



... of Mission Beach

Organizers gear up for an epic, months-long celebration of Mission Beach's centennial

By DAVE SCHWAB

A Mission Beach centennial celebration will begin in March with a monument dedication and end in September with a Belmont Park festival.

The months-long beach birthday is appropriate given the community's character, said Wendy Crain who, along with co-chairwoman Debbie Watkins, is heading the centennial gala.

"It goes with the spirit of Mission Beach, which is a celebratory town," said Crain, noting beach residents are "very active," always wanting to be involved in the community and leading "outdoor lifestyles."

Crain said the genesis of the centennial celebration goes back to May 2013 and the influence of local historian Phil Prather, who co-wrote "Images of America: Mission Beach" along with Terry Curren.

"We started going to community organizations — Mission Beach Town Council, Mission Beach Women's Club, OMBAC (Old Mis-



BACK IN THE DAY Above, The

Plunge is shown during its early days. The pool opened in May 1925 and was, at the time, the world's largest saltwater pool, holding 400,000 gallons of water. Top, Mission Beach's wooden boardwalk offered an easy stroll along the beach in 1915. COURTESY PHOTOS

SEE **CENTENNIAL** >> PG. 4

Mission Beach Centennial celebrations throughout the year

- **SATURDAY, MARCH 22** — Mission Beach Centennial Monument and plaque dedication and resident walk, 10 to 11 a.m. Location TBD.
- **THURSDAY, APRIL 10** — Centennial Taste of Mission Beach, 4 to 9 p.m.
- **SATURDAY, MAY 17** — Mission Beach Centennial Surf Contest /Meet the Legends, 8 a.m. to 4 p.m.
- **SUNDAY, JUNE 15** — Mission Beach Centennial Father's Day Car Show at Belmont Park, 11 a.m. to 4 p.m.
- **TUESDAY, JULY 15** — Mission Beach Centennial Dive-In Movie at the Plunge, 8 to 10 p.m.
- **SUNDAY, AUG. 17** — Mission Beach Centennial How to Build A Sandcastle Clinic, 10 a.m. to 4 p.m.
- **AUGUST (DATE TBD)** — Mission Beach Centennial OMSHOES
- **SATURDAY, SEPT. 6** — Mission Beach Centennial OMVOLLEY, 11 a.m. to 4 p.m.
- **SATURDAY, SEPT. 27** — Mission Beach Centennial Festival at Belmont Park, 10 a.m. to 8 p.m.

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MOVING MONEY Residents of the De Anza Cove Resort mobile home park are anxiously waiting to hear how much they'll be compensated to leave their homes and relocate. The issue has been ongoing since the city began the process of vacating the property in 2003. DAVE SCHWAB

De Anza Cove homeowners await compensation arguments in decade-long dispute

By DAVE SCHWAB

Now that a lawsuit against the city filed by De Anza Cove Resort mobile home park residents has been settled in residents' favor, homeowners are waiting to see just how much they'll be compensated to vacate the bayfront property.

"A hearing is set for April of 2014 to hear final arguments on the amount of compensation that is due to all homeowners and residents as part of a class-action suit," said Peter Zamoyski of the law firm of Tatro & Zamoyski, which is representing the De Anza Cove Homeowners Association.

The city started the process of trying to remove residents from the 75-acre park on prime real estate jutting into the water in Mission Bay Park west of Interstate 5 in 2003.

After years of litigation, the city reached a \$3.6 million settlement agreement on one of three lawsuits involving current and former residents of the 500-unit De Anza Cove Resort mobile home park.

The settled dispute stems from the treatment residents said they received by Hawkeye Asset Management of Laguna Beach — a company retained by the city to run the day-to-day operations of the park after the prime bayfront real estate was taken over by the city in November 2003.

De Anza residents claim strong-arm tactics were used by the city to coerce residents to leave, including installation of a guard house at the entrance, multitudinous speed bumps, high-intensity Klieg lights and barbed-wire fencing throughout the property.

"Common areas were destroyed, the clubhouse, car wash and laundry facilities were taken out, trees were clear-cut, a water feature and bougainvillea were removed — the entire place was denuded," claimed Zamoyski, who noted mobile home parks can be sold by their owners but state law requires them to "provide a tenant impact report," as well as "legally mandated compensation for loss of their homes and other relocation benefits."

Zamoyski said the amount of the collective compensation to be determined this spring could be "anywhere from \$20 million to \$60 million."

The fact that mobile home park residents will be required to leave is not at issue, said Zamoyski.

"That's never been in dispute from the day we filed the lawsuit," he said. "We've always said the city is welcome to do with it

SEE **DE ANZA** >> PG. 4

Lunar New Year celebration makes its debut in Pacific Beach

By SAMANTHA TOLLIN

Barnard Asian Pacific Language Academy, previously located in Point Loma, will celebrate the Lunar New Year at its brand-new location in Pacific Beach. The communitywide event will bring together Asian communities throughout San Diego to celebrate the Year of the Horse.

In addition to offering a Chinese language program, Barnard has expanded to offer other Pacific Rim languages, including Korean and Japanese. The school is holding two events to celebrate the Lunar New Year; one on Jan. 29 for local dignitaries and another on Feb. 1, which is open to the

public. Invited guests include interim Mayor Todd Gloria and San Diego Unified School District board members Richard Barrera, Scott Barnett and Marne Foster, among others.

Barnard's sixth annual event will include Chinese musical performances, traditional lion dances, martial arts demonstrations and performances by Barnard's students.

School principal Eddie Park said he is very excited about the upcoming event that, when it started in 2008, attracted about 80 people. Every year since, he said, the celebration has expanded



Avoid 6 costly errors when moving to a larger home and save thousands

Mission Beach/Pacific Beach - A new report has just been released which identifies the 6 most common and costly mistakes that homebuyers make when moving to a larger home.

