

The Carmel Pine Cone

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July 10-16, 2026

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Sign switch tweaks selfie-seeking tourists

By CHRIS COUNTS

WHETHER IT was a prank or a political statement, someone last weekend in Big Sur swapped the Bixby Bridge sign with the one for Granite Canyon Bridge, which is about 10 miles north.

Suggesting that whoever made the switch was making a comment about the hordes of visitors who cause traffic jams at Bixby so they can take photos of the iconic bridge, a sticker affixed to the “new” sign at Bixby read, “Get over your selfie.”

It’s unknown how many visitors — if any — were fooled by the switch, as traffic was as thick as ever Saturday at Bixby, according to numerous accounts. “I’d never seen both sides of the road with cars parked pointing entirely in the wrong direction before,” a Carmel Valley man reported on social media.

Adjectives galore

Nobody has taken credit for swapping the signs or named the culprit. In case law enforcement is curious, it’s doubtful they’ll get any help from locals, many of whom applauded the mischief-maker’s sense of humor.

“Gotta love the Big Sur Merry Pranksters,” “Big Sur Kate” Novoa commented on Facebook.

Others — including locals and long-time visitors — joined Novoa on social media, describing the prank as “perfect,” “brilliant,” “clever,” “hilarious,” “diabolical,”

See **TOURISTS** page 25A



PHOTO/FACEBOOK

Somebody last weekend switched out the sign for Big Sur’s most famous bridge with one for a bridge most people aren’t familiar with.

Amid rancor, city OKs new housing plan

By MARY SCHLEY

AFTER INTENSE debate, tense moments, and even disparaging accusations and awkwardness over cookies, the Carmel City Council on Tuesday narrowly approved a revised plan that replaces potential affordable-housing sites on parking lots at Sunset Center and Vista Lobos with a range of programs aimed at dispersing low-cost units throughout downtown.

While the California Department of Housing and Community Development has reviewed the proposed amendment to the city’s housing element — which is part of the general plan and was certified in April 2024 — and found it compliant, some members of the public and the council doubt its programs are realistic.

Do people rent out their ADUs?

California law requires the city to identify sites for 349 potential new residences, including 149 low-cost units, for potential construction by 2031. Because the original plan included public property for affordable-housing sites, many residents objected, and as a result, community members, public officials and city staff formed a group in July 2024 and hired a consultant to help devise alternative sites and programs.

The programs

The revised plan calls for satisfying the state’s affordable-housing requirement via accessory dwelling units, a commercially viable program for converting underperforming hotel rooms into apartments, collaboration with churches to build housing on their land, development of live/work units in underutilized commercial spaces, and incentives for developers to build mixed-income complexes.

Principal planner Marnie Waffle said three churches and the owners of several downtown buildings are among those who have expressed interest in developing affordable housing. She also explained that the potential live/work spaces were identified by a group of people who walked through every property downtown to log those that appear to be underperforming.

Residents Nancy and Tim Twomey, both of whom are on the Carmel Residents Association board and were part

See **HOUSING** page 16A

LAWSUIT THREAT OVER POINT LOBOS TRAFFIC MESS

By CHRIS COUNTS

TWO CARMEL Highlands residents are threatening to sue state officials over the traffic mess that clogs Highway 1 near Point Lobos State Natural Reserve on busy weekends and holidays. The gridlock has made headlines in recent weeks — just as local leaders are struggling to find solutions to a similar problem that exists at Bixby Bridge in Big Sur.

Representing Carmel Highlands residents Dick Gorman and Norm Leve, Monterey attorney Hugo Gerstl sent a letter Tuesday to Gov. Gavin Newsom and other top state officials describing the “dangerous” conditions that exist

at the site — including pedestrians walking in the roadway, vehicles risking collisions to make U-turns, motorists blocking traffic as they wait for parking spaces to open, and traffic preventing emergency vehicles from reaching patients.

Three-year-old injured

According to Gerstl, the conditions have been causing a “public nuisance” at the site for more than a decade. He also informed state officials of a video documenting an accident that occurred June 27 near the entrance of

See **TRAFFIC** page 21A



SCREENSHOTS FROM DASHCAM VIDEO BY JOHN DICARLO

In this video clip captured June 27 near the entrance of the Carmelite Monastery, a motorist (white car) flips a U-turn in front of another driver and causes a collision, sending two people to the hospital.

Parking misery comes home with state mandates

Project lacks spaces, goes broke

IS THERE anything more American than driving your own set of wheels? Long considered a cornerstone of the American dream, car ownership has reached record highs in the United States in recent years, with the latest data from the Federal Highway Administration showing 92%

modern-day love affair with cars is more a relationship of convenience. Vehicles not only symbolize freedom and social mobility, they make travel, chauffeuring children and participating in the economy possible in ways public transit has yet to achieve.

Of course, operating a car comes with downsides. Driving costs money, you get stuck in the very traffic you are contributing to, and there are greenhouse gas emissions. And then there’s the headache of circling the block for parking — an inconvenience that is becoming more common thanks to new state laws.

‘Housing for people, not cars’

As early as 2015, Sacramento lawmakers started easing up on minimum parking requirements for certain types of housing, specifically affordable, low-income or senior housing near public transit. Then, in 2022, the state followed up with AB 2097, which prohibits local governments from requiring a minimum number of parking spaces per unit of housing on any type of residential development that’s within a half-mile of a major transit stop.

The state defines a major transit stop as a rail station, ferry terminal or the intersection of frequent bus routes,

See **PARKING** page 18A

Street numbers debut on Google maps



Some of the estimated 500 million to 1 billion people who use Google Maps every day might have noticed something new when they zoomed in on Carmel this week: Every building has a number. Searching for one of the new street addresses doesn’t quite work yet, but the change is historic.

Capitol Access

By CAITLIN CONRAD

of U.S. households have at least one vehicle.

In California, cars are even more popular than they are nationally. State Department of Motor Vehicles data shows car and truck registrations reached 36.2 million in 2025, which means that 93% of Golden State households own one or more.

Convertibles and the beach

Some blame our automobile reliance on “car culture” — a concept that conjures up images of cruising Pacific Coast Highway in a convertible. In reality, Californians’

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Sandy Claws

By Lisa Crawford Watson

Finding her family

Katie and her brother, both Jack Russell-corgis, were 7 months old when they wandered away from their home in Phoenix.

Someone rescued them and brought them to a shelter, where they were chipped. Katie's brother was adopted right away. Katie, however, languished at the shelter for a while until she was taken home by a woman who let her roam the streets. She was brought back to the shelter. When staff called the woman, she said, "You can keep her."

This turned out to be fortunate for Katie's forever family, who noticed her at an off-site adoption event and scooped her up just before another family inquired about her.

"Once we climbed into the car with the little dog, we were all tossing out names," her person said. "When my nephew suggested 'Katie,' we sensed instantly how satisfying it was. It's a pretty name, a sweet-sounding name to call a puppy."

Sometimes, they simply call her "Puppy." Katie's family lives at the north end of town, with "a beautiful view of the ocean," her person said. Katie



still joins her family at the beach, even though she's 10 years old and still doesn't really love it.

"We went to the beach just yesterday," her person said. "She's not a water dog and doesn't venture in. She knows that if she refuses to come, I'll go without her, and she doesn't want to be left behind. So, she comes but stays right with me."

Deeply devoted, Katie always sleeps to the left of her person, snuggling in.

"The left is where the heart is, and the spirit comes through the left," her person said. "I think she actually sees spirits. Sometimes she jumps away suddenly and then licks my face. I know what's happening, but I don't know if she is offering reassurance or seeking it."

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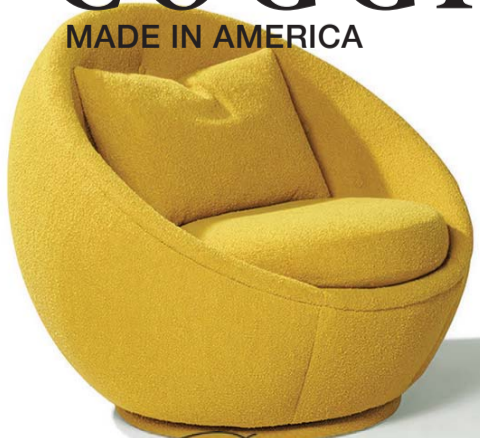
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City salaries surpass \$13 million

By MARY SCHLEY

PAY AND benefits for Carmel’s management and staff totaled \$13,049,766 in 2025, according to figures provided by the city — up from the 2024 total of \$12,875,412. The number of people on the taxpayer-funded payroll last year also rose by nine to 104, thanks to some new hires, retirements and departures.

City administrator Chip Rerig, who retired at the end of 2025, was the highest-paid person, receiving total compensation of \$363,831, which included \$232,559 in base pay, \$6,220 in sick pay, \$16,548 in vacation pay, \$29,000 in deferred compensation, \$25,578 in retirement contributions, \$41,141 in healthcare benefits, and \$12,766 in the “other” category, which generally includes items like payouts of unused sick and vacation time, comp time payouts, paid administrative leave, medical in lieu and longevity pay.

He was followed by Brandon Swanson, who is assistant city administrator but is serving in the top job in an acting capacity until Rerig’s replacement is hired. Swanson’s total was \$307,414, which included \$232,352 in base pay, \$679 in sick pay, \$6,793 in vacation pay, \$17,171

in deferred compensation, \$9,278 in retirement contributions and \$41,141 in medical benefits. Swanson received nothing in the “other” category, according to the finance department’s data.

Lots of overtime

Ten of the next 12 people on the list work for the police department, and they appear largely thanks to overtime pay, which totaled \$661,906 citywide in 2025.

Sgt. Mike Bruno came in third in overall compensation at \$298,432. That figure includes \$132,984 in base salary, \$51,433 in overtime, \$29,210 in sick pay — the most received by any city employee — \$7,244 in vacation pay, \$10,833 in deferred compensation, \$20,826 in contributions to his retirement plan and \$28,359 in health coverage. He also received \$17,542 in “other,” which for law enforcement can also cover Peace Officer Standards in Training certification, uniform reimbursements, and extra pay for serving in special capacities like SWAT, detective, motorcycle officer, acting watch commander, being bilingual, and animal control.

Sgt. Gerald Maldonado was fourth, at

See SALARIES page 20A



Brandon Swanson



Todd Trayer



Gerald Maldonado



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**Police & Sheriff's Log****They left a message at the beep**

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.

SUNDAY, JUNE 21

Pebble Beach: Deputies documented a burglary to an unlocked vehicle in an unlocked garage on Hopi Road.

MONDAY, JUNE 22

Carmel-by-the-Sea: Lost necklace and charm.

Pacific Grove: Vehicle towed from private property (hotel parking lot) on Monarch Lane. Report for information only in the event the registered owner calls to report the vehicle stolen.

Pacific Grove: Fraud on Ripple Avenue.

Pacific Grove: Found property on Ocean

View Boulevard was booked for safekeeping.

Carmel Valley: Deputies responded to a brandishing of a firearm on Lambert Flats Road.

Carmel area: Female was warned about trespassing at a business on Rio Road.

Carmel Valley: Deputies conducted a welfare check on an elderly female on East Carmel Valley Road.

Big Sur: Individual on Highway 1 was given a trespass admonishment.

TUESDAY, JUNE 23

Carmel-by-the-Sea: Trespass advisement at Lincoln and Seventh.

Pebble Beach: Deputies responded to a suspicious circumstance on Poppy Lane.

Carmel-by-the-Sea: Found phone at Dolores and Seventh.

See **POLICE LOG** page 9RE
in the Real Estate Section

**The gavel falls**

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

June 17 — Karen Rodriguez, 38, and Elizabeth Vargas, 34, both current residents of Arizona, pleaded no contest to two counts each of felony embezzlement and sentencing enhancements for theft over \$500,000 in connection with their \$3 million embezzlement scheme from Taylor Farms. Rodriguez and Vargas will be sentenced to six years and eight months in the California Department of Corrections.

Rodriguez and Vargas were employed in the human resources department of Automated Harvesting LLC, a subsidiary of Taylor Farms, between 2019 and 2023.

During that time, they issued and cashed hundreds of fraudulent checks made out to former H-1B visa employees who had returned to Mexico and were no longer working for the company.

Salinas Police Department Detectives Byron Gansen and Pete Gomez began an investigation after Taylor Farms discovered the theft in 2023.

The district attorney's office continued the investigation with assistance from district attorney investigator Rachel Maldonado and forensic auditor Sandra Kyzivat. Rodriguez and Vargas will be sentenced on Sept. 8 by the Hon. Judge Mark E. Hood.

June 24 — Salote Vakatapu of Seaside was convicted of multiple felonies for welfare fraud and sentenced by Judge Mark Hood to one year in jail and two years of felony probation.

Vakatapu was also ordered to pay full restitution to the Department of Social Services.

See **GAVEL** page 23A

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Girl on motorbike in P.G. evades cops

By KELLY NIX

A TEENAGER who attempted to flee from Pacific Grove police officers on an illegal motorbike last week was given a ticket and released to her parents, Police Chief Casey Day said.

At about 10 p.m. July 3, officers spotted someone on an electric motorcycle speeding on David Avenue — a street which is long and straight and has become popular with e-bike riders, who can often be seen speeding, performing stunts and riding in the wrong lane.

Officers tried to pull the rider over due to “excessive speeding,” Pacific Grove Police Chief Casey Day told The Pine Cone Tuesday. He added the motorcycle did not have headlights. “The driver fled after the attempted traffic stop. Driving on sidewalks was also observed.”

When the rider eventually stopped, officers discovered she was a juvenile female. She was riding a \$4,000 Sur-Ron USA dirt bike that can go nearly 50 mph and is intended for use off road, not on public streets.

The girl was wearing a helmet but did not have a motorcycle license.

No tolerance

While Day would not disclose the girl’s age, she was released to her parents. The dirt bike was towed and impounded, and Day said it would be up to her parents to decide if they want to pay the fees to get it back.

The police chief also said that parents and guardians who “knowingly allow their child or someone else to operate equipment,” such as a car or street-legal motorcycle, “which would otherwise require a driver license and/or endorsement, open themselves up to criminal liability, which

is a misdemeanor under section 14604 of the California Vehicle Code.”

“Pacific Grove police is transitioning to a no-tolerance policy for violations” of the law, Day said.

Injuries, deaths increasing

Per state law, two-wheeled electric vehicles with a motor that can go over 28 mph without pedaling are classified as electric motorcycles. Riders must be at least 16 and have an M1 driver’s license for electric motorcycles, or a more restrictive M2 license or learner’s permit to operate mopeds.

Several young people riding electric motorcycles have been killed in California, including a 16-year-old boy who collided with a box truck, a 14-year-old in Imperial Valley who also struck a truck, and a 13-year-old in Garden Grove who struck a median after losing control at 35 mph.

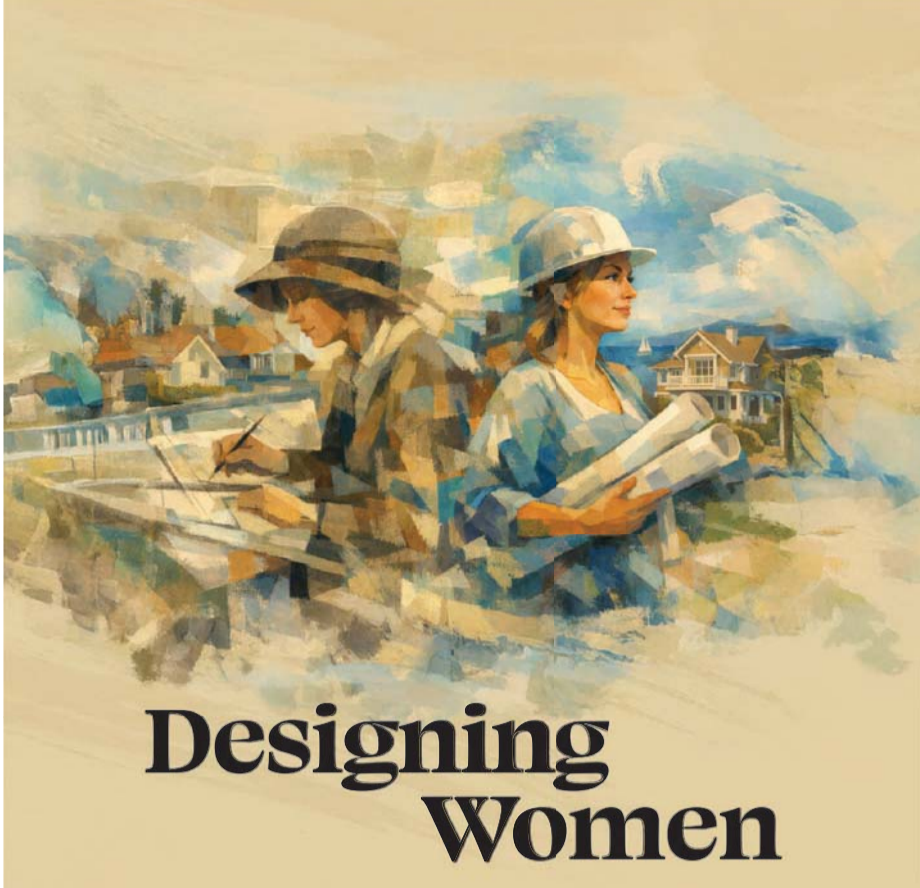
However, lower-powered e-bikes, which are more common for children to ride, can be just as perilous. Dozens of juveniles and pedestrians have been killed by e-bikes in California, and hospitals have reported significant spikes in e-bike trauma cases.

A study by UC San Francisco found that rider injuries from e-bikes nearly doubled each year from 2017 to 2022, and a UC San Diego study showed injuries among e-bike riders under 18 in San Diego skyrocketed by 300 percent from 2019 to 2023.

The three classes of e-bikes can be confusing for new buyers.

Class 1 pedal-assisted e-bikes operate only while being pedaled and only at speeds less than 20 mph. Class 2 e-bikes, also known as low-speed throttle-assisted

See **MOTORBIKE** page 25A



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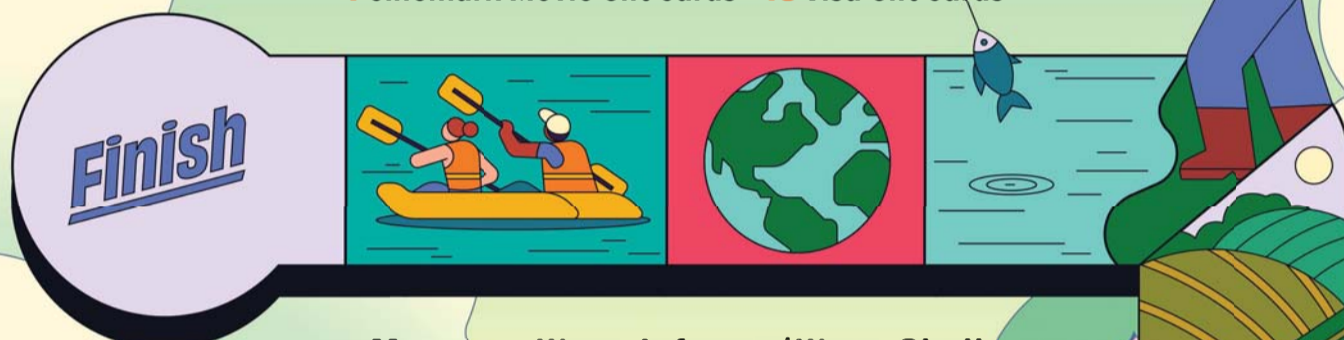


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Supervisors ask voters for TOT hike

By CHRIS COUNTS

MONTEREY COUNTY supervisors unanimously approved a measure Tuesday to let voters decide in November whether to raise the hotel tax from 10.5% to 12.5% in unincorporated areas such as Carmel Valley and Big Sur, to help address what officials call a significant budget shortfall.

While the vote to put the measure on the ballot required the support of four supervisors, the proposed tax hike will only need a simple majority to pass.

Also known as the transient occupancy tax, the new hotel levy — which also applies to short-term rentals — would raise about \$7.6 million annually for an array of “critical services,” including maintaining “street, water and sewer infrastructure,” updating “libraries, parks and recreation facilities,” improving “healthcare and job development programs,” and reducing homelessness.

“The county is facing increased financial hardship over the next three years,” assistant county administrative officer Michael Beaton reported. “In February, it was projected that the county had a more than \$27 million shortfall going into the

development of the fiscal year 2026-2027 budget. To balance the fiscal year 2026-2027 budget, the county reduced over 100 full-time equivalent positions and had to utilize over \$20 million of one-time funding.”

Survey suggests support

A survey authorized by supervisors in April found “strong public support” for the tax increase, Beaton told supervisors this week. “A total of 500 likely November 2026 voters residing in the unincorporated areas of Monterey County participated,” according to the county, which spent \$103,500 for the survey and “political strategist support.” Tuesday’s vote authorized an additional \$75,000 to be spent on “educational outreach.”

According to county spokesperson Maia Carroll, the county is expected to take in about \$41 million in hotel tax revenue during this fiscal year.

The supervisors approved the measure without any discussion, and nobody from the hospitality industry spoke out against it. The Monterey County Hospitality Association was contacted for comment but did not respond.

P.G. to pursue higher sales taxes

By KELLY NIX

FACING WHAT it says is a nearly \$2 million deficit in the next fiscal year, the Pacific Grove City Council this week decided to ask voters in November to raise the city’s sales tax to pay for an array of expenses, from street and beach maintenance to 911 support and fighting crime.

During a special meeting Tuesday, the council voted 6-0, with councilman Chaps Poduri absent, to place a .375 percentage point sales tax increase on the Nov. 3 general election ballot, which they say would generate around \$1 million. The council

also directed city staffers to forward the resolution to the Monterey County Elections Office and to the county board of supervisors.

If the measure gets more than 50% of the vote, revenue from the 10-year tax would pay for city services, “such as keeping streets, sidewalks, beaches, parks, playgrounds and public facilities safe, clean, and well maintained, repairing/replacing aging infrastructure, fixing potholes and streets, and providing fire protection, paramedic, crime prevention, and 911

See **TAX HIKE** page 23A

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Panetta bill to speed up payments

By KELLY NIX

WHILE MOST Americans who are owed federal tax refunds get them within a few weeks, Rep. Jimmy Panetta and two other Democratic members of Congress say some refunds take much longer and have introduced a bill that would require the IRS to respond to claims within one year of receiving them.

Panetta, who represents part of Monterey County, along with Connecticut Congresswoman Rose DeLauro and North Carolina Congresswoman Deborah Ross, introduced the Return Act. The bill would also ensure that tax refunds paid after one year are adjusted for inflation and include interest.

While about 70 percent of tax refunds are for overpaid income taxes, the other 30 percent are for government benefits, including the Earned Income Tax Credit, the Additional Child Tax Credit and Obamacare tax credits — payments for which eligibility can be in question. The Internal Revenue Service said most refunds are issued within 21 days of electronically filed returns, while paper-filed returns typically take six to eight weeks or longer.

But Panetta and the two other lawmakers contend there is no deadline for the IRS to pay or deny refund claims, which can

lead claims to “spend years” in the IRS’ queue, leaving taxpayers and beneficiaries with no recourse.

“Our bill would help restore accountability, efficiency and transparency by requiring the IRS to respond to refund requests within one year and explain the reasoning behind any denial,” Panetta said this week. “This legislation would help ensure a more responsive tax system so that all Americans can efficiently and effectively” receive their refunds or payments.

The bill would also ensure that any refund paid after that period is adjusted for inflation and includes interest to compensate taxpayers for the delay.

‘Undermined’

The name of the bill is short for the “Restoring Efficiency in Taxpayer Updates, Refunds, and Notifications Act.”

Panetta and his colleagues say the work of IRS employees has been “undermined by staffing cuts under the Trump administration,” and that since 2019, the number of backlogged tax claims has doubled to 2 million.

Administration officials, on the other hand, say government benefit programs are rife with fraud, costing legitimate taxpayers billions of dollars.

Cachagua country fair Saturday

OFFERING AN afternoon of family-friendly fun for a good cause in one of Monterey County’s more distant communities, the Cachagua Country Fair is set for Saturday from noon to 6 p.m. at Cachagua Community Center, 37210 Nason Road.

A busy slate of events and activities starts with an opening ceremony by the Esselen Tribe. The schedule also includes a horseshoe tournament and a chicken and tri-tip BBQ grilled by members of the Cachagua Volunteer Fire Company

— along with face-painting, an assortment of games, a bounce house, a petting zoo and horseback rides for kids.

There will also be nonstop live music — the lineup includes Brianna Mai Colliard and the Desert Marigolds (acoustic folk and country), the Undecided (rock) and the B-Keepers (Americana).

A marketplace of vendors showcases local vintners and artisans, while a fundraising raffle and silent auction benefit the community center and the fire brigade.

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City administrator switches cities

By KELLY NIX

PACIFIC GROVE'S city manager announced this week he'll leave his post of roughly two years to be the administrator of Marina, where he previously served as assistant city manager.

Matt Mogensen began working for Pacific Grove in May 2024, succeeding interim city manager Robert Perrault, who was hired to fill the spot left by former city manager Ben Harvey when he resigned in July 2023 amid a "separation agreement" with the city. The Marina City Council on Tuesday voted to hire Mogensen, who will depart P.G. Aug. 21.

Mogensen told The Pine Cone this week that it was not an easy decision to return to Marina, considering his affection for Pacific Grove and his "great experience" working there.

"I definitely did not anticipate leaving on this timeline when I came to Pacific Grove," he said. "At this point in my career, Marina is a unique opportunity to return to my local government roots, with the work being more community development and community building."

Welcome back

Considering the costs associated with searching for and hiring a city manager, the P.G. City Council — when it hired Mogensen — hoped he would stay more than two years. The average tenure of city managers in California is about four and a half years, according to a 2025 report by Rose Institute of State and Local

Government.

Mogensen, who was assistant city manager of Marina from 2018 to 2024, will succeed Marina city manager Layne Long following his retirement after 13 years with the city.

Marina Mayor Bruce Delgado appeared to be the first to share news of Mogensen's possible move to the city days before Tuesday's council decision to hire him.

"We are glad to have Matt back, more experienced than ever," Delgado said, adding that Mogensen's move back to Marina should be "smooth" since he and Long worked together.

"Matt is as hardworking, kind, gentle, and caring a person as you will ever meet," the mayor said.

"He knows Marina and our strengths, challenges and issues well."

Nice raise

Last year, Pacific Grove bumped up Mogensen's base salary to \$266,469. In Marina, he will be paid a base of \$301,900, plus a \$600 monthly auto allowance and more than six weeks of vacation, according to his agreement with the city.

In a press release Wednesday afternoon, P.G. deputy city manager Joyce Halabi said the city council would "consider next steps for launching a national recruitment" to identify a new city administrator.

"The council is committed to a smooth transition and will consider interim leadership arrangements to ensure continuity of city services during the recruitment process," the release by Halabi said.

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Council re-ups See Monterey \$\$\$

By MARY SCHLEY

CARMEL-BY-THE-SEA will remain on the tourism maps, the city council decided Monday night, when the majority voted to pay \$293,000 to regional destination marketing group See Monterey. Last month, in response to complaints about crowding and overtourism, the council decided to yank the funding from the 2026-2027 budget, but planned to consider it again at its July 6 meeting.

That gave See Monterey, formerly known as the Monterey County Convention and Visitors Bureau, time to return with a proposal tailored to Carmel that includes spending a third of that money on a visitor study.

President and CEO Rob O'Keefe explained his organization focuses 80% of its marketing efforts on the fly-in market, which grew from 14.4% of visitors in 2016 to 20% in 2024. That effort helps draw people who stay longer and spend more than those who drive here, he said.

While hostelry reports indicate occupancy has remained fairly flat year to year, averaging between 66% and 73% over the last five years, some have complained that the streets seem more crowded and parking is more difficult to find, suggesting social media is driving more day-trippers to Carmel.

So crowded nobody goes?

Crowds are not good for business, O'Keefe acknowledged.

"I'm glad we're having this conversation," he told the council Monday. "You have situational overcrowding," which is bad for stores and restaurants, bad for hotel occupancy and bad for revenues.

"If people think it's overcrowded, they're going to go somewhere else," he said. "The residential quality of place is under pressure, and the visitor experience is falling short. It's not good for anybody."

O'Keefe said See Monterey plans to hire a group called Better Destinations LLC to undertake a visitor management analysis.

"It's almost like you've got a lot of tourism wind in your sails, but you need a better and bigger rudder to drive it," O'Keefe said.

Among its goals will be reducing congestion and improving visitor flow, collaborating on parking and infrastructure, and improving understanding of overnight vs. day-trip visitors. The analysis could help

identify the highest-value visitor segments, measure their spending and economic impact, better explain travelers' behavior and movement, identify seasonal and daily visitation trends, bolster tourism-management strategies and sharpen focus on attracting high-value overnight guests.

O'Keefe anticipates a July kickoff with an initial draft released in November and said the effort will include representatives of the Carmel Residents Association, chamber of commerce, tourism group Visit Carmel and others.

Few detractors

Local restaurant owners, hotel operators, businesspeople, residents, CSU Monterey Bay students, and organizations commented in writing and in person, with the majority favoring support of funding See Monterey.

