, yellowtail crudo, root vegetable and apple soup with Dungeness crab, moules frites with saffron broth, grilled swordfish with peperonata, and lobster roll on Ad Astra brioche.

The restaurant is located on San Carlos north of Sixth. Find more information and make reservations at thestationaery.com.

### ■ Chesebro art and wine

Continuing its tradition of combining beautiful art with great wine, the Chesebro tasting room in Carmel Valley Village is hosting a free catered reception Dec. 21 from 3 to 5 p.m. to celebrate the arrival of its latest resident artist, Stephanie Langley.

Langley, who lives in Monterey, studied graphic design at Cal Poly San Luis Obispo and has a Bachelor of Fine Arts in drawing from the California College of Art in Oakland. She has worked as an illustrator and graphic designer, and to keep things light, she also teaches elementary school kids.

“Her paintings involve different objects, art styles, patterns, shapes and colors, which give the viewer a sense of narration and experience,” tasting room manager Alex

See **FOOD** next page



Next to Peppoli at the Inn at Spanish Bay, you’ll find Traps, a bar that’s bursting with Yuletide joy this time of year. With a selection of holiday-themed cocktails (right) and shareable plates, it’s a warm and festive spot to spend some time with friends.





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# FOOD

*From previous page*

Lallos said. “Her work is eye catching, whimsical and delightful. We are thrilled to be able to share her art with you over the next couple of months.”

The reception to welcome her “will be a festive holiday atmosphere complete with hors d’oeuvres as well as a curated selection of Chesebro/Cedar Lane Vineyard



In a great pairing of paintings and the equally beautiful fruit of the vine, Chesebro Wines welcomes its new resident artist, Stephanie Langley, with a reception at its tasting room Dec. 21.

wines," he said.

The tasting room is at 19 E. Carmel Valley Road. To RSVP for the reception — appreciated but not required — email alex@chesebrowines.com, or call (831) 238-2618.

■ Get extra festive at Traps

If it's sparkle and fun that you crave at cocktail hour this time of year, Traps, the bar next to Peppoli at the Inn at Spanish Bay in Pebble Beach, is the place to be. Filled to the brim with Christmas decor, the cozy space exudes cheer — as do the cocktails created by Spanish Bay's Meg Nielson, who came up with the idea for transforming the fire-side lounge.

Through Dec. 29, the bar is offering a specialty cocktail menu featuring Nielson's playful creations like the Michael Bubbly and the Santa Clausmopolitan.

Among the more popular selections are the nicely balanced Under the Mistletoe (\$20, Don Julio blanco, lemon, mission fig, vanilla and orange), the Bah Humbug for \$18 with Bulleit bourbon, allspice dram, cranberry, lemon, ginger beer, orange bitters, cherries and rosemary.

Warmly spiced, more decadent selections include the Red Nose Special (\$17, Bailey's Churro, hot chocolate and cinnamon whipped cream with cinnamon sugar sprinkles) and the Nutty Nog, with Casamigos reposado, Amontillado sherry, housemade eggnog and ground nutmeg for \$18. Garnished with wee holiday-themed edible decorations, the nog is festive from the first sip.

Traps' menu of shareable plates is generous, too, from 10-spice chicken wings and a California club sandwich, to Bolognese poutine and ribeye flatbread.

■ Cookie decorating — grownups only

LadySomm in the Barnyard presents a 21-and-over-only cookie-decorating class with wine on Saturday. Calling it a “sweet, spirited and cozy holiday



Not only does Rudolfo's in Pacific Grove offer great pizzas and Italian fare, but on Sundays, it transforms into a fried-chicken joint called Heatwaves.

celebration,” organizers say the event will include one glass of wine (additional glasses available for purchase) and the opportunity to decorate fresh cookies with colorful icing and sprinkles.

Special port wine hot chocolate will also be sold for the occasion, which runs from 2 to 4 p.m. in the shop above Carmel Valley Coffee Roasting Company. The party's priced at \$25 per person; reserve by calling (831) 295-0612.

## ■ Sometimes, you just want a pizza

In the midst of the holiday frenzy of shopping and fine dining, sometimes it's nice just to sit and enjoy the hospitality of a friendly neighborhood restaurant. Rudolfo's eatery feels like an Italian trattoria in the heart of downtown Pacific Grove. People linger over glasses of wine or savor their gelatos. That's fitting, since owner Rudy Ponce refers to his restaurant as "Italian-ish" — inspired by Italy, but made his own. It has character, with a cheerful yellow door, bright interior, and a handmade single-

See **EVENTS** *next page*

*La Playa Hotel*

# Experience Christmas at the Pearl of Carmel

Join us for an elevated holiday feast featuring prime rib, butter-poached lobster tail, Alaskan halibut, and roasted quail with sausage stuffing. Enjoy seasonal sides like mashed potatoes, triple-cheese baked mac & cheese, and butternut squash au gratin. Gather with loved ones for a celebration filled with warmth and unforgettable flavors.

\$125 per person. Reservations encouraged.



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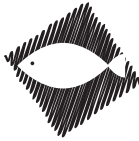
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FOOD & WINE

EVENTS

From previous page

slab-of-wood “king’s table” in the center. Rudolfo’s opened in 2021, and Ponce said he strives to make people feel comfortable and at home. His success in that regard is reflected in the many regulars sipping their coffee there every morning.

Menu offerings include homemade pasta dishes like truffle gnocchi and spaghetti and meatballs, burgers — bleu, jalapeño, standard and a “Beyond Burger” (plant-based) — sandwiches, and house-fired pizzas.

They are also serving smoked brisket with persimmon barbecue sauce. “One of our regulars dropped off the persimmons,” Ponce explained, so he put them to use.

Baked in house

The menu changes with the seasons and what’s available, like local porcini mushrooms. Fridays and Saturdays, brunch is served from 11 a.m. to 2 p.m., with options that include a stack of buttermilk-and-orange pancakes with berry compote, topped with whipped mascarpone cheese. Or red chilaquiles — a Mexican dish of tortilla strips, sauce and cheese — topped with onion, queso fresco and Mexican crema. All the sweets are baked in house and designed to taste like home, like red velvet cake or peanut butter and jelly cookie.

Rotating gelato flavors include mint chip, vanilla bean, and butter whiskey pecan. Rudolfo’s serves beer, wine, and wine cocktails — think Aperol spritzes.

Ponce was born and raised in the area and worked in local restaurants like the Old Fisherman’s Grotto as a dishwasher, Tarpy’s as a bus boy, and the Monterey Hyatt, before attending the Culinary Institute of America’s Napa Valley campus. While at the CIA, he

was inspired by nearby restaurants, such as Ciccio’s pizzeria and Thomas Keller’s Bouchon.

“I didn’t have any experience in pastry, so I got a job at the Model Bakery in St. Helena,” where he was influenced by the iconic 90-year-old spot’s homestyle creations.

The regular menu is not offered on Sundays so that Ponce can run his fried chicken sandwich business, Heatwaves, from the restaurant. He started Heatwaves as a popup during the pandemic, and it was so well-received that he has kept it going. Rudolfo’s is at 543 Lighthouse Ave. For more information, visit rudolfoscafe.com, call (831) 920-1381, or explore their Instagram @rudolfoscafe.

Mary Schley, Sally Baho and Elaine Hesser contributed to this week’s column.



Chef Amalia Scatena and Stationaery restaurant owners Anthony and Alissa Carnazzo are offering their take on the traditional Italian Feast of the Seven Fishes on Dec. 20-21, with oysters, crab and more.



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F O O D & W I N E

MUSIC

From page 38A

Live music —

Dec. 20-26

■ Big Sur

**Big Sur River Inn** — singer and guitarist **Rick Chelew** (Saturday at 12:30 p.m.). 46800 Highway 1.

■ Carmel

**Barmel** — **Jazville** (jazz, Sunday at 7 p.m.), singer and guitarist **Tony Burciaga** (Thursday at 7 p.m.). In Carmel Square on San Carlos north of Seventh.

**The Community Church of the Monterey Peninsula** — Led by **John L. Nash**, **The Monterey Peninsula Gospel Community Choir** presents its annual free

Gospel Flava Christmas Concert (Saturday at 4 p.m.). 4590 Carmel Valley Road.

**The Crossroads** shopping center — **The Peninsula Carolers** (Christmas music, Saturday at noon). Highway 1 and Rio Road.

**Cypress Inn** — singer and pianist **Dino Vera** (jazz, blues and r&b, Friday at 7 p.m.), pianist **Gennady Loktionov** and singer **Debbie Davis** (cabaret, Saturday at 6:30 p.m.), **The Andrea Carter Trio** (jazz and pop, Sunday at 11 a.m.), guitarist **Richard Devinck** (classical, Sunday at 6 p.m.), singer **Lee Durley** and pianist **Joe Indence** (jazz, Thursday at 6 p.m.). Lincoln and Seventh.

**De Tierra Vineyards** tasting room — singer and guitarist **Freshour** (Sunday at 3 p.m.). Mission and Fifth.

**Hyatt Carmel Highlands** — singer and pianist **Dino Vera** (jazz, blues and r&b, Saturday at 8 p.m. and Thursday at 7 p.m.). 120 Highlands Drive.

**La Playa Hotel** — guitarist **Glenn Bell** (jazz, Tuesday at 5 p.m.), singer and guitarist **Casey Frazier** (Thursday at 5 p.m.).

Camino Real and Eighth.

**The Links Club** — **The Akina Miyata Duo** (jazz, Friday at 7:30 p.m.), **The Transducers** (rock and funk, Saturday at 7:30 p.m.), **Songwriters Showcase** (Tuesday at 7:30 p.m., sign-ups start at 6:30 p.m.). Carmel Plaza, Mission and Ocean.

**Mission Ranch** — singer and pianist **Maddaline Edstrom** (jazz, Friday through Sunday at 5 p.m.), pianist **Gennady Loktionov** (jazz, Monday through Thursday at 5 p.m.). 26270 Dolores St.

■ Carmel Valley

**Bernardus Lodge & Spa** — pianist **Michael Culver** (jazz, Friday and Saturday at 6 p.m.), singer and guitarist **Paul Behan** (Saturday at noon), guitarist **John Sherry** (rock and blues, Sunday at 11 a.m.). 415 W. Carmel Valley Road.

**Folktale Winery** — singer and guitarist **Jacob Chase** (Friday at 4 p.m.), **Magenta Spreen** with singer and guitarist **Talmon Owens** and singer **Kristen Gradwohl** (“dreamy soundscapes and vocal harmonies coupled with rich storytelling and mindful melodies,” Saturday at 2 p.m.). 8940 Carmel Valley Road.

**Massa Tasting Room** — singer and guitarist **Rick Chelew** (Sunday at noon). 69 W. Carmel Valley Road.

**Trailside Cafe** in Carmel Valley — **Boscoe’s Brood** (rock, Saturday at 6 p.m.). 3 Del Fino Place.



Singer and guitarist Patty Larkin plays Friday at Sunset Center, while singer Shannon Warty performs Saturday at the Unitarian Universalist Church of the Monterey Peninsula.