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and this year, the school expects between 500 and 600 people to attend from all over San Diego County.

"This year's celebration is important because we have a new location," Park said. "We shut down our facility in Point Loma to extend our program and offer more opportunities for students when moving to the Mission Bay Cluster. With the new location, it's definitely a celebration and the buzz is even greater."

Park expressed the importance of bridging the gap between Asian communities in San Diego and for



NEW YEAR, NEW TRADITIONS The Barnard Asian Pacific Language Academy will hold its Lunar New Year celebration for the first time in Pacific Beach. The school, which was previously located in Point Loma, is bringing the popular event to its new community. On Saturday, Feb. 1, the public is invited to join in the welcoming of the Year of the Horse with musical performances, dances, crafts, games and an art auction.

COURTESY PHOTOS

SEE NEW YEAR >> PG. 6

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Owner appeals decision on alcohol license at Denny's PB

By DAVE SCHWAB

A beer and wine license application by the Pacific Beach Denny's has reinvigorated a longstanding debate over whether there already are too many alcohol licenses in the beach community.

At a Jan. 8 appeal hearing of the California Department of Alcohol Beverage Control (ABC) in San Diego, those for and against issuing a new beer and wine alcohol license for the Denny's at 800 Garnet Ave. pleaded their cases.

A final decision is expected sometime in the next few weeks on whether to accept or deny that appeal, to be issued by ABC's Sacramento office.

Denny's defended its application, insisting that, as a nationally recognized brand, its request as a restaurant for a supplementary alcohol license is "qualitatively" different than a prospective bar asking for a similar license as a primary mainstay of its business.

"A Denny's selling a beer or a glass of wine with a meal isn't going to cause the alcohol-related problems experienced with some other establishments in Pacific Beach," claimed Michael Manos, owner of the Pacific Beach Denny's for the past couple years. "Denny's isn't going to be a problem. It isn't going to move the needle on alcohol-related crime in the area."



GRAND SLAM WITH A BEER ON THE SIDE The Denny's restaurant at Garnet Avenue and Mission Boulevard applied for a license to serve beer and wine last summer, but was rejected by the state Alcohol Beverage Control. The restaurant's owner appealed the decision Jan. 8, and a final decision will be handed down by the department's Sacramento office in the next few weeks. DAVE SCHWAB

Those opposed to granting the PB Denny's application argue it's yet another instance of an alcohol license being requested in an area

already oversaturated with them.

"In Pacific Beach we have seen many family restaurants sell their business with the alcohol license



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and become bar-like restaurants," said Scott Chipman, a community activist who campaigned for alcohol-free beaches. "The police and the local ABC protested the [Denny's] license along with a number of residents because the high general crime, high alcohol-related crime and high violent crime are at or are near the worst in the city in that area of the business district. We need to get the business models and practices that generate and invite those who commit these crimes under control before we add more fuel to that fire."

Noting his beach eatery's business base is largely tourist-based, catering to seasonal vacationers, Manos said the Denny's in PB has had "a high incidence of requests from customers" to have beer or wine with their meals.

A retired San Diego Sheriff's deputy, Manos promised he won't "turn a blind eye" to area alcohol-related problems, but rather be "responsible" in exercising his alcohol license if granted one.

"We're not going to morph into a

SEE DENNY'S >> PG. 5



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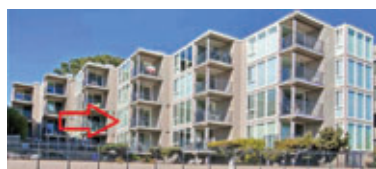
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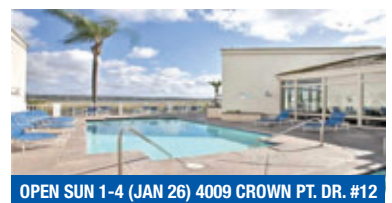
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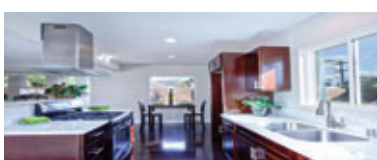
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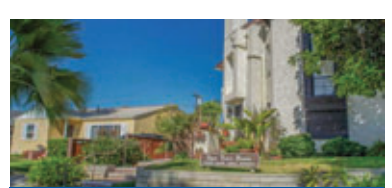
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IMAGES FROM ANOTHER TIME Above, Belmont Park looked slightly different nearly 100 years ago, as did the attire of its patrons. Below, a lifeguard station in 1930. COURTESY PHOTOS



CENTENNIAL >>

CONT. FROM PG. 1

sion Beach Athletic Club) — to get community support and they gave 100 percent, which is wonderful,” said Crain. “We’ve tried to make it community oriented with horse-shoe and volleyball tournaments, as well as doing things with our oldest icons, the roller coaster and

The Plunge swimming pool at Belmont Park.”

In March, the centennial celebration kicks off with a monument dedication.

“We’re hoping to have a proclamation from the mayor to go along with our monument, a big boulder with an oxidized bronze plaque placed between Belmont Park and the south lifeguard restroom on the beach,” said Crain. The monu-

Until the bridge (connecting Ocean and Mission beaches) was built, Ocean Beach was the beach of choice with its many restaurants and businesses. ... People began taking the trolley across the bridge once it was built to old Mission Beach.

PHIL PRATHER
“IMAGES OF AMERICA: MISSION BEACH”

ment, she said, is being paid for by both the Mission Beach Women’s Club and the Mission Beach Town Council.

In April, the celebration continues with a Taste of Mission Beach, featuring food samples from local restaurants.