"If the City of Carmel withdraws its funding, we certainly would lose representation on See Monterey's board," wrote Amy Herzog, executive director of Visit Carmel, which opted to forego its city funding this year. "Beyond that, I cannot fully predict what the implications would be for Carmel's participation in regional communications efforts. My concern is that it could instead create more confusion, inconsistent messaging and unnecessary frustration during our community's busiest periods."

CSUMB sustainable hospitality and tourism management program student Warren Blut said he understands residents' concerns regarding traffic and crowds and that "thoughtful destination management is part of the solution."

"See Monterey can help promote responsible visitation and support local businesses while still respecting what makes Carmel such a special place," he wrote.

Former councilman and hotel operator Bobby Richards urged the council to appreciate and continue collaborating with its partner organizations, including See Monterey.

"What concerns me is that I don't believe this council fully recognizes or appreciates the remarkable partnerships that have helped Carmel become one of the most admired destination communities in the world," he said.

Two Carmel Residents Association board members backed See Monterey as

See CROWDED page 17A

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Election filing period opens Monday

Workshop planned for July 10

By MARY SCHLEY

JULY 13 marks the start of the four-week period in which candidates for Carmel's mayor and two city council seats can gather signatures and file their nomination papers to secure their spots on the Nov. 3 ballot, city clerk Nova Romero reminded the public at the July 7 council meeting, when she offered a presentation on the many functions of her job — including administering elections.

"Part of the reason I'm giving this presentation is to talk about this year's election," she said. "Nomination papers are only issued and filed with me, and an appointment is required, so please contact me and make an appointment early if you're thinking about running. The best gift you can give your city clerk is not waiting until the last minute."

To get the ball rolling, Romero will host a workshop in council chambers at city hall on Monte Verde south of Ocean Friday, July 10, at 10 a.m. Topics will include the requirements to qualify for office, an overview of the nomination process and candidate filing forms, including financial statements, and important dates.

Don't go it alone

"This is for anybody who wants to better understand what the candidate process looks like, for anyone who wants to run this year or in the future," she said, adding that sorting through the forms, requirements and rules "can be confusing, and nobody should have to figure out the process alone."

To be eligible for office, a person must be 18 years old and registered to vote, and an individual must file a Candidate

Intention Statement with Romero before receiving or spending a single cent on campaigning.

Prospective candidates must obtain the signatures of 20 to 30 voters who reside in and are registered in the City of Carmel-by-the-Sea, and submit all paperwork to Romero before the nomination period ends. Romero will then have the Monterey County Elections department validate the signatures.

Romero said she'll be posting public information, resources — and eventually the list of people who have qualified for the ballot — on a dedicated city webpage. It will also include information about the city's two ballot measures seeking increases in the sales tax and the transient occupancy tax.

"Local democracy works best when people can see it, understand it, question it, participate in it and trust there's a record of what happened," Romero said during her presentation. "Our work helps keep democracy visible."

Slow start

Interest in running for office this year has been slow. Councilmembers Alissandra Dramov and Jeff Baron have filed their statements of intent to run for reelection, and councilman Hans Buder, who is two years into a four-year term, filed a statement of intent to run for mayor.

Resident Donna Jett posted a photo on social media of Maria Ruess, a member of the community activities commission, with "Maria for Mayor" emblazoned across it, but Romero said Ruess has not filed any forms or made an appointment to take out nomination papers.

Mayor Dale Byrne has said he will not seek reelection, which means the nomination period for that office will be extended to Aug. 12.

What you need to know about running for office



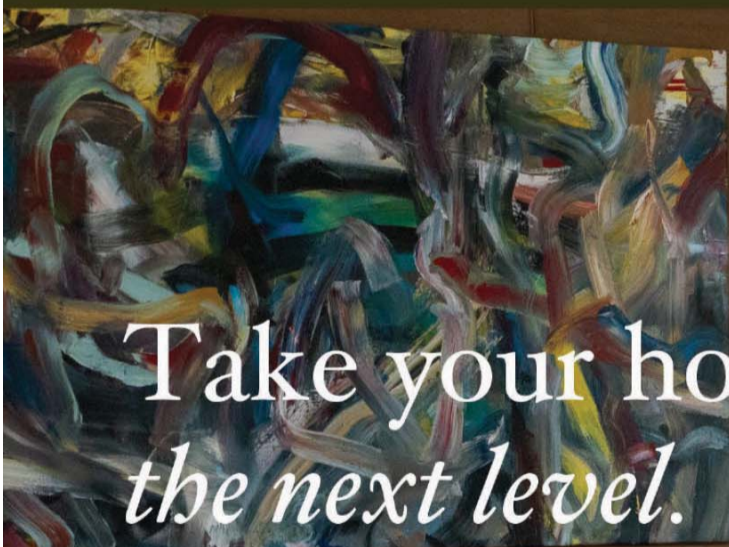
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Hospice fund gets \$2 million gift

By LILY PATTERSON

AN ANONYMOUS donor has committed \$2 million to the Monterey-based Hospice Giving Foundation, executive director Erin White announced earlier this week. The foundation has provided more than \$33 million to fund local nonprofit hospices, medical and social services for people with serious illnesses, grief support for families, and other end-of-life programs since its formation in 1997.

The donor declined to be interviewed, but White said the gift has been earmarked for the grant-making organization's endowment. Last year it distributed \$1.1 million among 12 organizations including the Jerry Rubin Foundation for Cancer Care, which operates a free hospice home in Seaside for people who cannot afford to die in the comfort of their home or a skilled nursing facility; Coastal Kids Home Care, the only nonprofit in California that provides in-home pediatric care to children with disabilities and terminal illnesses; as well as three nonprofit hospices operated by Montage Health, Salinas Valley Health, and the Natividad Medical Center.

Double the grants

White described the anonymous gift as the first in a five-year campaign to double the amount of grants given by the foundation, as "the number of organizations applying and the size of grant requests have grown larger."

Looking ahead, White said, the Hospice

Giving Foundation also plans to double down on its commitment to public education. Two of last year's grantees, Legal Services for Seniors and the Alzheimer's Association, are examples of organizations that help people to make smarter choices about the care they receive at the end of their lives, White said.

"The foundation is both an investor and an accountability partner. We want to help people make smart decisions when there's rampant hospice fraud," as well as navigate the significant legal, financial, and personal complexities of dying, White said.

Golf tournament

The Hospice Giving Foundation is also the backer of the Monterey County Palliative Care Collaborative — an independent group of clinicians, nurses, social workers, and other professionals who work in all three local hospitals. The group formed in 2018, and meets monthly to discuss improving access to palliative care, which is a number of supplemental, in-hospital services to make dying less difficult, from pharmaceuticals for pain relief to helping patients draft their own medical directives.

The foundation hosts a few major fundraising events each year, including The Scramble golf tournament, which will be held on Aug. 24 at Monterey Peninsula Country Club. White said a few spots are still available, and those interested in the tournament or who want to learn more about the foundation can visit hospicegiving.org for more.

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'One Carmel' unveils price targets

By CHRIS COUNTS

SLOWLY TAKING shape after many decades of planning, opposition, litigation, approval and new ownership, developer One Carmel this week released some tantalizing details — including the price tags — for 73 luxury homes that will be built at the former September Ranch.

The subdivision was approved by the Monterey County Board of Supervisors way back in 2010 — along with 190 conditions. Besides luxury homes, the housing features 22 “affordable” units and 89 acres of open space.

According to Crystal Jiang, the chair of One Carmel, home sites start at \$6 million, and homes designed by BAR Architects & Interiors will start at \$15 million. There

will also be “built to owner’s spec” homes offered in two options: “Estate” homes starting at \$15 million and “Trophy” homes starting at \$25 million.

The art of development

Jiang waxed poetic as she described the design of the subdivision, which reflects many influences.

“We are crafting a community rooted in the untamed beauty of Carmel and the technological brilliance of Silicon Valley, Europe’s rich cultural heritage and the exquisite hospitality and service standards of Asia,” she said. “These influences are brought to life through prestigious local designers and world-renowned architects, creating a level of artistry and expertise rarely found within a single private



One Carmel recently released details about its luxury homes, which will start at \$15 million, while undeveloped lots will start at \$6 million.

PHOTO/ONE CARMEL

community.”

Offering sweeping views of the Carmel Valley landscape, the home sites range in size from 2.5 acres to more than 12 acres. There will also be a clubhouse, an equestrian center providing access to 12 miles

of horse trails, along with numerous hiking trails.

But the project will also include some affordable units. The county planning

See **LUXURY** page 22A

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HOUSING

From page 1A

of the Affordable Housing Alternatives group formed in 2024, reiterated their support for the revised plan and said its programs should be given a chance to bear fruit.

Developer Fred Kern, however, doubted the financial and cost analysis of the proposed hotel-to-residential conversions and said it would probably be a bust as a result. "Those are the most fabricated numbers I've seen in a real estate deal, and I've done hundreds of them," he said. Kern favors keeping the public lands on the list of potential affordable-housing sites.

Former councilwoman Karen Ferlito, who worked on the original plan alongside former councilman Bobby Richards, said

they "chose those parking lots specifically because they could do two things: They could create very much needed parking and housing."

A lawyer, Peter Prows, called in to say the city could be vulnerable to Builder's Remedy, which takes effect when jurisdictions lack housing elements and allows developers to embark on major projects with minimal oversight and input from local governments.

"If the program won't pencil out, then this new housing won't get built," he said. "And if the housing doesn't get built, Carmel will open itself right back up for the Builder's Remedy."

Before offering comments, another affordable housing committee member, former councilwoman Victoria Beach, presented the council with cookies from

See **COOKIES** page 28A

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CROWDED

From page 12A

well.

“Today’s visitor patterns are shaped largely by social media and spontaneous day-trip travel — factors no city can influence by reducing regional partnerships,” longtime resident Graeme Robertson said. “Maintaining our relationship with See Monterey strengthens our ability to attract overnight guests who contribute more to the local economy and place far less strain on our community than high-volume day visitation,” and the proposal “ensures that residents are directly involved in shaping the path forward.”

And Nancy Twomey of the Carmel Residents Association cautioned against acting impulsively and said losing See Monterey as a voice in tourism management could have lasting ramifications. “Decision making without adequate data and insights is not wise. Decision making myopically is not wise,” Twomey said. “Decision making as a pendulum swing without really understanding the unintended consequences is not wise.”

Resident Andi Carr opposed spending money on See Monterey, as did gallery owner Bill Karges, who said Carmel becomes “Disneyland-by-the-Sea” on weekends.

Others argued that parking, not crowding, is the issue that needs to be fixed.

‘A tourism economy’

Councilman Bob Delves supported the funding and said he’s eager to receive more data.

“It’s absolutely clear this is a tourist economy — there’s no doubt about that,” he said, and without it, the local government can’t survive.

“We did get passionate arguments, and lots and lots of letters,” councilwoman Alissandra Dramov said. “I strongly disagree with the attitude that to be more competitive, we need to spend more.” Instead, the city and See Monterey should “spend smarter,” including dropping marketing efforts in the San Francisco Bay Area.

“Overtourism is real — it’s not something that has developed over the past year — and it’s impacting residents’ quality of life,” Dramov continued. “However, we are partners with See Monterey and the tourism groups,

and we must maintain the partnership, but we must adapt.”

Councilman Hans Buder, who has frequently complained about overcrowding and parking in the residential areas, commented, “If I were going to cut tourism funding, this is not the funding I would cut.”

Only councilman Jeff Baron opposed the allocation, saying Carmel’s businesses have become “a big machine” that needs to be fed, which leads to decisions and actions that violate the city’s obligation to put residents first.

“The easier solution is just to have fewer people in town,” he said. “Admittedly, I don’t know how to get there or how to manage the congestion in town.”

Mayor Dale Byrne said he’s “very interested in the city’s participation” in See Monterey’s proposal.

“I think we need to have a discussion about how we’re going to be involved in that,” he said before making the motion to put See Monterey’s \$292,947 back in the 2026-27 budget, and it passed 4-1.



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PARKING

From page 1A

and it counts planned future transit stops when it comes to laws easing parking requirements.

You can see the logic legislators were following when they passed AB 2097. Just one year prior, the state had set the lofty goal of building 1.3 million homes by 2029, but at the time was only averaging 80,000 new units annually. Lawmakers were looking for ways to make building cheaper and more land-efficient for developers. Cheered on by YIMBY proponents touting slogans like “housing for people, not cars,” politicians decided parking could go.

According to the UCLA Institute of Transportation Studies, which has long championed housing over parking, underground garages in California can cost up to \$100,000 per vehicle stall. Those costs are passed on to renters and taxpayers, with researchers finding parking adds roughly \$200 to \$300 per month to rents and anywhere from \$60,000 to \$100,000 to the price of a new condominium.

The hope with the 2015 and 2022 laws was that by reducing parking requirements around transit, more

developers would build housing in urban cores, and as a result, Californians would change their behavior — i.e., stop owning cars.

The problem is, even city dwellers like to have a car, and if a place doesn't have parking, they're not moving in.

A poster child for the problem sits in downtown San Jose, and its name is The Faye. The luxury high-rise is glamorous with a rooftop pool and classic cabana-striped chaise lounges — but the parking stinks.

The building offers a mere single space per three apartments, and two years after its debut, only 40% of the building's 336 units are leased. Even if public transit is a hop, skip and a jump away, many Californians still want a car, including the most ardent environmentalists.

“One of the reasons you can't pry us out of our cars is that public transit doesn't go everywhere we need,” wrote one Reddit user on a recent thread about The Faye. “Some people are worried about safety issues on the light rail, and until they make transit less expensive and faster than a regular commute, we aren't getting out of our cars.”

The Faye ended up in foreclosure as a result of low occupancy, and it's not the only San Francisco-area example of unintended consequences from reduced parking requirements.

20 tickets

In East San Jose, at a low-income housing project called Quetzal Gardens, a parking war has erupted in the surrounding neighborhood. The apartment complex has 70 units but only 42 parking spots.

“I have 20 parking violations,” single mother Candy Sandoval told The Mercury News. “Plus my car was vandalized because of parking on the street.”

Neighbors living around Quetzal Gardens told the paper the streets are overrun with cars, people parking on sidewalks, in front of bus stops, and blocking driveways — all because there are no legal spots left.

In Fremont, police had to create a parking compliance

unit in 2021 to respond to out-of-control street parking. Some new housing projects built around Bay Area Rapid Transit stations in the city have as few as 1.25 spots for three-bedroom apartments, which is perfectly legal under new state laws.

More of those parking war zones are on the way, too. In Ventura, the planning commission approved a 75-unit building with a 57-car garage just last month. Prior to the passage of new state laws, city code would have required 107 parking spaces for a development that size. In May, the Palo Alto City Council said yes to three towers reaching 14 stories above an existing supermarket, with 382 apartments but only 290 parking spots.

Paradise over the parking lot

In the name of more units, the state also allows developers and landlords to convert existing parking into housing. In Los Angeles, the change pitted tenants against their landlord at one Koreatown complex. Apartment dwellers there staged a months-long sit-in inside their carports to try and prevent the spaces from being demolished and turned into accessory dwelling units.

“We're in compliance, doing everything that the law allows us to do and we're allowed to do this by law,” the owner, Mark Nassab, told television station KTLA back in September.

Nassab is correct. Under a 2024 law, property owners can build up to eight accessory units on lots with existing multifamily housing and replacing the parking is not required.

California needs more housing — no question about it — but taking away the parking that's traditionally come along with it and hoping people will start taking the bus is a bit idealistic. We may be too American for that.

Even the UCLA Institute of Transportation Studies has found recent parking laws are not as effective as anticipated, writing in a January policy briefing that “overall, AB 2097 is proving to be less far-reaching than its proponents promised and its opponents feared.”

Researchers found some cities are resisting the mandate to remove parking requirements by loosely interpreting the definition of major transit stop. Meanwhile, developers interviewed for the brief understood buyers and renters expected some parking — why build it if they won't come?



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SALARIES

From page 3A

\$295,218, including \$152,817 in base pay, \$53,895 in overtime, \$28,332 in retirement contributions and \$33,360 in health benefits, and Sgt. Jacob Clifford rounded out the top five, with total compensation of \$282,860. That figure included \$148,117 in base pay and \$70,704 in overtime — the most accrued by anyone on the police force — along with his sick and vacation pay, medical benefits, other compensation and retirement contributions.

Retaining his crown as the person to earn more overtime than anyone else on the payroll, paramedic Miles Routh was sixth on the list. His total compensation of \$256,724 included a base salary of \$93,670, which is notably less than his overtime pay of \$100,786, along with a total of \$62,286 in the various other categories.

Coming in second in terms of overtime was fellow

paramedic Matthew Nitenson, whose \$219,141 total, which puts him 16th on the overall list, includes \$74,799 in overtime and \$92,669 in base pay.

Two chiefs

Former Police Chief Paul Tomasi, who retired for the second time in summer 2025, came in at No. 7 with \$255,696 in total compensation, including \$134,463 in base pay, \$36,678 in retirement contributions and \$38,951 in "other."

He's followed by police officers Timothy Ament and Joe Martis (total compensation of \$254,981 and \$249,106, respectively), and information services/network manager Joel Staker, the city's king of IT, rounds out the top 10 with total compensation of \$247,383 that includes \$174,612 in base salary.

Three more police officers follow, and then Police Chief Todd Trayer, who was promoted to the position from commander, comes in at 14th, with a total of \$230,884, including \$201,074 in base pay. His position on the list behind

many of the people who work for him is largely owed to the fact he cannot receive overtime pay and that he took just \$1,828 in health coverage, compared with those on the payroll who took far more, such as the \$41,141 received by many of the city's other top leaders and department heads.

The employee to receive the most vacation pay — \$24,563 — was another paramedic, Isaac Eckel, whose total compensation of \$196,760 also included \$79,753 in base pay and \$35,776 in overtime. In fall 2025, the City of Monterey, which has a contract to provide fire services for Carmel, also took over the ambulance and its crew, so Eckel and the others no longer appear on the city's payroll.

Coming in at the bottom of the list are Mayor Dale Byrne and councilmembers Hans Buder and Jeff Baron. The mayor receives an annual \$2,400 stipend to serve, while councilmembers get \$1,800, Buder and Baron also received small retirement contributions of just under \$90, according to the city.

Councilmembers Alissandra Dramov and Bob Delves were higher in the rankings because they also received taxpayer-funded healthcare at \$33,622 and \$25,336, respectively.

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TRAFFIC

From page 1A

the Carmelite Monastery, which he blamed on the poor parking conditions at Point Lobos. The video captures the moment when a motorist makes a dangerous U-turn and collides with a northbound vehicle. "One of the injured parties was an eight-months-pregnant mother and the other was a 3-year-old child," he reported.

To address the safety risks he contends exist at Point Lobos, Gerstl's clients want all "dangerous road-side parking" on Highway 1 eliminated, all pedestrians removed from the "active highway corridor," and "adequate in-park parking" reserved for handicapped visitors.

In his letter, Gerstl suggested that state agencies could be liable for damages if they fail to address the dangers posed by Point Lobos' traffic woes.

"California Government Code Section 835 provides that a public entity may be held liable for injuries and damages caused by a dangerous condition on public property when the entity has actual or

constructive notice of the condition and fails to take reasonable corrective action within a reasonable time," he warned.

Finding a fix

For a longer-term solution to the traffic woes at Point Lobos, Gerstl endorses the idea of building at least one parking lot near the park. He suggests that two could be built — one on each side of Highway 1.

A parking lot has long been considered at the former Point Lobos Ranch to the east, which is now Ishxenta State Park. The attorney suggested that parking lot fees could raise funding for "construction and ongoing maintenance" at the park. "There is more than enough ground on either side of Highway 1 to accommodate the lots, which would not need attendants," he said.

With all the talk about too much tourism at Point Lobos, it's worth noting that the 1979 Carmel Area State Parks General Plan limited the park to accepting no more than 450 visitors at once. But the cap was taken out when the plan was redone in 2021. At the time, locals pushed back and were told by officials that the park's "carrying capacity" would be addressed later in the process, but it never was.

State agencies could be liable if they don't address safety hazards

RUTH STEVENS

July 8, 1931 - May 29, 2026

Jenny Ruth Stevens was born July 8, 1931, and passed away peacefully into the arms of her Savior, Jesus Christ, on May 29, 2026, with her family by her side.

Ruth was born to Albert and Mildred Stevens in San Gabriel, California, the fourth of eight children. She often described her childhood as growing up in "a warm world of orange groves, hayfields and wide-open spaces."

From an early age, Ruth displayed a remarkable gift for drama and acting.



In high school, she performed leading roles in several plays. She continued her education at Pasadena College of Theater Arts, where she received an award from the Los Angeles Shakespeare Society. Later, she wrote and produced a musical adaptation of "A Christmas Carol," which was performed at the Fox Theater in Oldtown Salinas.

Her greatest adventure began in September 1961, when she rode her five-speed bicycle along Highway 1 from Los Angeles to Big Sur. On a stormy evening, she came upon an inn lit by candlelight. A man stood on the porch and called out, "I see the little bird has finally flown home." Grandpa and Grandma Deetjen welcomed her inside to warm herself by the fire. She spent the night in the Goat House and was hired the following day. Big Sur had welcomed her, and she knew

she was home. That journey marked the beginning of a joyful and fulfilling new chapter in her life.

In 1964, Ruth's daughter, Jennifer Jane, was born while Ruth was living at Limekiln Creek and working at Nepenthe. During those years, Ruth played guitar, composed songs and performed folk music. She founded the folk group Big Sur Choir, which appeared at the Big Sur Folk Festival in 1974. The group later released an album through Columbia Records. While living with her family on Pfeiffer Ridge, Ruth also became an accomplished silversmith.

In 1971, Ruth experienced a profound encounter with Jesus Christ that transformed her life. Together with fellow believers, she helped establish a small faith community known as the Big Sur Fellowship. In 1975, the fellowship established a worship center in Salinas. Ruth later owned a yogurt shop, deli and café, and served as director of the Salinas Crisis Pregnancy Center.

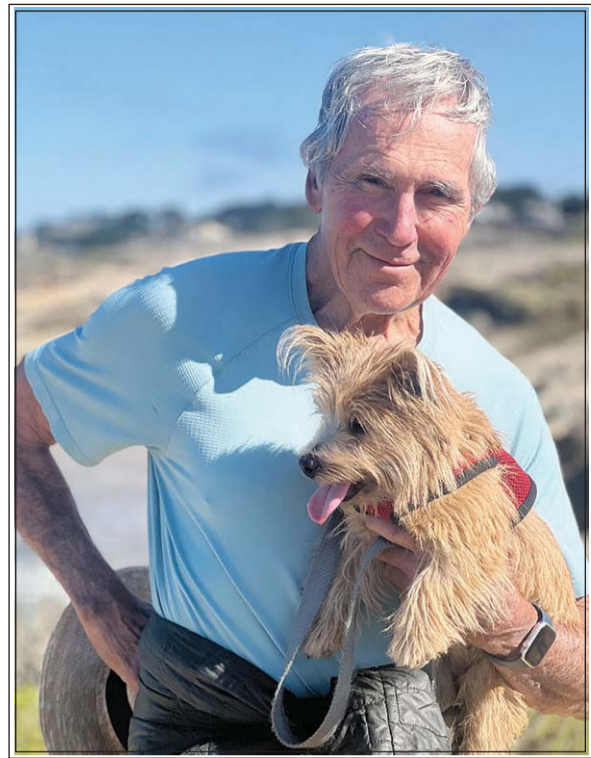
After retiring at age 80, Ruth moved to her daughter's property on Garrapata Ridge, where she enjoyed living among four generations of her family. Inspired by the Holy Spirit, she wrote the story of her faith journey and published the book, "The Way of Jesus, A New and Living Way" in 2026.

Ruth will be remembered for her joyful spirit, her love of worship, and her unwavering devotion to her Savior, Jesus Christ. She cherished her family and friends and touched countless lives with her faith, creativity and kindness.

Ruth is survived by her daughter, Jennifer Stevens; her grandson, Nathaniel Stevens; her granddaughter, Jayla Smith; her great-granddaughters, Ceija Faye and Astraea Lena; her brothers, Charles Stevens and Steven Stevens; and many beloved nieces and nephews.

The family extends heartfelt thanks to Ruth's dear friends, Scott and Laura McCabe, for their loving care during her final days, and to Hospice of the Central Coast for its compassionate support.

A celebration of Ruth's life will be held at 1 p.m. July 17 at Echoes from Calvary Church, 1025 Post Drive, Salinas, CA 93907.



DR. JAMES E. RHEIM

1942-2026

Dr. James E. Rheim, respected dermatologist, accomplished athlete, devoted family man and 50-year resident of Carmel Valley, California, passed away June 30, 2026. He spent his final days recuperating from pancreatic cancer surgery and reminiscing about his long and wonderful life.

Born July 17, 1942, in San Diego, Jim attended Stanford University before earning his medical degree from Tulane University School of Medicine. Following his medical training, he entered the U.S. Air Force during the Vietnam War and served as a captain treating flight personnel.

For 48 years, Dr. Rheim lived his dream as a dermatologist in Monterey, where he became a pillar of the local health care community. Throughout nearly five decades of practice, he was known for his clinical excellence and compassionate manner. He viewed medicine as a partnership with his patients, caring for multiple generations of local families. Upon his retirement, he expressed immense gratitude to the community, noting that sharing stories of families, travels and pets with his patients had been a daily source of inspiration.

Dr. Rheim's professional legacy proudly continues through his son, Dr. Joseph Rheim, who joined the dermatology practice in 2004. Jim was equally proud of his daughter, Rebecca Rheim (Staley), for her 25-year career as a middle school English and history teacher at All Saints' Day School. Both children were inspired by their father's dedication, integrity and work ethic.

Beyond his fulfilling medical career, Jim was a lifelong athlete. A standout golfer at Stanford, he was a three-time All-American and continued competing in U.S. Golf Association amateur tournaments while attending Tulane Medical School and during the early years of his medical career.

Jim and his wife, Anna, joined Monterey Peninsula Country Club in 1977 after moving to the Monterey Peninsula the previous year so Jim could join Dr. Rolf Johnsen's dermatology practice and pursue his love of golf. That same year, Jim accomplished the rare feat of qualifying for the U.S. Open as an amateur. It would not be his last memorable achievement in the game.

Dr. Rheim's proudest athletic moment came in 1989 when he won the AT&T Pebble Beach Pro-Am with professional partner Steve Jones. The previous year, the pair had finished second. For an entire year, Jim imagined how he wanted the next tournament to end. His vision became reality on national television when he sank a 9-foot birdie putt for a net eagle on the 72nd and final hole, securing a one-stroke victory.

Golf provided not only spirited competition but, more importantly, lifelong friendships. His former Stanford golf teammates, his friends at Monterey Peninsula Country Club, and the joy of playing with family and friends continued to enrich his life.

Running was another of Jim's passions. He completed the 1976 Boston Marathon, run in 105-degree heat, finishing ahead of nearly half the field simply by reaching the finish line. He and Anna went on to run six more marathons together, including the first three Big Sur Marathons.

Gratitude was Jim's daily mantra. That perspective deepened after he survived a traumatic accident at age 39. Struck by a car while jogging and unconscious for three days, Jim recovered and eventually regained his athletic abilities. Even before the accident, he recognized how fortunate he was and always credited his family as the foundation of his happiness.

Jim was a devoted husband, father, grandfather and friend whose many passions reflected his curiosity and generosity. He will be remembered for his sense of humor, kindness and keen intellect. He found great joy in the strategic challenge of chess, hiking the trails of Garland Ranch Regional Park, and, in his later years, discovering drawing and painting as creative outlets that revealed the vibrant personality beneath his quiet demeanor.

He shared an extraordinary life with his beloved wife, Anna, his high school sweetheart. Jim Rheim and Anna Teaff grew up together in Chula Vista, California, attending the same schools from elementary school through Stanford University. Their remarkable partnership spanned 61 years of marriage. Jim especially cherished having family close by: his daughter, Rebecca (Becky) Rheim, and her husband, Tim Staley; his son, Joseph (Joe), and his wife, Amy; his granddaughters, Olivia and Ava Rheim; and Sugar, Jim and Anna's beloved Norwich Terrier.

Anna Rheim wishes to thank the physicians and staff of Community Hospital of the Monterey Peninsula for their expert care of Jim and for the kindness they showed her throughout his illness.

A private celebration of life will be held at a later date. In lieu of flowers, the family suggests memorial contributions to First Tee—Monterey County or to the charity of one's choice.

LARY LYNN MULLER

May 3, 1943 - June 18, 2026

Lary Lynn Hovermale Muller, of Pebble Beach and Palo Alto, grew up in Manhasset, New York, and graduated from Cornell University. Her early professional experience included positions with Radio Free Europe, as registrar at the Stanford University Graduate School of Business, and as personnel manager at Alza Corp.

She was an enthusiastic volunteer, dedicating her time to programs supporting childhood literacy, animal welfare and services for people with visual impairments.

All who knew Lary remember her as a caring, fun-loving person who brought joy and laughter to those around her. She is survived by her loving husband of 50 years, Anthony Muller; her daughter, Lesley Muller Shortal of Portola Valley; son-in-law Matt Shortal; and grandsons Cole and Tyler.