■ Monterey

**Albatross Ridge Winery and Kitchen** — singer and guitarist **R.J. DeMarco** (Friday at 6 p.m.), **Cement Ship** (acoustic rock, Saturday at 6 p.m.). 316 Alvarado St.

**Bon Ton LeRoy’s Lighthouse Smokehouse** — Open Mic Night (Thursday at 7

See TUNES next page



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# TUNES

From previous page

p.m.). 794 Lighthouse Ave.

**Bulldog Sports Pub — Tribe in the Sky** presents a weekly Community Jam (Tuesday at 6:30 p.m.). 611 Lighthouse Ave.

**Cibo — The Dave Holodiloff Duo** (jazz, Sunday at 6 p.m.), singer **Lee Durley** and pianist **Bill Spencer** (jazz, Tuesday at 7 p.m.), singer **Miranda Perl** and guitarist **Adam Astrup** (jazz and swing, Wednesday at 7 p.m.). 301 Alvarado St.

**Estéban Restaurant** — guitarist **Catherine Broz** (Spanish music, Friday and Thursday at 5 p.m.). 700 Munras Ave.

**InterContinental Hotel** — guitarist **John Sherry** (rock and blues, Friday and Saturday at 7 p.m.), singer and guitarist **Zack Freitas** (Saturday at 9 a.m.), guitarist **Terrence Farrell** (Latin music, Sunday at 9 a.m.). 750 Cannery Row.

**Midici Pizza** — “A Marotta Family Jam” with guitarist **Adam Astrup**, keyboardist **Bill Spencer**, bassist **Dennis Murphy** and drummer **Jamey DeMaria** (Sunday at 5 p.m.), **The Dave Morwood Trio** (jazz, Thursday at 6 p.m.). 467 Alvarado St.

**Monterey Plaza Hotel & Spa** — pianist **Steve Mann** (jazz, Friday at 6 p.m.), singer and pianist **Scott Brown** (jazz and pop, Saturday at 6 p.m.), keyboardist **Peter Cor** (jazz, Sunday at 6 p.m.), singer and multi-instrumentalist **Tamas Marius** (jazz, Tuesday at 6 p.m.), mandolinist **Dave Holodiloff** (jazz, Wednesday at 6 p.m.), guitarist **John Sherry** (rock and blues, Thursday at 6 p.m.). 400 Cannery Row.

**Pearl Hour — The Ben Herod Trio** plays Vince Guaraldi’s “A Charlie Brown Christmas,” (jazz, Saturday at 8 p.m.), **The Zach Westfall Group** (jazz, Sunday at 8 p.m.). 214 Lighthouse Ave.

**Portola Hotel & Spa — The Evergreen Duo** (pop, Friday and Saturday at 5 p.m.). 2 Portola Plaza.

**Puma Road** at Portola Plaza — singer and guitarist **Kito Rayburn** (Friday at 5 p.m.), singer and guitarist **Blaise DiGirolamo** (Saturday at 5 p.m.), guitarist **Glenn Bell** (jazz, Sunday at 4 p.m.). 281 Alvarado St.

**Salty Seal Pub — The Chuck Brewer Band** (rock and blues, Friday at 8 p.m.), **The Rogue Roosters** (rock and blues, Sunday at 4 p.m.). 653 Cannery Row.

**The Sardine Factory** — singer and guitarist **David Conley** (Friday and Saturday, Tuesday through Thursday at 7:30 p.m.). 701 Wave St.

**Sly McFly’s — The New Wave Band** (rock, Friday at 9 p.m.), **The Hackjammers** (pop and rock, Saturday at 9 p.m.), **Bazooka Jones** (classic rock, Sunday at 8:30 p.m.), **The Long Distance Flyers** (Monday at 8:30 p.m.), 700 Cannery Row.

■ **Pacific Grove**

**Asilomar Hotel and Conference Grounds** — singer and guitarist **Kevin Pfeffer** (Friday at 4 p.m.), mandolinist **Dave Holodiloff** (jazz, Thursday at 4 p.m.). In the Phoebe Hearst Social Hall, 800 Asilomar Ave.

**The Center for Spiritual Awakening** — the center hosts its annual Enchanted Winter Solstice Concert, which features mandolinist **Dave Holodiloff**, violinist **Elijah McCullar** and pianist **Michael Martinez** (reception starts Friday at 6 p.m., and the music follows at 7 p.m.). Tickets are \$40 at the door, and kids 12 and under get in for free. 522 Central Ave.

**Il Vecchio Restaurant — The Cena Jazz Trio** (Thursday at 6 p.m.). 110 Central Ave.

**Julia’s Vegetarian Restaurant** — singer and guitarist **Rags Rosenberg** (Friday at 7 p.m.), singer and guitarist **Kevin Smith** (Saturday at 6 p.m.), **Andrea’s Fault Duo** (“folky stuff mixed with surprises,” Monday at 6 p.m.), singer and guitarist **Holysea** (Tuesday at 6:30 p.m.), singer and guitarist **Rick Chelew** (Thursday at 6 p.m.). 1180 Forest Ave.

**PG’s Meetinghouse — The Kenny Stahl Band** (jazz, Saturday at 5 p.m.), singer and guitarist **Vic Vesey** (Sunday at 10 a.m.), Open Mic (Tuesday at 6 p.m., sign up by 5 p.m.). 599 Lighthouse Ave.

■ **Pebble Beach**

**The Lodge at Pebble Beach** — singer and multi-instrumentalist **Reija Massey** (pop, rock and country, Friday and Thursday at 6 p.m.), singer and guitarist **Kevin Pfeffer** (Saturday at 6 p.m.). In the Terrace Lounge at 1700 17 Mile Drive.

To update these listings, email [chris@carmelpinecone.com](mailto:chris@carmelpinecone.com).



Sharing the stage with five other musicians and dancers, singer and bodhran player Amelia Hogan performs Saturday and Sunday at St. Mary’s By-the-Sea in Pacific Grove, which hosts its 18th annual Winterdance concert.

## CALENDAR

**Dec. 20 & 21 – St. Mary’s Celtic Concerts** proudly hosts the **18th Annual Winterdance** at 7:30 p.m. Friday, and 3 p.m. Saturday, Dec. 20-21. Get in the spirit of the season with music, song dance by **The Weeds, Amelia Hogan, Paul Katopish,** and **Irish dancers Marissa Gilman and Cameron Carlson-Riddle.** Tickets and info at [www.celticsociety.org](http://www.celticsociety.org).

**Dec. 20-Dec. 24 – Find last-minute gifts at Baum & Blume & The Carriage House!** Handcrafted gifts, French glassware, bath goods, leather bags, crystal earrings, pashmina scarves, gloves, & sweaters, gifts for kids & pets too! Shop 11:30 a.m.-7 p.m. Mon.-Sat. Baum & Blume and The Carriage House, 4 El Caminito Road, Carmel Valley (831) 659-0400.

**Dec. 21 – Gospel Flava Christmas Concert** featuring the powerful and joyful voices of the **Monterey Peninsula Gospel Community Choir** under the direction of **John L. Nash, Jr.** will perform their annual Gospel Flava Christmas Concert at the Community Church of the Monterey Peninsula, 4590 Carmel Valley Road, Carmel. Doors open at 3:30 p.m. Concert at 4 p.m. A

joyous event not to be missed. The event is free. Donations welcomed. CashApp: \$mpgcc50Zelle:mpgcc50@gmail.com [www.mpgcc.org](http://www.mpgcc.org)

**Through Dec. 22 – Don’t miss the free, fun 8th Annual Christmas on the Wharf** for 3 weekends. Enjoy dazzling decorations and a 19-foot Christmas tree on display through the end of the year, free Santa visits at his Santa House, talented choirs, singers and other live musicians, dancers, a Salvation Army Toy Barrel plus a hot cocoa and cookies fundraiser for Salvation Army, and much more! Additional information and the entertainment schedule are on [montereywharf.com](http://montereywharf.com)

**Dec. 31 – Carmel Mission Inn presents the ultimate New Year’s Eve party,** 10 p.m. to 1 a.m. at 3665 Rio Road, Carmel. Event features a welcome cocktail, entertainment by Sclarlet and a champagne toast to the new year at midnight. Cover charge is \$25 and a portion of proceeds will benefit Max’s Helping Paws Foundation. Also, overnight accommodations can be made directly at [carmelmissioninn.com](http://carmelmissioninn.com)

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Continues on next page


Police Log: Carmel-by-the Sea, Dec. 13

Subject was contacted on Ocean Ave at 2308 hours carrying a Christmas wreath.



He admitted to removing it from the front door of a business.

He was allowed to put back the wreath,



which was not damaged during this un-Christmas-like incident.



# PACKER

From page 27A

“We introduced cardiac surgery and interventional cardiology” he said, “which was a pretty audacious or, better, ambitious move.”

Then the executive team began taking the steps to create Montage Medical Group, a multispecialty network of physicians practicing in Carmel, Monterey and Marina.

“As expenses keep climbing, the private practice model has been failing for about 20 years,” Packer said. “Costs are high, and reimbursements are low. We started Montage with three doctors and now have more than 100, representing well over a dozen specialties. Ensuring we have a safety net is important to me.”

Next, the organization created Ohana, a transformative mental health program for kids, teens, and their parents, set in an innovative open-style campus designed to foster healing, which opened last year.

“To have the opportunity to establish Ohana with a partner like Bertie Bialek Elliot, who entrusted us with such a transformative gift to do something this important, is life changing,” said Packer. “‘You know when you know’ it’s the right thing to do.”

### Finding purpose

Philanthropy has always been a motivating force for Steven and Ann Packer, as they have continually sought to find purpose, and ways to help and support their community.

“Ann has been the driver in this on behalf of MY Museum, Kinship Center, Gathering for Women, and others,” Packer said. “And now she has developed a passion for literacy, to help people become critical readers and listeners. It’s important to both of us to support our community.”

Packer grew up in San Diego which he said was a very safe and open environment in the 1960s. He and his pals

would get on their bikes and disappear for the day or spend their summers on the beach. Somewhere around age 15, he started selling peanuts at San Diego Stadium, where he got to see the Chargers and the Padres play.

He said his interest in healthcare grew after a trip south. “My older brother and I went to Amigos de America, a non-governmental organization that sends volunteers to villages in Latin America, inspiring leaders through authentic service and immersive experiences. Through this, I developed a passion for healthcare in a very rural setting.”

### ‘Love of my life’

Packer graduated from UCSF School of Medicine, where he also did his internal medicine residency, before pursuing a pulmonary and critical care fellowship at UC Irvine. He later attended the Stanford Executive Program at Stanford’s graduate school of business. He was in his third year of medical school when he met Ann, “the love of his life,” who was working in the paralegal department of a large San Francisco law firm. They married in 1985 and moved to Monterey, where Packer established his pulmonary and critical care practice through Community Hospital of the Monterey Peninsula.

The Packers have two grown sons and now, three young grandchildren. Two of them — cousins — are nearly a year old, born on the same day. The other is 3.

“I am observing milestones I never did with my own children,” Packer said. “I was so focused and consumed by my work, first as a practicing doctor, and then as CEO, I did not have the opportunity. Being a grandparent gives me the chance to see and enjoy all the milestones that were a blur with my children. This was not the case for Ann, who raised them.”