In May, festivities take a maritime turn with a surf contest and “meet the legends” event, followed in June with a Father’s Day vintage car show at Belmont Park and a movie viewing at The Plunge pool in July. August will feature a sandcastle event and September will wrap up the festivities with a volleyball/horseshoes beachfest, as well as the gala finish, a Sept. 27 Centennial Festival at Belmont Park/Ventura Blvd.

Cordelia Mendoza, head of the centennial’s Museum Committee, said plans are in the works to convert Belmont Park’s ticket booth for use as a Mission Beach muse-

um with “all new pictures that have never been seen before” donated by local families.

“We’re also making a DVD that we’ll be selling at the museum, as well as selling our own T-shirts,” Mendoza said.

Work on the new museum, Mendoza said, is expected to be completed by the celebration kickoff in March.

On June 14, 1914, a syndicate headed by John D. Spreckels and managed by George S. Barney submitted a subdivision map surveyed by D.A. Loebenstein to the Common Council of San Diego for approval and acceptance. On Dec. 14, 1914, the first official map of Mission Beach was signed and adopted.

“In 1915, a bridge was built across the bay entrance between Ocean and Mission beaches,” said

Prather, co-author of the Mission Beach historical book. “Previous to that, in order to get to Mission Beach you had to enter from the Pacific Beach side — a long trip in a horse and buggy or a Model T from San Diego.”

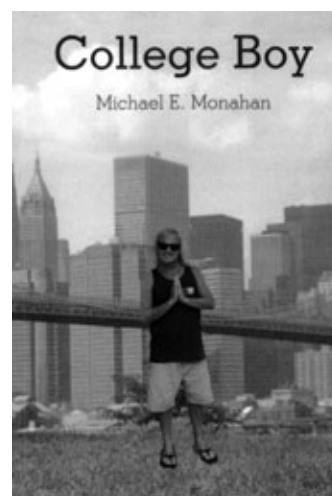
Prather said the bridge changed the demographics and future of the beachfront.

“Until the bridge was built, Ocean Beach was the beach of choice with its many restaurants and businesses,” he said. “The main attraction was Wonderland, an amusement center built in 1913, which was washed out a couple of years later by a large winter storm. People began taking the trolley across the bridge once it was built to old Mission Beach.”

For more information about Mission Beach’s centennial visit www-missionbeachcentennial.org.

PEOPLE IN THE NEWS >>

Pacific Beach native Michael Monahan, whose book “College Boy” was published in 2012, recently received news that a Hollywood producer is interested in adapting the book to film. Monahan is working on a screenplay of the book, which details his experiences growing up in Pacific Beach, attending Mission Bay High School and getting accepted at UCLA. The book focuses on Monahan’s experiences (as told through the fictional character Denny Sanders) as a “surfer/stoner/ne’er do well” and the challenges of attending a top-notch university.



Monahan hopes to have the screenplay finished within a month, after which he will hopefully sell the screen rights.

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DE ANZA >>

CONT. FROM PG. 1

whatever it wishes; use the land for a public park or sell it to development interests to build a hotel or recreational facilities. The city can do with the property whatever it feels is in the best interest for its taxpayers and citizens. They just have to follow the law.”

Ernie Abbit, president of De Anza Cove Homeowners Association the past 13 years, said about 300 of the 500 units in the mobile home park are still occupied. He said residents are a little jittery about the judge’s upcoming decision.

“They’re concerned as to how this is all going to end up, how much they’re going to be awarded by the judge,” Abbit said. “We have to move. We’re not looking forward to it. We have to know how we’re going to be able to continue our lives, especially people who have invested their life savings in this place.”

Abbit said there’s some residual ill will among residents about how the

park has been denuded, particularly regarding the trees.

“They tore out everything,” he said. “They made it like a bomb hit it, made it terrible for the people here. They cut down 200 trees unnecessarily. They gave the excuse that tree roots were affecting the infrastructure, killing the pipes and wires. So they cut down the trees but left the stumps, which are still growing roots.”

Abbit said the city “continues to fight this battle,” noting he felt officials were little concerned about “lower-income people.”

“Their (city’s) only concern was how we can make an extra buck,” Abbit said.

After repeated attempts, the city could not be reached for comment on the status of the DeAnza lawsuit by press time.

Previously, San Diego City Attorney Jan Goldsmith said, “This insurance-funded settlement makes sense for all the parties as a compromise. The De Anza litigation has been ongoing for too long and needs to be brought to a conclusion.”

NEWSBRIEFS >>

Owner of 'revenge porn' website arraigned

A Pacific Beach man pleaded not guilty Jan. 17 to 31 felony charges including identity theft and extortion in connection with a "revenge porn" website that sought money from women whose nude photos were posted on a website.

Kevin Christopher Bollaert, 27, made his first court appearance in San Diego Superior Court since charges were filed on Dec. 10. He is charged with 28 counts of identity theft, two counts of extortion and a conspiracy charge.

Bollaert remains free on \$50,000 bond. His two websites, both of which were taken down months ago, listed a Pacific Beach post office box as a home address. Judge David Szumowski set a preliminary hearing for March 24.

Bollaert allegedly set up an online website that featured thousands of photos of nude or semi-nude women with personal information about them. Court records say the women were directed to another website called changemyreputation.com that allowed them to pay several hundreds of dollars to have the photos taken down.

The charges say Bollaert was the administrator of a website called ugot-posted.com that began on Dec. 2, 2012. The websites were taken down in September and the state Attorney General's Office filed charges against him.

— Neal Putnam

Four sentenced for mailing pot from PB

Four people who were involved with mailing packages of marijuana from Pacific Beach have all been placed on three years' probation, with the ringleader getting one year in jail.

Kyle Thomas Gillen, 26, of Pacific Beach, was given the 1-year term and a nearly \$3,300 fine by San Diego Superior Court Judge Dwayne Mor-

ing, who gave him credit for already serving 24 days in jail.