LUXURY

From page 15A

commission voted unanimously Wednesday to approve the design of the 22 inclusionary units that are part of One Carmel. After expressing concern that plants being used for screening might be impacted by fire clearance, planning commissioner Martha Diehl — who represents Carmel Valley — made a motion to approve the design. “How soon can we have it?” asked Diehl, emphasizing the immediate local need for affordable housing.

After owning the 891-acre ranch for about 30 years, Jim Morgens applied to

develop the land in 1995. In the early 2000s, public hearings on his plan drew overflow crowds, with activists making numerous environmental objections, including that the property lacked its own aquifer. It was approved in 2006 but derailed by a lawsuit filed by the Sierra Club and other slow-growth groups.

In 2009, opposition to the project became a rallying cry for supporters of Carmel Valley’s push to incorporate, with the reasoning that a town would have more control over development than the county. But the bid died at the ballot box.

Morgens sold the land to DLC Capital Partners in 2018 for \$19.25 million. It was acquired by a related company, DL Holdings, in June 2020.

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Obituary Notices

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CARLA BELGRANO RAMSEY

Aug. 8, 1933 ❖ June 10, 2026

Carla Belgrano Ramsey, born Aug. 8, 1933, in San Francisco, passed away peacefully at age 92 on June 10, 2026, in her Carmel home of 51 years.

A third-generation Californian, Carla was born to Frank N. Belgrano Jr., National Commander of the American Legion and a banking executive, and Margaret Biddle. She attended Miss Burke’s and Miss Branson’s in San Francisco, as well as Catlin Gabel in Portland, Oregon. She then strapped a pair of skis to the top of her Chevy and drove across the country to Vassar College. Independent minded, and in lieu of a debutante ball, Carla chose to travel throughout Europe with a handful of young women. Though chaperoned, they still managed to get cozy with a few sailors.

Graduating from Vassar in 1955 with a degree in creative writing, she worked as an architectural assistant and as a stringer for Time magazine before marrying.

In 1964, she moved to Pebble Beach with her husband, daughter and son after her husband assumed the presidency of Del Monte Properties, now known as Pebble Beach Co. She was instrumental in the launch of the Celebrity Tennis Festival in July 1966.

With her second husband, Ray Ramsey Jr., she owned a race team sponsored by Budweiser. The team finished fifth in the 1976 Daytona 500, with P. L. Newman driving. In 1977, Carla completed the Bob Bondurant School of High Performance Driving. Following her years with Ray Ramsey Racing, she traveled with her longtime friend Maggie Smith as part of Newman/Haas Racing.

Carla lived a phenomenal life alongside a merry band of friends, some of whom have “moved on out of Dodge,” as she liked to say. They enjoyed life on the Monterey Peninsula when it was a less well-known place. Together they played tennis, hosted and attended lavish parties, and took part in everything from Carmel’s famous pie fight (on Team L’Escargot) to celebrity pingpong tournaments in her own backyard.

In 1986, Carla was appointed to the Carmel-by-the-Sea Planning Commission by Mayor Clint Eastwood. She served for six years, including her final three years as chairperson. She remained engaged in local politics throughout her life, regularly attending Carmel City Council meetings.

Carla worked as a Realtor on the Monterey Peninsula for 30 years. She was elected to the board of directors of the Monterey County Association of Realtors and received an award for distinguished service.

She is survived by her daughter, Michèle Ramsey; Michèle’s partner, Matthew Batchelder; and Emma, the best dog ever.

A celebration of Carla’s life will be held in the fall. Memorial contributions may be made to Guide Dogs for the Blind of Northern California.

Carla has gone to join some dear old friends and is enjoying a good belt.
Cheers!

A Tribute to

INGEBURG RENATE KESSLER

1940-2026

Born on Dec. 12, 1940, in Kassel, Germany, Inge entered the world during a time of turmoil. Bombs were among the first sounds she heard as she was carried to the basement for safety. Black-and-white photographs show a gleeful 4-year-old clinging to her stoic father in military uniform, whom she would never see again. Growing up as a teenager under Communist



rule instilled an anxiety that remained with her throughout her life. In 1959, she left her best friend without a word as her family began a new life.

In 1963, she left Germany, crossing the Atlantic by steamship. The Statue of Liberty welcomed an adventurous young newlywed to a foreign land, bringing with her the skills of a tailor and the determination to overcome the challenges of a new language.

She raised two children in the quaint, safe neighborhoods of Carmel, where she was a loving and supportive mother who gave her children the greatest

gifts of exploration and independence. They were free to play, create, build and ride bicycles in the rain. Her world was filled with fashion and surrounded by exotic antiques and art, creating a home rich in beauty and style.

Always active, Inge enjoyed tennis, walking, swimming, hiking, yoga and tai chi. She believed that exercise, fresh air and wholesome foods were her medicine. In recent years, she embraced writing poetry and singing, always remaining open to new adventures.

Her travels took her to Japan, Bali, Morocco, China, Germany, Italy and Costa Rica, but perhaps her favorite retreat was charming Deetjen’s, nestled among the redwoods and flowers of Big Sur.

She became deeply involved in local history as a docent at Tor House, where she shared her love of poetry, music and philosophy. She never missed a Carmel Bach Festival season, and the music of Chanticleer filled her soul with joy every Christmas.

Her strength and determination fueled a lifetime of perseverance and achievement. She lived a fascinating and richly varied life. We will always remember Inge for her elegance and beauty, balanced by her remarkable resilience and strength, until her passing on Feb. 12, 2026.

She is survived by her children, Annette Richmond and Tobi Schultze; her grandchildren, Hanna, Sophia, Connor, Erich and great-grandson, Lukas; as well as a large family in Germany including five siblings and many others who knew and loved her.

TAX HIKE

From page 8A

response,” according to the city.

Pacific Grove estimates that if its financial conditions remain the same, there will be a \$1.9 million deficit in fiscal year 2027-2028 in the five-year forecast, which does not include money for the city’s capital improvement program.

“While an estimated \$1 million in additional new revenue would be significant to addressing the city’s ongoing deficit, additional measures will be needed to reduce expenditures and enhance revenues,” the report to the council said.

Inge Lorentzen Daumer, who called the council’s decision on the resolution “pre-ordained,” complained that the city has “wasted \$250,000” on consulting fees to find ways to generate more revenue.

“This majority council has never not voted to get more money, in some way or another, and spend it,” she told the council.

Chris Thomas, who is in favor of the tax, said it would be paid mostly by visitors to Pacific Grove, and that the amount residents would pay annually is \$33 per person, which he said was “insignificant.”

“An amount that small per citizen will go a long way to helping ensure the financial sustainability of Pacific Grove,” Thomas said.

City staffers in November 2025 said the city would have more than \$21 million in unfunded infrastructure needs for things such as road repairs, park maintenance and storm drainpipes.

The decision to raise the sales tax comes about a month after other tax-generating measures proved unpopular in Monterey County, with residents in several cities defeating them.

Pacific Grove points to a survey in February by consultant True North Research that concluded that a sales tax measure appeared to be “feasible,” in part, because “voters value the quality of life in Pacific Grove they receive from the city, but also see room for improvements.”

GAVEL

From page 4A

Vakatapu received CalFresh (food stamp) benefits as early as December 2012 and as recently as October 2023, and CalWORKs (cash aid) benefits from 2008 through November 2024. Between 2021 and 2024, Vakatapu received a total of \$16,880 in CalFresh and CalWORKs benefits while reporting to DSS that she was a self-employed seamstress earning approximately \$750 per month. However, a criminal investigation revealed that during this same period, Vakatapu

held multiple jobs and earned substantial income that would have rendered her ineligible for these benefits had she truthfully reported her employment and earnings.

The case was investigated by district attorney investigator Nancy Bruno and the Monterey County Welfare Fraud Special Investigations Unit. The Monterey County District Attorney’s Office remains committed to identifying and prosecuting individuals who fraudulently obtain public assistance and defraud the people of the State of California.

Members of the public can report suspected fraud by calling the district attorney’s fraud hotline at (831) 755-3224 or by emailing ReportFraud@countyofmonterey.gov.

PUBLIC NOTICES

NOTICE OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT

NOTICE IS HEREBY GIVEN that on June 3, 2026 the Board of Directors of the Santa Lucia Community Services District (“SLCSD”) adopted its Resolution No. 26-06, entitled “A Resolution of the Board of Directors of the Santa Lucia Community Services District Declaring its Intention to Establish Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District and to Authorize the Levy of a Special Tax Therein.” (the “Resolution of Intention”).

A Summary of the Resolution of Intention is that the Board of Directors declared its intention to establish “Community Facilities District No. 2 (Road Quality) of the Santa Lucia Community Services District” (the “Road Quality Financing District”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Gov’t Code Sec. 53311 et seq.) for the purpose of levying an annual special tax against real property to fund maintenance and operation of roads throughout the CSD, including necessary resurfacing, rehabilitation, preventative treatments, and similar work. The boundaries of the Road Quality Financing District would be the same as the boundaries of the SLCSD. The special tax would generally be collected on the property tax roll along with the ad valorem property tax. The Special Tax would be collected for 15 consecutive fiscal years, beginning in Fiscal Year 2027-28 and ending in Fiscal Year 2041-42.

The initial maximum rate for the annual special tax would be:

Estate Residential Parcels:	\$2,968.00
Employee Residential Parcels:	\$2,968.00
Ranch Club Hacienda:	\$6,320.00
Ranch Club Sports Center:	\$6,320.00
Ranch Club Equestrian:	\$6,320.00
Golf Club Clubhouse:	\$31,832.00
Golf Club Course:	\$31,832.00

Beginning with Fiscal Year 2028-29, each maximum rate will be increased annually by 2% with respect to the maximum rate for the prior fiscal year.

Reference is made to the Resolution of Intention, which is on file and available for public inspection at the SLCSD offices located at 121 Rancho San Carlos Road Bldg. A, Carmel CA 93923, for a full and complete description of the proposed Road Quality Financing District and proposed special tax.

On July 22, 2026, at 9:00 AM (or as soon thereafter as practical), in the Golf Library located at 19 Pronghorn Run, Carmel, California, the Board of Directors will hold a public hearing on the establishment of the Road Quality Financing District. At the hearing the testimony of all interested persons or taxpayers for or against the establishment of the Road Quality Financing District, the extent of the Road Quality Financing District, or the furnishing of specified types of public facilities or services will be heard. At the Hearing, protests against the establishment of the Road Quality Financing District, the extent of the District, or the furnishing of specified types of services within the District may be made in writing by any interested person or taxpayer.

If 50 percent or more of the registered voters residing within the territory proposed to be included in the Road Quality Financing District, or the owners of one-half or more of the area of the land in the territory proposed to be included in the Road Quality Financing District and not exempt from the special tax, file written protests against the establishment of the Road Quality Financing District, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the Road Quality Financing District or to authorize the Special Tax will be taken for a period of one year from the date of the decision of the Board of Directors. If the majority protests of the registered voters or of the landowners are only against the furnishing of a specified type or types of facilities or services within the Road Quality Financing District, or against levying a specified special tax, those types of facilities or services or the specified special tax will not be included the resolution of formation.

It is anticipated that, if the Board of Directors establishes the Road Quality Financing District, the Board will submit the levy of the Special Tax to the qualified electors of the Road Quality Financing District. The qualified electors of the Road Quality Financing District will be the registered voters within the boundaries of the Road Quality Financing District (i.e. the registered voters of the SLCSD). The election will be conducted by the Monterey County Registrar of Voters and the intention of the SLCSD is that the election will be consolidated with the Statewide General Election to be held on November 3, 2026. Each registered voter will have one vote, and in order for the tax measure to be adopted it must be approved by two-thirds of the votes cast on the measure. The measure may also establish an appropriations limit for the Road Quality Financing District. No tax may be levied in connection with the Road Quality Financing District unless that tax has been approved by the voters.

For additional information, please contact Shaw Pick, Community Services District General Manager, at 831-620-9904

Publication dates: July 10, 17, 2026 (PC721)

VICTOR JOHN SMITH

May 26, 1987 - June 5, 2026

Victor John Smith (Emerson), 39, of Pacific Grove, California, passed away on June 5, 2026, as the result of a car accident.



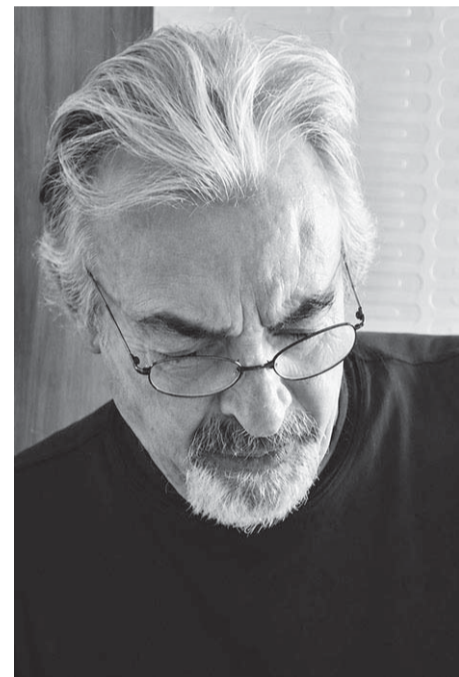
The youngest of three children, Victor grew up in Seattle, Washington. After graduating from high school, he proudly served his country in the United States Navy for four years. Following his military service, he returned to Seattle, where he built a career as a software quality assurance (QA) engineer and met the love of his life, Kirsten.

In 2020, Victor and Kirsten moved to Pacific Grove, California, where they married and built their life together. It was there that Victor discovered a passion for hospitality while helping run the family motel. He spent his free time pursuing his interests in golf, sports cars and video games. Above all, he was a devoted husband and father.

Victor is survived by his loving wife, Kirsten; his beloved daughter, Sybil; his parents, Rose and Steve; and his sister, Cristina. He was joined in eternal rest by sister Natalia who passed on July 5th.

A service celebrating Victor's life will begin at 10:30 a.m. July 23, 2026, at St. Angela Merici Catholic Church in Pacific Grove.

To place an obituary for your loved one, contact
anne@carmelpinecone.com or (831) 274-8654



JON DAVID HAGEMEYER

July 14, 1946 - May 8, 2026

Surrounded by family, Jon passed away peacefully May 8, 2026, after courageously facing a long-term illness.

He was preceded in death by his parents, David and Jeanne Hagemeyer of Carmel.

Jon loved playing the piano, listening to Thelonious Monk, traveling to Europe, hiking and firing up the barbecue.

Most of all, he loved making people laugh.

After spending his childhood in Carmel, Jon attended Carmel High School and later studied in Bavaria, Germany. He went on to become a licensed land surveyor, first working with his father and later as the sole proprietor of his own surveying business.

Jon is survived by his beloved wife of 44 years, Robin Gregory; his sister, Anne Morris; his children, Julien Hagemeyer, Tobias Schultze and Annette Richmond; his grandchildren, Erich and Connor Schultze and Hanna and Sophia Richmond; and his great-grandson, Lukas Schultze.

To know Jon was to love him. He was a devoted and generous husband, father, brother, friend and colleague – a gentle giant who will be deeply missed.

A celebration of Jon's life will be held at 10:30 a.m. Wednesday, July 29, at:

**The Church in the Forest
3152 Forest Lake Road
Pebble Beach, CA 93953**

In lieu of flowers, memorial donations may be made to Big Sur Land Trust.

Five-mile commute allowed grounded Stevenson alum to start soaring

IF KEKOA Williams continues to ascend at his current rate, his progress as a high jumper might someday be studied by ornithologists, tracked by air traffic controllers, or photographed by the Hubble telescope.

The gravitational pull of planet Earth is loosening its grip on the 19-year-old Stevenson School alumnus who, just three years after taking up the sport, is threatening to go intergalactic. Extraterrestrial beings might one day exchange a wide-eyed glance and say, "WTF was that?"

On May 9, as a freshman at Lane Community College in Eugene, Ore., Williams cleared 6 feet, 11 1/2 inches — the second-highest mark by a community college athlete in the U.S. in 2026 — just a hair shy of that magic 7-foot number, a height achieved by about 1 percent of all high jumpers who have ever lived.

No thanks

There's little doubt, right now, that he's already being monitored by NCAA Division I schools like the University of Oregon, where, just a few months ago, he wasn't deemed worthy of a walk-on invitation to try out for the track and field team

Peninsula Sports

By DENNIS TAYLOR

as a non-scholarship athlete.

Even though Williams already was enrolled and attending at the university, majoring in business, the Ducks weren't interested in a kid who leapt 6-foot-8 as a high school senior — 4 inches higher than his junior year, when he was high jumping for the first time in his life.

"Trying to walk on at Oregon didn't really work out that well," Williams said, without elaboration or any hint of whine in

his voice.

"And then, during the winter semester, I found out about Lane Community College and reached out to the coach (Chris Yorges)," he said of the two-year school just 5 miles from the Oregon campus. "They have a really good program — great in track — and they really wanted me there."

Elites only

The community college and the university, it turns out, have a dual-enrollment arrangement that allows students to take classes at both places. Williams, therefore, became eligible to compete on Lane's track team in the spring while studying at Oregon in the fall.

Colin McArthur, who has coached jumpers at Lane for 16 years, couldn't have been happier, but wasn't surprised that Oregon turned him away.

"I was a walk-on at Oregon back in the day, but they've become a lot more elite and selective since then," said McArthur, a jumper and sprinter for the Ducks from 1997 to 2000. "They really don't take anybody now unless they think they can get to nationals, and I think it took 7-1 1/2 to make nationals in the high jump this year. Kekoa had gone 6-8 when he came to them, and that just wasn't good enough."

Athletic genetics

Williams' pedigree includes athletic parents — mom Kirstin is a dancer, dad Dave was a springboard diver, and older brother Malyk (Stevenson 2023) played



PHOTOS/COURTESY KEKOA WILLIAMS

Adjusting his approach to the bar helped Stevenson alumnus Kekoa Williams add 3 1/2 inches to his career-best high jump this spring as a college freshman. Williams competed this year at Lane Community College — 5 miles from Oregon's campus in Eugene — soaring 6 feet 11 1/2 inches before the season ended.

varsity basketball.

During his time at the Pebble Beach school, Kekoa was a five-sport letterman: He played water polo, was a formidable 1-meter springboard diver for the swim team for two seasons, played defensive end on the football team as a senior and was a varsity basketball player for two seasons, emerging as the Pirates' top rebounder and second-leading scorer in his senior year.

During the spring of his junior year, Williams returned as a diver and joined the track team, competing as a high jumper for the first time.

But after leaping 6-4 as an 11th grader in a sport he'd never tried before, Williams decided to scrap diving and focus full time on high jumping. In the spring of 2025, his senior year, he went unbeaten in 10 consecutive meets, breaking Stevenson's school record in April with a jump of 6-8.

"The summer after my senior year is really when my development started to

accelerate, I think, because I started working out almost every day, hitting the legs more often," he said.

He added significant muscle, particularly in his legs. He grew an inch and a half, and now stands a shade under 6-5. And he dramatically altered his technique as a jumper.

"I'm not jumping vertically anymore," said Williams, who now runs in an arc as he approaches the bar, thanks not only to McArthur, his jumps coach at Lane, but also to advice from coaches he's met through social media.

Personal best

At his first spring meet as a 19-year-old, he competed unattached and achieved a new personal-best height of 6-8 1/4, winning the Lane Community College Open.

In his first meet in a Lane uniform, he

See SPORTS next page

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SPORTS

From previous page

won again, improving to 6-9 1/2. Over the next seven weeks, he went unbeaten, achieving his career-best — 6-11 1/2 — at the Northwest Athletic Conference Southern Regional Championships on May 9.

“My confidence has improved a ton,” he said. “I feel a lot less pressure now when I’m jumping, and my mindset at every meet is that I’m there to win.”

His pre-jump mindset also has matured.

“I’ve learned to relax, calm my mind, visualize myself clearing the bar. And I feel happy and proud, even if I didn’t have a good day,” he said.

Williams believes he’ll eclipse the 7-foot barrier in the near future and anticipates much bigger things.

Lofty comparisons

One possible goal could be surpassing Lane Community College’s school record — 7 feet, 5 inches — a height achieved in 2016 by Dakarai Hightower, who was 22 at the time. McArthur, who also coached Hightower, sees similar potential in Williams.

He also sees a resemblance between Kekoa and USC alumnus Jesse Williams, a Eugene resident who jumped 7-9 and won the world championships in 2011.

“They’re the same height (6-5), but Jesse was much faster, so I want to see Kekoa add more lean strength to his body, improve his technique — which already is very good — and get faster as he approaches the bar,” McArthur said. “I could see Kekoa getting over 7-1 next year, then pushing toward 7-4, 7-5, maybe even 7-7 as a senior.”

(Interesting truth: NCAA champion Kimani Jack, a senior at the University of Georgia, achieved a career-best jump of 7-7 on May 7. Jack’s top jump during his freshman year was 6-8 3/4, nearly 3 inches beneath Williams’ season-best at the same age.)

McArthur said he “wouldn’t be shocked” to see Williams get an offer to jump this coming year at Oregon, whose best jumper of 2026, redshirt sophomore Aiden Carter, had a season-best effort of 6-5 1/2 — 6 inches short of Williams’ best.

Incoming Padre nationally ranked

Henry Bartle, a freshman-to-be at Carmel High, placed 10th in the mile run on June 7 at the Brooks PR Invitational track and field meet in Renton, Wash., with a time of 4 minutes, 29.16 seconds. The 2026 Brooks race was the fastest middle-school mile (all incoming high school freshmen) in history, from the first-place finisher (Samuel

Radtke, Carlsbad, 4:18.62) to 20th place (4:43.95).

Bartle also took sixth place on June 22 in the USATF Nike Mile in Eugene, Ore., and he is currently ranked No. 9 in the U.S. in the 1,500 meters with a time of 4:11.06.

He’ll run cross-country for the Padres in the fall.

Dennis Taylor is a professional freelance writer in Monterey County. Contact him at scribelaureate@gmail.com.

TOURISTS

From page 1A

“super sneaky,” and “freakin’ awesome,” and calling the scofflaw who swapped the signs “a legend” and a “true hero.”

Kevin Drabinski of Caltrans told The Pine Cone that state workers put the signs back in their proper places Monday. He noted that the same thing happened once before.

“It’s unfortunate, because it takes away from the duties of our work crews,” he explained. “But we also appreciated the sense of humor that somebody intended.”

A tale of two bridges

Big Sur residents have complained for years that the growing traffic mess at Bixby on busy weekends constitutes a public safety risk. In response, the Monterey County Board of Supervisors — led by Big Sur’s representative, District 5’s Kate Daniels — voted 3-0 May 19 to ban parking near the famous bridge for a year to give highway officials an opportunity to come up with long-term solutions. The temporary ban is expected to go into effect sometime this summer.

Construction started on both bridges in 1931 and was



PHOTO/KODIAK GREENWOOD

In response to the traffic mess at Bixby Bridge, which has made headlines, local leaders have taken drastic action.

completed the following year. While Bixby Bridge became famous because of its long views, Granite Canyon Bridge is barely a blip on the radar of most motorists, in large part because it’s located on a straightaway that doesn’t offer any views. Its main concrete arch span measures just 127 feet and is dwarfed by Bixby’s 360-foot span.

MOTORBIKE

From page 6A

bikes, provide power up to 20 mph but have a throttle that allows the rider to engage the motor without pedaling. Class 3 e-bikes, which can only be ridden by those 16 and older, are like Class 1 bicycles except the motor stops when the bike reaches 28 mph.

In April, in a press notice titled “Too Fast, Too Furious,” California Attorney General Rob Bonta warned of the dangers.

“Because of their higher speeds, e-bikes can pose a dangerous risk, especially if they are modified to go faster, transforming them into motorcycles or mopeds,” Bonta’s office said.

CONGRATULATIONS

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Editorial

Overtourism explained

THE HORDES of visitors gumming up Bixby Bridge and putting themselves in danger at Point Lobos dominate our front page this week — and so do proposed solutions such as parking restrictions and shuttle buses. But when you understand that the root cause of overtourism is the rise of the global middle class, it's easy to see that whatever measures are taken today aren't going to be enough.

Overtourism occurs when the number of visitors to a place exceeds its capacity to manage them. The consequences include overcrowding, environmental degradation and local resentment. While isolated examples have existed for decades, the problem has really taken off in recent years.

The primary driver is the rapid expansion of global wealth. In 1990, more than 2 billion people lived in extreme poverty. That figure has since fallen to under 800 million. China lifted roughly 800 million people out of poverty between 1980 and 2020 through free-market reforms, urbanization and integration into global supply chains. India experienced significant, though slower, progress after its 1991 economic liberalization. The result was the emergence of a massive new middle class — defined as households living on roughly \$10 to \$100 per day.

Data from economist Homi Kharas at the Brookings Institution illustrates the scale. The global middle class numbered about 1.85 billion in 2009. By 2020 it had reached 3.4 billion, with current projections pointing to 4.7 billion by 2030. The vast majority of this growth has taken place in Asia, where hundreds of millions have moved from living without access to electricity, transportation and basic sanitation to enjoying the fruits of modern civilization. These are not wealthy elites. They are families who now have disposable income for education, healthcare, consumer goods and leisure travel. They also have cellphones.

Once basic material needs are met, hopes and dreams are free to expand, and international tourism has become one of the clearest expressions of this shift. International arrivals — chiefly on airplanes, but also cruise ships, trains and automobiles — roughly doubled between the early 2000s and the late 2010s. Much of the growth came from new middle-class travelers from Asia. China became the world's largest source of outbound tourists. Meanwhile, social media has shown people where they "ought" to go, concentrating demand on a small number of photogenic destinations.

This surge has overwhelmed many locations. Venice has struggled with day-trippers flooding Piazza San Marco and the rest of its historic center. Barcelona has seen repeated protests over housing shortages and quality-of-life disruptions for residents. Santorini and Mykonos have faced severe pressure from cruise ships. Bali has experienced water shortages and cultural strain in heavily visited areas. Similar patterns appear in parts of Japan, Thailand, several U.S. national parks — and formerly isolated Big Sur.

Destinations have responded with a range of measures. Venice introduced a day-tripper fee on peak days. Barcelona has restricted new short-term rentals in many neighborhoods and plans to close major cruise terminals. Amsterdam has banned new hotels in the city center and launched campaigns discouraging young, rowdy visitors. Dubrovnik and several Greek islands have capped daily cruise ship arrivals. Some sites, including Machu Picchu, now use timed entry systems. Others are attempting to spread visitors to less crowded areas through targeted marketing and infrastructure development.

These steps can ease pressure in specific locations, but they do not address the underlying trend. The expansion of the global middle class has given hundreds of millions of people the means and the desire to travel. This is a natural outcome of economic development. Rising incomes do not produce static desires, they create new ones.

Hans Rosling captured this progression in his 2010 TED Talk on the washing machine. He showed how access to basic labor-saving technology freed people — particularly women — from exhausting daily chores and opened space for education, work and broader ambitions. The same logic applies with entire populations. When large numbers of people gain modest prosperity, their expectations grow. Basic improvements lead to greater mobility and new experiences.

Give someone a washing machine, and the next thing you know, they want to see California.

BEST of BATES



"And the ones without dogs are the tourists."

Letters to the Editor

Hatton Canyon revisited

Dear Editor,

Having lived on the Monterey Peninsula for many years, I vividly recall the intense debate over expanding Highway 1 to four lanes in Monterey. The community was alive with protests, petitions and dire warnings that the environment would be ruined by the sacrifice of hundreds of trees — all for the sake of faster travel. Looking back, it's hard to imagine navigating the Peninsula today if we were still restricted to a two-lane road.

Now we face another monumental crossroad. There are currently four housing developments proposed for Carmel Valley. Two have already been approved — Carmel One, which is under construction, and Palo Corona — while two more, Rio Road and the former Carmel Valley airport, are in the planning stages. While these new communities will feature modern infrastructure like underground wiring and sewers, they lack the necessary road access. I estimate that each new residence will bring at least two cars, along with service vehicles for gardeners and housekeepers. This adds a minimum of 400 additional vehicles to our already overwhelmed infrastructure. Given that Highway 1 is already at a near standstill during peak hours, these 400-plus cars will push us past the breaking point, creating a safety hazard during fire

or flood evacuations.

To address this impending gridlock, we must revisit the Hatton Canyon byway. Calling Hatton Canyon a "state park" is a misnomer, because it lacks the utility and accessibility of a true park, and even as a bike path it is unusable due to heavy erosion-control rock. Our county does not need another inaccessible park. We need a functional corridor to move our residents safely. It is time to decommission Hatton Canyon as a state park and repurpose it for its most vital and intended use: providing a necessary relief valve for our community's traffic and ensuring the safety of everyone living here.

Susan Rogers, Carmel Valley

Taxpayers should ask questions

Dear Editor,

This November, Carmel Unified School District voters will be asked to decide whether to authorize a \$250 million school bond. Before casting a ballot, taxpayers deserve to consider how the district is already funded and whether additional borrowing is justified.

Fact: Approximately 60 percent or more of property tax revenue in many areas served by CUSD is allocated to the district. Question: Given that level of funding, is additional borrowing necessary?

The school board has approved substantial severance payments to departing administrators. Taxpayers should examine whether those expenditures reflected prudent financial management.