The Packers also like to travel, most recently to Japan, and he is an avid reader and golfer, all of which he looks forward to indulging in more often.

“Mostly, I’m excited about the transition to my successor and helping him succeed, just as Jay Hudson did for me. Continuity is important to an organization, and we

have that,” he mused. “Of course, I’m also going to be sad; I love going to work every day, but it’s the right time for new adventures. I firmly believe the time to hand over my executive role is when the organization is thriving and not in crisis, while I’m still enjoying my job and am actively involved in it.”



PHOTO/COURTESY MONTAGE HEALTH

Dr. Steven Packer, CEO of Montage Health, is preparing to retire next year — but not before he helps his successor find his footing.

## SERVICE DIRECTORY

Continues from previous page

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File No. 20242115  
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Registered Owner(s):  
FIRST LEAF FARMS, LLC, P.O. BOX 673 SALINAS, CA 93902; CALIFORNIA  
This business is conducted by A LIMITED LIABILITY COMPANY  
Registrant commenced to transact business under the fictitious business name listed above on 11/18/24  
S/ MICHAEL W. SCARF, MANAGER  
This statement was filed with the County Clerk of Monterey County on 11/18/2024  
11/20/24, 12/12/13, 12/20/24  
**CNS-3872816#**  
**CARMEL PINE CONE**  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1138]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242101  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **1. REBECCA SHANSBY ENTERPRISES 2. RHINO ADVENTURES FUELED BY JESUS**  
**33801 E. Carmel Valley Rd., Carmel Valley, CA 93924.**  
Registered Owner(s):  
REBECCA ANN SHANSBY, 33801 E. Carmel Valley Rd., Carmel Valley, CA 93924.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/ Rebecca Shansby  
Date signed: Nov. 14, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 14, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 [PC 1142]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242024  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **SEAGROVE APARTMENTS, 1105 Broadway Ave., Seaside, CA 93955.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
ASCENT APARTMENTS QOZB, LLC, 3021 Citrus Circle, Suite 130, Walnut Creek, CA 94598.  
State of Inc./Org./Reg.: DELAWARE  
This business is conducted by a limited liability company.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Charles C. Bond III, Chief Financial Officer  
Date: Oct. 24, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 4, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1143]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242031  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **AT FINISH PAINTING, 1627 Highland St., Seaside, CA 93955.**  
County of Principal Place of Business: MONTEREY  
Registered Owner(s):  
ANTHONY JASON AGUAYO MANZANAREZ  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Jason Aguayo Manzanarez  
Date signed: Nov. 5, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 5, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of

a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 [PC 1144]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242087  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **CYPRESS ENERGY SYSTEMS, 613 Ortiz Ave., Ste. C, Sand City, CA 93955.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
REMYNSE INDUSTRIES, INC., P.O. Box 3181, Monterey, CA 93942.  
State of Inc./Org./Reg.: CALIFORNIA  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Jason Remynse, President  
Date: Nov. 3, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 13, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1145]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242111  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **VICKY'S CLEANING SERVICE, 1315 Las Cruces Ct., Salinas, CA 93901.**  
County of Principal Place of Business: MONTEREY  
Registered Owner(s):  
VICTORIA VAZQUEZ VILLAR  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 18, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Victoria Vazquez Villar  
Date signed: Nov. 18, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 18, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section

14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 [PC 1146]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242091  
Filing type: NEW FILING - with CHANGE(S) from the previous filing.  
The following person(s) is (are) doing business as: **BALLOONS AND WEIGHTS, 200 Clocktower Pl. #201A, Carmel, CA 93923.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
CREATIVE BALLOONS MANUFACTURING INC., 200 Clocktower Pl. #201A, Carmel 93923.  
State of Inc./Org./Reg.: CALIFORNIA  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on March 12, 2015.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Reagan Pollack, Treasurer  
Date: Oct. 25, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 13, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1147]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242064  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **RUBY DOMINGUEZ INTERIORS, 25405 Via Cicindela, Carmel, CA 93923.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
RID INTERIORS LLC, P.O. Box 221772, Carmel, CA 93922.  
State of Inc./Org./Reg.: CALIFORNIA  
This business is conducted by a limited liability company.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Ruby Dominguez, President  
Date: Sept. 13, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 8, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement

does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1148]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242111  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **1. STUDIO 7 WEST 2. STUDIO VII WEST 26263 Isabella Ave., Carmel, CA 93923.**  
County of Principal Place of Business: MONTEREY  
Registered Owner(s):  
SUSAN LYN PETERSON, P.O. Box 32, Carmel, CA 93921  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 17, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Susan Peterson  
Date signed: Nov. 25, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 25, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 [PC 1149]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20241990  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **LAURA'S DAY CARE, 1253 Del Monte Ave. #2E, Salinas, CA 93905.**  
County of Principal Place of Business: MONTEREY  
Registered Owner(s):  
LAURA A. ESPILIA GONZALEZ  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Laura Espilia Gonzalez  
Date signed: Oct. 29, 2024  
This statement was filed with the County

Clerk of Monterey County on Oct. 29, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024 [PC 1150]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242117  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **MAGUIRE EVENTS, 40 Rancho San Carlos Rd., Carmel, CA 93923.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:  
RMTM LLC, 40 Rancho San Carlos Rd., Carmel, CA 93923.  
State of Inc./Org./Reg.: CA  
This business is conducted by a limited liability company.  
Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 18, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Margaret Maguire, Member  
Date: Nov. 18, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 18, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Nov. 29, Dec. 6, 13, 20, 2024. [PC 1151]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242170  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **CANDITAX, 1510 Cottonwood**

**Dr., Salinas, CA 93905.**  
County of Principal Place of Business: MONTEREY.  
Registered Owner(s):  
MARIA CANDELARIA MONTEJANO DE RAMIREZ.  
This business is conducted by an individual.  
Registrant commenced to transact business under the fictitious business name or names listed above on Nov. 18, 2024.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
S/Maria C. Montejano de Ramirez  
Date signed: Nov. 26, 2024  
This statement was filed with the County Clerk of Monterey County on Nov. 26, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Dec. 6, 13, 20, 27, 2024 [PC 1201]

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 20242108  
The following person(s) is (are) doing business as: **Heart N Soul Wellness, 1077 Cass St, Monterey, CA 93940**  
County of MONTEREY  
Registrant(s):  
Heart and Soul Wellness Physician Assistant Inc., 680 Lighthouse Ave. #776, Pacific Grove, CA 93950  
This business is conducted by a Corporation  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
Heart and Soul Wellness Physician Assistant Inc.  
S/ Jennifer Carluquist, President  
This statement was filed with the County Clerk of Monterey County on 11/14/2029  
12/6, 12/13, 12/20, 12/27/24  
**CNS-3874701#**  
**CARMEL PINE CONE**  
Publication Dates: Dec. 6, 13, 20, 27, 2024. [PC 1202]

CHRISTMAS  
WEEK LEGALS  
DEADLINE

Legal notices must be  
submitted no later than  
**3 P.M. Thursday,  
December 19**  
*(before Christmas week)*

Batch 40 Ref. No.: <SEE EXHIBIT "A"> APN: <SEE EXHIBIT "A">  
**NOTICE OF TRUSTEE'S SALE UNDER ASSESSMENT LIEN** YOU ARE IN DEFAULT UNDER ASSESSMENT LIEN. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On DECEMBER 31, 2024 at 10:00A.M., Vacation Ownership Title Agency, Inc., Authorized Agent under and pursuant to the Notice of Delinquent Assessment recorded on August 05, 2024 as Document No. 2024027452 of Official Records in the Office of the Recorder of Monterey County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, in cash, a cashier's check drawn by a state or national bank, state or federal credit union, 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 the State) AT THE MAIN ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING AT 168 W. ALISAL STREET, SALINAS, CA 93901, all right, title and interest conveyed to and now held by it under said assessment lien in the property hereinafter described: Association: Pacific Grove Plaza Vacation Resort Association a California non-profit corporation Name of Reputed Owner(s): <SEE EXHIBIT "A"> EXHIBIT "A" PACIFIC GROVE PLAZA - BATCH 40 REF. NO. - APN - REPUTED OWNER(S) - UNIT NO. - UNDIV. INT. - SEASON - USAGE - PARCEL II UNDIV. INT. - PARCEL IV UNDIV. INT. - DELINQ. AMOUNT - PLUS FCL COSTS: PGPA1515 902-015-015-000 BARBARA A. GORMLEY, A MARRIED R15CD 1/51st RED ANNUAL 5.483% 3.564% \$2,307.95 \$350.00 WOMAN AS HER SOLE AND SEPARATE PROPERTY; INCLUDING INTEREST OF ANY CURRENT SPOUSE PGPA0702 902-007-002-000 JACK W. CROGHAN AND JAN A. CROGHAN R7C 1/51st WHITE ANNUAL 7.938% 5.160% \$2,713.53 \$350.00 HUSBAND AND WIFE AS JOINT TENANTS PGPBA1008 902-010-008-000 LRK FAMILY TRUST R10CD 1/51st WHITE ANNUAL 6.221% 4.044% \$2,625.87 \$350.00 Said Assessment Lien describes the following real property: <SEE EXHIBIT "B"> The property heretofore described is being sold "AS IS". The street address and other common designation, if any, of the real property described above is purported to be: A TIMESHARE ESTATE LOCATED AT 620 LIGHTHOUSE AVE., PACIFIC GROVE, CA 93950 The undersigned Authorized Agent disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid Assessments secured by said Assessment Lien, with interest thereon, as provided herein, advances, if any, estimated fees, charges and expenses of the Trustee and of the trusts created by said Assessment Lien. At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above-described Assessment Lien and estimated costs and expenses is: \$<SEE EXHIBIT "A"> The Association under said Notice of Delinquent Assessment, heretofore executed and delivered to the undersigned, written Declarations of Default and Demand for Sale, and written Notice of Default and Election to Sell Under Assessment Lien. The undersigned caused the Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of Lien to be recorded on September 05, 2024 as Document No. 2024031496 in the county where the real property is located and more than three (3) months has elapsed since such recordation. DATE: December 2, 2024 AUTHORIZED AGENT OR PARTY CONDUCTING SALE: VACATION OWNERSHIP TITLE AGENCY, INC. 7898 Mission Grove Parkway South #100 Riverside, CA 92508 Phone: (951) 610-0810 By: Deborah Macias, Foreclosure Officer Vacation Ownership Title Agency, Inc. NPP0468389 To: CARMEL PINE CONE 12/06/2024, 12/13/2024, 12/20/2024  
Publication dates: Dec. 6, 13, 20, 2024 [PC1204]

**NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST** T.S. No.: 24-0153 Loan No.: HOWLAND Other: 2519880CAD APN: 001-995-007-000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/05/2024. 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. NOTICE is hereby given that Law Offices of Richard G. Witkin APC, as trustee, or successor trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by GOLNESA HOWLAND A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, recorded 01/09/2024 as Instrument No. 2024000760 in Book N.A., Page N.A. of Official Records in the office of the County Recorder of MONTEREY County, State of California, and pursuant to the Notice of Default and Election to Sell hereunder recorded 09/24/2024 in Instrument No. 2024034113 of said Official Records, WILL SELL ON 12/31/2024 at 10:00 AM At the main entrance to the County Administration Building at 168 W. Alisal Street, Salinas, CA 93901 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 400 DRAKE AVENUE #7, MONTEREY, CA 93940 The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$112,534.19\* The actual opening bid may be more or less than this estimate. In addition to cash, the Trustee will accept a cashier's check drawn on 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. 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 (916) 939-0772 or visit this internet website WWW.NATIONWIDEPPOSTING.COM, using the file number assigned to this case 24-0153. 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 WWW.NATIONWIDEPPOSTING.COM, using the file number assigned to this case, 24-0153, 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. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDEPPOSTING.COM OR CALL (916) 939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. (5) NEW - SEVERAL CITIES IN CALIFORNIA, INCLUDING THE CITY OF LOS ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE, NEW TRANSFER TAXES ON SALES OF CERTAIN HIGH VALUE PROPERTIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOUSANDS OF DOLLARS OR EVEN MORE. AS A CONDITION OF THIS SALE, THESE TAXES WILL NOT BE PAID BY THE FORECLOSING LENDER NOR BY THE FORECLOSURE TRUSTEE. THESE TAXES, IF AND WHEN CHARGED, ARE THE RESPONSIBILITY OF THE SUCCESSFUL PURCHASER AT THE FORECLOSURE SALE. This communication may be considered as being from a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. Date: 11/20/2024 Law Offices of Richard G. Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: APRIL WITKIN, TRUSTEE OFFICER NPP0468128 To: CARMEL PINE CONE 12/06/2024, 12/13/2024, 12/20/2024  
Publication dates: Dec. 6, 13, 20, 2024 [PC1203]



# ART

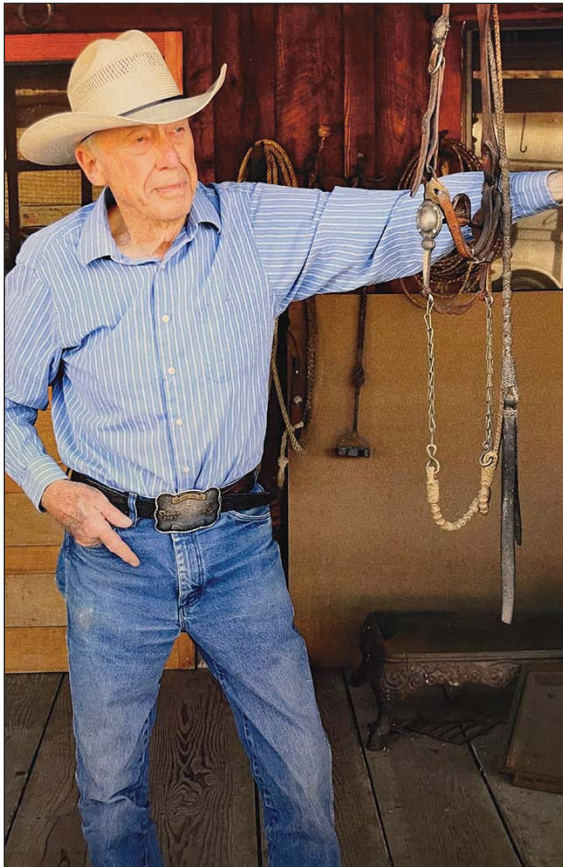
From page 36A

Swanson worked as a cowboy as a young man. He joined the Carmel Art Association as an associate member in 1951, according a Pine Cone article from that year. He and his wife bought a piece of land in 1956 in Cachagua from the Nason family and built what would become the Whiffletree Ranch. He died in 2014 at 87.

### A local treasure

A short stroll away at 8 Del Fino Place, the nonprofit Carmel Valley Art Association has some of Swanson’s silver-plated bronze busts for sale, along with belt buckles, prints and books.

The gallery was the only one that represented the artist locally during his lifetime. A longtime friend, CVAA board member and Carmel Valley resident John Aliotti remembers Swanson well. “To us, he was ‘Jack,’ Carmel Valley’s own treasure,” Aliotti said.



The late Carmel Valley artist Jack Swanson left behind a rich creative legacy, and you can read about in his book, “The Life & Times of a Western Artist.”

The Pine Cone has been a member of the Carmel Chamber of Commerce for more than 100 years.

## PUBLIC NOTICES

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 20241989  
Filing type: ORIGINAL FILING.  
The following person(s) is (are) doing business as: **HAVEN THERAPY, 56B Lot 1 #5337, Suite #8110, Carmel, CA 93921.**  
County of Principal Place of Business: MONTEREY.  
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.: **HAVEN FAMILY THERAPY INC.**  
State of Inc./Org./Reg.: CA  
This business is conducted by a corporation.  
Registrant commenced to transact business under the fictitious business name or names listed above on N/A.  
**BY SIGNING, I DECLARE THAT ALL INFORMATION IN THIS STATEMENT IS TRUE AND CORRECT.** A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). *I am also aware that all information on this statement becomes public record upon filing pursuant to the California Public Records Act (Government Code Sections 6250-6277).*  
S/Samantha Acosta, President  
Date: Oct. 29, 2024  
This statement was filed with the County Clerk of Monterey County on Oct. 29, 2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
Publication Dates: Dec. 13, 20, 27, 2024; Jan. 3, 2025. (PC 1207)

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 20241985  
The following person(s) is(are) doing business as:  
**Grey Skye Enterprises, 266 Reservation Rd., STE F, Marina, CA 93933**  
County of Monterey  
Registered Owner(s):  
Grey Skye Enterprises LLC, 266 RESERVATION ROAD SUITE F, MARINA CA 93933; CA  
This business is conducted by a limited liability company  
Registrant commenced to transact business under the fictitious business name listed above on 09/20/2024  
S/ Diana Allison Pound Grey, Member  
This statement was filed with the County Clerk of Monterey County on 10/29/2024  
12/20, 12/27/24, 1/3, 1/10/25  
**CNS-3877648#**  
**CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27 2024; Jan. 3, 10, 2025. (PC 1208)

ness under the fictitious business name listed above on 09/20/2024  
S/ Diana Allison Pound Grey, Member  
This statement was filed with the County Clerk of Monterey County on 10/29/2024  
12/20, 12/27/24, 1/3, 1/10/25  
**CNS-3877648#**  
**CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27 2024; Jan. 3, 10, 2025. (PC 1208)

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 20242258  
The following person(s) is(are) doing business as:  
**BLUE ZONESPROJECT, 252 MAIN STREET SALINAS, CA 93901,** County of MONTEREY  
Registered Owner(s):  
**BLUE ZONES, LLC, 200 SOUTHDAL CENTER, EDINA, MN 55435; DELAWARE**  
This business is conducted by A LIMITED LIABILITY COMPANY  
Registrant commenced to transact business under the fictitious business name listed above on OCTOBER 1, 2018  
S/ AMELIA CLABOTS, CFO  
This statement was filed with the County Clerk of Monterey County on 12/11/2024  
12/20, 12/27/24, 1/3, 1/10/25  
**CNS-3879012#**  
**CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27 2024; Jan. 3, 10, 2025. (PC 1209)

### NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is hereby given that undersigned intends to sell the abandoned personal property described below pursuant to Sections 1983 and 1988 of the California Civil Code. The undersigned will sell at public sale by competitive bidding on JANUARY 8, 2025, at 12:00 p.m., on the premises where said property has been stored and which are located at MARINA U STORE SELF STORAGE, WWW.SELFSTORAGEAUCTION.COM. California the following described goods: Misc goods  
DAN GREEN #611 - BOOKS  
TAMMY ELAINE DARBY #826 - MISC GOODS  
Purchases must be paid for at the time

of purchase in cash only. All purchased items sold as is where is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.  
12/20, 12/27/24  
**CNS-3879906#**  
**CARMEL PINE CONE**  
Publication Dates: Dec. 20, 27 2024. (PC 1210)

### SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV005321  
TO ALL INTERESTED PERSONS: Petitioner, **DAVID DAVIN NGANGA** aka **DAVIN DARRELL NGANGA**, filed a petition with this court for a decree changing names as follows:  
**A. Present name:**  
**DAVID DAVIN NGANGA** aka **DAVIN DARRELL NGANGA**  
**Proposed name:**  
**DAVID DAVIN NGANGA**  
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING:**  
DATE: Feb. 4, 2025  
TIME: 11:00 a.m.  
DEPT: 13A  
The address of the court is 1200 Agujita Road, Monterey, CA 93940.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone.  
(s) Thomas W. Wills  
Judge of the Superior Court  
Date filed: Dec. 16, 2024  
Publication Dates: Dec. 20, 27, 2024; Jan. 3, 10, 2025. (PC 1213)

### DEADLINE FOR CHRISTMAS WEEK LEGALS

Legal notices must be submitted no later than 3 PM on  
**Thursday, December 19, 2024**  
(for publication in the Dec. 27 issue)

Email: [legals@carmelpinecone.com](mailto:legals@carmelpinecone.com)

January 29 - February 2, 2025

# AT&T PEBBLE BEACH

PRO-AM

PUBLICATION DATES: JAN. 24 & 31

The Carmel Pine Cone

Jung Yi-Crabbe - (831) 274-8646  
[jung@carmelpinecone.com](mailto:jung@carmelpinecone.com)

Reserve your placement today!

CIRCULATION: 42,500 (INCLUDED ONLINE AND IN PRINT)

## Focus shifts to best PGA pros and most exclusive celebrities!

THIS YEAR’S AT&T Pebble Beach Pro-Am will, once again, depart from the traditional format by featuring a smaller — and better — field of PGA Pros, a more select group of amateurs and celebrities, and new ground rules to make it even friendlier to the crowds that flock to the Monterey Peninsula every year to enjoy not only the competition and camaraderie on the golf courses, but the area’s great shops and restaurants. And that means tens of thousands of visitors will be looking to the Peninsula’s No. 1 source for local news — The Pine Cone — for our colorful coverage.

Don’t miss your chance to be a part of it!



'Tis the season to

BUY LESS.

EXPERIENCE *MORE.*

WITH TICKETS TO A

SUNSET PRESENTS EVENT



Up next at Sunset Center:

ON A WINTER’S NIGHT

FEATURING CLIFF EBERHARDT, JOHN GORKA,  
LUCY KAPLANSKY, AND PATTY LARKIN

DECEMBER 20, 2024

XYZ COMEDY FEATURING

LISA CURRY

DECEMBER 27, 2024

JAZZ AT LINCOLN CENTER LIVE ON STAGE:

NEW ORLEANS SONGBOOK

JANUARY 30, 2025

STILL LOOKING FOR THAT

PERFECT HOLIDAY GIFT?

Buy a Gift Certificate to a future

Sunset Presents event!

Terms and conditions apply.



TICKETS ON SALE NOW!

For the most up-to-date list of  
events and free community offerings,  
visit our website [sunsetcenter.org](https://www.sunsetcenter.org).