Matthew Schneider, 28, of Pacific Beach was given 270 days in jail, but has asked if he could serve in a work furlough center. Deputy District Attorney Lisa Moffatt said if approved, Schneider could go to work during the day, but would be locked up at night and on weekends.

Mitchell Morris, 25, of San Diego was given 180 days. Christopher Robin Huntsman, 28, of San Diego received a suspended 180-day jail term.

Christopher Gillen, 25, of Pacific Beach pleaded guilty to a misdemeanor count of money laundering and was sentenced Dec. 11 to 11 days he has already served in jail. He was also placed on probation.

Kyle Gillen pleaded guilty to eight counts of transportation of marijuana, money laundering and marijuana cultivation. Schneider pleaded guilty to receiving money from a drug transaction, possession of cocaine and other drugs without a prescription. Morris and Huntsman pleaded guilty to cultivating marijuana, and money laundering.

The four defendants remain free on bond and were given a future date to surrender to either jail or a work-furlough facility if that is approved for them, said Moffatt. The marijuana was grown in a warehouse in the Midway district.

— Neal Putnam

Sentencing handed down in murder trial

Shane Brian Grattan of Pacific Beach was sentenced Jan. 17 to 25 years to life in prison for the 2012 murder of Darrin Joseph, 45, a Point Loma man who was beaten to death in Grattan's van.

Joseph's family members said the victim was not homeless and had been living in a sober-living facility until about a month prior to the murder. Joseph's aunt, Belle Joseph, told Grattan, 57, that he must have offered

alcohol to her nephew, which she said likely led to Joseph's decision to leave the facility.

Joseph's body was found Jan. 19, 2012 in some bushes at 4960 North Harbor Drive. His abandoned wheelchair was found not far away. His blood and DNA was found throughout Grattan's van, despite Grattan's attempts to clean it up, according to police investigators.

"Darrin was a good man. He served five years in the Army to keep us safe," said mother Betty Joseph. "He was loved by his family and friends."

"You brutally beat my son to death," she continued. "I'll never see his smile or hear his laugh. I want you to suffer every day in prison. I hope you rot in hell."

As he did during his trial, Grattan said nothing during the sentencing. A jury convicted him Nov. 6 of first-degree murder. He was arrested Feb. 8, 2012.

Superior Court Judge Amalia Meza ordered Grattan to pay nearly \$3,700 toward the victim's funeral expenses and fined him more than \$10,200.

Grattan's attorney argued that Joseph had stayed temporarily with Grattan, but that someone else committed the murder. Grattan has filed an appeal.

— Neal Putnam

Beach-area court looks back on 2013

The Beach Area Community Court released its year-in-review numbers for 2013, calling the past 12 months "a very successful year." BACC hosted 11 sessions and one "instant justice" case. Here were the results of the sessions:

- 327 participants learned how their crimes impacted the community and engaged in community service.
- 1,348 hours of community service were preformed in the Pacific Beach and Mission Beach areas.
- Projects included picking up trash along Garnet, Felspar, Hornblend and Mission Boulevard, constructing cardboard trash receptacles, removing tumbleweeds from the least tern breeding grounds and more.

For more information, visit beach-communitycourt.com.

DENNY'S >>

CONT. FROM PG. 3

beer bar over time," he said. "That's not going to happen."

Rob Hall with North Coastal Prevention Coalition, a group advocating for communities free from alcohol, tobacco, marijuana and other drug issues, noted the problem in PB is not with any given applicant for an alcohol license, but with the sheer preponderance of existing licenses there. He likened the granting of each new alcohol license in an area already oversaturated with them to adding "another drop to an overflowing bucket."

"There is an undue saturation of alcohol licenses in this area of Pacific Beach," said Hall, adding Denny's, located in an area designated to have five alcohol licenses, "has over 50, more than 10 times what's allowed."

Manos said he is willing to accept conditions on any alcohol licensed granted his 24-hour establishment.

"We will voluntarily quit serving alcohol at 9 p.m.," he said, noting alcohol service would not begin until 11 a.m.

Manos offered up the rationale he is using to convince the ABC to grant a conditional beer and wine license for his PB site.

"The basis to overcome the over-concentration and high-crime arguments against granting us a license is to show public convenience," he said. "The cornerstone of what we're saying is it's in the public's best interest to grant us a beer and wine license based on convenience, allowing us to give a much broader offering to more people."

A typical Denny's client is a vacationing family with a couple, their two children, a visiting aunt and a set of grandparents, said Manos, noting the Denny's in PB has something to offer each every family member — except one.

"The grandparents have some visual impairment, so Denny's has a large print and Braille menu," Manos said. "Mom's on a

A Denny's selling a beer or a glass of wine with a meal isn't going to cause the alcohol-related problems experienced with other establishments in Pacific Beach.

MICHAEL MANOS
OWNER, PACIFIC BEACH DENNY'S

low-sodium diet, so we have a nutrition menu broken down by ingredients. We have a special menu for the kids they can use a crayon to draw on. For the visiting aunt from Mexico who doesn't speak English, we have full menus translated into Spanish. But for the dad who just wants a beer with lunch, right now we can't accommodate him."

Chipman took issue with the fact that ABC decisions on whether to grant liquor licenses, like the Denny's application in Pacific Beach, are ultimately made in Sacramento, not San Diego.

"Many cities in California have responded to the inadequacy of the state ABC to protect communities by implementing local land-use controls," Chipman said. "We have those controls in San Diego on liquor stores. We need similar local controls over bars, nightclubs and bar-like restaurants."

Chipman said the Pacific Beach Planning Group studied the issue of a lack of licensing control for more than a year and published a 58-page report in 2011 explaining the problems and giving examples of solutions.

"Since 2011, even more cities are addressing their alcohol-related problems with local land use, including San Louis Obispo and Encinitas," said Chipman, adding PB has become something of a "poster child" for those arguing for greater local control of alcohol licensing.