Based on the district's published

See **LETTERS** page 28A

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A citizen of the world, he feels right at home in Pacific Grove

MOE AMMAR has 43 unique stamps in his passport, including the half-dozen cities where he lived and worked before he landed, for good, in Pacific Grove. He's shared a beach with thousands of penguins in the Falkland Islands and cruised the

became one of the city's most recognizable, sharply dressed ambassadors — and, not unlike the monarch butterfly, deserves some credit for putting Pacific Grove on the map.

But when he first arrived in the United States on April 9, 1976, the foggy little coastal town was not on his radar. Nor was partying in the cards as he headed for the renowned hospitality school at the University of Nevada, Las Vegas. What Ammar really wanted was to be on the inside of the resort business.

Great Lives

By LILY PATTERSON

Mississippi on a steamboat, and the take-away is always the same. Home is the city where he and his wife, Trina, once honeymooned and later chose to raise their three children and six grandchildren.

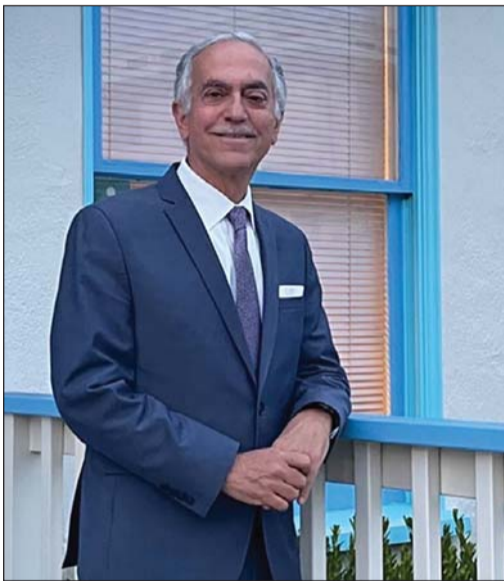
Throughout 29 years of service as president of the Pacific Grove Chamber of Commerce, starting in 1993, Ammar

The happiness business

He didn't lack for ambition or charisma. The third of six brothers, Ammar was born in Beirut, Lebanon, in 1956. His father was a member of the Lebanese Parliament who served as a minister in three cabinets before retiring in the early 1990s. His mother was a civic force — slowing down, it seems, only for 10 years to give birth to six boys, one after the other — who built and championed public institutions that would endure after her husband's term came to an end. She named her proudest accomplishment, a school and mosque to serve one of Beirut's poorest suburbs, in his honor.

"I had great parents and went to great schools," Ammar recalled warmly.

His father had repeatedly warned Ammar and his brothers to stay out of politics. A lawyer by trade, he also didn't know much about the business of making everybody happy — so when Ammar's older brother struck out west to learn about hospitality



PHOTO/MOE AMMAR

When Moe Ammar launched his hospitality career in Vegas, who could've imagined he would end up here?

See LIVES page 29A

From the mayor's desk —

What just happened?

By DALE BYRNE

IF YOU watched this week's city council meetings, you know they weren't ordinary. If you missed them, I'm sure The Pine Cone has you covered today. But I'll give you my overview.

Over two long days, the council took up tourism, housing, finances, leadership and ballot measures. Across 20 agenda items, one question kept surfacing: How do we preserve the Carmel we love while preparing for the Carmel we're becoming?

See Monterey: Restoring the partnership

The first major decision was whether to restore funding for See Monterey. Mayor Pro Tem Delves's comment last month about cutting our nearly \$300,000 payment triggered the usual worldwide firestorm about "Carmel cutting spending on tourism." The coverage didn't accurately portray what he said, but it did start an important discussion.

The letters and public comments we received ran at least 90 percent in favor of continuing that support. See Monterey has committed to a visitor management analysis, starting this month. It's our first real effort to study congestion, visitor flow, parking, infrastructure, and how to attract the visitors we want. It wraps up by November in time to inform next year's budget hearings. The public will be involved.

People can disagree about how tourism should be promoted, and spending will be closely evaluated before next June's budget. But this time, we'll have real information and everyone at the table.

The housing element: split vote

The most difficult discussion of the week involved the housing element amendment. After questioning the practicality of the programs spread around downtown, I voted no, along with councilmember

See MAYOR next page

NEW CAA MEMBER RECOUNTS ROUNDABOUT PATH TO PAINTING

THE SECOND-FLOOR studio in Karen D'Allaird's home overlooks another perfect day in Carmel-by-the-Sea, a fairytale come true for an artist whose first impression of the Monterey Peninsula, back in 2006, was, "Why doesn't everybody live here?"

"The flora ... the fauna ... the water ... it's unlike anything I've ever seen anywhere. I absolutely fell in love, and it happened right away," said D'Allaird, a classically trained oil painter who earlier this year was juried into the historic Carmel Art Association, along with Carrie Clayden,

Michael D'Allaird, a financial advisor. They bought their 2,300-square-foot home in north Carmel-by-the-Sea in 2022 and became full-time residents 18 months ago.

"People who live here age so much better than they do back home," she said. "If you're 70-some years old in Pennsylvania, you probably look a lot different. This is where I want to grow old."

Chester County, her birthplace, is rich with American history. Founded by William Penn in 1682, it's famous for fertile farmland, rolling hills and its vibrant community of artists — most famously N.C. and Andrew Wyeth — who gravitate toward the scenic countryside.

"I have a ton of Chester County paintings that probably will never find their home now because I'm not

there anymore, but that's OK," D'Allaird said. "Used to be, my painting had to have a barn or a rooster if it was going to sell. Thank God those days are over."

Karen and her older brother were raised by loving, supportive parents. Her mom was a nurse, her dad a builder.

"I was the only artist in the family, but that part of my life didn't click until later on," she said.

Stifled at school

A less-than-serious student, she had little interest in attending college but had a moderate interest in art, so her folks proposed a compromise.

"They said, 'You can go to an art school if it's commercially oriented,'" remembered D'Allaird, who enrolled as a graphic arts student at Philadelphia's Hussian School of Art.

"They had a good reputation for turning out art directors for advertising agencies, but I absolutely hated it because they didn't teach us how to draw or paint — and because we weren't creating fine art," she said. "We were illustrating, lining up registration marks and doing typefaces by hand. I wanted to blow my head off."

So she moved on to the University of Nevada, Las Vegas, majored in hospitality and met Michael D'Allaird.

"I took a cruise-management class that involved a Carnival Cruise Line trip to Mexico, because it was part of my hospitality degree," she said. "Michael, a finance student, took it because it was an easy credit. Both of us were seniors."

After picking up their bachelor's degrees, Karen landed a job at a famous five-star hotel, The Breakers in Palm Beach, Fla. Michael moved to Florida with her. A year later, in 1995, they got married. Children came along soon after.

Their son, Alexander, is a

See ARTIST page 30A

Carmel's Artists

By DENNIS TAYLOR

Stephanie Langley, Gordon Mayfield, Per Elof Nilsson Ricklund and Kate Warthen.

D'Allaird's prolific portfolio is composed of lush, intricately detailed florals, creative still-life arrangements, dramatic seascapes and landscapes, and sea life and wildlife.

"I can't believe I'm living in a place with this many nice days. It's probably about 150 degrees right now where I came from," said the artist, a native of West Chester, Pa., where, by the way, winters are also infamously brutal. At Valley Forge, 18 miles away, George Washington's troops endured 6- to 16-degree temperatures for almost four months in the winter of 1777-1778.

Barns, roosters

The weather and the stunning scenery here are only part of the attraction for D'Allaird, the artist, and her husband,



PHOTO/DENNIS TAYLOR

Karen D'Allaird, a 2026 addition to the Carmel Art Association, is a classically trained oil painter who moved to Carmel four years ago from West Chester, Pa.

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LETTERS

From page 26A

enrollment and annual budget, CUSD spends approximately double the national average of roughly \$17,000 per student. If these figures are accurate, taxpayers should ask how those resources are being allocated and whether existing funding is sufficient to address facility needs.

Before approving \$250 million in debt, voters deserve clear answers. Has the district fully exhausted state grants, reserve funds, private fundraising and other available sources for capital improvements? Has it demonstrated that existing resources have been managed efficiently?

California Proposition 39 allows for the issuance of a bond for school facilities with 55 percent voter approval. Until those questions are answered, taxpayers should carefully scrutinize this bond proposal.

Victoria Torcolini, Carmel

Beware the state

Dear Editor,

At this week's city council hearing on amending the housing element, some council members took strong issue with my comment that, if the programs in that amendment are not successful in generating new housing, Carmel could become subject to the builder's remedy. But the law on this is clear: Under the Housing Accountability Act, Carmel must be able to find that it "has met or exceeded its share of the regional housing need allocation," or the builder's remedy can kick in. If Carmel does not build the housing that the state is requiring, it very well could lose control of its land use.

This just happened to the city of Brisbane. The state determined that Brisbane was not moving fast enough to approve the housing contemplated by its housing element, so it stripped Brisbane of its compliance certification, making it subject to the builder's remedy. The same could happen to Carmel if the amendment narrowly approved by the council is not successful in generating new housing.

Peter Prows, San Francisco

COOKIES

From page 16A

Carmel Bakery, prompting acting city administrator Brandon Swanson to ask city attorney Brian Pierik whether that was OK. Without an immediate response, Beach went on to decry the "misinformation" offered by prior speakers, and she asked the council and staff to correct it.

"This is a planning document, and the state expects that sometimes things don't always go according to plan," Waffle clarified. "We don't automatically get our housing element decertified and then become open to Builder's Remedy."

The state of the cookies remained less clear until later in the hearing, when Pierik said the council should return the offering to Beach, with thanks.

After public comment, councilman Hans Buder, who was part of the Affordable Housing Alternatives group before he was elected and remained involved, defended the plan. "From the very beginning, we were told that this was mission impossible," he said, and along the way, they repeatedly "proved the doubters wrong."

"And now we hear, 'No property owners will participate.' And so, you know, I know where I'm putting my money," he said.

'Hired gun'

He described Prows as a "hired gun" representing a local developer who wants "to build a luxury hotel in the Sunset Center, and they don't care about Carmel," and he insisted the representations in the hotel plan are accurate.

He said the plan "disproves the received wisdom that providing housing requires a community to sacrifice its character," and that the state has given it glowing reviews.

Councilman Jeff Baron, however, said he would be voting against it. He doubts the numbers of potential units, such as a dozen live/work spaces in Stonehouse Terrace, are realistic, and said the plan should not rely on an anticipated 70 accessory dwelling units, many at lower income levels, because they're unlikely to be used as rentals.

"I think that not producing housing will effectively doom our community," he said.

He said the housing efforts will require taxpayer

subsidies and that developing the programs will dominate council and staff time.

"I do not agree that building on the parking lots will sacrifice our community character," he added.

Councilman Bob Delves sided with Buder and councilwoman Alissandra Dramov in saying he believes the programs can work, and he warned that letting a developer build on public land could go very wrong.

"It's going to involve a risk of getting it wrong, a risk of failure that is enormous," he said. "Don't try to hit grand slams if you've never played baseball." The amendment allows the city to try smaller things.

'Your developer friend'

Looking back on the process, Mayor Dale Byrne said the direction should not have been to remove the parking lots, but to figure out how to allow them to be developed while retaining more control.

His doubts about the programs' success stem from the sometimes significant—and expensive—building code requirements that kick in when an older building is converted to another use, such as residential.

"I really don't think a lot of these programs are going to survive that test," he said.

Moments later, Dramov accused the mayor of pandering. "You're trying to get the parking lots back in because you want to help your developer friend," she said.

"I do not," Byrne responded.

In two motions, first to approve the environmental study and then to adopt the amended housing element, the council voted 3-2.

The next day, Nancy Twomey told Byrne and Baron she was "saddened and frustrated by the tone and questions raised Tuesday."

She said they previously pledged to approve the plan if the state signed off but instead "questioned the extensive homework and research done by our team."

"There is nothing 'made up' or 'invented from wishful thinking' in this amendment," she wrote. She accused them of being disrespectful of the group's work and the "community's goal of removing the scarce city property."

"Having these city-owned lots outside of our housing element provides more flexibility and due diligence for future potential plans and does not force our hands unnaturally," she said.

MAYOR

From previous page

Baron. His comments moved me as he went through each program in his typically honest, forthright style. I focused on change-of-use issues triggered by several adaptive reuse programs, and others questioned the economics.

Jeff's and my "no" votes were not votes against housing. Quite the opposite. Carmel needs housing for seniors, teachers, first responders, artists and the people who make this community function. I hope these creative programs actually produce the forecasted results. Nothing would make me happier than looking back years from now and finding my concerns were misplaced. But I couldn't vote for assumptions I'm not convinced will deliver when better options existed in our currently approved housing element. My concerns should not have been a surprise, as they were laid out months ago in a full-page Pine Cone article, and my questions went unanswered until yesterday.

Other council business

The council continued work on our strategic priorities, adding a new line item on downtown sidewalks and landscaping. Staff will narrow the city administrator search firms to three, to be reviewed at a public meeting next month at the latest. The RFQs have already gone out. Arguments for the two tax measures were approved with

minor changes, and the police station/public works working group will select an architect.

Why this week mattered

Carmel is entering a period when thoughtful planning matters more than ever. Our infrastructure is aging. State mandates keep growing. Visitor demand keeps rising. So do construction costs. None of these challenges will be solved by a single vote or project. What matters is whether we keep making decisions thoughtfully, respectfully and with a long view, as we did this week.

One thing I appreciated: For the most part, people disagreed without questioning one another's commitment to Carmel. That's healthy. Democracy doesn't require unanimous votes; it requires honest discussion, careful listening and the willingness to disagree well. I suspect historians won't remember the individual motions we voted on this week. They will remember whether our generation had the courage to confront difficult realities while preserving the character generations before us worked so hard to protect.

That is the responsibility we inherited, and it is the responsibility we will pass to those who follow. To see stories from our past, come to the 5 p.m. showing of "Don't Pave Main Street" Thursday, July 16, at the Golden Bough Theater. I'll be playing a new song and giving a talk.

To hear a podcast generated from this column, go to clire/happened.

Dale Byrne is Mayor of Carmel-by-the-Sea. His email is dbyrne@cbs.us

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LIVES

From page 27A

at UNLV, Ammar liked what he heard and followed suit.

He worked at every level of guest services, from busboy to front desk manager, and graduated with honors, catching the attention of Hyatt executives while working at The Castaways hotel and casino.

The corporation was smaller then, with around 50 properties worldwide, and wanted to send its best for the opening of its first Middle Eastern resort. It was an ultramodern complex that, according to Ammar, had the distinction of introducing the first computer system to the United Arab Emirates.

Dubai to Damascus

Barely a year out of school, he was handed the keys to the top of the world when he and his new wife, Trina, moved to a suite on the 31st floor of the Hyatt Regency Dubai. As director of sales and marketing at 23 years old, Ammar was the youngest member of the management team. He considers the resort's May 1980 opening the actual start of his hospitality education.

"I went through the Hyatt corporate training program, and I have so much appreciation for that. I credit my style of management to what I learned there," Ammar said.

Aside from the expected challenges — filling beds and putting out fires without interrupting the flow of immaculate customer service — he remembers the period as halcyon days. He and Trina met the ruler of Dubai and visiting dignitaries, enjoyed room and laundry service on demand, and could ride the elevator a few floors down to an ice rink, a disco and a luxury shopping mall.

One impression that never left Ammar was the sight of wooden fishing vessels drifting by on the waterfront, and heavily laden camels plodding past the glittering

hotel. Where was the line between prosperity and preservation?

Two years later, he was recruited by Sheraton to open a hotel in Baghdad, where he once played tour guide to Saddam Hussein, who appeared at the back door one day, asking to see the new place. There, and especially in Damascus — the world's oldest capital city — the quandary of progress lingered.

Ammar slowly learned to master the tension, eventually pushing for growth in a small California town steeped in its own heritage.

"Because of this experience of having lived other places, I was able to appreciate what makes P.G. unique," Ammar reflected.

Seven years after the couple had honeymooned at the Bide-A-Wee Inn in Pacific Grove — Trina's idea — Ammar accepted an offer to work at the new Monterey Sheraton. They returned in 1986 with their two — soon to be three — young children, and Trina took a job at CHOMP, where she worked as a lactation specialist for nearly 30 years. And after Marriott purchased the Sheraton, Ammar moved across the street to the DoubleTree (now the Portola Hotel), but not for long.

Business improvement

What he'd learned in the hotel business translated effortlessly to his role as president of the Pacific Grove Chamber of Commerce. Not only did its membership and budget take off — from \$55,000 to more than half a million dollars when he retired — but Ammar convinced hundreds of business owners to pony up and join the business improvement district, which helps keep downtown streets clean, puts on community events and funds advertising for more than 300 businesses.

"I love the people and businesses of P.G., and my biggest accomplishment was building up the chamber and improving it," Ammar said. He credits the city's oldest, most established businesses for affording the organization stability through highs and lows that included 9/11, the 2007-2008

financial crisis, Covid, and their resulting impacts on tourism.

Key to the city

For his service, Ammar was handed the key to the city in 2000. Last month, he received the chamber's Citizen of the Year Award. He's widely respected, even by those who weren't always on board with his more aggressive bids for development.

During his tenure, the chamber backed four successful ballot measures, including limiting residential vacation rentals to the coastal zone and upzoning the old American Tin Cannery to allow a hotel to be built there — a controversial move, but one that Ammar defends as a way to create jobs, stimulate local business and generate revenue for the city.

"Affordability is always a concern for me. That goes for visitors, too. We need to share this beauty with everyone, not just upscale tourists," said Ammar, who

advocated using funds from the business improvement district to build the city's tourist information center in 2013. He has his hôtelier cap on when he speaks admiringly of the new Kimpton Mirador Hotel.

"That market segment had never been offered before. Bell service, a bar and restaurant open late... And they've done a great job with hiring locally, providing those opportunities to young people," said Ammar, who, in his spare time, taught hotel administration at Monterey Peninsula College for 13 years.

In his ersatz retirement, Ammar said he's at the chamber's disposal "24 hours a day," with some fundraising and business consulting on the side. An avid traveler, he and his family are cruising the Mexican Riviera this week — a welcome break from the after-school routine.

"It's such a privilege that I'm raising grandkids, surrounded by great people, in the same place I honeymooned," he said.

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Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
AZUL SOLUTIONS INC., 580 Jefferson St., Apt. 3, Monterey, CA 93940.
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 June 12, 2026.
S/Manuel Lavanega, President
Date: June 12, 2026
This statement was filed with the County Clerk of Monterey County on June 12, 2026.
Publication Dates: June 19, 26, July 3, 10, 2026 (PC 637)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261211
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
LESTARZ, 1020 Paloma Road, Del Rey Oaks, CA 93940.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
DON L. GRUBER, P.O. Box 190, Monterey, CA 93942.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 8, 2026.
S/Don L. Gruber
Date signed: June 8, 2026
This statement was filed with the County Clerk of Monterey County on June 8, 2026.
Publication Dates: June 19, 26, July 3, 10, 2026 (PC 638)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261169
The following person(s) is(are) doing business as:
Central Coast Computer Networks, 12776 Rogge Village Loop, Salinas, CA 93906, County of Monterey
Registered Owner(s):
Eduardo Silva, 12776 Rogge Village Loop, Salinas, CA 93906
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name listed above on not applicable
S/ Eduardo Silva
This statement was filed with the County Clerk of Monterey County on 06/01/2026 6/19, 6/26, 7/3, 7/10/26
CNS-4052568# CARMEL PINE CONE
Publication Dates: June 19, 26, July 3, 10, 2026. (PC 639)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261241
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
ESTRELLITAS DAY CARE, 1108 Cortez St., Unit B, Salinas, CA 93905.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
LETICIA CRUZ LUSTRE, 1108 Cortez St., Unit B, Salinas, CA 93905
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on 2003.
S/Leticia Cruz
Date signed: June 12, 2026
This statement was filed with the County Clerk of Monterey County on June 12, 2026.
Publication Dates: June 19, 26, July 3, 10, 2026 (PC 643)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261226
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
NA HOKU - HAWAII'S FINEST JEWELERS SINCE 1924, 700 Cannery Row, Suite P, Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
NA HOKU, INC., 3049 Ualena St., 12th Floor, Honolulu, HI 96819.
State of Inc./Org./Reg.: Hawaii
This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on March 20, 2026.
S/Linda L. Flanagan, President, CFO
Date: June 3, 2026

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This statement was filed with the County Clerk of Monterey County on June 10, 2026.
Publication Dates: June 19, 26, July 3, 10, 2026 (PC 644)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261274
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
1. BAY CAPITAL PROPERTY MANAGEMENT
2. REMAX PROPERTY EXPERTS
3. BAY CAPITAL MORTGAGE
233 Monterey St., Salinas, CA 93901-3408.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
BAY CAPITAL REAL ESTATE, INC., 233 Monterey St., Salinas, CA 93901-3408.
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 Dec. 20, 2012.
S/Jorge Edeza, President
Date: June 2, 2026
This statement was filed with the County Clerk of Monterey County on June 16, 2026.
Publication Dates: June 19, 26, July 3, 10, 2026 (PC 644)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261277
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
THE CARMEL COMPANY, 850 Archer Street, Monterey, CA 93940.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
STEPHEN JOHN POLETTI, 850 Archer Street, Monterey, CA 93940.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 17, 2026
S/Stephen John Poletti
Date signed: June 17, 2026
This statement was filed with the County Clerk of Monterey County on June 17, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 650)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261223
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
LOS OSITOS TREE CARE, 3320 Del Monte Blvd., Space 59, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
CARLOS VALDES QUEZADA, 3320 Del Monte Blvd., Space 59, Marina, CA 93933.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2026
S/Carlos Quezada
Date signed: June 9, 2026
This statement was filed with the County Clerk of Monterey County on June 9, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 651)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261224
The following person(s) is(are) doing business as:
Grey Ghost Ranch, 1632 Elm St, San Carlos, CA 94070, County of San Mateo
Registered Owner(s):
Grey Ghost Precision LLC, 455 Market St Ste 1940 #332445, San Francisco, CA 94105; California
This business is conducted by a Limited Liability Company
Registrant commenced to transact business under the fictitious business name listed above on Not applicable
S/Justin F Patterson, Managing Member
This statement was filed with the County Clerk of Monterey County on 06/10/2026 6/26, 7/3, 7/10, 7/17/26
CNS-4054415# CARMEL PINE CONE
Publication Dates: June 26, July 3, 10, 17, 2026. (PC 654)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261149
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
BEAN DOG FILMS, 160 Laurel Dr., Carmel Valley, CA 93924.
County of Principal Place of Business: MONTEREY
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
BOYTE CREATIVE, 160 Laurel Dr., Carmel

Valley, CA 93924.
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 June 1, 2018.
S/Shawn Boyte, President
Date: May 29, 2026
This statement was filed with the County Clerk of Monterey County on May 29, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 656)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261220
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
PAWS CLAWS WINGS AND THINGS, 3270 Del Monte Blvd. #100, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
JOANNE JESSICA KRAJESKI, 3270 Del Monte Blvd. #100, Marina, CA 93933
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 8, 2026.
S/Joanne Krajieski
Date signed: June 9, 2026
This statement was filed with the County Clerk of Monterey County on June 9, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 658)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261276
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
1. DIRECT FRONT TRAINING GROUP
2. FAITH BRIDGE SOLUTIONS
17510 Ramadero Way, Aromas, CA 95004.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
HENRY EMILIO CORZANTES-ORTIZ, 17510 Ramadero Way, Aromas, CA 95004.
DAISY VERENICE CORZANTES-ORTIZ, 17510 Ramadero Way, Aromas, CA 95004.
This business is conducted by a married couple.
Registrant commenced to transact business under the fictitious business name or names listed above on June 16, 2026.
S/Daisy Verenice Corzantes-Ortiz
Date signed: June 16, 2026
This statement was filed with the County Clerk of Monterey County on June 16, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 659)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261187
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
ARCHITECTURAL GLASS CONSTRUCTOR, 1354 Noche Buena St., Seaside, CA 93955.
County of Principal Place of Business: MONTEREY
Registered Owner(s):
RODERICK ALLEN STANDISH, 1354 Noche Buena St., Seaside, CA 93955.
This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 4, 2026.
S/Roderick Allen Standish
Date signed: June 4, 2026
This statement was filed with the County Clerk of Monterey County on June 4, 2026.
Publication Dates: June 26, July 3, 10, 17, 2026 (PC 660)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 20261308
Filing type: ABANDONMENT:
County of Filing: Monterey
Date of Original Filing: Feb. 9, 2024
File No.: 20240303
The following person(s) is(are) doing business as:
1. A PLUS MARINA QUALITY WATER
2. UNDER PRESSURE WATER MANAGEMENT COMPANY
3. A PLUS POSTAL SERVICE
215 Reservation Rd., Suite O, Marina, CA 93933.
County of Principal Place of Business: MONTEREY
State of Inc./Org./Reg.: California
Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
FLAT WATER BLUES, LLC, CALIFORNIA
This business is conducted by a limited liability company.
S/Kenneth Roy Stratton, Member
Date: June 18, 2026
This statement was filed with the County Clerk of Monterey County on June 22, 2026.
Publication dates: June 26, July 3, 10, 17, 2026. (PC661)

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ARTIST

From page 27A

Sotheby's real estate broker in Boulder, Colo., and daughter Olivia is a Monterey resident working in finance with her father.

For Karen D'Allaird, motherhood took priority over art. "I didn't draw or paint for about 10 years, from the time I left Hussian School until my kids got more independent," she said. "Then I just started painting for my own pleasure, and I was pretty bad at it."

The turning point for D'Allaird came when she enrolled

at the Carlin Academy of Fine Art in Kennett Square, a Philadelphia suburb. She studied under master representational artist Nielsen Carlin.

"They started from the beginning, teaching us how to draw for the first two years. We never even touched a color during that time," she said. "Then we started learning color, learning chroma (which measures how pure or vivid a color is, separate from its brightness) and studying the language of art."

'I love beginners'

D'Allaird's moment of validation as an emerging artist came when her stoic father saw a painting she brought home after graduating from the academy — a still life of an orange that's part of her home décor in Carmel.

"My dad was a Great Depression-era guy who had been a World War II fighter pilot. He was a kind, wonderful man, but rarely showed a lot of emotion. And he was always supportive but never really said much about my art," she said.

"When I showed him that painting, I saw tears well up in his eyes for the very first time. That was an amazing moment, and it really made me happy — he was really proud."

A second important moment happened at a Chester County art show, where D'Allaird watched a woman circling her painting, staring hard, studying it from multiple angles.

"Finally, she turned and said, 'I've never seen a painting that tells a story with so many varieties of green,'" D'Allaird remembered. "'This is the most beautiful painting I've ever seen.'"

She bought it.

Commercial success for D'Allaird has taken several forms over the years, including bridal commissions with

lush oil depictions of stunning bouquets.

She also has hosted paint-and-sip parties, instructional workshops and private and small-group lessons, sharing techniques and philosophies she learned from Carlin. She instructed students of all ages for 12 years at Willowdale Art Academy, an art school she founded in Kennett Square.

"I started that school when my kids were in elementary school. I was teaching second and third graders," said D'Allaird, who later taught middle school and high school. When the Covid-19 pandemic struck, she downsized her classes to adults only, then closed the academy when she and her husband moved to Carmel.

Since then, she has hosted private lessons once a week for a close-knit gaggle of eight adults — mostly pickleball friends from the Beach & Tennis Club in Pebble Beach, where D'Allaird is a member.

Most of those students, who are in their 60s and 70s, were new to painting.

Sharing the excitement

"I love beginners — people who are just dipping their toes in," she said. "It doesn't always come easily, but when somebody paints something they're super pleased with, I share their excitement. I feel as proud of their work as I am of my own. They're like my children."

Information about D'Allaird's paint-and-sip parties, classes, workshops and commissions, plus images of her paintings, can be found at karendallairdfineartstudio.com.

Visit the Carmel Art Association Gallery (Dolores Street, between Fifth and Sixth avenues) between 10 a.m. and 5 p.m. daily to see her work, or carmelart.org to view more images and biographical information.

Dennis Taylor is a professional freelance writer in Monterey County. Contact him at scribelaureate@gmail.com.

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Michael Wong is a Carmel Valley resident and founder of a successful electronics manufacturers' representative firm. Outside work, he enjoys the region's warm climate, scenic landscapes, equestrian trail riding, and vibrant community.

An experienced country line dance instructor, Michael teaches at Hacienda Carmel Valley and venues throughout Monterey County, welcoming dancers of all skill levels while fostering friendship and confidence.

He also enjoys maintaining and driving his cherished collector cars, including a 1965 Plymouth Valiant convertible and a beautifully restored 1971 Volvo P1800.

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2Q 2026 | Market Update

PEBBLE BEACH



The Pebble Beach market continued to demonstrate resilience throughout the second quarter, defying broader national housing trends. A total of 30 properties closed, representing \$147M in sales volume—up from \$126M last quarter and significantly ahead of the \$99M recorded during 2Q25. While the median sales price settled at \$3.6M, compared to \$4.05M in 1Q26 and \$3.7M one year ago, overall activity reflects a market that remains fundamentally strong and balanced. This quarter was led by the MPCC neighborhood, which accounted for 18 of the 20 sales. Buyers continue to prioritize homes close to the club, with proximity to the coastline and golf amenities remaining among the most influential drivers of demand. Central Pebble Beach recorded five sales, while six homes closed in the Upper Forest. Worth noting that 1536 Cypress Dr sold this quarter at \$31M, which is an encouraging sign that the top of Pebble's market remains active amidst our peak selling season.