SECTION RE ■ December 20-26, 2024

Open Houses on page 14RE

# The Carmel Pine Cone

# Real Estate



■ This week's cover property, located in Pebble Beach,  
is presented by Shelly Mitchell Lynch  
of Carmel Realty Company (See Page 2RE)



CARMEL REALTY COMPANY  
ESTABLISHED 1913



# About the Cover

The Carmel Pine Cone

# Real Estate

December 20-26, 2024



**8 Beds, 9 Full & 2 Half Baths**  
**2.6 Acres | 10,282 sq. ft.**  
**\$29,000,000 | BellaVistaPB.com**

Bella Vista | Simply the finest estate available in Pebble Beach. One of the original great Pebble Beach estates perched atop legendary Strawberry Hill, is amongst the sunniest, most coveted & private locations in Pebble Beach. The gated, park-like 2.6 acres boasts prolific gardens, mature landscaping & jaw dropping panoramic views. Renovated & perfected for modern living, this Spanish-style compound enjoys an 8,500+ sq. ft. main house, 2 bedroom guest house & studio carriage house. Enjoy elegant living with extraordinary entertaining spaces, hot tub with stunning views, sport court, bocce ball, putting green, sprawling terraces with outdoor fireplace & 2 firepits. Inside, a gourmet chef’s kitchen, formal dining room, elegant family room with huge ocean views, bar/billiards room & 1,500 bottle wine cellar & tasting room. This estate provides the perfect combination of luxury & elegance with intimate & large scale entertaining spaces to be enjoyed for generations to come. A legacy home in one of the most beautiful locations in the world.

**Shelly Mitchell Lynch**

BROKER | Managing Director

831.277.8044 | Shelly@CarmelRealtyCompany.com

ShellyMitchellLynchTeam.com | DRE #01217466



**CARMEL REALTY COMPANY**  
ESTABLISHED 1913

To advertise in The Carmel Pine Cone  
Real Estate Section  
contact jung@carmelpinecone.com  
(831) 274-8646

## Real Estate Sales Dec. 8 - 14

**Escrows closed: 27**  
**Total value: \$45,937,500**

### Big Sur

**54220 Highway 1 — \$5,000,000**  
Peter and Jane Skinner to David Colburn  
APN: 421-231-003

### Carmel

**San Carlos Street near Alta — \$1,480,000**  
Peter and Susan Loewy to Dennis and Jeanne Levett  
APN: 009-103-026

**565 Aguajito Road — \$3,550,000**  
Frank and John Chiorazzi to Cynthia Ridley and Tony Williams  
APN: 103-061-016

### Carmel Valley

**34 Del Mesa Carmel — \$1,100,000**



565 Aguajito Road, Carmel — \$3,550,000

Jennifer and Louis Zeidberg and Michael Dougan to  
Mario and Laurel Curzi  
APN: 015-442-011

See **HOME SALES** page 6RE

## JUST LISTED

Discover the Charm of This Gorgeous Home with Breathtaking Ocean Views!



**176 SONOMA LANE, CARMEL HIGHLANDS**  
**3 Beds, 3 Bath | 2,560 Sq. Ft. | \$2,650,000**

**www.176SONOMA.com**  
ROB SLAWINSKI & THERESA WAN  
408-505-0708  
DRE# 01354172, 01924852



NEW LISTING!



**424 HANNON AVENUE, MONTEREY | \$1,299,000**

Beautiful single level home with fireplace and attached 2 car garage in the sun belt!  
424Hannon.com



  
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**COLDWELL**  
**BANKER**

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4 Beds, 3 Baths ♦ 3,186 Sq. Ft. ♦ 7,971 Sq. Ft. Lot ♦ [www.ScenicOnThePoint.com](http://www.ScenicOnThePoint.com)



*The Definitive Expert in Carmel Real Estate*

**LISA TALLEY DEAN** 831.521.4855

[LisaTalleyDeanProperties.com](http://LisaTalleyDeanProperties.com)

Broker Associate | DRE#01401218



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# CARMEL REALTY COMPANY

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## CARMEL & CARMEL-BY-THE-SEA

LUXURY PROPERTIES



Carmel-by-the-Sea ■ 3 beds, 3.5 baths ■ \$8,200,000 ■ [www.TreehouseCarmel.com](http://www.TreehouseCarmel.com)



Santa Lucia Preserve ■ 5 beds, 4+ baths ■ \$5,600,000 ■ [www.7RumsenTrace.com](http://www.7RumsenTrace.com)



Carmel ■ 4 beds, 3.5 baths ■ \$4,998,000 ■ [www.ViewsOnSanJuan.com](http://www.ViewsOnSanJuan.com)



OPEN SAT & SUN  
1PM-4PM  
Forest 5 SW of 7th Avenue

Carmel-by-the-Sea ■ 4 beds, 3 baths ■ \$4,450,000 ■ [www.Forest5SW7th.com](http://www.Forest5SW7th.com)



OPEN SAT & SUN 11AM-2PM  
NE Corner Guadalupe & Mountain View

Carmel-by-the-Sea ■ 3 beds, 2.5 baths ■ \$3,995,000 ■ [www.Guadalupe-MountainView.com](http://www.Guadalupe-MountainView.com)



Carmel ■ 4 beds, 3 baths ■ \$2,950,000 ■ [www.27540ViaSerenio.com](http://www.27540ViaSerenio.com)



Carmel-by-the-Sea ■ 3 beds, 2 baths ■ \$2,550,000 ■ [www.CarmelPenthouse.com](http://www.CarmelPenthouse.com)



Carmel ■ 3 beds, 2.5 baths ■ \$1,895,000 ■ [www.25450ViaCicindela.com](http://www.25450ViaCicindela.com)



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[CarmelRealtyCompany.com](http://CarmelRealtyCompany.com) ■ 831.622.1000  
A Cornerstone in Luxury Real Estate for Over 100 Years





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JNR

OCEAN, STILLWATER COVE & GOLF COURSE VIEWS FROM EVERY ROOM



3365 17 Mile Drive, Pebble Beach

5 Beds, 6 Baths ♦ 4,082 Sq. Ft. ♦ \$12,900,000 ♦ 3365SeventeenMilePB.com

“POINT OF VIEW” CARMEL HOME WITH BEACH & FAIRWAY VIEWS



2416 Bay View Avenue, Carmel

3 Beds, 4.5 Baths ♦ 2,566 Sq. Ft. ♦ \$6,950,000 ♦ 2416BayViewAvenue.com

THE ART OF LIVING WELL



2884 Lasauen Road, Pebble Beach

5 Beds, 5.5 Baths ♦ 3,589 Sq. Ft. ♦ SP: \$4,175,000 ♦ Represented Seller

MID-CENTURY MODERN CARMEL-BY-THE-SEA HOME



NE Corner of San Carlos & 13th, Carmel-by-the-Sea

3 Beds, 2 Baths ♦ 1,260 Sq. Ft. ♦ \$2,895,000 ♦ NECSanCarlos13th.com

CHARMING PEBBLE BEACH HOME IN COUNTRY CLUB NEIGHBORHOOD



2903 Colton Road, Pebble Beach

3 Beds, 2 Baths ♦ 2,074 Sq. Ft. ♦ \$2,195,000 ♦ 2903ColtonRoad.com



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My Sales





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PEBBLE BEACH

LUXURY PROPERTIES



Pebble Beach ■ 8 beds, 9+ baths ■ \$29,000,000 ■ [www.BellaVistaPB.com](http://www.BellaVistaPB.com)

Pebble Beach ■ 5 beds, 6 baths ■ \$12,900,000 ■ [www.3365SeventeenMilePB.com](http://www.3365SeventeenMilePB.com)



Pebble Beach ■ 4 beds, 4+ baths ■ \$12,600,000 ■ [www.1483BonifacioRoad.com](http://www.1483BonifacioRoad.com)

Pebble Beach ■ 4 beds, 3.5 baths ■ \$9,450,000 ■ [www.ViscainoRoad.com](http://www.ViscainoRoad.com)



Pebble Beach ■ 4 beds, 3.5 baths ■ \$3,300,000 ■ [www.1054BronchoRoad.com](http://www.1054BronchoRoad.com)

Pebble Beach ■ 3 beds, 2 baths ■ \$2,195,000 ■ [www.2903ColtonRoad.com](http://www.2903ColtonRoad.com)



OPEN SAT 12PM-2PM  
41 Shepherd's Knoll

Pebble Beach ■ 3 beds, 3 baths ■ \$1,975,000 ■ [www.2994ColtonRoad.com](http://www.2994ColtonRoad.com)

Pebble Beach ■ 3 beds, 3 baths ■ \$999,000 ■ [www.41ShepherdsKnoll.com](http://www.41ShepherdsKnoll.com)



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# HOME SALES

From page 2RE

## Carmel Valley (con't.)

**12440 Saddle Road — \$1,130,000**  
Nargis Lengacher and Jugjit Singh to Dale Bloomquist and Heidi Horowitz  
APN: 416-061-005

**12105 Carola Drive — \$1,700,000**  
David Roy and Marianna Mauer to Jenna Williams and Samuel Malian  
APN: 416-061-015

**790 Country Club Drive — \$2,225,000**  
Gerard and Mary O'Farrel to Ryan and Maegen Pierce  
APN: 187-641-005



198 Monterey Dunes Way, Moss Landing — \$2,650,000

**7032 Valley Greens Circle — \$3,850,000**  
Heaven Limited to Carl and Jeanne Rudiger  
APN: 157-061-015



779 Mermaid Avenue, Pacific Grove — \$1,074,000

**Marina**  
**1710 Eichelberger Court — \$520,000**  
*See ESCROWS page 12RE*





**Wishing Everyone a Very Merry Christmas**

**SAM PIFFERO** 831.236.5389  
sam.piffero@sir.com | sampiffero.com

“We love ranch and acreage properties.  
To help you find yours or help you sell one  
...call us today!”

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**CHRIS PRYOR** PROPERTIES  
*From Pebble Beach to The Preserve*

**HAPPY HOLIDAYS**  
*Wishing you a happy & healthy holiday season!*







# Merry Christmas!

My sincerest gratitude for the trust you’ve placed in me this year and years past. Your support means the world to me, and I’m truly thankful to have clients like you.

Here’s to a peaceful and prosperous year ahead!

Sincerely,  
Jonathan Spencer



[jonathanspencerproperties.com](http://jonathanspencerproperties.com)

**Jonathan Spencer** Realtor® | 831.238.7420 | [jonathan.spencer@compass.com](mailto:jonathan.spencer@compass.com) | DRE 01916757  
#1 Compass Agent in Monterey County\*  
Top 5 Agent in Monterey County\*  
\*By Individual Sales Volume, Real Trends America's Best 2023 Rankings

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# I made a tiny deposit of acceptance and ended up with a bank

“Be not forgetful to entertain strangers, for thereby some have entertained angels unawares.” — The Bible

I COULD write a book about people I’ve met in coffee shops around the Monterey Peninsula. Well, if not a book, certainly a TV sitcom. I’ve met people from faraway

places and homeless people with no places to be from. None is more memorable than a young man I met several years ago. I was Christmas shopping in downtown Monterey when I stopped for a break at Starbucks on Alvarado Street. No small tables were available, so after I got my drink, I grabbed a seat at a long communal table,

draping my jacket over the back of the chair. I began working on a word game in a newspaper. You unscramble the letters of one word and extract as many other words from it that you can. Starting with “ocarinas,” the first I extracted was “corn.” I stuck with the C words and got cairn, coin, casa and casino when a voice said: “I see you’re buying a lot of corn.”