He said Encinitas residents regularly say they "don't want to become another PB."

27 Tips to Drive up the Sale Price of your Home

SAN DIEGO. Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. And once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here is a way to help you to be prepared as possible.

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Announcements, photos and story ideas are welcomed. We ask that content be sent at least one week prior to publication and include valid contact information.

OPINIONS

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NEW YEAR >>

CONT. FROM PG. 2

students to see the ways that different communities celebrate.

"What we typically do on the Lunar New Year is celebrate our ancestors and the traditions that take place, whether it's a bowing ceremony, special type of food or ancient instrument," Park said. "It's really important for our students to be introduced to a culture they may not be accustomed to. For them to appreciate the rich culture is a fantastic opportunity."

The public school has a vision for students to successfully use their knowledge of diverse cul-



tures and apply that knowledge to become responsible global citizens.

"Barnard is truly following this vision to create a quality school accessible to anyone and accentuate on the diverse culture that is present in San Diego County," said Park.

The first event will be held on Jan. 29 from 9:30 to 11:30 a.m. and is open to local dignitaries, as well as parents and school board members. The second event will be held on Feb. 1 from 11 a.m. to 3 p.m. and is open to the public. The school is located at 2445 Fogg St. in Pacific Beach.

For more information on the event, visit www.barnardelementary.com or call (858) 800-5700.

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EVENTS CALENDAR

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FOR MORE NEWS AND EVENTS IN PACIFIC
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FEB. 16: HAWAIIAN SLACK KEY GUITAR CONCERT

WHERE: AMSD Concerts,
1370 Euclid Ave., 7:30 p.m.

HOW MUCH: Reserved seating \$20
(rows 6-10); premium seating \$28
(rows 1-5 without dinner); dinner pack-
age \$47 (rows 1-5 with dinner)

WHAT: George Kuo, Martin Pahinui and
Aaron Mahi perform solo slack key
guitar, followed by a trio jam session,
trading spontaneous instrument
solos and unique vocal harmonies, re-
creating the atmosphere of a Hawai-
ian backyard party. Their album,
"Ho'olohe" (to listen), was a final
nominee at the 2004 Na Hoku
Hanohano Awards (similar to the
Grammy Awards for Hawaii) for the
categories of Hawaiian Album of the
Year and Best Male Vocalist (Martin
Pahinui) of the Year.
www.amsdconcerts.com/February,
(619) 201-0520

FEB. 10: PACIFIC BEACH TOWN COUNCIL SUNDOWNER

WHERE: Cass Street Bar & Grill, 4612
Cass St., 5:30 to 7:30 p.m.

HOW MUCH: Pacific Beach Town Council
members \$5; Guests \$10; sign up to
become a member at the event and
receive free admission

WHAT: Meet and mingle with Pacific
Beach Town Council members and
trustees, busi-
ness owners and commu-
nity mem-
bers at the
monthly
mixer
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working and
forge commu-
nity connections.
pbtowncouncil.org



JAN. 29: COVERED CALIFORNIA INFO

WHERE: Pacific Beach/Taylor Branch
Library, 4275 Cass St., 5:30 to 7 p.m.

HOW MUCH: Free

WHAT: Learn about how you could pos-
sibly benefit from financial assis-
tance for your health insurance
through Covered California, Califor-
nia's program to implement the new
health-care reform, the Patient Pro-
tection and Affordable Care Act of
2010.
pblibraryfriends.org

Nick's at the Beach closes its doors after 18 years

By KEITH ANTIGIOVANNI

After 18 years of business in the Pacific Beach area, Nick's At the Beach (809 Thomas Ave.) shuttered its doors for good on Dec. 1. But the location will not be vacant for long after the owners of downtown's The Local, an eatery at 1065 4th Ave., bought the lease to the building, as well as the former Nick's at the Pier in Ocean Beach (5083 Santa Monica Ave.).

"Bringing The Local type of restaurant to Pacific Beach has been in the works for the past eight years," said Mina Desiderio, owner of The Local Group.

Currently, the property is undergoing a complete remodel with the grand opening expected to take place in June.

According to Desiderio, the makeover is designed to incorporate a new theme. The menu will be reasonably priced for the Pacific Beach area, the down-



A NEW NEIGHBORHOOD PLACE ARISES FROM AN OLD FAVORITE Nick's at the Beach shuttered its doors in December after 18 years in business. Its sister restaurant, Nick's at the Pier in Ocean Beach, also closed down. The Local Group, which owns The Local eatery downtown, purchased both locations and plans to modify the restaurants into beach-centric eateries. KEITH ANTIGIOVANNI

stairs will feature a "fast, casual-style eatery" with craft beer, an "urban islander" theme

(Asian/American) and will be open to clientele of all ages, while the upstairs will be geared

toward the 21-and-up crowd and feature a sports-bar theme, live music and an expanded patio area. The upstairs will feel more spacious, with Nick's trademark pool tables being removed. The current parking lot will be reconfigured.

The exterior of The Local PB will resemble a "beach house on stilts," said Desiderio, with an area for customers to store their surfboards and even shower off the sand from the beach. The overall goal of the restaurant, she said, will be to attract a wider variety of clientele, including tourists, families and, of course, locals.

"When the opportunity to purchase both locations became available, we were very happy to have two incredible beach properties and very grateful to be buy both places," Desiderio said.

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The Del Mar Fairgrounds are located at 2260 Jimmy Durante Blvd at the intersection of Interstate 5 and Via De La Valle just north of Del Mar, about 20 miles north of downtown San Diego. There will be an assortment of food vendors both inside and outside of the building and an ATM is available at the Fairgrounds.