The trend we noted last quarter became even more pronounced this spring: buyers are willing to act decisively for move-in ready homes or exceptional locations, while properties requiring significant renovation or priced above current market expectations are experiencing longer marketing times and greater price adjustments. In today's market, preparation and strategic pricing have become increasingly important. As we enter the heart of the summer selling season, buyer engagement remains healthy despite ongoing economic uncertainty. Pebble Beach continues to benefit from limited inventory, enduring lifestyle appeal, and demand from buyers seeking legacy properties in one of California's most coveted coastal communities. We anticipate these market dynamics will continue through the third quarter, particularly for homes that combine exceptional location with thoughtful presentation.

Nic Canning
Pebble Beach Specialist
831.241.4458



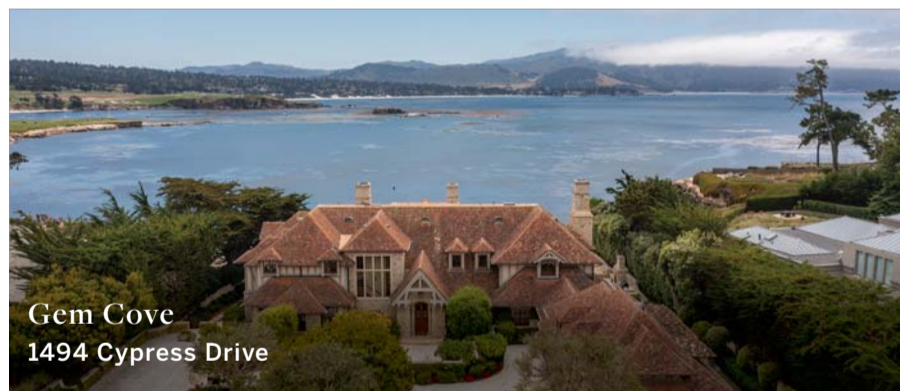
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CARMEL BACH FESTIVAL

89th Season

JULY 13-26, 2026



Nature provides the beauty, Bach Festival provides the soundtrack

THE 89th Carmel Bach Festival runs from July 11 to July 25 with the theme “The Nature of Sound.” Under artistic director and principal conductor Grete Pedersen, the concerts will blend Baroque masterpieces with contemporary voices, exploring how music mirrors the natural world — from ocean waves and seasonal cycles to forests and human rhythms.

Venues include Sunset Center, Carmel Mission Basilica, All Saints’ Episcopal Church, Carmel Presbyterian, the Church in the Forest in Pebble Beach and San Carlos Cathedral in Monterey.

Different winter

The main concerts from the first week repeat the following week. Saturday’s opening performance is “Haydn: The Seasons.” Soloists join the festival orchestra and chorale in this portrayal of the cycle of seasons. Pedersen conducts selections from the oratorio, omitting winter. According to the festival, this allows time for Nils Henrik Asheim’s “Muohta — Language of Snow,” which evokes a decidedly sparser landscape. In collaboration with Carmel Dance Festival, dancers Babatunji Johnson and Natalie Leibert will add a visual element to the evening.

On Sunday, “Bach and Rebel” takes the stage at 3 p.m. at Sunset Center. It promises to trace “how composers use music to explore our deepest responses to the world — grief and wonder, chaos and order, sorrow and joy,” the program notes say. Con-

ducted by Pedersen, the afternoon features Henry Purcell’s “Music for the Funeral of Queen Mary,” “Les élémens” by Jean-Féry Rebel, “Nuits, Adieux” a 1990s-era work by late acclaimed Finnish composer Kaija Saariaho, Sven-David Sandström’s “Hear My Prayer O Lord,” and J.S. Bach’s Cantata No. 214.

Monday evening’s 7:30 p.m. concert features two familiar works: Antonio Vivaldi’s “The Four Seasons” and George

Frideric Handel’s “Water Music.” Concertmaster Peter Hanson directs and plays violin in Vivaldi’s beloved concertos.

Musical barges

Handel’s suite was composed when Britain’s King George I requested a concert on the Thames. The king and aristocrats rode on one barge while the City of London provided another for the 50 musicians. Spectators also took to the water.

The Sunset Center performance promises to be more comfortable — and significantly drier.

“Bach at Sunset” takes the stage Tuesday at 7:30 p.m. Festival artistic advisor and director of choral activities Andrew Megill conducts Bach’s cantatas No. 39 and No. 105, plus Antonio Lotti’s “Missa Sapientiae.” Festival staff note that the

See **ROUNDUP** page 36A



PHOTOS/MICHELLE MAGDALENA, RANDY TUNNELL

The 89th Carmel Bach Festival opens this weekend with Franz Joseph Haydn’s “The Seasons,” which fits neatly into the season’s theme, “The Nature of Sound.” Conducted by artistic director and principal conductor Grete Pedersen (left), the program highlights the interplay of sound and environment.



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B A C H F E S T I V A L

Loving their work, sharing their knowledge, and having some fun

By ELAINE HESSER

IN 2018, a group of neurologists published a study suggesting that professional and amateur musicians' brains may not age as rapidly as those of their peers.

Judging by some conversations The Pine Cone recently had with longtime Carmel Bach Festival performers, that not only sounds plausible, but like a bit of an understatement.

Take Sue Mudge, the Carmel trombonist who began playing with the festival in 1984 and has performed under four of its primary conductors — Sandor Salgo, who led from 1956 to 1991, Bruno Weil, who took up the baton until 2010, followed by Paul Goodwin, and, beginning in 2023,

Grete Pedersen, the first woman to lead the fest. Mudge also recalls the major Sunset Center renovation completed in 2003, which she described as “a big change.”

Sense of humor

She lends her experience to her job as director of community engagement for the festival, running the free and popular outdoor Tower Brass concerts that precede other performances, and creating and directing the annual family concerts.

For those, she created two memorable characters. Leonard is a slightly nerdy kid who loves music and science, and his stuffed horse, Rasmus, comes to life when adults aren't around, taking Leonard on fantastic adventures with orchestral accompaniment. The pun-laden scripts

give them a “Looney Tunes” quality — fun for the kids, but with plenty to entertain the adults, too.

Mudge even persuaded the tall, lanky Goodwin to step down from the conductor's podium to play the part of the Leonard, complete with red hair, and, one year, a pair of swim fins on his feet.

Festival soloist soprano Clara Rottsolk is also busy. Like Mudge, she enjoys educating others, in her case teaching voice at Swarthmore, Haverford and Bryn Mawr colleges near her home in Philadelphia. She's been coming here since 2007, when she began singing with the Bach Festival Choral.

Rottsolk's long resume is a chronicle of international travel and musical achievement, and a conversation with her reveals

a depth of knowledge that, combined with her experience and talent, would be downright intimidating if not for her personal insights and sense of humor.

Rottsolk said, “The big thing that people don't realize about singers is that they build their instrument while they learn it.” Everybody has a voice, she said, and that makes listening an empathic experience.

And singers, like guitar players, are called upon more often for impromptu performances than other musicians.

“It's nice to be of service,” she said — and that's from years of personal experience with her father, an organist, and her mother, a choral conductor. Rottsolk said she and her sister were “in every church choir.”

Sharing the joy

Later, as a professional, she once returned from a winter season's worth of performances “completely exhausted.” Her sister wanted to go Christmas caroling, and Rottsolk declined, asking, “Can I just go sit quietly in a back room?”

Most of the time, though, she simply loves what she does for a living and loves sharing it with her students.

“Passion” is a common descriptor when it comes to musicians, and 21-year Carmel Bach Festival veteran Edwin Huizinga is no exception, as anyone who's seen him play the violin can attest. Born in Canada, he attended Oberlin College in Ohio and teaches music there. He's also the festival's director of the Baroque and Classical Academy, artistic director of the Carmel Bach Festival Academy, and a founding member of Fire and Grace with guitarist William Coulter.

The duo's festival performances integrate various types of music with dance,

See **MUSICIANS** page 36A



PHOTOS/MICHELLE MAGDALENA, JENNIFER TAYLOR

(From left) Edwin Huizinga, Sue Mudge and soprano Cara Rottsolk are all longtime musicians at the Carmel Bach Festival. While they have more than 80 years of combined experience among them, each nurtures a youthful sense of wonder, focused creativity and joy in their artistry.



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BACH FESTIVAL

She would have fit right in at Dene and Hazel's house

By LISA CRAWFORD WATSON

THE ENERGETIC, quirky-cool and highly educated Angélica Negrón writes music for voices, orchestras, ensembles and film, and plays the accordion and violin. From all appearances, Negrón, 44, moves to a beat completely outside the frame of the usual Carmel Bach Festival musician profile. Or does she?

Growing up in Puerto Rico, she came of age playing traditional music on the violin yet had no idea someone could be a composer. Having never played music by someone who was still alive, Negrón didn't think about where it came from, and it didn't occur to her that there were living people writing music. Once it did, she became one of them.

Almost, forever

Today, the only thing classical about her work is the training and mastery of music, which, paired with a wildly creative nature, enables her to go outside the frame of what might be considered traditional compositions. She writes from a confluence of classical and electronic music, pushing the boundaries of established sound sources.

Negrón lives in Brooklyn, where she says she's always looking for ways to incorporate the natural world into her work.

"I actually began my investigation of music in a conventional way, by getting my undergraduate degree at a conservatory in Puerto Rico, where I studied violin and composition," she said.

"I also earned a degree in film and moved to New York for my master's at New York University, and I have almost finished my doctorate. I am forever a student."

'Immersive experience'

Her career took off when she started her dissertation about renowned avant-garde composer Meredith Monk, whom she admires and considers a colleague.

This month, in a festival that has always been focused on the great masters of classical music, Negrón is coming west as the Bach Festival's featured composer. She might even have her Boston terrier, Middy, who's (of course) named for a type of keyboard. A concert she curated, "Field

of Sound," will be performed July 23 in Sunset Center Studio 105 at 3:30 p.m. The program, which concludes with one of her own compositions, is described by organizers as "an immersive experience — blurring boundaries between acoustic and electronic sound, individual and collective voice, memory and environment."

Unexpected familiarity

"I really believe the main thing for me is to connect to audiences if they are open and curious," she said. "And I find a lot of them are. Even in the most traditional venues, they are hungry for new things."

Besides, Negrón finds a lot of parallels between Bach's music and other traditionally performed compositions as well as her own, which is lyrical and melodic, she says, with a darkness but also hope, and the intricacies through which people can find themselves or what resonates personally.

"I love playing with the intersection between the familiar and the unexpected," she said. "I am part of the diaspora from Puerto Rico, always in search in my life and in my creative experience to find familiarity, both of which, I have discovered, can be found when least expected."

Playing with fists

Negrón original scores include the HBO docuseries "Menudo: Forever Young" and the documentary "You Were My First Boyfriend" by filmmaker Cecilia Aldarondo. She regularly performs solo shows and is a founding member of the tropical electronic band Balún. She has been a teaching artist with the New York Philharmonic's Very Young Composers program and with Lincoln Center Education.

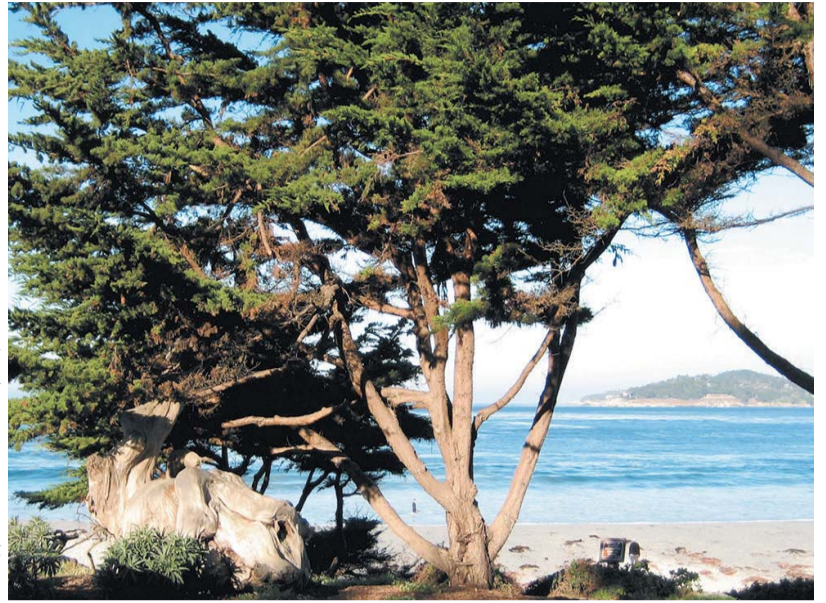
But to the original question — does someone as forward-thinking as Negrón really fit in the spirit of a festival celebrating Johann Sebastian Bach? Festival founders Dene Denny and Hazel Watrous often entertained avant-garde musicians at their home, Harmony House, in Carmel. Among them were Igor Stravinsky, whose modern works offended some traditionalists, and composer and musician Henry Cowell, whose techniques included creating "tone clusters" with his forearms and fists on the piano.

Not only would Negrón be welcome, she'd almost certainly be invited back.



Angélica Negrón

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B A C H F E S T I V A L

MUSICIANS

From page 34A

costumes and other cultures. Tickets to this year's "Bach, Brazilian and Bluegrass" concert are selling rapidly.

The exuberance Huizinga has is moderated by his soft-spoken and self-effacing demeanor. Like Mudge and Rottsohlk, he enjoys education and learning. He embraces a wide range of styles from folk to fiddle music to Baroque masterworks and is one of the instructors at Big Sur Fiddle Camp.

For him, coming to Carmel is "coming home to a family" every summer. He described himself as a "huge advocate for innovation" and clearly believes that loving the standards festival audiences enjoy doesn't preclude "inviting more artists to come in." He said that doing so "feels both more personal and more universal," and "gives voice to a younger generation."

'Long into the night'

As part of the Bach Festival's Young Artist Showcase (on pause this year), he listened carefully and gave detailed personal feedback to each musician, treating the kids with respect and compassion after what was, for many of them, their first time on Sunset Center's stage.

He's done deep dives into the intersection of music and nature, working "long into the night" with local composer John Wineglass writing "Sacred Land Concerto for Violin and Orchestra" for the Monterey Symphony, which debuted it with Huizinga as the soloist in 2023.

Huizinga, who has done events with Google and Apple, has no problem with bringing technology into performances, although he has a measured approach. There has to be a balance, he says. "Younger people need a break from tech, then we can ask what they can bring to it," he said. It's an ongoing conversation and collaboration.

So, are these musicians' brains younger? Their hearts certainly are. It's enough to make you want to sign up for lessons.

Loving the classics while giving voice to a younger generation

ROUNDUP

From page 33A

cantatas "showcase Bach's mastery of choruses, arias, and recitatives, blending intricate musical craft with profound spiritual and moral themes."

On Wednesday, "Nature's Poet" at Carmel Mission Basilica (8:30 p.m.) references Rainer Maria Rilke, whose words appear in several choral works. Megill leads the Festival Chorale in an a cappella program featuring Ramona Luengen's "In tiefsten Nächten," Frank Martin's Mass for Double Choir, Paul Hindemith's "Six Chansons," Einojuhani Rautavaara's "Die erste Elegie," and Stephen Andrew Taylor's "Only Yes."

"Bach, Brazilian, and Bluegrass" is set for Thursday at 7:30 p.m. at Sunset Center. Fire & Grace musicians — violinist Edwin Huizinga and guitarist William Coulter — are joined by mandolinists Mike Marshall and Caterina Lichtenberg, plus the Festival Orchestra. The program fuses Bach's precision with Brazilian rhythms and bluegrass energy.

Strings and tech

Pedersen conducts Ludwig van Beethoven's Symphony No. 6 ("Pastoral"), paired with Aaron Copland's "Appalachian Spring," on Friday at 7:30 p.m. at Sun-

set Center. The evening opens with featured composer Angélica Negron's "Marejada" (2020), a work for string quartet and electronics that incorporates field recordings of Puerto Rican waves and birds.

The Beethoven work depicts a mostly peaceful and bucolic setting, while Copland — once a guest at the home of festival founders Dene Denny and Hazel Watrous — brought American landscapes to life with myriad variations on the Shaker tune, "Simple Gifts."

Rescue mission

"Roaring '20s" chamber concerts at All Saints' Episcopal Church (3 p.m. on July 14 and 21) capture the Jazz Age spirit and recall the festival's history of artistic experimentation. The church also hosts afternoons of Bach cantatas July 17 and 24.

The Family Concert, "Birds of a Feather," takes the festival's favorite characters, Leonard and his toy horse, Rasmus, on an educational journey that turns into a rescue mission. The sole performance is at 11 a.m. July 18. Tickets are free, but reservations are required.

The 89th season includes numerous other performances, lectures and masterclasses, plus a special July 25 afternoon event, "Counterpoint," with pianist Conrad Tao and dancer Caleb Teicher, and the ever-popular "Best of the Fest" that evening.

Tickets and details for all performances are available at bachfestival.org.



PHOTO/PINE CONE FILE

For many Bach Fest performances, historic Sunset Center's stage is filled with instrumentalists and singers. The volume of sound, combined with exceptional acoustics, surrounds and thrills audiences. But if you'd like a more intimate experience, smaller concerts also abound.

CALENDAR

July 17 – Carmel Plaza's Summer Live Music with The Money Band, 5 to 7 p.m. Food & drink packages available for \$25 while you enjoy 2 hours of free music. Ocean Avenue and Mission Street, CarmelPlaza.com/happenings

Sundays – Live music 5 to 7 p.m. at Woody's at Del Mesa. Musical guests **Brice and Nina** deliver an eclectic mix of jazz, rock and reggae, 500 Del Mesa Carmel. (831) 624-1854

Thursdays – Live jazz with The David Morwood Jazz Band, 6 to 9 p.m., at Terry's Restaurant + Lounge, inside Cypress Inn, Lincoln and Seventh, Carmel-by-the-Sea. For more information, please contact Cypress Inn, (831) 624-3871.

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July 18 to 26 – Peninsula Potters is at it again! Our 20% Off Sale is celebrating its 59th year. With 15 remarkably talented potters, we've got a stunning collection of ceramics, both functional and works of art. We're open daily from noon to 4 p.m., 2078 Sunset Drive, Pacific Grove. See you soon!



July 26 – 75th Anniversary Jubilee Celebration of All Saints' Church, 4 to 5:30 p.m. Dolores and Ninth, Carmel-by-the-Sea. Sanctuary dedication, unveiling of painting by **Elizabeth Barlow**, music, fellowship and refreshments. It's a community event. Please RSVP and/or share a favorite memory of a time there at www.allsaintscarmel.org

July 31 – The World Affairs Council of the Monterey Bay Area (WACMB) will present a dinner lecture at the Monterey Marriott Ferrantes Room. **Dr. Richard Feinberg**, Professor Emeritus, University of California, San Diego will present "The Cuban Tragedy: whither Washington and Havana?" Visit <http://www.wacmb.org> for event registration and information.

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This Week

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Nonagenarian pianists join Jazz Jam, all-stars raise \$\$ for jazz school

AT THIS month's Jazz Jam at Embassy Suites in Seaside July 26, the

miss." "One hundred and eighty years of incredible life and music come together as two legendary keyboardists, both still performing at the absolute top of their game, take the stage," Vanderzwaan said.

the Fox Theater in Salinas Friday at 9 p.m. More than a dozen local drummers will fill the shoes of the late John Bonham, while **The House Band of the Holy** — featuring singer Taylor Safina, singer and multi-instrumentalist **Donnie Dickman** and others — pays tribute to the music of Led Zeppelin.

Fox Theater is located at 241 S. Main St. For tickets, visit tickets831.com.



Pianist Bob Phillips will join the Jazz Jam at Embassy Suites July 26.

On a High Note

By CHRIS COUNTS

spotlight falls on two pianists — Bob Phillips and Dick Whittington — who recently celebrated their 90th birthdays. Phillips and Whittington will be backed by bassist Steve Uccello and drummer Andy Weis.

Drummer and co-host **Jim Vanderzwaan** called the show "truly a once-in-a-lifetime performance you won't want to

As always, professional musicians are invited to join the jam. The music starts at 1 p.m. and there's no cover. Embassy Suites is located at 1441 Canyon Del Rey.

Live music July 3-9

■ Big Sur

Big Sur River Inn — **Andrea's Fault** (jazz and pop, Sunday at noon), singer and guitarist **Victor Veysey** (Thursday at 6 p.m.), 46800 Highway 1.

Fernwood Resort — **The Love Creek Band** (psychedelic rock, Saturday at 10 p.m.), 47200 Highway 1.

Henry Miller Library — pianist **Toby Kasavan** (jazz, Saturday at 7 p.m.). Tickets are \$23, 48603 Highway 1, henrymiller.org.

■ Carmel

Carmel Mission Inn — Open Mic Night (Wednesday at 5 p.m.) in **Shearwater Tavern**, 3665 Rio Road.

Hyatt Carmel Highlands — Singer and pianist **T.J. Kuenster** (jazz, Friday at 6 p.m.), singer **Dino Vera** (jazz, R&B and dance, Saturday and Thursday at 6 p.m.), 120 Highlands Drive.

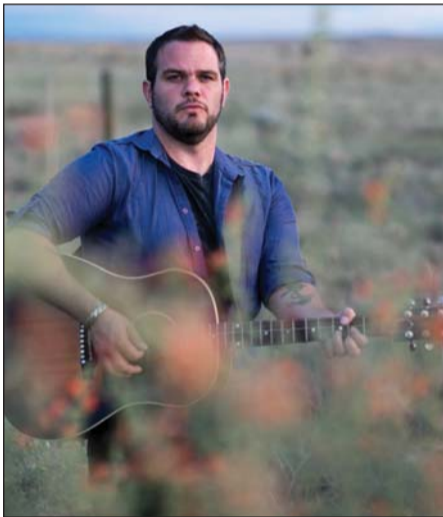
La Playa Hotel — **The David Mor-**

wood Trio (jazz, Sunday and Tuesday at 5 p.m.) in **Bud's Bar**, Camino Real and Eighth Avenue.

Cypress Inn — Singer **Dino Vera** (jazz, R&B and dance, Friday at 6:30 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.), **The David Morwood Jazz Band** (Thursday at 6 p.m.), Lincoln and Seventh.

Links Club — **Moondance** (pop and

See MUSIC page 41A



Singer and guitarist Benny Bassett performs Monday, 4 p.m., at Folktales Winery in Carmel Valley.

■ 'Jazz in the Forest'

Raising funds for the Monterey Jazz Festival's education programs, the **Monterey Jazz Regional All-Star Vocal Ensemble** and the **Monterey Jazz Regional All-Star Big Band** play Saturday at 4 p.m. at Forest Theater.

The student musicians come from schools throughout Monterey County. "Our all-star ensembles rehearse twice monthly while working on ensemble skills, and in the summer, they get to perform across Monterey County and far beyond, testing their chops on the bandstand while bringing great jazz music to the community," according to the festival.

Tickets are \$20 for adults and \$15 for anyone under 18. The theater is located at Santa Rita and Mountain View.

■ Bonzo lives on

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Image credit: Mary DeNeale Morgan (1868–1948), *Late Afternoon, Monterey Coast*, c. 1930–1931, oil on canvas, 39 x 35 in. Collection of Marilyn and James Hebenstreit.



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FOOD & WINE

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IN MOST of the United States, a heat wave has made the idea of cooking a fancy meal ridiculous, but during another of our typically chilly summers, local restaurants offer cozy hearths indoors or outdoor dining on heated patios.

Soup to Nuts

This week, we have the lowdown on summer dinners at a local winery, an annual cocktail competition, a peek inside Crema in Pacific Grove, and more.

■ 7D chef, vineyard views

Folktale Winery & Vineyards has launched “Dine in the Vines,” a new summer dinner series featuring international cuisines paired with estate wines.

Served outdoors on the Vineyard House Patio, the family-style dinners highlight seasonal local ingredients, and each event celebrates a different cuisine. Julia Sach, executive chef for Folktale Group, which includes Seventh &

Dolores Steakhouse, is in charge of the menu.

July 17 will feature a Spanish-California dinner from 6 to 8 p.m., with a menu that lists strawberry salad, halibut, vegan cauliflower steak with roasted grapes, and a dessert of Basque cheesecake. The meal will be paired with Seven Spanish Angels Albariño and Ode to the Sea Pinot Noir.

Italy will be represented July 23 by a prosciutto-melon starter, Tuscan chicken, vegan seared eggplant done parmigiana style, and chocolate cannoli. Pours will include estate pinot noir and Le Mistral White Witch. Finally, on July 30, it's time for French cuisine — salad with salmon and shrimp, a stuffed chicken breast, farrotto (risotto made with farro, a wheat grain), and a fruit galette a la mode. That's all paired with Folktale's 2023 We Are Flower and The Creator pinot noir.

Events run from 6 to 8 p.m. Tickets are \$95 for wine club members and \$115 for the public. For details and reservations, visit folktalewinery.com.

■ McIntyre chillaxes and jams

McIntyre Family Wines has a couple of ways for you to slow down and enjoy summer.

Tuesdays, Wednesdays and Thursdays, there's a locals happy hour from 5 to 6 p.m. with \$6 glasses and \$3 snacks “for our favorite neighbors,” the winery says.

Summer Music on the Patio runs every Sunday through Sept. 27, except July 12 and Aug. 23, from 1 to 4 p.m. Visit mcintyrevineyards.com for the full schedule.

■ Cella bartender wins annual contest

A spirited bartending battle hosted by Cella restaurant last week saw Lindsay Eshleman crowned the victor,

besting a field of talented and creative competitors.

Organized by chief mixologist Joshua Perry, the June 29 Coastal Cocktail Clash included Cella's Eshleman, Houston Hansen from The Tap Room, Marissa Capen from Hula's, Kayden Yamashita from Pop & Hiss, Andrew Weld from The Salty Seal, Nica Farr from Stoke's Adobe, Aja Gonzalez from Brophy's, and defending champion Felicia Gonzales-Acosta, who runs the bar at Aubergine in Carmel.

Eliminations were made over three rounds. In the first, competitors made their signature drinks based on a choice of spirit, items from the bar's pantry and one homemade ingredient.

“They made full-sized cocktails for the judges and samples for some of our VIP ticketholders to vote on,” Perry said.

Farr, Gonzales-Acosta, Eshleman and Capen moved on


See **FOOD** next page



Out in sunny Carmel Valley, McIntyre Family Wines is offering some special afternoons with live music, along with a locals' happy hour Tuesday through Thursday. McIntyre acquired Boekenooogen Wines about two years ago, so when you stop in, you can taste the best of both.



The fresh and filling curried chicken salad at Crema in Pacific Grove just might bring back fond memories of the 1980s. Opened April 1, the restaurant is now serving beer, wine and cocktails.

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FOOD & WINE

FOOD

From previous page

to a speed contest that had them preparing a margarita, a negroni and an espresso martini as quickly and cleanly as possible.

“They’re timed on their drinks being completed, but they’re also working on a white linen cloth,” and were marked down for splashes, spills and spots, Perry said. Judges tasted the drinks for accuracy and weighed in via thumbs up or thumbs down.

Farr and Eshleman advanced to the final round, which was decided by a roll of the bartender’s dice. They came up with “rum,” “smoky,” and “savory,” and had five minutes to plan their concoctions and seven minutes to execute them.

“After a very heated debate, Lindsay came out on top,” Perry said.

Her victory marks the second time a Perry protégé has won in the competition’s three-year history.

“I’m very happy to be able to provide this outlet for the community to see bartenders you may or may not have heard of from outlets you may or may not have been to,” Perry said.

■ P.G. brunch on a weekday

Crema at Lovers Point in Pacific Grove has been generating a lot of buzz since its opening April 1. Tamie Aceves, who formerly ran Point Pinos Grill and her much-loved Crema on Lighthouse Avenue in Pacific Grove, has just about hit her stride, and not a moment too soon.

At lunchtime on a cloudy Tuesday after July 4, the place was almost full and parking nearby was a bit of a challenge.

The compact menu offers a surprising variety of dishes. Breakfast starts at 6:30 a.m., and Crema is open until 2:30 p.m. for lunch Monday through Thursday. No dinner yet, but bar bites and cocktails are available Thursday through Saturday from 2:30 to 6 p.m.

Most breakfast items, like burritos, avocado toast, and a veggie frittata, are available until closing. Now that Crema

has its liquor license, it’s offering mimosas for \$10 a glass or \$24 for a carafe, and the house special bloody marys are dressed up with celery, Baker’s bacon, jalapeño, pickled veggies, olive, onion, and a seasoned salt rim.

The curried chicken salad was everything it should have been. Now that it’s officially “retro,” the 1980s-era dish carries the additional burden of competing with diners’ memories — and it succeeds.