14.2% OVER LIST PRICE

## Just Sold in Pacific Grove

1261 OCEAN VIEW BOULEVARD  
3 BD 2 BA 1,425 SF LIST PRICE \$3,250,000 | SOLD PRICE \$3,710,000

**Bambace Peterson Team**  
bambacepeterson.com | @bambacepeterson  
DRE 01731448 | DRE 01977162  
831.200.3178



**BAMBACE PETERSON**

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COMPASS

## Scenic Views

By JERRY GERVASE

A young man with long blonde hair and bright blue eyes sat down next to me. He set down his coffee cup, then proceeded to place three silver dollars portraying the likenesses of Washington, Eisenhower and Kennedy in front of him. Then he added a medallion with an American flag on its face.

His clothes said “homeless,” or perhaps a wanderer. I told him I wasn’t buying corn and explained the word game to him. He said it was OK if I didn’t want it to get around that I was cornering the market on corn.

### Money mogul

He told me his name was John, which he wrote down for me along with his last name, and his Incan name, Yan-aconas, given to him by the spirits. He added his address in Pebble Beach, and his birthday, Oct. 17, 1988, at 6:45 a.m. He asked if I was familiar with the Chase Bank across the street. I told him I did my banking at a Chase branch in Carmel. “I’m in the process of buying it,” John said.

I asked where he got the money to buy Chase bank. “I already own Bank of America. So money isn’t a problem, but I’m going to change the name to Bank of America.”

Then he told me that, because I was so friendly, he was going to give the bank to me. I thanked him for his generosity but told him I liked the name Chase. He wasn’t sure about that and suggested I come up with an alternate name. “How about Bank of AmeriChase,” I said.

“Deal,” he exclaimed. Then he pointed to the silver dollars.

“Which one do you like?”  
“I like Ike.”

See GERVASE next page

## A Top Producing Team



Yuletide Greetings! May this Season be filled with Love and Joy. We continue to be privileged in representing home buyers and sellers on the Monterey Peninsula. Our best wishes go out to our families, friends, colleagues and clients. We look forward to sharing wonderful adventures and simple moments of peace and solace in the coming year.  
–Kate Gladney & Kathleen Randazzo

**GLADNEY · RANDAZZO**

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**Sotheby's**  
INTERNATIONAL REALTY



# GERVASE

From previous page

“Here, take it. It’s a gift.”  
“I’ll only take it if you accept a green-back dollar for it.” He didn’t want to do that. I told him to consider it another business transaction, like buying the bank.  
“I’ll accept it under those circumstances.”  
I asked about the gold medallion. “The president gave it to me at the White House for meritorious service to the country.”  
“Which president?”  
“Eisenhower, of course,” he smiled.

### Annoying intruder

Then he excused himself and went to the restroom, leaving the coins and medal-lion on the table. Another coffee drinker sat down across from me, opened his lap-top, attached his bluetooth receiver to his ear and immediately began a phone con-versation, speaking loudly as if he were

alone in the coffee shop.  
I gathered my newspaper, coffee, and John’s coffee and coins and moved to a small table that had become available. Moments later John stood in front of me holding the jacket I left draped over the chair. I explained why I had moved and invited him to join me. Just then the store manager came up and asked if “this man” was bothering me. I said no.  
The manager said she had been observ-ing John and asked him to leave. I repeated that he wasn’t bothering me. She was adamant.  
“It’s OK,” John said, as if he was used to such treatment. “I was just about to leave, anyway. By the way, you’ll make a killing in corn.”  
The manager told me customers had complained about him on other occasions. Perhaps he was a little too animated for those people.  
My choice would have been to toss the computer guy, especially since he didn’t offer to buy me my own bank.  
I never saw John again. I like to think he

was a messenger to remind me that Christ-mas is a whisper of grace with a promise of peace.  
Now, years later, I sometimes wonder if meeting John happened, and was there really a gentle breeze from the flutter of wings unfurling when he went out the door? Then I look at my Eisenhower silver dollar and wish I had bought corn futures.  
Merry Christmas.  
Contact Jerry at [jerrygervase@yahoo.com](mailto:jerrygervase@yahoo.com).

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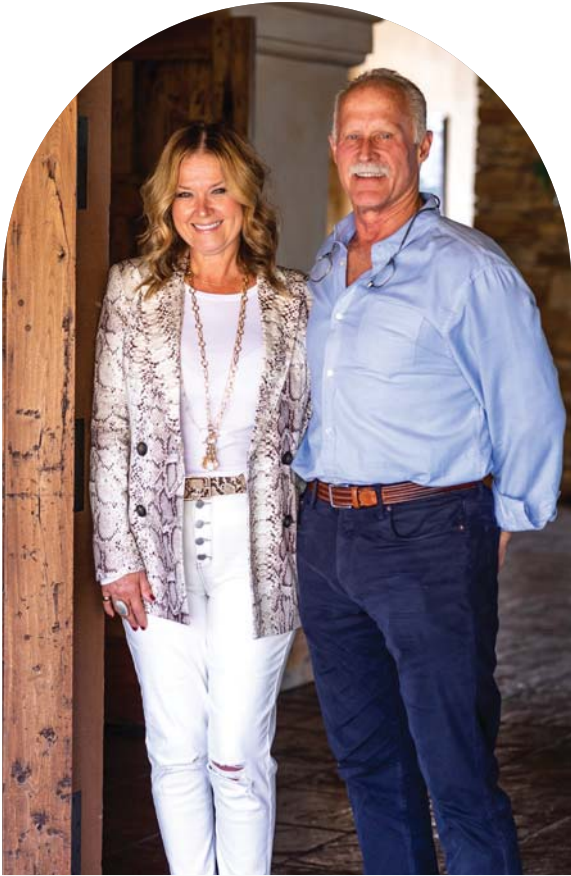
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**OPEN SATURDAY 1-3**  
25905 Junipero Avenue, Carmel

4 BD | 2.5 BA | 2,294± SQ. FT. | 7,480± SQ. FT. LOT | \$2,925,000  
25905juniperocarmel.com  
Vilia Kakis Gilles 831.760.7091  
License# 00883948

1268 Viscaino Road, Pebble Beach  
4 BD | 3 BA | 3,224± SQ. FT. | 1.3± ACRES | \$3,850,000  
1268viscaino.com  
Jeannie Fromm 831.277.3371  
License# 01348162



**OPEN SATURDAY 12-3**



**OPEN SATURDAY 1-3 & SUNDAY 12-2**  
Junipero 2 SE of 10th Avenue, Carmel

3 BD | 2 BA | 1,491± SQ. FT. | 4,000± SQ. FT. LOT | \$1,985,000  
junipero2seof10th.com  
Piper Loomis 831.372.7700  
License# 01867933

310 El Caminito Road, Carmel Valley  
3 BD | 2.5 BA | 2,914± SQ. FT. | 1.01± AC | \$2,395,000  
310elcaminito.com  
Jeannie Fromm 831.277.3371 & Shelley Risko 831.238.2101  
License# 01348162 & 01440339



**OPEN SATURDAY & SUNDAY 1-3**  
645 Spruce Avenue, Pacific Grove

2 BD | 1 BA | 768± SQ. FT. | 2,600± SQ. FT. LOT | \$899,000  
645spruceave.com  
J.R. Rouse & Matt Velasquez 831.318.3808  
License# 01299649 & 01968946

4 Calle De Los Helechos , Carmel Valley  
GREAT OPPORTUNITY IN CARMEL VALLEY VILLAGE  
2 BD | 1 BA | 624± SQ. FT. | 8,291± SQ. FT. LOT | \$650,000  
sothebysrealty.com/id/JKMS3L  
Alex Armanasco 831.915.8688  
License# 02082410



**OPEN SUNDAY 11-1**





OPEN SAT 12-3 & SUN 1-4  
Casanova 4 NW of 13th Street, Carmel

2 BD | 2.5 BA | 1,753± SQ. FT. | \$4,950,000  
casanova4nwof13thst.com  
David Crabbe 831.320.1109  
License# 01306450

372 Corral De Tierra Road, Corral De Tierra  
4 BD | 4.5 BA | 3,443± SQ. FT. | 10± ACRES  
\$3,750,000  
sothebysrealty.com/id/T8Y2T8  
Kristy Cosmero 831.915.7814  
License# 01727653



OPEN SAT & SUN 12-2



OPEN SAT 2-4  
610 Belavida Road, Monterey  
5 BD | 6 BA | 6,819± SQ. FT. | 0.9± ACRES  
\$3,695,000  
sothebysrealty.com/id/2GP9J3  
Ryan Melcher 831.521.5024  
License# 01897036



25950 Colt Lane, Carmel Valley  
3 BD | 3.5 BA | 3,422± SQ. FT. | 2.51± ACRES  
\$2,850,000  
25950Colt.com  
Rhonda Mohr 831.293.4935  
License# 02120365

3093 Stevenson Drive, Pebble Beach  
3 BD | 3.5 BA | 2,127± SQ. FT. | 0.23± ACRES  
\$2,275,000  
3093stevensondr.com  
Denise Miotke 425.443.7499  
License# 01969480



989 Madison Street, Monterey  
3 BD | 2.5 BA | 1,784± SQ. FT. | 0.15± ACRES  
\$1,795,000  
989MadisonMonterey.com  
Michele Altman 831.214.2545  
License# 01310623



38 Asoleado Drive, Carmel Valley  
2 BD | 2.5 BA | 1,547± SQ. FT. | 10± AC | \$1,750,000  
38asoleado.com  
Courtney Stanley 831.624.1566

9606 Buckeye Court, Carmel  
3 BD | 3.5 BA | 2,340± SQ. FT. | \$1,690,000  
9606buckeye.com  
Doug Steiny 831.236.7363  
License# 00681652



22020 Berry Drive, Monterey/Salinas Hwy  
4 BD | 3.5 BA | 3,188± SQ. FT. | 0.23± ACRES  
\$1,225,000  
sothebysrealty.com/id/43Y27M  
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License# 01335794



NEW LISTING



1076 Sawmill Gulch Road, Pebble Beach

Offered at \$2,895,000

This single level turn-key property was fully remodeled in and out in 2023 with a completely reconceived floorplan, 1600 sf in decks, walkways, spa, outdoor shower and lush landscaping. Designed and executed by a long time local developer the home molds exceptional indoor/outdoor living and extraordinary architecture seamlessly together while it's ideal south east exposure drenches the very private yard and deck with full sun.

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\$1,850,000

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25655 Tierra Grande Dr, Carmel

3 bedrooms, 2 bathrooms,

2106 sq.ft. on over an acre lot

\$1,895,000

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3 bedroom, 2 1/2 bathroom,

1895 sq.ft.