LIVEMUSIC >>

By BART MENDOZA



Tori Roze & The Hot Mess

Soul songstress Tori Roze and her group, The Hot Mess, will appear at the 710 Beach Club on Jan. 23, 9 p.m. Currently promoting her most recent album, the eight-song "Turbulence," Roze is at the forefront of a new wave of soul stylists that has emerged in San Diego's club scene over the past few years. Danceable, horn accent-

ed and hook-filled, Roze's music is a groove-filled delight that, at its best, such as in the song "Little Black Ballerina," does a wonderful job of evoking its 1970s influences while still keeping a modern edge. The album closes with a cover of Amy Winehouse's "Do Me Good," but Roze's original material is what will draw you in. A fiery, passionate

live performer, Roze and her band make music that's both good for the soul and the dancefloor.

TORI ROZE & THE HOT MESS: Thursday, Jan. 23, at the **710 BEACH CLUB**, 710 Garnet Ave. 9 p.m. 21 and up. www.710bc.com

Though Dizzy's is known as San Diego's premier jazz venue, it actually has an inclusive booking policy that also has seen world music, folk and occasionally, pop take its stage. On Jan. 24, 8 p.m. the Mosaic Quartet, an art-pop combo combining elements of classical music with rock, will perform at the Mission Bay nightspot. Though all the band's members are multi-instrumentalists, the music is based around the twin pianos of Jonathan Belanger and Chetan Tierra, alongside bassist Melissa Creider and drummer Patrick Knightly. Belanger's heartfelt vocals are key to the band's sound, perfectly matched to its epic tunes. The Mosaic Quartet's music is uniquely its own, but will appeal to fans of Mike Oldfield, Coldplay or Muse, with standout songs like "Superhero" equal parts craft and melody.

MOSAIC QUARTET: Friday, Jan. 24 at **DIZZY'S**, 4275 Mission Bay Drive. 8 p.m. \$15. www.dizzys-jazz.com

Zydeco fans don't have to wait until this year's Gator by the Bay festival to get their dose of rockin'

MUSTHEAR >>

San Diego has become quite a jazz town over the past few decades, with a slew of great musicians calling our city home. While there are indeed

many fine world-class players residing here, only one – Daniel Jackson – has an annual week celebrated in his honor. On Jan. 24, Dizzy's kicks off the 2014 Daniel Jackson Week festivities, with a performance from the beloved tenor saxophonist alongside more musical heavyweights. For this concert, he will be joined by two additional jazz legends, bassist Marshall Hawkins and trombonist



Photo by Bart Mendoza

George Bohanon, ably backed by drummer Roy McCurdy, clarinetist Evan Christopher, guitarist Bob Boss and special guests. This show will thrill jazz fans, but anyone who enjoys top playing will find this to be a master class in musicianship.

DANIEL JACKSON: Saturday, Jan. 25 at **DIZZY'S**, 4275 Mission Bay Drive. 8 p.m. \$20. www.dizzys-jazz.com

– Bart Mendoza

rhythms. On Jan. 28, 9 p.m., Theo and the Zydeco Patrol will perform its brand of blues, Southwest Louisiana Cajun and Zydeco at Tio Leo's. No mere world music recital, this is music custom made to fill a dance floor, with an infectious beat and unbeatable spirit. The band has released five acclaimed albums to date, but this is a band that you ultimately want to experience rather than just listen to.

THEO AND THE ZYDECO PATROL: Tuesday, Jan. 28 at **TIO**

LEO'S, 5302 Napa St. 9 p.m. 21 and up. Cover TBD. www.tioleos.com

Texas-based quartet Cosmic Wolf performs at Brick by Brick on Jan. 30, 8 p.m. Formed in 2012, though it has yet to release its first album, the group is already endorsed by Fender, with a major

SEE MUSIC >> PG. 9

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Fiesta de Reyes Celebrates 'Fiesta de Cinco' With Special Offers All Month Long

Fiesta de Reyes is celebrating its fifth year of being in business with a month full of special offers and discounts for its customers.

Located in the northeast corner of the Old Town San Diego State Historic Park, Fiesta de Reyes includes two authentic Mexican restaurants, Casa de Reyes and Barra Barra Saloon, and 19 locally owned shops. The dining and shopping plaza pays tribute to early California with festive live Mexican music and folkloric dancing.

"Over the past five years, Fiesta de Reyes has seen a dramatic turnaround into a profitable anchor establishment in Old Town with unprecedented popularity among tourists and locals alike – having built a loyal following within both groups," said Proprietor Chuck Ross. "We want to use the entire month to honor and appreciate our loyal fans and customers."

Dubbed Fiesta de Cinco, specials will be offered throughout the month at the two Fiesta de Reyes restaurants. Customers will also have the opportunity to win gift certificates to the restaurants on the Fiesta de Reyes Facebook page every Friday.

During the month, customers will get to take advantage of discounted menu items and specially priced drinks:

Jan. 20 to 25 -- Any two-item combination platter for \$10 and \$5 sangria specials

Jan. 27 to 31 -- \$10 sizzling fajita platters and \$3 wine by the glass

On each Sunday of the month, special giveaways will be offered at both restaurants:

Sunday, Jan. 12 – Free churros for every table (limit one per table)

Sunday, Jan. 19 -- Free churros for every table (limit one per table)

Sunday, Jan. 26 – Buy one entrée; get one free with online coupon

Proprietor Chuck Ross was awarded the Fiesta de Reyes concession in January 2009 and celebrated the grand opening on Cinco de Mayo that same year. In July 2013, the concession expanded to include the Cosmopolitan Hotel & Restaurant, a 10-room boutique hotel with an Americana grill featuring selections from the ranch, ocean and farm.

The shops and restaurants, live musicians and local artisans demonstrating their artistic craft make Fiesta de Reyes a lively experience with a daily party ambiance. It is located at Juan and Calhoun streets, a one-block stroll from the Old Town Trolley Station. Free parking is available at the CalTrans headquarters, just two blocks from the plaza at 4050 Taylor St.