Balancing act

Instead of the usual raisins, plump dried cranberries added sweetness. The curry dressing was used judiciously — the well-cooked chunks of chicken were in no danger of drowning. Celery and chopped cashews provided crunch, and pickled red onions added a nice bit of tart balance. The side of grilled bread is best used to scoop up some of the chicken — otherwise, it would benefit from a little butter or olive oil.

A thick grilled cheese sandwich with a bowl of tomato soup at a nearby table looked delicious and comforting, and other diners appeared to be delighted with their large bread bowls of clam chowder and generous sandwiches.

Prices are quite reasonable, particularly given the location. Many items were \$15 or \$16, topping out at \$24 for a smoked salmon plate.

In addition to espresso drinks, beer, wine and cocktails, there’s a broad selection of nonalcoholic quaffs, including creative lemonades and intriguing iced coffees and teas. Crema, at 631 Ocean View Blvd., is closed Sundays. Visit cremapg.com to learn more.

■ Gooooaaaaaallllllllll

When World Cup teams battle it out, Portola Hotel at the foot of Alvarado Street in Monterey is ready. With 25 flat-screen TVs, you can cheer on your favorites while enjoying the regular menu and scheduled happy hours (4-6 p.m. and 9-10 p.m.) in Peter B’s, which this week announced extended hours from 2 to 10 p.m. July 11 and 18, and noon to 10 p.m. July 19.

■ Agave at Estéban

On July 23, from 6 to 8:30 p.m., guests can experience what the folks at Estéban restaurant in Monterey’s Casa Munras Garden Hotel are calling an “unforgettable evening celebrating agave spirits, with a special tasting featuring sotol, raicilla, bacanora, tequila and mezcal,” Mexican distilled spirits from different regions and source plants.

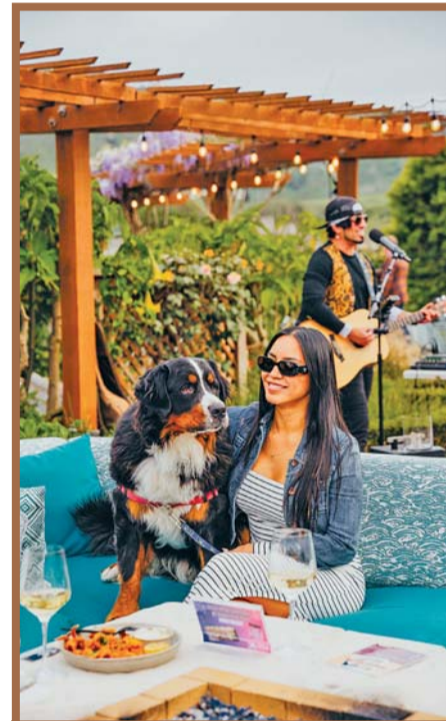
Executive chef Steven Patlan has put together a four-course menu to complement the spirits. Aztec dance performances and a harvesting demonstration by a master jimador, or agave farmer, will help set the mood.

To start, there’s an amuse-bouche of crispy pork belly taco with grilled pine-

apple and pickled green mango. The first course features bluefin tuna with crispy plantains, paired with Desert Door Texas Sotol and Jalisco raicilla. That’s followed by roasted quail with mole and corn tortillas, Wagyu flat iron steak with roasted bone marrow and dry-aged beef tartare, and churros with guava mousse and chocolate sauce. Each course is accompanied by its own spirit.

Tickets are \$155 each, and this event is for adults 21 and older. Reservations are required and can be made on Eventbrite or the inn’s seasonal specials dining page. For more information, call (831) 375-0176 or email marketing@innsofmonterey.com. Casa Munras is at 700 Munras Ave.

Elaine Hesser and Mary Schley contributed to this column.



Shearwater
EST TAVERN 2021

Shearwater Tavern and
the Carmel Mission Inn present

DOG BAR

Every Tuesday • 5:30 - 7:30pm
with Live Music

Our popular Dog Bar is huge hit for guests with 2 and 4 legs.

Join us around the fire pits and heaters under a warm blanket while you listen to live music from local artists like Katherine Lavin, Ryan Sesma, Kyle Kovalik, George Woods, Brett Freshour, Dr. T & The Remedy.

Full Menu + Happy Hour + Dog Menu
When it rains it pours = No Dog Bar.

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VOTED BEST LOCALS MENU

BROILED SALMON



3 COURSE MEALS STARTING AT \$20

CHOICE OF ENTRÉE, CLAM CHOWDER OR SALAD & CHEF’S DESSERT

- ~ FISH & CHIPS \$20
- ~ LINGUINI & CLAMS \$20
- ~ BUTTERNUT SQUASH RAVIOLI \$20
- ~ PRAWNS SCAMPI MONTEREY \$22
- ~ PARMESAN CRUSTED CHICKEN \$23
- ~ SKIRT STEAK \$23
- ~ BROILED SALMON \$23
- ~ GRILLED SANDDABS \$23
- ~ ASIAN STYLE BABY BACK RIBS \$23
- ~ MONTEREY BAY CIOPPINO \$25

~ MONDAYS-THURSDAYS ~
FOR MONTEREY COUNTY LOCALS & MILITARY

Must present Monterey County or Military ID.
Parties of 8 or less. Not valid holidays or during holiday periods.



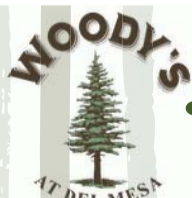
Proprietors Chris Shake and Sabu JR Shake

OPEN DAILY AT 10:30AM
Reservations:
FishHopper.com or
831 372-8543
700 Cannery Row



Lindsay Eshleman celebrates her win at Cella restaurant’s annual Coastal Cocktail Clash held June 29 in Monterey. Eshleman prevailed on her home turf against a field of seven other competitors who mix things up at a range of eateries from Cannery Row and Pebble Beach to Michelin-starred Aubergine in Carmel.

PHOTO/BILL COX



BRUNCH? no problem

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10AM - 2PM
(831) 624-1854

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Pricing? NO PROBLEM.
The Pour? NO PROBLEM.
Location? GET OVER IT.
IT’S BEAUTIFUL!”

- Chef Tim Wood



- BUILD YOUR OWN BLOODY MARY BAR
- WOODHOUSE MIMOSAS
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- CLASSIC BENEDICTS
- SEARED AHI NICOISE SALAD
- WOODY’S HUEVOS RANCHERS
- FULL ESPRESSO BAR
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Open Wed-Sun 11:20-2:30 & 4:30-8:30
Sat & Sun Brunch 10-2

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PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261180
Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:
WEST COAST TRANSPORTS 1, 16 Huerta Ave., Greenfield, CA 93927.

SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 26CV002951
TO ALL INTERESTED PERSONS: Petitioner, LILIAM PEREZ DE ARELLANO filed a petition with this court for a decree changing names as follows:
A. Present name: LILIAM PEREZ DE ARELLANO
Proposed name: LILIAM PEREZ

jito Road, Monterey, CA 93940.
(s) Ian A. Rivamonte
Judge of the Superior Court
Date filed: June 1, 2026
Publication Dates: June 19, 26, July 3, 10, 2026. (PC 632)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261214
Filing type: ORIGINAL FILING.
The following person(s) is (are) doing business as:
ESTHER'S BODY SCULPTOR & MASSAGE, 1164 Monroe St. #10, Salinas, CA 93906.



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Historic Resources Board of the City of Carmel-by-the-Sea will conduct a Public Hearing on Monday, July 20, 2026, at 4:00 PM, or as soon thereafter as possible. Immediately prior to the Public Hearing, the Board will visit some or all the project sites in person as part of a Tour of Inspection. Interested members of the public are invited to attend both the Tour and the Hearing.

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the following link to view or listen to the meeting via Zoom teleconference: https://ci-carmel-caus.zoom.us/j/88188362744?pwd=9H2Dl5GuaQ2eCddEodDJusxblVYlhX.1. To listen to the meeting via telephone, dial +1 669-444-9171. Webinar ID: 881 8836 2744. Passcode: 001916.

All interested people are invited to attend via teleconference or in person at the time and place specified above to give oral or written testimony concerning this matter. Written comments may be submitted to the Community Planning & Building Department at City Hall located on the east side of Monte Verde Street between Ocean and Seventh Avenues, Carmel-by-the-Sea, California, 93921, or P.O. Box CC, Carmel-by-the-Sea, California, 93921, or by emailing sgorman@ci.carmel.ca.us prior to the meeting. With respect to written comments, please submit them at least 2 hours before the meeting to ensure they are provided to the Historic Resources Board and made part of the record. Comments received after that time and up to the end of the Public Hearing will be saved as part of the record but may not be provided to the Historic Resources Board prior to or during the Public Hearing.

The staff report and relevant documents will be available at least 72 hours in advance of the meeting on the City's website at http://www.ci.carmel.ca.us and found by clicking on "Government" and then "Meetings." The Historic Resources Board meeting will be broadcast live on the City's website at https://carmelbytheseaca.portal.civicclerk.com/ and archived there after the meeting. For more information regarding Historic Resources Board meetings, please contact the Community Planning & Building Department at (831) 620-2010.

HE 26082 (Underwood)

Brian Underwood, Property Owner
Dolores Street 2 northwest of 13th Avenue
Block 136, Lots 17, 19
APN: 010-171-005-000
Consideration of the removal of the "Isabel Winslow House" located at Dolores Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District from the Carmel Inventory of Historic Resources. APN: 010-171-005-000

Study 26040 (Smith & Chi) for 1,025 square-feet of attached additions, a 273-square-foot detached garage, and a 351-square-foot detached ADU at the historic "John L. Hinds House" located at Monte Verde Street 2 northwest of 12th Avenue. APN: 010-184-004-000

HE 26090 (Stonehouse Terrace)

San Carlos Street 2 southwest of 7th Avenue
Block 91, Lots 3, 5, 7
APN: 010-145-018-000
Consideration of a property owner-sponsored National Register of Historic Places Nomination and a City-initiated Determination of Ineligibility for listing on the Carmel Inventory of Historic Resources for the "Reimers' Stonehouse Terrace" located at San Carlos Street 2 southwest of 7th Avenue in the Service Commercial (SC) District. APN: 010-145-018-000

DS 26040 (Smith & Chi)

Thomas Hood, Architect
Monte Verde Street 2 northwest of 12th Avenue
Block F, Lots 7 & 9
APN: 010-184-004-000
Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design

City of Carmel-by-the-Sea
Anna Ginette, AICP, Director of Community Planning and Building

Publication dates: July 10, 2026 (PC719)

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

NOTICE OF VACANCY

Public Member Representation on the Local Agency Formation Commission of Monterey County Application Deadline: August 14, 2026

Notice is given that the term of office for the Regular Public Member seat on the Local Agency Formation Commission of Monterey County expired in May 2026, with the current Regular Public Member continuing to serve until an appointment/re-appointment is made. The Commission invites interested residents to apply for appointment to the Regular Public Member seat. Appointment to represent the general public will be made through majority vote by the Commission, with an affirmative vote of at least one County Member, one City Member, and one Special District Member.

The Public Member representative must be a resident within Monterey County, and have an interest in the operation and organization of local governments. No officer or employee of Monterey County, or any City or Independent Special District within this County, is eligible for appointment to the Public Member seat. The term of office for the Public Member seat will expire May 2030.

To be considered for appointment, please submit a completed application to provide candidate information and reasons for your interest in serving on the Commission. Applications must be received in the LAFCO Office by Friday, August 14, 2026, at 5:00 p.m. Please submit applications to Ken Wysocki, Executive Officer, LAFCO of Monterey County by regular mail (P.O. Box 1369, Salinas, CA 93902) or by email (wysockik@monterey.lafco.ca.gov).

The Local Agency Formation Commission of Monterey County is an independent countywide body created by the State Legislature in 1963. The Commission regulates the boundaries of cities and special districts, establishes Spheres of Influences, and conducts studies of municipal services. LAFCO's purposes are to encourage the orderly formation and development of local governments; preserve agricultural and open space lands; discourage urban sprawl; and ensure the efficient delivery of government services. The Commission is served by an Executive Officer and staff, and is funded by local governments. Regular meetings of the Commission are generally held on the fourth Monday of every other month at 3:00 p.m.

Please visit our website, www.monterey.lafco.ca.gov, for more information and application materials. If you have any questions or comments, please contact LAFCO Associate Analyst Jeff Condit at conditj@monterey.lafco.ca.gov or call (831) 754-5838.

Ken Wysocki, Ph.D., Executive Officer

Publication dates: July 10, 2026 (PC710)

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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.

Date of Sale: 07/16/2026 at 9:00 AM. Place of Sale: At the main entrance to the County Administration Building at 168 West Alisal Street, Salinas, CA 93901. NOTICE is hereby given that First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (702) 304-7509, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest now held under said NDA, to wit: Multiple Timeshare Estates as shown on Exhibit "A-1" (as described in the Declaration recorded on 06/21/2002 as Document No. 2002058802 as amended) located at 120 Highlands Drive, Carmel, CA, 93923 with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on Schedule "1" attached hereto are in the County of Monterey, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on Schedule "1" together with estimated expenses of the Trustee in the amount of \$475.00. The claimant, H.I. Resort Condominium Association, Inc., a nonprofit mutual benefit California corporation, under NDA delivered to Trustee 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. First American Title Insurance Company, a Nebraska Corporation. APN: 241-351-004-000. Batch ID: Foreclosure HOA 164374-HVC83-HOA. Schedule "1": Contract No., Owner(s), Lien Recording Date and Reference, NOD Recording Date and Reference, Sum Due; 800000602, Donald Lee Babbitt and Susan Marie Babbitt, 11/06/2025 Inst: 2025041603, 03/04/2026 2026007022, \$6,607.11; 800000767, Kenneth Arthur Hurdle and Felma Lois Hurdle, 11/06/2025 Inst: 2025041604, 03/04/2026 2026007022, \$6,394.29; 800001358, Janet A. Rea, As Trustee of the Janet A. Rea Living Trust, Dated April 14, 2006, 11/06/2025 Inst: 2025041605, 03/04/2026 2026007022, \$6,394.29; 800002484, David F. Griffin and Frances Lee Griffin, As Trustees of the D.F. Griffin Family Trust Under Trust Agreement Dated 11-20, 2007, 11/06/2025 Inst: 2025041606, 03/04/2026 2026007022, \$5,386.02; 800003148, Frank David Rollo and Linda J. Rollo, 11/06/2025 Inst: 2025041607, 03/04/2026 2026007022, \$6,062.65; 800004005, Dorothy Rosamond Vallejo and Juan Contreras Vallejo, 11/06/2025 Inst: 2025041615, 03/04/2026 2026007022, \$6,436.75; 800004167, David P. Maggi and Vicki L. Maggi, Trustees of the David P. Maggi and Vicki L. Maggi Family Trust Dated June 20, 2002, 11/06/2025 Inst: 2025041608, 03/04/2026 2026007022, \$6,460.52; 800004344, Frank S. Anderson and Lill I. Anderson, Trustees of the Frank S. and Lill I. Anderson Revocable Trust, Under Declaration of the Trust Dated November 29, 1995, 11/06/2025 Inst: 2025041609, 03/04/2026 2026007022, \$6,533.34; 800005134, Timothy J. Stephenson and Julia A. Stephenson, 05/08/2025 Inst: 2025014780, 03/04/2026 2026007022, \$6,516.59; 800005366, Frank S. Anderson and Lill I. Anderson, As Trustees of the Frank S. and Lill I. Anderson Trust Dated August 27, 2012, 11/06/2025 Inst: 2025041610, 03/04/2026 2026007022, \$5,362.22; 800005430, Francella T. Hall and Kemal Denizkurt, As Co-Trustees of the Hall Survivor's Trust Uad May 21, 1988, 11/06/2025 Inst: 2025041611, 03/04/2026 2026007022, \$6,480.94; 800005549, Manuela Marani, Trustee of the Manuela Marani Revocable Living Trust, 11/06/2025 Inst: 2025041612, 03/04/2026 2026007022, \$6,561.20; 800005772, Terrence Paul Mudrock and Jean Patricia Mudrock, 11/06/2025 Inst: 2025041613, 03/04/2026 2026007022, \$6,713.62; 800006022, Irving Cohen and Melinda R. Cohen, Co-Trustees of the Irv and Melinda Cohen Trust, U/A Dated June 20, 2018, 11/06/2025 Inst: 2025041614, 03/04/2026 2026007022, \$3,783.49. Exhibit "A-1": Contract No., Undivided Interest, Unit No., Fixed Week No., Frequency; 800000602, 1/51, 72, 27, annual; 800000767, 1/51, 7, 15, annual; 800001358, 1/51, 46, 31, annual; 800002484, 1/51, 86, 3, annual; 800003148, 1/51, 22, 44, annual; 800004005, 1/51, 06, 16, annual; 800004167, 1/51, 15, 24, annual; 800004344, 1/51, 30, 28, annual; 800005134, 1/51, 56, 37, annual; 800005366, 1/51, 86, 4, annual; 800005430, 1/51, 22, 47, annual; 800005549, 1/51, 32, 30, annual; 800005772, 1/51, 71, 35, annual; 800006022, 1/102, 16, 7, odd year.

Publication dates: June 26, July 3, 10, 2026 (PC652)

T.S. No.: 217-020167E Title Order No. 91238730 APN: 169-361-008-000 Property Address: 25390 TIER-RA GRANDE DRIVE, CARMEL, CA 93923 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/12/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. Trustor: LISA KAY FAULKNER, AN UNMARRIED WOMAN Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 8/17/2021, as Instrument No. 2021055558, of Official Records in the office of the Recorder of Monterey County, California, Date of Sale: 7/21/2026 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: \$281,903.60 (estimated as of the first publication date) Street Address or other common designation of real property: 25390 TIERRA GRANDE DRIVE CARMEL, CA 93923 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. 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 http://www.nationwideposting.com/, using the file number assigned to this case 217-020167E. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website http://www.nationwideposting.com/, using the file number assigned to this case 217-020167E 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. Date: 6/19/2026 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth A. Godbey, Vice President NPP0490702 To: CARMEL PINE CONE 06/26/2026, 07/03/2026, 07/10/2026

Publication dates: June 26, July 3, 10, 2026 (PC655)

MUSIC

From page 37A

rock, Saturday at 7 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 — **Andrea's Fault** (jazz and pop, Saturday at noon), guitarist **John Sherry** (rock and blues, Sunday at noon), 415 W. Carmel Valley Road.

Edgar's — guitarist **Adam Astrup**



Love Creek, with guitarist Alex Bahler (above), rocks Fernwood Resort in Big Sur Saturday at 10 p.m.

(jazz, Friday at 5:30 p.m.) at **Quail Lodge**, 8205 Valley Greens Drive.

Folktale Winery — **Magenta Spreen** (folk, Friday at 4 p.m.), singer and guitarist **Bobcat Rob** (Saturday at 4 p.m.), **The Monterey Jazz Festival Regional All-Stars** (Sunday at 4 p.m.), singer and guitarist **Benny Bassett** (Monday at 4 p.m.), singer and guitarist **Tom Brady** (Tuesday at 4 p.m.), singer and guitarist **RJ DeMarco** (Wednesday at 4 p.m.), singer and guitarist **Kito Rayburn** (Thursday at 4 p.m.), 8940 Carmel Valley Road.

PG Meetinghouse — **Painguin** (rock, Friday at 7 p.m.), trumpeter **Gabriel Martin** and guitarist **Adam Astrup** (jazz, Saturday at 11 a.m.), singer and guitarist **J. Ezra** (Saturday at 7 p.m.), **The David Morwood Trio** (jazz, Sunday at 11 a.m.), Open Mic (Tuesday at 6 p.m., sign-ups start at 5 p.m.), 599 Lighthouse Ave.

Monterey

Estéban Restaurant — **The Monterey Jazz All Star Ensemble** (Tuesday at 5 p.m.) in the **Casa Munras Hotel**, 700 Munras Ave.

Hyatt Regency Monterey — Singer and multi-instrumentalist **Reija Massey** (Friday at 7 p.m.), singer and guitarist **Scott Slaughter** (Saturday at 7 p.m.), 1 Old Golf Course Road.

InterContinental Hotel — Guitarist **John Sherry** (rock and blues, Friday and Saturday at 7 p.m.), guitarist **Terrence Farrell** (Spanish, Sunday at 9 a.m.), guitarist **Glenn Bell** (jazz, Thursday at 6 p.m.), 750 Cannery Row.

Midici Pizza — Singer **Lauri Hofer-Romer**, guitarist **Sam Nilsson** and keyboardist **Bill Spencer** (jazz, Sunday at 5 p.m.), singer **Miranda Perl-Astrup** and guitarist **Adam Astrup** (jazz, Thursday at 6 p.m.), 467 Alvarado St.

Monterey Plaza Hotel — Pianist **Gary Meek** (jazz, Friday at 6 p.m.), singer and pianist **Scott Brown** (jazz and pop, Saturday at 6 p.m.), pianist

Martan Mann (jazz, Sunday at 6 p.m.), singer and multi-instrumentalist **Bray** (Monday at 6 p.m.), singer and multi-instrumentalist **Rory Lynch** (Tuesday at 6 p.m.), singer and guitarist **Dan Cortes** (Wednesday at 6 p.m.), guitarist **John Sherry** (rock and blues, Thursday at 6 p.m.), 400 Cannery Row.

Pearl Hour — **The Zach Westfall Quartet** (jazz, Sunday at 8 p.m.), 214 Lighthouse Ave.

Sardine Factory — Singer and guitarist **David Conley** (Friday and Saturday at 8 p.m. and Tuesday through Thursday at 6:30 p.m.), singer and pianist **T.J. Kuenster** (jazz, Sunday at 6 p.m.), 701 Wave St.

Pacific Grove

Il Vecchio Restaurant — **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** (jazz and pop, 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.

Lucy's on Lighthouse — Singer and guitarist **Brad Wilson** celebrates drummer **Rod Wilson's** birthday (rock and blues, Saturday at 2 p.m.), **The Pep Boys** celebrate the release of their new album (garage rock, Sunday at 2 p.m.), 1120 Lighthouse Ave.

Pop 'n' Hiss — **Organism** (jazz, Saturday at 7 p.m.), singer and guitarist **Paul Sprawl** (Sunday at 6 p.m.), **Ricketts Folly** (jazz, Thursday at 6 p.m.), 215 Forest Ave.



The Monterey Jazz Festival's Regional All Star Big Band plays a fundraising concert Saturday, 4 p.m., at the Forest Theater in Carmel.

Wild Fish — **The Lighthouse Jazz Quartet** (Friday and Saturday at 6:30 p.m.), 545 Lighthouse Ave.

Pebble Beach

The Inn at Spanish Bay — **The Andy Weis Trio** (jazz, Friday, Saturday and Thursday at 7 p.m.), 2700 17 Mile Drive.

The Lodge at Pebble Beach — Singer and guitarist **RJ DeMarco** (Friday at 5 p.m.), singer and guitarist **Sabelle** (Saturday at 5 p.m.), singer and multi-instrumentalist **Alison Sharino** (Thursday at 5 p.m.) in the Terrace Lounge at 1700 17 Mile Drive.

Sand City

Courtyard by Marriott — Guitarist **Glenn Bell** (jazz, Wednesday at 6 p.m.), 800 Morgans Way.

Seaside

Deja Blue — **The Al James Band** (R&B and rock, Sunday at 4 p.m.), 500 Broadway.

To update these listings, email chris@carmelpinecone.com.



SCARLET Nights

at
CARMEL MISSION INN



Dance the night away with live music by
SCARLET

Saturday, July 18 • 7-10pm

Join us for dinner & drinks before and after the show. Shearwater Tavern menu and full bar available for purchase.

3665 RIO ROAD, CARMEL • SHEARWATER TAVERN.COM

It's Time to get...SUMMER READY
...at Baum & Blume's Unique Boutique!



Cotton Lace & Ruffle Skirts in Summer Hues!
 Yummy-Comfy Tops with Dots & Flowers!
 Island Tribe® Knit Ponchos & Tanks!
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Continues on next page



Science and art come together in new show at Cherry Center

THE SEARCH for knowledge meets the pursuit of creativity in a new show, "Look Closer," which opens Friday at 5 p.m. at the Carl Cherry Center for the Arts with a free public reception.

The exhibit "invites visitors to admire a gallery filled with carefully rendered depictions of the natural world that are as beautiful as they are scientifically accurate."

Many of the artists are recent graduates of CSUMB, while some are current instructors at the university. Some were drawn to art through science, while others took the opposite path.

"While some approached the field through a biology and naturalist framework, others pursued scientific training after established careers in art and design," according to the Cherry Center. "Visitors can expect to see a stunning range of color-

Lucas Blok, whose work explores bold colors and geometric shapes, and is infused with deeper meanings.

"The paintings I do have developed from the delight of exploring and learning about the why and how of my visual and emotional world," Blok says of his work. "I have chosen to work with the unique human experience of color. I am fascinated by our ability to take the energy from sunlight and convert it into a process that can become an aesthetic, informative and spiritual experience."

The gallery is located on Sixth Avenue between Dolores and Lincoln streets.

Travels through Italy

Three shows open Saturday at the Carmel Art Association, including Johnny Apodaca's "String of Pearls," which chronicles the painter's recent travels through Italy. "Apodaca's love of vibrant color and loose brush strokes offers a moving and dynamic window into Italian landscapes where history, nature and modern life coexist in harmony," according to the downtown gallery.

Also new are exhibits by painter and printmaker Alice Geller-Robertson and printmaker and mixed-media artist Susan Giacometti ("Moments"), and printmaker Noro Partido ("Watermark: Indelible, Intaglio, Impressions").

The gallery, located on Dolores Street between Fifth and Sixth avenues, will host

a free public reception Saturday at 4 p.m. The shows continue through Aug. 3.

Bold and striking

Celebrating Native American culture in many mediums, Becky Olvera Schultz has a show of her art on display at Sweet Elena's Bakery & Café in Sand City through the end of the month.

Schultz, who lives in Aptos and has Shawnee and Kickapoo ancestry, uses bold and striking imagery to explore Native American heritage throughout the hemisphere. Her artwork includes Native American portrait-style masks, Southwestern-influenced clay and gourd mixed-media masks, photography, collage, serigraphy, rawhide shields, dolls and mixed media.

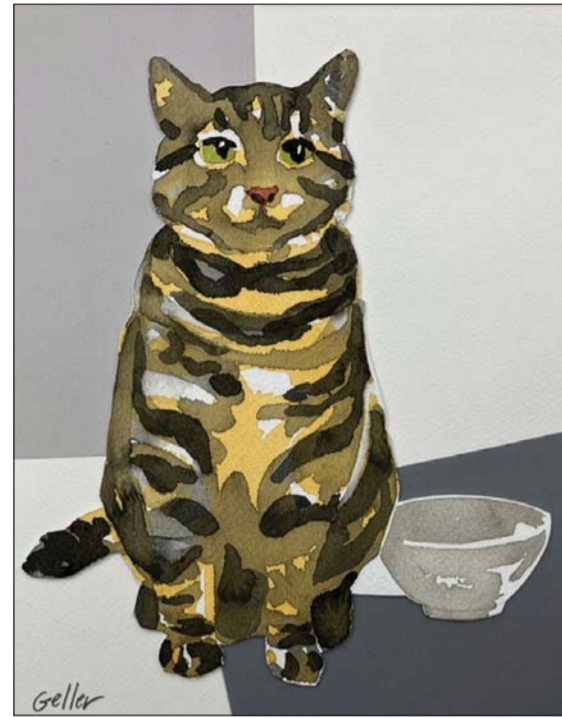
Sweet Elena's is located at 465 Olympia Ave., Suite D. For more about her art, visit native-expressions.com.

Free and family friendly

Nineteen galleries, either owned by local artists or representing them, are participating in Saturday's Art Walk from 4 to 7 p.m. — including photographer and mixed-media artist Robin Winfield, who has a gallery downtown. "I'll be on site paint-

ing my latest architectural mixed-media creations," Winfield said. "I'm just behind the Carmel Coffee House on the south side of Ocean Avenue. I've been here almost 17 years — have you ever stopped in? Please come find me."

The monthly event is free and family friendly. You can pick up a tour map of participating galleries at any of them — look for blue lanterns hanging in their windows.



Alice Geller-Robertson's "Let's Eat" is included in a new show at Carmel Art Association.

Art Roundup

By CHRIS COUNTS

ful artwork, from monarchs to marine life, and dahlias to dinosaurs."

The show will be on display through Aug. 15. The Cherry Center is located at Fourth Avenue and Guadalupe Street.