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# ESCROWS

From page 6RE

## Marina (con't.)

Matthew and Tara Hughes to University Corporation at Monterey Bay  
APN: 031-171-023

## 116526 Alexander Lane — \$790,000

Nicole Johnston to Sean and Jennifer Powell  
APN: 031-166-031

## 262 Cosky Drive — \$830,000

Karen Wilkinson to Joan and Cherry Ramos  
APN: 032-011-018

## 3036 Arroyo Drive — \$1,546,000

The Sea Haven to Bijithbabu Kuzhichalil and Seema Nandan  
APN: 031-311-032

## 3032 Arroyo Drive — \$1,582,000

The Sea Haven to Michelle Patton  
APN: 031-311-009

## Monterey

## 3303 Golden Oaks Lane — \$725,000

See MORE SALES page 18RE



7032 Valley Greens Circle CV — \$3,850,000 SNAP



OPEN SAT 12 - 3 PM & SUN 1-4 PM  
CASANOVA 4 NW OF 13<sup>th</sup>, CARMEL-BY-THE-SEA

2 BEDROOM, 2.5 BATH + BONUS ROOM, 1,753± SQ. FT.  
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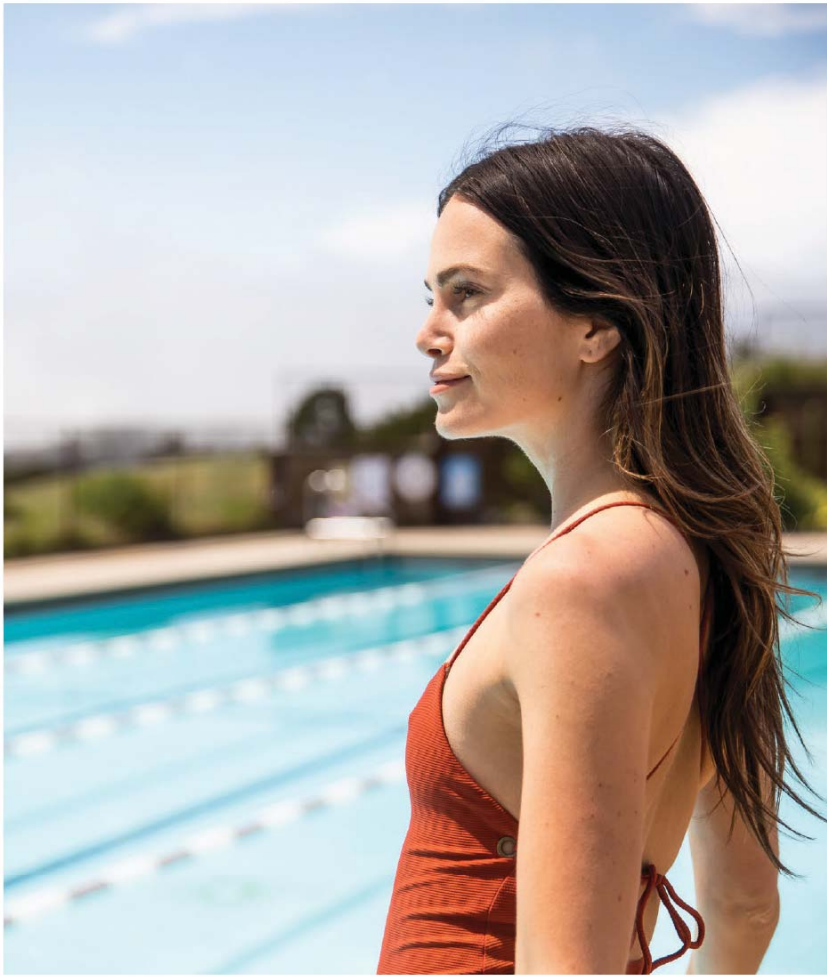
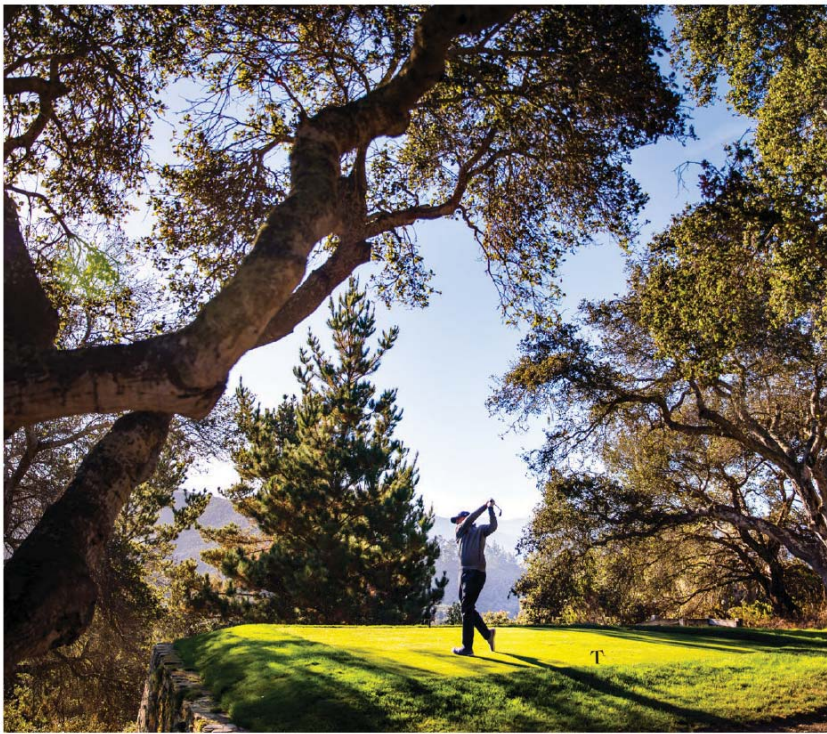
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## T E H Á M A