For more information about the fifth anniversary of Fiesta de Reyes, visit www.oldtownmexicanfood.com or www.facebook.com/fiestadereyes.

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Visit OldTownMexicanFood.com for weekly giveaways.

Crown Point musician making a name for himself with love of vinyl

By BART MENDOZA

It's true much of today's music seems overly processed, so polished it has lost some of its vitality. Luckily, a growing number of musicians is beginning to buck that trend, taking things back to a more basic structure and, in the process, returning some of the passion to making music.

One such performer is Crown Point troubadour James Ruelas, whose acoustic guitar-based sound is so vintage authentic that he recently released his debut album, "I Shall Not Be Moved," exclusively on vinyl, though with a download card.

The album finds Ruelas playing full band numbers as well as solo material, but in this computer age, why vinyl?

"Listening to vinyl is how I learned to play," said Ruelas. "The feel of an LP in my hand is one of life's little pleasures. It really sounds great on vinyl. I know that's a cliché, but it's really true on this album. I've actually thought about recording the sound from the vinyl to use for mp3 and CDs."

Ruelas' take on music has begun to bring him acclaim and a busy performance schedule. Upcoming shows at the Tin Can Alehouse (Feb. 13) and Black Cat (March 15), as well as a coveted

residency at downtown hotspot Prohibition on Friday and Saturday nights.

A native San Diegan, Ruelas grew up in Linda Vista. He credits his father for kicking off his love of music.

"My dad gave me my first guitar when I was 10," he said. "It was a classical guitar with three strings and a hole in the back. He showed me how to play a Spanish riff. And the bass line from 'Gloria.'"

Ruelas soon joined his school's music program.

"The first time I played for people was in middle school jazz band. The teacher gave me a solo during a recital but he made me keep my amp real low so the crowd couldn't hear me. I wasn't very good," he said. "I hardly ever showed up to that class. I was more interested in learning from my dad's record collection than learning how to read music."

He cites his influences as "early



CLASSIC SOUND James Ruelas infuses his music with a vintage sound. His recently released debut album, "I Shall Not Be Moved," is available only on vinyl or iTunes. COURTESY PHOTO

country blues, early New Orleans jazz, soul music and, of course, first generation rock and roll. I play the music I play because it speaks to me. The deep humanity and heavy soul of this music has been a beacon to me since I was a child."

While he generally plays solo, that's not a strict rule.

"I play with what I got," he said. "I always drag my friends out to pick and sing some tunes. Sometimes I can pull in a drummer and a bass player. It's all about giving

the show everything I can that day."

"I Shall Not Be Moved" was recorded in two sessions, one at famed Studio West and one recorded in friend (and Scarlet Symphony frontman) Gary Hankins' living room.

"Two of the tunes are from early recordings, the slower version of 'Opium Tango' and 'Deacon Jim,' he said. "With the studio tracks, I was very fortunate to work with some real class acts. Peter Dyson played drums, Jeff Pekarek played bass.

The entire process probably took less than 20 studio hours."

Although he has yet to tour, he has played in Europe.

"Officially, I've only played out of San Diego one time, but I spent time busking in Italy and Spain," he said.

More recording is already in the planning stages, but for now the focus is on gigging. While he enjoys performing live, he said things don't always go as planned, even if you're not on stage.

"I let a guy borrow my Gibson for a few tunes once. When I went to the rest room, the chef at the joint came out from the kitchen and threw a tomato at the performer. It missed the guy and hit my guitar square in the sound hole," he laughed.

For more information, visit www.jimmyruelas.com.

MUSIC >>

CONT. FROM PG. 8

round of touring underway. Playing a combo of classic rock, angst-driven grunge and blues, with plenty of ringing guitar fretwork, as heard on such tracks as "Light It Up," the group sounds radio-friendly and commercial as heck. If you like rock music in the same vein as Soundgarden or Faith No More, these guys are worth checking out.

COSMIC WOLF: Thursday, Jan. 30, at **BRICK BY BRICK**, 1130 Buenos Ave. 8 p.m. 21 and up. \$5. www.brickbybrick.com

Although Billy Joel hasn't released any music in two decades, his catalog continues to be one of

the strongest in music. Joel rarely tours anymore, but fans hungry to hear hits such as "Big Shot" to "Just the way You Are," have a worthy local substitute in Joel tribute band, 52nd Street. Appearing at Humphrey's Backstage Lounge on Feb. 5, 7 p.m., the band performs terrific versions of all the best-known songs, with an emphasis on the vocals. If you're a pop fan, this show from 52nd Street at intimate Humphreys Backstage Live, truly is the next best thing to having Billy himself play in your living room.

52ND STREET: Wednesday, Feb. 5 at **HUMPHREYS BACKSTAGE LIVE**, 2241 Shelter Island Drive, Shelter Island. 7 p.m. \$5. www.humphreysbackstagelive.com



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EDUCATIONNOTEBOOK >>

MISSION BAY HIGH SCHOOL

• MBHS tour — Thursday, Jan. 23, 8 a.m. Join the tour and learn about the International Baccalaureate program and all of the great changes happening at MBHS. Check in at the front office and meet in the library.

• Open enrollment — applications for the 2014-15 school year are being accepted online or at the district office. The enrollment period for 2014-15 school choice runs through Feb. 15. Visit the enrollment options web page for the application and other materials.

• Congratulations to MBHS wrestling team members Joshua Pruitt and Jabbar Belin for winning fifth-place medals at the San Ysidro J.V. Wrestling Tournament on Jan. 4.