Colors, shapes and meaning

Carmel Modern hosts a free public reception Saturday at 4 p.m. for painter

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Continues from previous page

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SECTION RE ■ July 10-16, 2026

Open Houses on page 16RE

The Carmel Pine Cone

Real Estate



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■ This week's cover, located in Seaside, is presented by
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311 Cedar St, PG	\$1,275,000	2757 Sea Glass Ave, MA	\$1,189,000	459 English Ave, MTY	\$1,135,000
361 Hannon Ave, MTY	\$1,073,100	132 6th St, PG	\$995,000	1109 Heather Ln, PG	\$950,000
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From page 2RE

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26177 Scenic Road — \$13,000,000

Alexandria Fouladi and David and Gregory Henderson to Neocortex Holdings LLC
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Carmel Valley

7026 Valley Greens Circle unit 17 — \$1,255,000

Muks Realty LLC to Melissa and Devjeet Patangia
APN: 157-161-005

72 Laureles Grade Road — \$1,395,000

Laurel Quimby to Michael and Miranda Meza
APN: 187-121-021

Highway 68

San Benancio Road — \$275,000

Randall Shade to Andrew and Kayla McHaney
APN: 416-431-025

3801 Vista Dorada — \$1,720,000

Melanie Geiler to Alec Bloom
APN: 161-411-016

302 Pasadera Drive — \$2,185,000

Erica Horn to Villa on Eight LLC
APN: 173-077-068

Marina

189 San Pablo Court — \$585,000

Maria Hurtado to Susie and Conrad Solarez
APN: 033-162-008



302 Pasadera Drive, Highway 68 — \$2,185,000

639 Santa Ynez Way — \$624,000

The Sea Haven LLC to Dan and Diana Guintu
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Welcome to this beautifully updated 3-bedroom, 2.5-bathroom home in the highly desirable Las Palmas I community. Thoughtfully designed for comfortable living, this inviting home features an open floor plan with a spacious loft that's perfect for a home office or media room. Step outside to a sunny backyard with pergola above the paver patio, ideal for relaxing, gardening, or hosting family and friends. The professionally landscaped front and back yards create outstanding curb appeal and provide a peaceful outdoor retreat.



Karen Katz 831.915.8153
KKatz@CarmelRealtyCompany.com
Broker Associate DRE#01921747

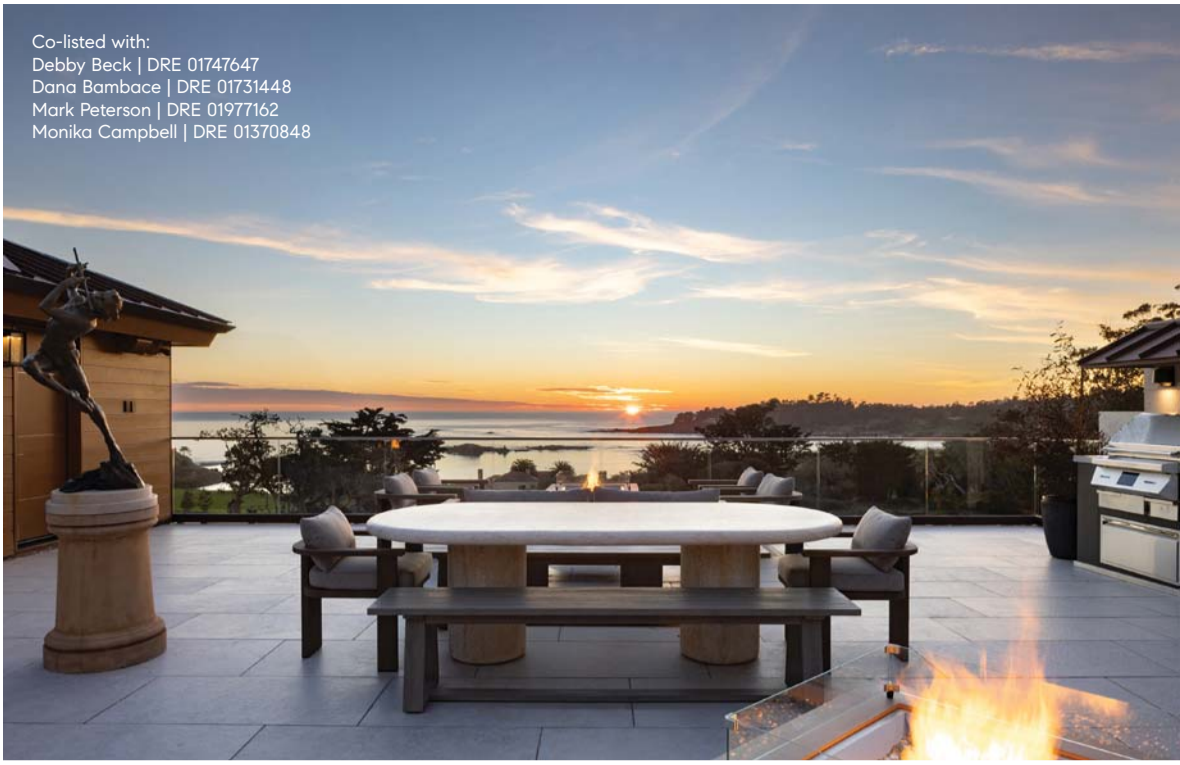


Mel Rosen 831.594.8767
MRosen@CarmelRealtyCompany.com
REALTOR* DRE#01864929

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3364 17 Mile Drive, Pebble Beach 6 Bedrooms | 10 Bathrooms | 8,572 Sq Ft | .92 Acres | Offered at \$45,000,000 | 3364on17MileDrive.com



31453 Highway 1, Carmel Highlands 5 Bedroom | 6 Bathrooms | 8,855 Sq Ft | 6.5 Acres | Offered at \$13,500,000 | 31453HighwayOne.com



53 Riley Ranch Road, Carmel Main House | 2 Guest Houses | 10-Stall Barn | 8.5 Acres | Offered at \$12,500,000 | 53RileyRanchRoad.com



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Mild-mannered reporter puts on tights, cape and his thinking cap

‘WHAT IF ...’ questions are among my favorites. They’re the kind of hypotheticals that provoke thought, challenge assumptions or — if you’re feeling mischievous — offer absurd solutions to serious problems.

There was a time in my pseudo-journalistic career as a mild-mannered reporter when I covered city council meetings in Monterey, Carmel and Pacific Grove. I quickly learned the value of a good “What if ...” question. For example: What if we

banned residents from asking peevish questions at city council meetings? Meetings might shrink to 15 or 20 minutes. Efficiency!

Carmel’s problems are as persistent as its fog. Some, like the house-numbering issue, have been legislated into oblivion. Others, like Flanders Mansion, linger on. For decades, residents have debated whether it should host rotating art shows or be a café or a gift shop.

it into an arcade? Picture Skee-Ball lanes, vintage pinball machines, fortune-teller booths and coin-operated shooter games.

Ocean Avenue could also use some reimagining. Parking and traffic congestion may plague the thoroughfare, but

Welcome, Connor!



We’re pleased to welcome Connor Marden to The Arnold Team! Well known on the Monterey Peninsula for his local knowledge and community connections, Connor joins us as an agent with Monterey Coast Realty. He brings valuable experience supporting real estate professionals and homeowners, with expertise in vendor coordination, marketing, hospitality, education, and community engagement. We’re delighted to welcome Connor to our team and look forward to the exceptional care, strong relationships, outstanding service, and positive energy he’ll bring to our clients and colleagues!

Market Knowledge | Ethics & Integrity | Commitment to Community

A Collaborative Approach to Real Estate

The Arnold Team

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Geoff Arnold 831.297.3890
REALTOR® | DRE#02036451

Rebecca Wolf Arnold 831.241.2600
REALTOR® | DRE#01706104

Danielle Germain 303.502.6477
REALTOR® | Monterey Coast Realty DRE#02154598

Connor Marden 831.236.3255
REALTOR® | Monterey Coast Realty DRE#02245780



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Scenic Views

By JERRY GERVASE

closing it to cars isn’t as farfetched as it seems. Santa Barbara closed State Street, Fresno shut down Fulton Street, and Rome has banned automobiles from large parts of its historic center. I’ve strolled through pedestrian-only streets in Lisbon, where

Just add water

But why stop at practicality? What if we turned Flanders Mansion into a bouncy house? Imagine the joy of bouncing through Carmel’s history. Or, for a more sophisticated twist, what if we transformed

See GERVASE page 8RE

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6 UNITS TOTAL | 3 RETAIL & 3 RESIDENTIAL

TheLindaCarmel.com

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BOARD OF REGENTS
WHO'S WHO IN LUXURY REAL ESTATE

GERVASE

From page 6RE

retail stores and restaurants thrive without traffic. And let's not forget Venice, which has managed without cars for centuries.

I remember a night in 2005 when uphill traffic on Ocean Avenue was closed from Mission to Junipero for Tiffany's

grand opening. The entire block was carpeted, and I wandered shoeless, letting my feet sink into the plush fibers. I'm not a regular at Tiffany's — that clean, well-lighted place for ring-a-ding-ding, bada-bing, bling-bling sets cash registers singing ka-ching, ka-ching. So I was out of my depth examining the merchandise. I checked the price of a pair of diamond earrings. "Two thousand, four hundred fifty," the saleslady replied. "You get one for each ear, don't you?" I asked. She immediately turned her attention

to a man with a platinum Amex card stapled to his forehead. I wanted something in one of those chichi blue bags, so I settled on Tiffany's spray cologne for men, far more fragrant than my usual Midnight in Moss Landing.

The memory of walking in the middle of Ocean Avenue on that carpet without fear of being run over has stayed with me. What if Tiffany carpeted all of downtown? Then I realized: Carmel is too dog-friendly. Getting Spot's spots out of it would break the city budget.

Even during the pandemic, we got a taste of reclaiming the streets. Restaurants set up tables beyond the curb, and we dined alfresco on Ocean Avenue. But the cars were too close. One evening, a car stopped near our table, the window opened, and the passenger asked if she could borrow our Grey Poupon. What if we went all-in and closed Ocean Avenue to cars entirely? Let the people — with their salad forks, waving linen napkins as flags — reclaim the street. My silly ideas sound better than hiring two more parking enforcement officers to write tickets.

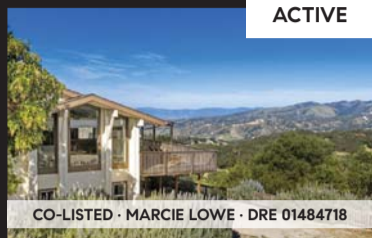
Carmel's fog is as iconic as its art galleries and cottages. What if we bottled it? Imagine strolling down Ocean Avenue, a glass orb in hand, filled with Carmel's signature mist. The label would read, "Carmel Fog: 100% Organic, Locally Sourced, and Guaranteed to Evoke Nostalgia." Tourists could crack one open and instantly relive that chilly June morning when they had to buy a warm jacket because they thought July meant summer. Of course, bottled fog from the Golden Rectangle would sell at a premium. You needn't ask why.

A million ideas

The revenue could fund pothole repairs, more public restrooms, even turn Flanders Mansion into a fog-themed amusement park. Sure, there'd be side effects if people vaped the fog — black-market fog dealers, "fog addiction" support groups, and lawsuits from customers claiming their bottle didn't contain enough charm. But think of the possibilities! Think of the revenue! Think of the sheer absurd joy of it all.

My experiences covering city council meetings have thoroughly immunized me against any desire to run for office. But ask me for ideas to solve local problems? Like Uncle Miltie, I've got a million of them. Some are practical, some are absurd, but all are offered in a spirit of fun and with a genuine desire to see Carmel thrive.

Whether it's a bouncy house in Flanders Mansion, carpeted streets downtown or bottled fog as our next luxury export, I'm confident that a little whimsy could go a long way in solving some of Carmel's most persistent problems. And if nothing else, it would make for some entertaining city council meetings.



ACTIVE

CO-LISTED · MARCIE LOWE · DRE 01484718

26245 RINCONADA DR
CARMEL VALLEY
4 BD | 3.5 BA | \$2,440,000



ACTIVE

21 SHEPHERDS KNOLL
PEBBLE BEACH
2 BD | 2 BA | \$900,000



SOLD

6 WYNDEMERE VALE
MONTEREY
4 BD | 4 BA | \$2,025,000



ACTIVE

9542 MAPLE COURT
CARMEL VALLEY RANCH
2 BD | 2 BA | \$1,690,000



ACTIVE

7 SAN CLEMENTE DRIVE
CARMEL VALLEY
5 BD | 5 BA | \$4,700,000



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POLICE LOG

From page 4A

TUESDAY, JUNE 23

Pacific Grove: Elderly adult on Second Street was placed on a W&I 5150 hold for being a danger to others.
Pacific Grove: Medical call on Sinex.
Carmel Valley: Suspicious voicemails left for a Carmel Valley Road resident by an unknown subject.
Carmel Valley: Report of fraud by false pretenses at Pacific Meadows. The victim is a 79-year-old woman.

WEDNESDAY, JUNE 24

Carmel-by-the-Sea: Civil repossession at San Carlos and Sixth.
Carmel-by-the-Sea: Non-injury accident involving a parked vehicle at Mission and Eighth.
Pacific Grove: Officers were dispatched to the 10 block of Moreland Avenue for a report of a domestic violence incident. Upon further investigation, officers determined the argument was verbal only and no crime was committed. Both parties agreed to separate for the night.
Pacific Grove: Officers conducted a traffic stop for a CVC violation near the 600 block of Lighthouse Avenue. The driver, a 40-year-old woman on active probation, was found to be in violation of her probation terms. She was cited and released at the scene, and the vehicle was towed.
Pacific Grove: Trailer on Fountain Avenue was marked for 72-hour parking.
Pacific Grove: Found property on Ocean View Boulevard was booked for safekeeping.
Carmel Valley: Attempted theft and prowling by a minor at a Paso Hondo residence.

THURSDAY, JUNE 25

Carmel-by-the-Sea: Found California driver's license.
Carmel-by-the-Sea: Be-on-the-lookout issued by an outside agency at 10:38 p.m. regarding a suicidal individual. The person was located at Ninth and Scenic and provided aid by officers. The subject was transported to the hospital for further evaluation after an officer provided lifesaving aid.
Pacific Grove: At about 3:20 p.m., an officer responded to the lobby for a firearms surrender. The firearm was collected, rendered safe, and booked for destruction.
Carmel Valley: Possession of a controlled substance on East Carmel Valley Road.

See SHERIFF page 12RE

Just Listed | Open Saturday 1-3 PM
 Valley Views + Guest House



15286 Via La Gitana, Carmel Valley
 4 BD | 4 BA | 3,062± SqFt | 2.68± AC
 Offered at \$2,395,000

Open Saturday 1-3 PM
 View Sunrises to East & Sunsets to West



13369 Middle Canyon Rd, Carmel Valley
 3 BD | 2.5 BA | 3,108± SqFt | 1.32± AC
 Offered at \$2,595,000



MARK TRAPIN
 831.601.4934
 DRE: 01233599

ROBIN ANDERSON
 831.601.6271
 DRE: 01518311

SARAH MYERS
 831.238.7559
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 MONTEREY | 500 BELAVIDA ROAD,
 500BELAVIDAROAD.COM
 OFFERED AT \$3,895,000



CALL FOR APPOINTMENT
 CARMEL | 26140 MESA DRIVE
 26140MESADRIVE.COM
 OFFERED AT \$3,395,000



OPEN SAT 11-1
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 9903CLUBPLACE.COM
 OFFERED AT \$1,595,000



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 DRE: 00681652 & 02009666



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\$1,400,000

25405markham.com

Vilia Kakis Gilles 831.760.7091

License# 00883948

628 Alameda Avenue, Salinas

5 BD | 3 BA | 2,372± SQ. FT. | 7,500± SQ. FT. LOT

\$999,000

628alamedaavenue.com

Jennifer Hardy 831.261.1120

License# 02001189



OPEN SAT & SUN 1-3 PM



OPEN SAT & SUN 11-1 PM

2790 Telegraph Boulevard, Marina

3 BD | 2.5 BA | 1,919± SQ. FT. | 2,687± SQ. FT. LOT

\$929,000

2790telegraphboulevard.com

John Romley 831.574.9393

License# 01966766

5003 3rd Avenue, Marina

3 BD | 2.5 BA | 1,802± SQ. FT. | 2,431± SQ. FT. LOT

\$845,000

5003thirdavenue.com

Teresa Giammanco 831.915.0265

License# 00996292



OPEN SUN 11-1 PM



OPEN SUN 12-3 PM

1203 Lincoln Avenue, Pacific Grove

1 BD | 1 BA | 560± SQ. FT. | 4,500± SQ. FT. LOT

\$789,000

1203lincolnavenue.com

Arleen Hardenstein 831.915.8989

License# 01710953

40 Asoleado Place, Carmel Valley

10± ACRE PARCEL

\$500,000

courtneystanleyproperties.com

Courtney Stanley 831.293.3030

License# 01958169





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25193 Flanders Drive, Carmel

5 BD | 3 BA | 2,431± SQ. FT. | 0.48± ACRE LOT
\$2,195,000

25193flandersdrive.com

Terry McGowan 831.236.7251

License# 01126129

OPEN SAT & SUN 1-3 PM

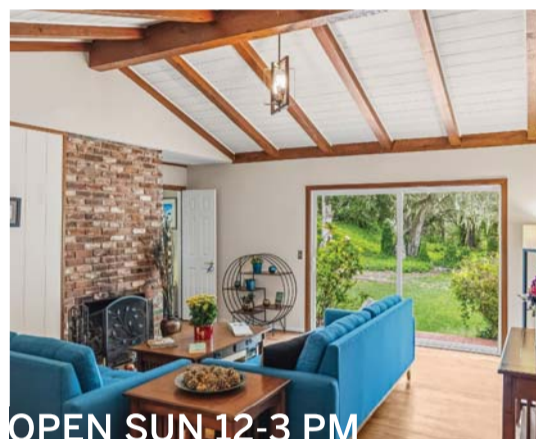
23 Mentone, Carmel

4 BD | 2.5 BA | 3,481± SQ. FT. | 1± ACRE LOT
\$4,700,000

23mentone.com

Jeannie Fromm 831.277.3371

License# 01348162



OPEN SUN 12-3 PM



5496 Quail Meadows Drive, Carmel

2.67± ACRE LOT

\$2,000,000

5496quailmeadowslot.com

Jeannie Fromm & Shelley Risko 831.277.3371

License# 01348162 & 01440339



2110 Messina Place, Monterey

4 BD | 3.5 BA | 3,229± SQ. FT. | 0.24± ACRE LOT
\$1,950,000

2110messinaplace.com

Ryan Loiacono 831.444.1718

License# 02096754

10511 Fairway Court, Carmel

4 BD | 4.5 BA | 2,831± SQ. FT. | 0.1± ACRE LOT
\$1,995,000

10511fairwayct.com

Melissa Taylor 831.236.4663

License# 02118720



25940 Colt Lane, Carmel Valley

4 BD | 2.5 BA | 3,597± SQ. FT. | 2.78± ACRE LOT
\$1,595,000

25940coltlane.com

Ryan Melcher 831.521.5024

License# 01897036



OPEN SAT 12-2 PM

37 Ocean Pines Lane, Pebble Beach

3 BD | 3 BA | 1,850± SQ. FT.
\$1,350,000

37oceanpineslane.com

Steve Beutel 831.277.1169

License# 01215387

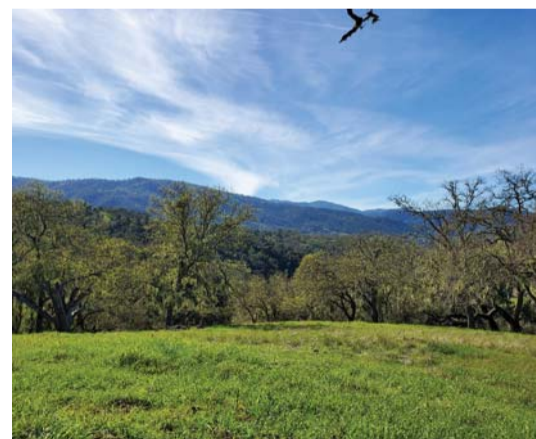
51 Shepherds Knolls, Pebble Beach

2 BD | 2 BA | 1,485± SQ. FT.
\$935,000

51shepherdsknolls.com

Steve Beutel 831.277.1169

License# 01215387



0 Cachagua Road, Carmel Valley

13.19± ACRE LOT
\$220,000

0cachaguaroad.com

Laura Ciucci 831.236.8571

License# 01135238

SHERIFF

From page 9RE

FRIDAY, JUNE 26

Carmel-by-the-Sea: No calls to report.

Pacific Grove: Dog at large on Buena Vista. The dog was released back to its owner with a municipal code citation.

Pacific Grove: At about 12:19 p.m., an officer took a counter report regarding a

missing person from out of jurisdiction. The officer located the person and determined they were not missing.

Pacific Grove: Two juveniles were contacted after 2 a.m. near the 600 block of Ocean View Boulevard. Both were released to their parents and cited on scene for violating curfew. (Names and identifying details were redacted by PGPD.)

Marina: On June 25, Marina police attempted a traffic stop on a blue Honda Nighthawk 750 with two riders near southbound Highway 1 and Reservation Road. The mo-

torcycle fled at over 100 mph, leading officers on a nearly 10-mile pursuit, which was terminated in Monterey for safety. After an investigation, officers, with the help of Flock automated license plate readers, located the suspect. On June 26 at about 11:03 p.m., officers again tried to stop the motorcycle near Monte Road and Twin Bridges, but it evaded them. During a 1-mile pursuit, the rider crashed at Monte Road and Nashua Road. The suspect, a man from Salinas wanted on a felony post-release community supervision warrant, was also found in possession of methamphetamine. He was charged with multiple violations and his motorcycle was impounded.

Monterey County Sheriff's Office: No calls to report on the Monterey Peninsula.

SATURDAY, JUNE 27

Carmel-by-the-Sea: Mental health evaluation hold at Lobos and Second.

Carmel-by-the-Sea: Found dog at Fourth and Casanova.

Carmel-by-the-Sea: Lost or stolen phone

ping in the area of Casanova and Seventh. The phone was recovered by an officer.

Carmel-by-the-Sea: Phone threats and harassment at Lincoln and Seventh. Under investigation.

Carmel-by-the-Sea: Probation violation at San Carlos and 12th.

Carmel-by-the-Sea: Subject accidentally left numerous items at a bar at Mission and Seventh. Lost items were seen being taken on video.

Carmel-by-the-Sea: Information exchanged between both parties after a non-injury accident at San Antonio and 13th.

Pacific Grove: Property found in the 100 block of Country Club Gate.

Pacific Grove: Property found in the 200 block of 17th Street.

Pacific Grove: Vehicle on Crocker Avenue was marked for 72-hour parking.

Pacific Grove: Theft of property from a business on Forest Avenue. No leads.

Pacific Grove: Property found near Pine Avenue and Fourth Street.

The **Monterey County Sheriff's Office:** No calls to report on the Monterey Peninsula.

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SATURDAY & SUNDAY · JULY 11 & 12 · 11 AM – 3 PM



Carpenter, 3 NE of 1st Ave.

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\$1,575,000

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Susan Brownlie

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3 bed, 2.5 bath duplex | 1,895 square feet | \$8,200 per month

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2026

MID-YEAR REVIEW

PERFORMANCE

68
TOTAL PROPERTIES SOLD

\$96,672,900
VOLUME CLOSED

HIGHLIGHTS



3205 BALLANTRAE LANE,
PEBBLE BEACH

\$13,500,000
Seller Represented by The Ruiz Group



NW SANTA RITA & 2ND AVE,
CARMEL-BY-THE-SEA

\$3,895,000
Seller Represented by The Ruiz Group



508 4TH ST,
PACIFIC GROVE

\$1,630,000
Seller Represented by The Ruiz Group



47730 COAST RIDGE RD,
BIG SUR

\$7,500,000
Buyer Represented by The Ruiz Group



MONTE VERDE 4NE 4TH ST,
CARMEL-BY-THE-SEA

\$3,500,000
Buyer Represented by The Ruiz Group



127 16TH ST,
PACIFIC GROVE

\$2,710,000
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 Sabine.neumann@exprealty.com
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ESCROWS

From page 4RE

Marina (cont'd)

641 Santa Ynez Way — \$644,000
 The Sea Haven LLC to Thomas Rogers and Xiaofei Zhang
 APN: 031-314-014

273 Cosky Drive — \$875,000
 Estate of Steven Williams to Jeremy and Erin High
 APN: 032-012-003

2316 Osprey Avenue — \$1,064,000
 Shea Homes LP to Joanne and Luciano Telesmanic
 APN: 031-223-009

2320 Bayside Avenue — \$1,100,000
 Shea Homes LP to Jerry Zheng and Xia Wu
 APN: 031-223-057

2314 Osprey Avenue — \$1,114,000
 Shea Homes LP to Joanne and Luciano Telesmanic
 APN: 031-223-010

2312 Bayside Avenue — \$1,171,500
 Shea Homes LP to Andrw and Rita Szpur
 APN: 031-223-053

2311 Bayside Avenue — \$1,509,000
 Shea Homes LP to Steven and TJ Backofen
 APN: 031-223-064

2313 Bayside Avenue — \$1,515,000
 Shea Homes LP to Sefa, Caroline, Olivia, Gazel and Kismet Isik
 APN: 031-223-063

2322 Sand Dune Avenue — \$2,123,500
 Shea Homes LP to Walter and Sandra Kupiec
 APN: 031-223-069

13813 Sherman Blvd. — \$1,175,000
 Brandon, Samantha and Daniel Page to Christopher and Nicole Grado
 APN: 031-163-132

3035 Andesite Drive — \$1,265,000
 James and Jill Beneda to Werner and Nancy Hoehenrieder
 APN: 031-274-067

See TRANSACTIONS page 17RE



27460 LOMA DEL REY, CARMEL

\$1,792,000 | 4 BEDS | 3 BATHS | 2,494 SQ.FT

This isn't just a home, it's a sun-drenched retreat where a river-rock fireplace and eclectic 70s warmth meet nearly an acre of tranquility. Wander whimsical gardens of succulents, iron sculptures, and a covered yoga nook before soaking in the wraparound deck's built-in hot tub. A detached guest house with its own kitchen and deck makes this as smart an investment as it is a sanctuary.