CARMEL

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This Weekend’s

OPEN HOUSES

Dec. 20 - 22

BIG SUR

\$5,785,0003bd 2.5baSu 12-3

38462 Highway 1Big Sur

Sotheby's Int'l RE297-9805

CARMEL

\$885,0002bd 2baSa Su 1-3

62 Del Mesa CarmelCarmel

Coast Realty & Property Mngmt.915-4675

\$895,0002bd 2baFr 11-1 Sa Su 1-3

22 Del Mesa CarmelCarmel

Sotheby's Int'l RE402-5145 / 293-3391

\$1,985,0003bd 2baSa 1-3 Su 12-2

Junipero 2 SE of 10thCarmel

Sotheby's Int'l RE402-2884

\$2,195,0003bd 2.5baSu 1-3

25265 Arriba Del MundoCarmel

Compass262-7768

\$2,795,0003bd 3baSa 12-2 Su 2-4

25987 Mission StCarmel

Coldwell Banker Realty238-7688 / 241-1264

\$2,925,0004bd 2.5baSa 12-3

25905 Junipero AvenueCarmel

Sotheby's Int'l RE297-9805

\$3,585,0003bd 3.5baSa 1-3

Santa Rita 2 SW of 5thCarmel

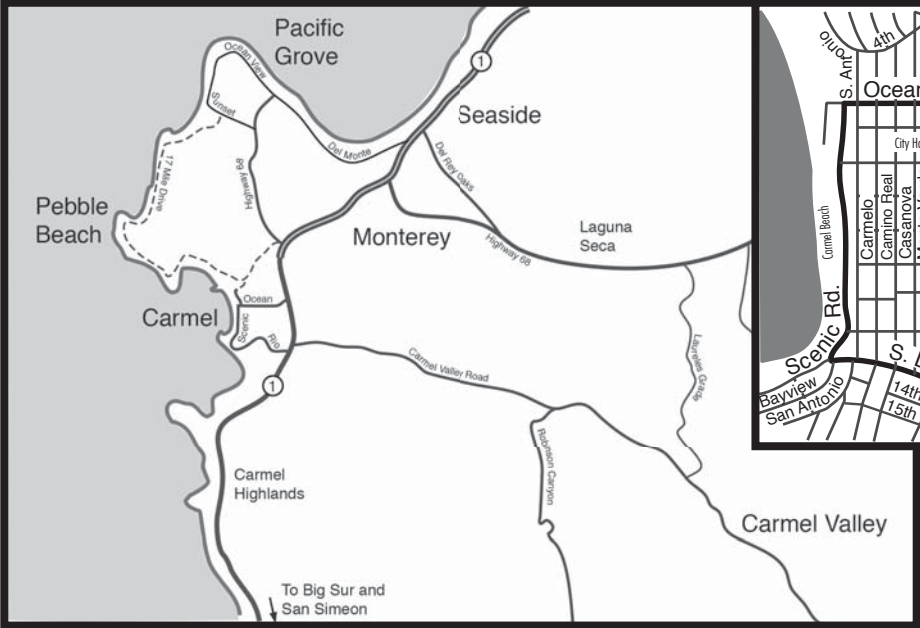
Coldwell Banker Realty238-5793



\$3,995,0003bd 2.5baSa Su 11-2

NE Corner Guadalupe & MountainCarmel

Carmel Realty Company241-2600



PACIFIC GROVE

\$899,0002bd 1baSa Su 1-3

645 Spruce AvenuePacific Grove

Sotheby's Int'l RE318-3808

\$995,0002bd 2baFr 11-2 Sa 2-4 Su 12-2

704 Redwood LnPacific Grove

Sotheby's Int'l RE238-8029

\$1,249,0003bd 2baSa 2-4

34 Country Club 34Pacific Grove

Sotheby's Int'l RE238-0464

\$1,749,5003bd 2baSa 1-3

610 Forest AvePacific Grove

The Jones Group917-4534

\$2,950,0002bd 2baSu 1-3

420 La Calle CortePacific Grove

Compass238-1380

\$3,490,0005bd 3baFr 1-4 Sa Su 11-4

116 11th StPacific Grove

Sotheby's Int'l RE238-4075 / 402-4394

Pebble Beach reads The Pine Cone

PEBBLE BEACH

\$999,0003bd 3baSa 12-2

41 Shepherd's KNL Pebble Beach

Carmel Realty Company241-1434

\$2,750,0003bd 4.5baSu 12-2

1109 Arroyo Dr Pebble Beach

Compass238-2022

\$3,850,0004bd 3baSa 12-3

1268 Viscaino Rd Pebble Beach

Sotheby's Int'l RE238-8116

\$3,995,0003bd 3.5baSu 1-3

3045 Stevenson Drive Pebble Beach

Sotheby's Int'l RE915-4092

\$4,495,0004bd 4.5baFr 2-4:30 Su 1-4

64 Spanish Bay Cir Pebble Beach

Sotheby's Int'l RE710-1655

\$7,495,0005bd 4baSa 1-3

3301 17 Mile Drive #10 Pebble Beach

The Agency277-7200

\$3,998,0004bd 3baSu 11:30-1:30

3128 Serra AveCarmel

Coldwell Banker Realty241-1264

\$4,450,0004bd 3baSa Su 1-4

Forest 5 SW of 7th AvenueCarmel

Carmel Realty Company601-3207

\$4,950,0003bd 2.5baSa 11-1

Camino Real 3 NW of 10th AvenueCarmel

Sotheby's Int'l RE238-5535

\$4,950,0002bd 2.5baSa 12-3 Su 1-4

Casanova 4 NW of 13th StreetCarmel

Sotheby's Int'l RE320-1109

\$8,600,0003bd 3baSa 1:30-3:30 Su 1-4

2385 Bay View AveCarmel

Coldwell Banker Realty206-0129

The Carmel Pine Cone

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CARMEL VALLEY

\$650,0002bd 1baSu 11-1

4 Calle De Los HelechosCarmel Valley

Sotheby's Int'l RE915-8688

\$1,899,9994bd 3baSu 12-3

12740 Sundance LnCarmel Valley

Sotheby's Int'l RE238-0464

\$3,095,0003bd 2.5baSa 12-2

13369 Middle Canyon RoadCarmel Valley

Sotheby's Int'l RE601-6271 / 238-7559

CORRAL DE TIERRA

\$1,295,0003bd 2.5baSa 1-3

28900 Underwood RoadCorral de Tierra

Sotheby's Int'l RE760-7091

\$3,750,0004bd 4.5baSa Su 12-2

372 Corral De TierraCorral de Tierra

Sotheby's Int'l RE915-7814

MARINA

\$1,199,0003bd 2.5baSa 1-4 Su 1-3

18511 McClellan CircleMarina

Sotheby's Int'l RE510-589-6892 / 917-9886

MONTEREY

\$799,0002bd 2baSa 11-1 Su 12-3

57 Montsalas DriveMonterey

Sotheby's Int'l RE915-8989

\$915,0003bd 2baSa Su 1-4

202 Lerwick DriveMonterey

Century 21373-5204 / 234-0296

\$1,349,0004bd 3baFr 12-2

7 Wyndemere ValeMonterey

Sotheby's Int'l RE869-6117

\$1,729,0003bd 3baSu 1-4

17 Deer Forest DriveMonterey

Sotheby's Int'l RE510-589-6892

\$3,695,0005bd 5.5+baSa 2-4

610 Belavida RdMonterey

Sotheby's Int'l RE408-833-4255

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THE CROWN JEWEL

OF CARMEL VALLEY



OPEN DECEMBER 29<sup>th</sup> 11-3 PM

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7 BEDROOMS | 6 FULL-BATH | 4 HALF-BATH | 10,626± SQUARE FEET | PRICE UPON REQUEST

- OUTDOOR LUXURIES: Pool, tennis court, outdoor kitchen, greenhouse and panoramic views of Garland Park
- Main House: 5,500± sq. ft, high ceilings, wet bar, sauna, and cinema
- Guest Spaces: Separate 2-bed guest house plus 1-bed studio
- Car Storage: Multiple garages for up to 10 vehicles
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# POLICE LOG

From page 4A

## THURSDAY, DECEMBER 5

**Pacific Grove:** A 40-year-old female was arrested on Congress for three active misdemeanor warrants for failure to appear in court. She was booked into Monterey County Jail for elder/dependent adult cruelty, battery, battery on an elder or dependent adult, possession of a controlled substance and being under the influence of a controlled substance.

**Carmel Valley:** Deputies responded to Del Fino Place for a disturbance call.

**Big Sur:** Person at mile marker 7.15 on Highway 1 reported 450 feet of telecommunications cable was stolen.

## FRIDAY, DECEMBER 6

**Carmel-by-the-Sea:** Theft from an unlocked vehicle at Fourth and Perry Newberry.

**Pacific Grove:** Subject on Eighth Street was admonished for trespassing.

**Pacific Grove:** Petty theft of a bicycle on David Avenue reported. No suspect information.

**Pacific Grove:** Adult Protective Services report alleging financial abuse.

**Pacific Grove:** Civil dispute between tenant and property manager.

**Pacific Grove:** Headphones found at Forest and Lighthouse were turned in to the police department.

**Carmel area:** Deputies respond to the report of a theft on Corte Venado Road.

## SATURDAY, DECEMBER 7

**Carmel-by-the-Sea:** Lost wallet.  
**Pacific Grove:** PGPD officers dispatched to a domestic disturbance on Forest.

**Pacific Grove:** At about 1215 hours, a vehicle previously reported stolen was located.

**Carmel area:** Deputies responded to a report of a dead body found at an residence on Atherton Drive. Incident documented.

**Pacific Grove:** Subject reported finding bullet casings near Haul Road and Highway 68.

## SUNDAY, DECEMBER 8

**Carmel-by-the-Sea:** Feral kitten captured at Lincoln and Seventh.

**Carmel-by-the-Sea:** Adult at Mission and Fifth placed on a 5150 WIC mental health hold.

**Pacific Grove:** Report of a theft from a retail establishment at Country Club Gate. No suspect information.

**Pacific Grove:** Report of a physical fight between two adult males during a child custody hearing.

See SHERIFF page 17RE

### OPEN HOUSE SAT & SUN 1 - 4PM

202 Lerwick Drive, Monterey

Saturday - Hosted by Tom Rowley

Sunday - Hosted by Rita Painter

OUTSTANDING PRICE IMPROVEMENT!

New Price \$915 K

Lowest priced 3 Bedroom, 2 Full Baths in Monterey's CONA neighborhood!

1,269 SqFt. | 0.128 Acres | Single-story home  
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## The Carmel Pine Cone

Office will be closed on

December 24 & 25 for the Christmas Holiday

Office hours will resume December 26

### Real Estate & Big Sur

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Carmel-by-the-Sea • Pebble Beach  
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PRICE  
REDUCTION

OPEN SAT & SUN 1-3

**62 Del Mesa Carmel, Carmel**  
2 beds, 2 baths | NEW PRICE \$885,000  
This beautifully renovated condo offers the perfect blend of comfort luxury in a tranquil setting. This unit offers an open-concept layout & features large windows. Carefully designed with custom finishes & upgrades, the living area has new hardwood floors and each room has new plaster throughout. Kitchen boasts new appliances, granite counter tops, and ample cabinetry.

**Coast REALTY** Property Management

**Marielena Spadaro-Carriglio**  
Owner-Broker  
831-915-4675  
DRE 01745757

OPEN SATURDAY!

**610 Forest Ave, Pacific Grove**  
Open House Saturday 1:00 - 3:00  
Pueblo Revival Style spacious home • gorgeous remodeled interior • "close to town" location • 3/2 street-to-alley lot • garage + 2 off-street parking places • outside entertaining spaces \$1,749,500

**HAPPY HOLIDAYS**  
**MERRY CHRISTMAS!**

Stop in and say Hi!  
at 216 17th St, Pacific Grove  
Find out what's coming soon!

**Peggy Jones**  
Broker, REALTOR  
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SALE PENDING

Commercial Retail Charmer  
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911 Shell Ave, PG	\$1,818,000	420 11th St, PG	\$1,452,000
216 2nd St, PG	\$1,490,000	864 Del Monte Blvd, PG	\$1,225,000
45 Del Mesa, CAR	\$1,255,000	606 Mar Vista, MTY	\$1,225,000
1107 Presidio Blvd, PG	\$1,050,000	400 Mar Vista, #15, MTY	\$1,050,000
24501 Via Mar Monte #74 CAR	\$939,000	1221 Roosevelt St, MON	\$855,000
1757 Havana, Seaside	\$715,000	145 Hacienda Carmel, CAR	\$843,000
300 Glenwood Cir, #265, MON	\$635,000	700 Briggs, #83 PG	\$710,000
1570 Flores St, Seaside	\$650,000	409B Tyler Pl, SAL	\$375,000

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# SHERIFF

From page 15RE

tody transfer which involved a firearm. After an investigation by deputies, a 40-year-old male was contacted and booked into Monterey County Jail for charges of child endangerment and carrying a concealed firearm without a permit.

**Pacific Grove:** Dog bite at Pine and 10th resulting in medical treatment.

**Carmel Valley:** Deputies responded for a report of a disturbance on Valley Greens Circle.

## MONDAY, DECEMBER 9

**Carmel-by-the-Sea:** Hit-and-run at Mission and Seventh.

**Carmel-by-the-Sea:** Lost phone.

**Carmel-by-the-Sea:** Two blank firing replica firearms submitted for destruction.

**Carmel-by-the-Sea:** Adult warned about trespassing at a business at Junipero and Sixth.

**Pacific Grove:** Subject on Lighthouse was placed on a 5150 W&I hold [danger to self or others].

**Carmel Valley:** Report of a scam phone call on Los Robles Road.

**Carmel area:** Report of financial abuse

on Outlook Drive.

## TUESDAY, DECEMBER 10

**Carmel-by-the-Sea:** Found keys on Scenic.

**Carmel-by-the-Sea:** Loose dog on Ocean and Torres returned to a responsible person caring for it.

**Pacific Grove:** Subject on Pine placed on

a mental health evaluation hold.

**Pacific Grove:** Vehicles on Willow and on Central were marked for 72-hour parking.

**Carmel Valley:** Item was taken from an unlocked vehicle while it was parked in a business parking lot on Carmel Valley Road.

**Pebble Beach:** Deputies responded to a deceased person on Lake Court.

**Carmel Valley:** Person on Carmel Valley Road reported an incident.

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790 Country Club Drive, Carmel Valley — \$2,225,000



1660 Sierra Avenue, Seaside — \$1,349,000



4038 Mora Lane, Pebble Beach — \$1,575,000

# MORE SALES

From page 12RE

## Monterey (con't.)

Kelli Rivera to Carla Gander  
APN: 001-944-026

## 10 Via Cimarron — \$1,298,500

Estate of John Byrne to Peter and Janet Birnbaum  
APN: 001-462-010

## 26 El Caminito del Norte — \$1,414,000

Jeffrey Norton to James Burt and Deslie Guthrie  
APN: 001-321-016

## 5 Walter Colton Drive — \$1,950,000

Barbara Oliver to Mario and Vanessa Orsi  
APN: 001-791-033

## Moss Landing

## 150 Monterey Dunes Way — \$1,850,000

Sabine Austin and Elser Trust to Sachin Gupta and Panchali Khanna  
APN: 229-081-006

## 198 Monterey Dunes Way — \$2,650,000

Joseph and Paula Barbara to Shantanu and Kavintajali Kalchuri  
APN: 229-071-004

## Pacific Grove

## 779 Mermaid Avenue — \$1,074,000

Deborah Simaz to Christopher Buscaglia  
APN: 006-074-035

## Pebble Beach

## 4038 Mora Lane — \$1,575,000

Estate of Ann Porter to George Hermann  
APN: 008-191-026

## Sand City

## Contra Costa Street — \$800,000

Katherine Roper to City of Sand  
APN: 011-196-015

## Seaside

## 1952 Napa Street — \$850,000

Alvarez Partners LLC to Youssef and Donna Carpenter  
APN: 011-482-021

## 1355 Harding Street — \$1,000,000

Deborah and Javier Chagoya to Kristi Alfí and Naema Hassaballa  
APN: 012-287-022

## 1666 Mescal Street — \$1,100,000

Kelly and Guy Bergquist to Stephen and Cheryl Weiner  
APN: 012-661-007

## 1660 Sierra Avenue — \$1,349,000

Richard and Sharon Garner to Felipe Oliden  
APN: 012-414-006

## Cypress Lane — \$2,998,500

Shea Homes LP to Connie Lee and Gerrit Slavenburg  
APN: 031-054-002

*The Pine Cone prints all Monterey Peninsula real estate sales shown on recorded deeds, and we do not omit sales for any reason. For more on our home sales policy, please go to [pineconearchive.com/homesalespolicy.html](http://pineconearchive.com/homesalespolicy.html).*

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