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 Jen Jacobs | 831.241.1598 | jeniferjacobs@kw.com

Listed by The Jacobs Team DRE#01321694 | Powered by TRG | DRE#01974535



24491 San Marcos Road, Carmel — \$1,650,000

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CARMEL

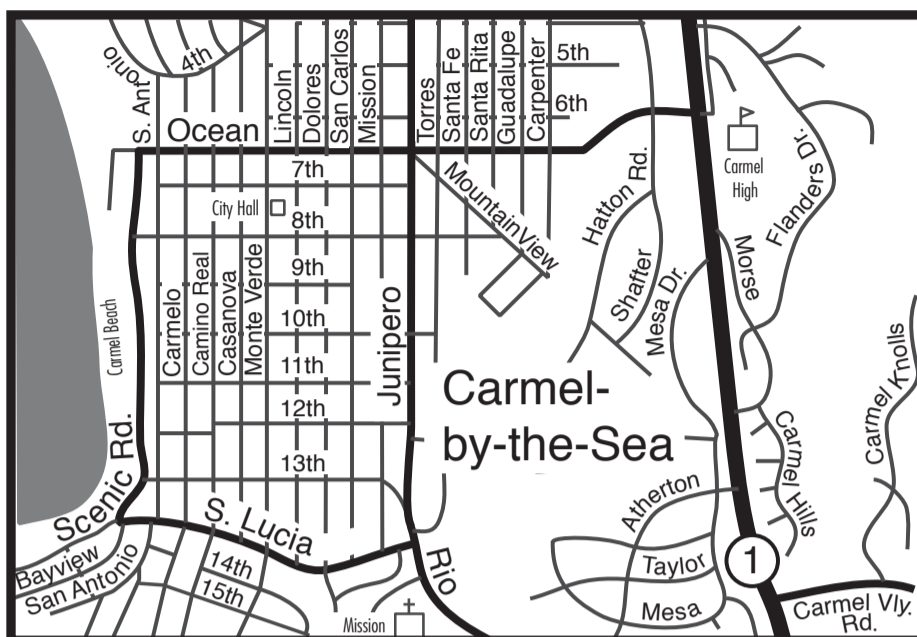
\$832,000	2bd 2ba	Su 11-1
101 Hacienda Carmel Sotheby's Int'l RE 277-0971		
\$925,000	2bd 2ba	Sa 1-3
24501 Via Mar Monte, Unit 77 Compass Carmel 915-6394		
\$1,095,000	2bd 2ba	Sa 1-3
183 Del Mesa Carmel Sotheby's Int'l RE 293-3391		
\$1,095,000	2bd 2ba	Sa Su 12-3:30
4000 Rio Road 49 Carmel Realty Carmel 650-380-9827		
\$1,195,000	2bd 2ba	Su 1-3
249 Del Mesa Carmel Sotheby's Int'l RE Carmel 601-9038		
\$1,200,000	2bd 2.5ba	Sa 2:30-4:30
4000 Rio Rd 65 Coldwell Banker Realty Carmel 917-7029		
\$1,575,000	1bd 1ba	Sa Su 11-3
Carpenter 3 NE of 1st Ave Luxury Coast Realty Carmel 601-9131		
\$1,575,000	2bd 3ba	Sa 11-1
9903 Club Place Lane Sotheby's Int'l RE Carmel 236-7363		
\$1,690,000	2bd 2ba	Su 12-4
9542 Maple Court Compass Carmel 236-5290		
\$1,750,000	3bd 2ba	Sa 1-3
25636 Morse Dr Compass Carmel 238-2022		
\$1,792,000	4bd 3ba	Su 12-2
27460 Loma Del Rey The Ruiz Group, Keller Williams Carmel 620-2243		
\$1,792,000	4bd 3ba	Su 12-2
Loma Del Rey The Ruiz Group, Keller Williams Carmel 620-2243		
\$2,195,000	5bd 3ba	Su 12-3
25193 Flanders Drive Sotheby's Int'l RE Carmel 236-7251		
\$2,199,000	2bd 3ba	Sa Su 1-3
24875 Carmel Hills Drive Sotheby's Int'l RE Carmel 318-3808 / 402-2017		
\$2,445,000	3bd 3ba	Sa 12-2 Su 2-4
25195 Stewart Pl Coldwell Banker Realty Carmel 530-591-5761 / 917-3966		
\$2,490,000	3bd 2ba	Sa 11-1
24623 Upper Trail Monterey Coast Realty Carmel 277-5821		
\$2,895,000	3bd 2ba	Su 1-3
24785 Santa Rita Street Sotheby's Int'l RE Carmel 760-5126		
\$2,999,000	5bd 3.5ba	Su 1-3
25000 Pine Hills Drive Coldwell Banker Realty Carmel 596-6118		
\$3,195,000	3bd 2.5ba	Sa 12-2
1st Ave 2 NE of Carpenter Coldwell Banker Realty Carmel 915-0431		
\$3,295,000	3bd 2.5ba	Sa 1-3
San Carlos 2 SW of 12th The Agency Carmel 293-4878		
\$3,395,000	3bd 2ba	Su 12-2
NE Corner of Santa Rita & 3rd Carmel Realty Carmel 250-3399		
\$4,350,000	4bd 3ba	Sa 11-1:30 Su 11:30-1:30
26047 Atherton Dr Coldwell Banker Realty Carmel 206-0129 / 356-8123		
\$4,495,000	4bd 4ba	Sa 1-4
3369 Trevis Way Sotheby's Int'l RE Carmel 277-3371		
\$4,700,000	4bd 2.5ba	Sa Su 1-3
23 Mentone Road Sotheby's Int'l RE Carmel 238-2101 / 404-401-8647		
\$5,195,000	4bd 3ba	Sa 11-2
Dolores 4 SE of 13th Sotheby's Int'l RE Carmel 277-9250		
\$6,950,000	4bd 4.5ba	Su 2-4
228 Lower Walden Rd Coldwell Banker Realty Carmel 356-8123		
\$9,798,000	4bd 4ba	Fri 3-5 Sa Su 1-4
26308 Isabella Avenue Carmel Realty Carmel 884-3868		

CARMEL VALLEY

\$1,380,000	3bd 2ba	Su 2-4
471 Country Club Drive Sotheby's Int'l RE Carmel Valley 214-2250		
\$1,398,000	4bd 3ba	Sa 11-2 Su 11-3
18B Middle Canyon Way Sotheby's Int'l RE Carmel Valley 277-9022		
\$1,600,000	3bd 2.5ba	Su 12-2
26135 Laureles Grade Sotheby's Int'l RE Carmel Valley 521-5682		
\$1,749,000	3bd 2ba	Su 1-3
4 Paso Del Rio Monterey Coast Realty Carmel Valley 277-5821		
\$1,895,000	4bd 3ba	Su 1-3
760 Country Club Dr Compass Carmel Valley 262-7768		
\$2,195,000	4bd 3ba	Sa 2-4
297 El Caminito Road Sotheby's Int'l RE Carmel Valley 236-7363		
\$2,395,000	4bd 4ba	Sa 1-3
15286 Via La Gitana Sotheby's Int'l RE Carmel Valley 601-4934		
\$2,395,000	3bd 2.5ba	Su 2-4
46 Middle Canyon Road Sotheby's Int'l RE Carmel Valley 238-0464		
\$2,395,000	4bd 3.5ba	Sa Su 11-1
216 Vista Verde Carmel Realty Carmel Valley 206-9969 / 650-759-4193		
\$2,440,000	4bd 4ba	Sa 12-4
26245 Rinconada Dr Compass Carmel Valley 236-5290		

This Weekend's OPEN HOUSES

July 10 - 12



\$2,595,000	3bd 2.5ba	Sa 1-3
13369 Middle Canyon Road Sotheby's Int'l RE Carmel Valley 238-7559		

CORRAL DE TIERRA

\$1,400,000	3bd 2.5ba	Sa 11-1, 1:30-3:30 Su 1:30-3:30
25405 Markham Lane Sotheby's Int'l RE Corral de Tierra 737-0046 / 760-7091		



\$2,695,000	4bd 3+ba	Sa 2-4 Su 1-3
13101 Corte De Encanto Carmel Realty Corral De Tierra 521-4855		

DEL REY OAKS

\$548,000	1bd 1ba	Fr 3-5
121 Quail Run Court Sotheby's Int'l RE Del Rey Oaks 917-1631		
\$1,250,000	3bd 2.5ba	Sa 1-3:30
29 Los Encinos Dr Sotheby's Int'l RE Del Rey Oaks 214-2545		

Monterey County reads *The Pine Cone*

LA SELVA BEACH

\$1,080,000	2bd 2ba	Sa 12:30-3
101 Shell Dr 136 Sotheby's Int'l RE La Selva Beach 227-9008		

MARINA

\$845,000	3bd 2.5ba	Su 11-1
5003 3rd Avenue Sotheby's Int'l RE Marina 915-0265		
\$929,000	3bd 2.5ba	Sa Su 11-1
2790 Telegraph Boulevard Sotheby's Int'l RE Marina 574-9393		
\$1,125,000	3bd 2.5ba	Sa Su 1-3
13514 Warren St The Ruiz Group, Keller Williams Marina 837-5437		
\$1,149,000	4bd 2.5ba	Su 12-2
16406 E. Garrison Dr. Compass Marina, East Garrison 238-2022		

MONTEREY

\$475,000	1bd 1ba	Sa 1-3
820 Casanova Avenue #108 Sotheby's Int'l RE Monterey 277-8622		
\$475,000	1bd 1ba	Su 1-3
2301 Golden Oaks Ln Coldwell Banker Realty Monterey 884-3919		
\$589,000	1bd 1ba	Sa 12-2
300 Glenwood Circle, #258 Sotheby's Int'l RE Monterey 915-0265		
\$825,000	3bd 2.5ba	Su 1-3
1360 Josselyn Canyon Road 40 Monterey Coast Realty Monterey 717-7959		
\$998,000	2bd 2ba	Su 1-4
677 Taylor St Sotheby's Int'l RE Monterey 510-589-6892		
\$1,125,000	3bd 1.5ba	Sa 12-3
814 Parcel St Coldwell Banker Realty Monterey 596-6118		
\$1,295,000	2bd 2ba	Fr 10-5 Sa 1-3 Su 11-1
1199 Harrison St The Ruiz Group, Keller Williams Monterey 917-4707		
\$1,336,000	3bd 2ba	Su 12-2
564 Mar Vista Drive Sotheby's Int'l RE Monterey 595-9291		
\$1,399,000	4bd 3ba	Fr 5-7 Sa 11-2 Su 1-3
668 Alice St The Ruiz Group, Keller Williams Monterey 917-5129		
\$1,490,000	6bd 4.5ba	Sa 12-2
947 W Franklin Street Sotheby's Int'l RE Monterey 915-2800		
\$1,749,000	4bd 2ba	Fr 10-2 Sa 10:30-2:30 Su 1-4
3 White Tail Lane The Ruiz Group, Keller Williams Monterey 620-2243		
\$1,825,000	3bd 2.5ba	Sa 1-3
113 Littlefield Rd The Jones Group Monterey 917-4534		
\$1,995,000	3bd 2.5ba	Su 11-1
11827 Saddle Rd Coldwell Banker Realty Monterey 747-5688		
\$2,295,000	3bd 3ba	Sa 2-4
10590 Hidden Mesa Pl Coldwell Banker Realty Monterey 884-3849		
\$2,399,000	4bd 2.5ba	Su 12-3
1125 Alta Mesa eXp Realty Monterey 293-4023		
\$3,895,000	4bd 3.5+ba	Fr 12-2 Sa 3-5 Su 12-4
500 Belavida Road Sotheby's Int'l RE Monterey 277-9250 / 915-6391		

PACIFIC GROVE

\$789,000	1bd 1ba	Su 12-3
1203 Lincoln Avenue Sotheby's Int'l RE Pacific Grove 915-8989		
\$875,000	1bd 1ba	Sa 2-4
418 Fountain Avenue Sotheby's Int'l RE Pacific Grove 869-6117		
\$995,000	1bd 1ba	Sa 1-3
313 14th Street Compass Pacific Grove 262-7768		
\$1,095,000	3bd 2ba	Sa 1-3 Su 12-2
1103 Kenet Pl Coldwell Banker Realty Pacific Grove 277-3914		

\$1,400,000	2bd 1ba	Sa Su 1-3
215 Lobos Ave Coldwell Banker Realty Pacific Grove 594-6158		
\$1,595,000	4bd 3ba	Sa 1-3
219 Willow Street Compass Pacific Grove 238-1380		
\$1,595,000	4bd 2ba	Sa 12-3
514 7th Street Sotheby's Int'l RE Pacific Grove 917-1631		
\$1,645,000	2bd 2ba	Sa 11-1
801 Junipero Avenue Sotheby's Int'l RE Pacific Grove 869-6117		
\$1,649,000	4bd 3ba	Sa 1-3
515 Fountain Ave Coldwell Banker Realty Pacific Grove 596-6118		
\$2,195,000	5bd 4ba	Sa 1-3 Su 11-1
114 Carmel Avenue Sotheby's Int'l RE Pacific Grove 521-0680		
\$2,395,000	4bd 4ba	Sa 12-2 Su 1-4
135 5th Street Sotheby's Int'l RE Pacific Grove 915-2800 / 333-6060		
\$3,199,000	3bd 4ba	Fr 1-5 Sa 12-4
111 12th St Sotheby's Int'l RE Pacific Grove 238-8116		

PEBBLE BEACH

\$949,000	2bd 2ba	Su 11-1
68 Ocean Pines Sotheby's Int'l RE Pebble Beach 869-6117		
\$1,275,000	2bd 2ba	Su 1-3
4 Ocean Pines Lane Sotheby's Int'l RE Pebble Beach 869-6117		
\$1,350,000	3bd 3ba	Sa 12-2
37 Ocean Pines Ln Sotheby's Int'l RE Pebble Beach 277-1169		
\$2,495,000	4bd 2ba	Fr 2-4 Sa 11-1 Su 12-2
3113 Sloat Rd Sotheby's Int'l RE Pebble Beach 915-6391		
\$3,098,000	4bd 3.5ba	Su 1-3
2905 Bird Rock Rd Compass Pebble Beach 238-1380		
\$4,195,000	6bd 4.5ba	Su 12-2
1579 Griffin Rd Coldwell Banker Realty Pebble Beach 530-591-5761		
\$8,995,000	4bd 2.5ba	Su 2-4
1651 Crespi Lane Carmel Realty Pebble Beach 277-5544		
\$9,995,000	5bd 6.5ba	Sa 2-4
21 Poppy Ln Coldwell Banker Realty Pebble Beach 356-8123		
\$11,995,000	4bd 4ba	Sa Su 1-3
1031 The Old Drive Carmel Realty Pebble Beach 277-5544		

Pebble Beach reads *The Pine Cone*

ROYAL OAKS

\$1,295,000	4bd 3ba	Sa 2-5 Su 1-4
5324 Hidden Oak Ct. Sotheby's Int'l RE Royal Oaks 818-5950 / 840-5582		

SALINAS

\$815,000	3bd 2ba	Sa 12-3
21012 Country Park Road Sotheby's Int'l RE Salinas 915-8989		
\$889,000	3bd 2.5ba	Sa Su 10-4
25658 Wisteria Ct The Ruiz Group, Keller Williams Salinas 224-6759		
\$925,000	3bd 2ba	Su 12:30-2:30
20091 Portola Drive Sotheby's Int'l RE Salinas 737-0046		
\$987,000	5bd 2.5ba	Sa 2-4:30
17554 Sugarmill Road Sotheby's Int'l RE Salinas 236-7251		
\$998,000	3bd 2.5ba	Sa Su 12-2
17506 Sugarmill Road Carmel Realty Salinas 594-8767		
\$999,000	5bd 3ba	Sa Su 1-3
628 Alameda Avenue Sotheby's Int'l RE Salinas 261-1120		
\$1,095,000	3bd 2ba	Sa 2-4
8607 Berta Canyon Ct Sotheby's Int'l RE Salinas 214-2250		
\$1,350,000	4bd 3ba	Sa 11-1:30
14390 Mountain Quail Road Sotheby's Int'l RE Salinas 236-7251		

SANTA CRUZ

\$1,399,000	3bd 2ba	Sa Su 12-3
1328 Mission St Sotheby's Int'l RE Santa Cruz 252-0504		

SEASIDE

\$760,000	3bd 2ba	Sa 1-3
1313 Harding St Sotheby's Int'l RE Seaside 277-0971		
\$849,000	3bd 1ba	Sa 1-3
1072 Carson Street Sotheby's Int'l RE Seaside 277-5971		
\$938,000	3bd 2ba	Su 2-4
1140 Kimberly Ct. Sotheby's Int'l RE Seaside 277-8622		
\$1,428,300	5bd 3.5ba	Sa Su 1-3
4890 Peninsula Point Drive Sotheby's Int'l RE Seaside 318-3808		
\$1,592,000	6bd 3ba	Sa 12-3
4120 Peninsula Point Dr Coldwell Banker Realty Seaside 238-6189		
\$2,330,000	4bd 4.5ba	Sa 1-3
1814 Links Dr Sotheby's Int'l RE Seaside 293-3668		

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TRANSACTIONS

From page 14RE

Monterey

565 English Avenue unit 13 — \$525,000

Cameron Hill and Omar Duenas to Natalia Zakrevskaia
APN: 013-144-013

1099 David Avenue — \$813,500

Kathleen Flynn to Philip and Connie Teal
APN: 001-128-016

563 Pearl Street — \$1,195,000

Annette Held to Charles and Nikki Gaccione
APN: 001-715-016

674 Pine Street — \$1,300,000

Linda Pine to Jamke
APN: 001-111-012

932 Monterey Circle — \$1,700,000

John and Carol Greenwald to Sandra Cardinale
APN: 001-473-004

22 Deer Forest Drive — \$2,050,000

David and Julia Cohick to Christopher and Katelyn Jaime
APN: 101-302-021



22 Deer Forest Drive, Monterey — \$2,050,000

Pacific Grove

173 Central Avenue — \$1,130,000

Marilyn Pixley and Roy Pina to Todd and Jessica Champagne
APN: 006-237-001

311 Lobos Avenue — \$1,457,500

John and Susan Randazzo to Denise Hollabaugh and Robert

Nigra

APN: 006-307-012

160 Monterey Avenue — \$1,650,000

Jack and Marilyn Clifton to Nichole and Michele Garcia
APN: 006-196-005

See DEEDS page 19RE



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SP: \$2,450,000 ■ Represented Seller



1155 Lookout Road, Pebble Beach
SP: \$2,050,000 ■ Represented Seller



176 Sonoma Lane, Carmel
SP: \$2,150,000 ■ Represented Seller and Buyer



250 Forest Ridge Road #67, Monterey
SP: \$700,000 ■ Represented Seller and Buyer



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PUBLIC NOTICES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261259

Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:**PLAZA GRANDE HOMES, 50 E. Market St., Salinas, CA 93901.**

County of Principal Place of Business: MONTEREY

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:
PLAZA GRANDE HOMES, LLC, 610 N. Santa Anita Ave., Arcadia, CA 91006.**FFAH V PLAZA GRANDE HOMES, LLC, 384 Forest Avenue, Suite 14, Laguna Beach, CA 92651.**State of Inc./Org./Reg.: CA
This business is conducted by a limited partnership.

Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 4, 2022.

S/Rao R. Yalamanchili
Date: April 15, 2026

This statement was filed with the County Clerk of Monterey County on June 15, 2026.

Publication Dates: June 26, July 3, 10, 17, 2026 (PC 662)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261297

Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:**LONGHORN ESTATES, 19315 El Cerro, Aromas, CA 95004.**

County of Principal Place of Business: MONTEREY

Registered Owner(s):
ADDAM MATTHEW BANUELOS, 19315 El Cerro, Aromas, CA 95004.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 22, 2026.

S/Addam Matthew Banuelos
Date signed: June 22, 2026

This statement was filed with the County Clerk of Monterey County on June 22, 2026.

Publication Dates: June 26, July 3, 10, 17, 2026 (PC 664)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261283

Filing type: ORIGINAL FILING
The following person(s) is (are) doing business as:**MEYU NAILS AND SPA, 212 Alta Street, Gonzales, CA 93926.**

County of Principal Place of Business: MONTEREY

Name of Corporation or LLC as shown in the

Articles of Inc./Org./Reg.:

MEYU NAILS AND SPA.

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 June 17, 2026.

S/Tien Huynh

Date: June 17, 2026

This statement was filed with the County Clerk of Monterey County on June 17, 2026.

Publication Dates: June 26, July 3, 10, 17, 2026 (PC 665)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261335

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

LOS HERMANOS 99 CENTS PLUS DISCOUNT, 585 Front Street, Suite A, Soledad, CA 93960.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
ABHAY JAGDISH KUMAR, 585 Front Street, Suite A, Soledad, CA 93960.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on March 28, 2026

S/Abhay Kumar

Date signed: June 24, 2026

This statement was filed with the County Clerk of Monterey County on June 24, 2026.

Publication Dates: July 3, 10, 17, 24, 2026 (PC 701)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261338

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

ALONDRA'S DAYCARE, 9562 Viva Lane, Castroville, CA 95012.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
ALONDRA VASQUEZ SEPULVEDA, 9562 Viva Lane, Castroville, CA 95012.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 25, 2026

S/Alondra Vasquez Sepulveda

Date signed: June 25, 2026

This statement was filed with the County Clerk of Monterey County on June 25, 2026.

Publication Dates: July 3, 10, 17, 24, 2026 (PC 702)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261251

The following person(s) is (are) doing business as:

ORTIZ LANDSCAPING, 1003 POLK ST, SALINAS, CA 93906

County of MONTEREY

Registrant(s):
JOSE ARMANDO ORTIZ, 1003 POLK ST, SALINAS, CA 93906

This business is conducted by an Individual Registrant commenced to transact business under the fictitious business name or names listed above on N/A.

S/ JOSE ARMANDO ORTIZ

This statement was filed with the County Clerk of Monterey County on 06/12/2026. 7/3, 7/10, 7/17, 7/24/26

CNS-4049183#**CARMEL PINE CONE**

Publication Dates: July 3, 10, 17, 24, 2026. (PC 703)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261322

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

NASHHELLY'S TRUCKING, 538 Granada Ct., Soledad, CA 93960.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
EDVAN ABIGNOS GARCIA ROMAN.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 30, 2020.

S/Edvan A. Garcia R.

Date signed: June 23, 2026

This statement was filed with the County Clerk of Monterey County on June 23, 2026.

Publication Dates: July 3, 10, 17, 24, 2026 (PC 704)

Lien Sale Auction Advertisement

Notice is hereby given that, Pursuant to the California Self-Service Storage Facility Act (B&P Code 21700 et Seq.), the undersigned will sell at public auction personal property, including but not limited to furniture, clothing, tools, and /or other misc. items.

Auction to be held at 4:00 pm on July 27, 2026, at

www.selfstorageauction.com

The property is stored at:
Leonard's Lockers Self Storage,
816 Elvee Drive, Salinas, CA 93901**Tenant Name:**
Elba Gomez7/10/26
CNS-4057529#**CARMEL PINE CONE**

Publication Dates: July 10, 2026 (PC 705)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261352

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

TACOS 2 HERMANOS, 850 Elvee Dr., Salinas, CA 93905.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
VICTOR M. ZARATE JIMENEZ**SANTOS ZARATE.**

This business is conducted by co-partners.

Registrant commenced to transact business under the fictitious business name or names listed above on June 29, 2026.

S/Victor M. Zarate Jimenez

Date signed: June 29, 2026

This statement was filed with the County Clerk of Monterey County on June 29, 2026.

Publication Dates: July 3, 10, 17, 24, 2026 (PC 706)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261270

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

THE AUTO STORE, 330 N. Main St., Salinas, CA 93901.

County of Principal Place of Business: MONTEREY

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:

SALINAS AUTO STORE INC., 330 N. Main St., Salinas, CA 93901.

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 Oct. 2, 2018.

S/Khader Othman, CEO

Date: June 16, 2026

This statement was filed with the County Clerk of Monterey County on June 16, 2026.

Publication Dates: July 3, 10, 17, 24, 2026 (PC 707)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261281

The following person(s) is (are) doing business as:

INTERNATIONAL PRODUCE CONSULTING, 17675 RIVERBEND RD, SALINAS, CA 93908.

County of MONTEREY

Registered Owner(s):
ARTURO MUNOZ, 17675 RIVERBEND RD, SALINAS, CA 93908

This business is conducted by AN INDIVIDUAL

Registrant commenced to transact business under the fictitious business name listed above on NOT APPLICABLE

S/ ARTURO MUNOZ

This statement was filed with the County Clerk of Monterey County on 06/17/2026

7/10, 7/17, 7/24, 7/31/26

CNS-4057877#**CARMEL PINE CONE**

Publication Dates: July 10, 17, 24, 31, 2026. (PC 708)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261385

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

LOCAL IMPACT SIGNS & GRAPHICS, 656 Broadway Ave., Seaside, CA 93955.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
MARCUS ALFRED MCMILLAN, 8724 Carmel Valley Road, Carmel, CA 93923.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 15, 2026.

S/Marcus McMillan

Date signed: July 2, 2026

This statement was filed with the County

Clerk of Monterey County on July 2, 2026.

Publication Dates: July 10, 17, 24, 31, 2026 (PC 711)

SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

Case No. 26CV003478

TO ALL INTERESTED PERSONS: Petitioner, JENNEFA MICHELLE JEROME, filed a petition with this court for a decree changing names as follows:

A Present name:
JENNEFA MICHELLE JEROME**Proposed name:**
NADIA MICHELLE ZOLA JEROME

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: August 25, 2026

TIME: 10:00 a.m.

DEPT: 15

The address of the court is 1200 Aguajito Road, Monterey, CA 93940.

Date filed: June 25, 2026

(s) Ian A. Rivamonte

Judge of the Superior Court

Publication Dates: July 10, 17, 24, 31, 2026. (PC 713)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261383

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

KQ LUX JEWELS, 1626 N. Main St., Salinas, California 93906.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
VINH PHU PHAM, 1626 N. Main St., Salinas, California 93906.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on July 2, 2026.

S/Vinh Pham

Date signed: July 2, 2026

This statement was filed with the County Clerk of Monterey County on July 2, 2026.

Publication Dates: July 10, 17, 24, 31, 2026 (PC 715)

Lien Sale Auction AdvertisementNotice is hereby given that Pursuant to the California Self-Service Storage Facility Act (BPC § 21700 et seq.), the undersigned will sell at public auction the personal property including but not limited to furniture, clothing, tools, and/or other misc. items stored by the following tenants at the locations listed below to satisfy a lien. Auction to be held at 4pm on July 28, 2026 at www.storage-treasures.com.

Ad to be ran on July 10th, 2026.

Property is stored at: Coastal Storage,
575 California Ave, Sand City, CA 93955

Perlecia Hunt

7/10/26

CNS-4058854#**CARMEL PINE CONE**

Publication Dates: July 10, 2026 (PC 714)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261252

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

BEE'S PET CARE, 205 Nido Way, Carmel Valley, CA 93924.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
BRIDGETT M. MAUGHAN, 3 E. Garzas 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.

S/Bridgett Maughan

Date signed: June 10, 2026

This statement was filed with the County Clerk of Monterey County on June 12, 2026.

Publication Dates: July 10, 17, 24, 31, 2026 (PC 716)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261377

Filing type: ORIGINAL FILING.

The following person(s) is (are) doing business as:

KK I BROWS THREADING, 3084 Del Monte Blvd., Suite A, Marina, CA 93933.

County of Principal Place of Business: MONTEREY

Name of Corporation or LLC as shown in the Articles of Inc./Org./Reg.:

KKIBROWS, INC., 1268 Fremont Blvd., Seaside, CA 93955.

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 June 1, 2026.

S/Kiran Kuar, Chief Executive Officer

Date: July 1, 2026

This statement was filed with the County Clerk of Monterey County on July 1, 2026.

Publication Dates: July 10, 17, 24, 31, 2026 (PC 717)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 20261390

Filing type: ORIGINAL FILING

The following person(s) is (are) doing business as:

MASALA EXPRESS, 398 Fremont St., Monterey, CA 93940.

County of Principal Place of Business: MONTEREY

Registered Owner(s):
GURDISH KUMAR.

This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on July 3, 2026.

S/Gurdish Kumar

Date signed: July 6, 2026

This statement was filed with the County Clerk of Monterey County on July 6, 2026.

Publication Dates: July 10, 17, 24, 31, 2026 (PC 718)

[HTTPS://CARMELPINECONE.COM](https://carmelpinecone.com)**PETITION TO DETERMINE SUCCESSION TO PRIMARY RESIDENCE: ESTATE OF BART R. O'CONNOR Case Number 26PR000254**

1. Petitioner CHRISTIAN O'CONNOR requests a determination that the real property described in item 11 was the decedent's primary residence in California and is property passing to petitioner.

2. Decedent: BART R. O'CONNOR

a. Date of death: 03/01/2026

b. Place of death: 822 Walnut St., Pacific Grove, CA 93950.

3. At least 40 days have passed since the decedent's death.

4. a. Decedent was a resident of this county at the time of death.

5. Decedent died intestate and a copy of the will is attached as Attachment 5 or 12a.

6. No proceeding for the administration of decedent's estate is being conducted or has been conducted in California.

7. Proceedings for the administration of decedent's estate in another jurisdiction have not been commenced.

8. The gross value, at the time of decedent's death, of decedent's interest in the real property described in item 11, as shown by the attached appraisal, did not exceed \$750,000 (decedent died on or after April 1, 2025 and before April 1, 2028. Form DE-300 is attached as required by law).

9. a. Decedent is survived by:

(2) no spouse, as follows: divorced or never married

(4) no registered domestic partner

(5) child, as follows: natural or adopted

(8) no issue of a predeceased child

b. Decedent is not survived by a stepchild or foster child or children who would have been adopted by decedent if a legal barrier had not prevented adoption.

A HEARING on the petition will be held on July 22, 2026 at 9:00 a.m., Dept.: 13, in the Superior Court of California, County of Monterey, 1200 Aguajito Road, Monterey, CA 93940.

This statement was filed by Superior Court of California, County of Monterey on May 29, 2026.

Attorney or party without attorney:

CHRISTIAN D. O'CONNOR, In Pro Per,

822 Walnut Street, Pacific Grove, California 93950.

Phone: (808) 639-3812

Publication dates: July 3, 10, 17, 2026. (PC712)

DEEDS

From page 17RE

Pacific Grove (con't)

207 Alder Street — \$2,000,000

Gus and Denna Tarantino to Nelson Vega
APN: 006-343-018

607 Congress Avenue — \$2,050,000

Matthew and Julia Triplett to Jeffery and Valerie Azevedo
APN: 006-554-012

Pebble Beach

3381 Laureles Lane — \$14,000,000

Patricia Hauser to Glenn and Judith Wernig
APN: 008-293-021

Seaside

208 Roberts Avenue — \$295,000



607 Congress Avenue, Pacific Grove — \$2,050,000

Giles and Mary Denning to Juan and Patricia Maldonado
APN: 011-411-004

1186 Trinity Avenue — \$547,000

Sylvia Gardner to Stephen and Sylvia MacDonald
APN: 012-021-001

1865 La Salle Avenue — \$675,000

Timi Kaulukukui to Fadi Alnimri and Pantipa Innoi
APN: 011-482-035

1626 Darwin Street — \$800,000

American Sun Sky Development to Kevin Tweedy and Colleen Nordheim
APN: 012-712-007

1516 Hilby Avenue — \$820,000

Stuart Reynolds and Pamela Baker to Omar and Cameron Duenas
APN: 012-402-084

2050 Mendocino Street — \$1,010,000

John Bowling and Alison Gomon to Jessica Hare and Jonathan Wizard
APN: 011-052-004

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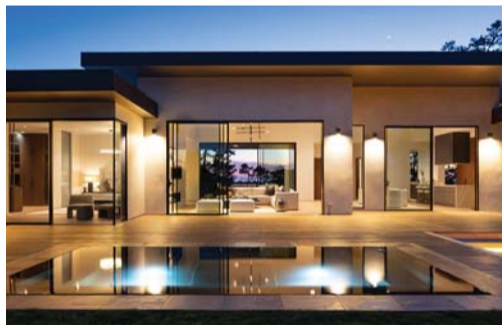
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NAPA

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\$17,950,000

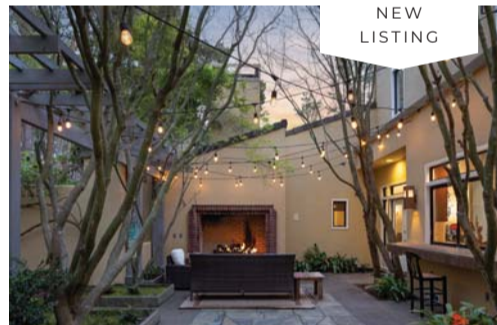
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