PACIFIC BEACH MIDDLE SCHOOL

• Campus tour for prospective parents — Thursday, Jan. 23 and Thursday, Feb. 6, 8 to 10:30 a.m. Learn about the International Baccalaureate program, award-winning physical education and music departments, language courses and extra-curricular activities. Check in at the front office and meet in the upstairs media center.

• IB Math, Science and Design

Night for elementary fifth-graders and PBMS families — Tuesday, Jan. 28, 6 p.m. Meet in the upstairs media center.

• Have you liked our Facebook page yet? Find us at www.facebook.com/pbmiddle and stay up to date on all that is happening at PBMS.

• Afterschool jazz, hip-hop, Latin, African dance and break dancing, 2:30 to 3:30 p.m. — Sixth-graders meet on Tuesdays while seventh- and eighth-graders meet on Thursdays beginning Jan. 28 for classes instructed by Joshua Benjamin, who has performed on MTV and ABC Family. Bring cash or money orders to the PBMS front office (\$25/month or \$40 for two months) by Jan. 28 to sign up. For more information, call principal Ernest Remillard at eremillard@sandi.net.

• Congratulations to the PBMS Music Department for winning first place in the Marching Band Division in the PB Holiday Parade.

BARNARD ASIAN PACIFIC LANGUAGE ACADEMY

Barnard Asian Pacific Language Academy will welcome the Lunar New Year (Year of the Horse) with a community celebration on Saturday, Feb. 1, from 10 a.m. to 3



ADVENTURES ON STAGE Students from Pacific Beach Middle School and all four Pacific Beach public elementary schools performed in "The Amazing Adventures of Robinson Crusoe" on Jan. 18. Funded by the Friends of Pacific Beach Secondary Schools, the production was put on by Missoula Children's Theatre. Below, Maile Menezes, Mia Feighan and Sydney Kavieff perform in the play, which took place at the PBMS auditorium. COURTESY PHOTOS



p.m. All are invited to the school's first new year celebration at its new location in Pacific Beach. Festivities will include a carnival, performances by various San Diego Asian performance groups, food

from Panda Express and much more. The school is located at 2445 Fogg St.

from Panda Express and much more. The school is located at 2445 Fogg St.

MISSION BAY HIGH SCHOOL ALUMNI ASSOCIATION

Start your spring cleaning early with a huge rummage sale at the Seaside Farmers Market on Saturday, Feb. 15. Bring items to the market to sell, where, for \$10, you can reserve a parking spot-size area to offer your items. To reserve your spot(s), email Cori Meara at cmeara@sbcglobal.net.

DONORATION COMES TO PB

Through DonorNation, an online marketplace, a percentage of everything you buy goes to your school at point of purchase. To benefit your school of choice, purchase Seaside Farmers Market's Beach Bucks at www.donor-nation.com. Click on your school and purchase Beach Bucks, which can be used as cash at any of the booths at the farmers market. Fifteen percent of the purchase amount immediately gets put into the school's account. Just bring your voucher to the information booth at the Seaside Farmers Market, exchange it for Beach Bucks and shop. On Saturday, Feb. 22, the principal from the school that has sold the most Beach Bucks will get to go into the DonorNation Money Machine to grab money for their school.

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Date: February, 7 | Time: 11:15 a.m. Registration | 12:00 p.m. Luncheon | Cost: \$50.00

Pre-paid reservations are required. You can register at www.howellfoundation.org or call 858-454-7797.

Please register by Feb. 3, 2014. We will not be able to accommodate walk-ins.

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SPORTSBRIEFS >>

Commission approves construction of new MBHS stadium

The California Coastal Commission finally approved the much-needed facelift to the Mission Bay High School football field on Jan. 10 at the Catamaran Hotel. The commission approved the San Diego Unified School District's application to upgrade and rebuild the athletic facilities at MBHS, which includes the installation of larger bleachers and four 100-foot-tall stadium lights. The Coastal Commission's approval was the "last hurdle to begin construction on our state-of-the-art sports stadium," said MBHS Cluster president Jennifer Tandy said.

The approval of the lighting at the stadium is conditional with lighting restrictions for the first year but the district was able to negotiate one extra day per week for a later practice or a game under the lights, according to Tandy. MBHS will be able to petition to get all the lighting restrictions removed if an avian study determines there is no adverse impact to the birds near the high school.

Construction offices have already

arrived on site but there is no date for an official groundbreaking or when construction will begin or will be completed. "Our field of dreams will become a reality," Tandy said.

— Keith Antigiovanni

Mission Bay and La Jolla softball leagues become one

The Mission Bay Girls' Softball League (MBGSL) and Coastal Bay Girls' Softball League (CBGSL) in La Jolla have officially merged to become one league — under the CBGSL moniker — in a move to help promote softball for both the La Jolla and Pacific Beach communities.

"We are very happy to join with Coastal Bay to create a bigger, better league with a strong community base to promote softball starting at a very young age," said Tom Paull of

CBGSL.

A steady decline in attendance and participation has caused a downsizing of teams in both leagues, but Paull said he believes combining into one league will help create a stronger cross-promotion for the future of youth softball in La Jolla and Pacific Beach.

Prior to the merger, Paull, a Pacific Beach native and Mission Bay High School alumnus, was the president of the MBGSL, played Little League baseball at Mission Bay and under Coach Dennis Pugh at MBHS in the late 1970s.

Paull said he and the leaders of the CBGSL believe that by merging the two leagues, both communities can increase their participation and eventually help supply a pipeline — or "farm team" — of local athletes all the way up to the high school level for both Mission Bay and La Jolla high schools. Girls between ages 6 and 14 are eligible to play in the CBGSL with teams at the T-Ball level (6U), rookie (8U), junior (10U), senior (12U) and high school (14U).

Registration is going on now. For more information about registration or other questions, call (619) 300-7879 or email coachross333@aol.com. The season opens on Saturday, Feb. 22.

— Keith Antigiovanni



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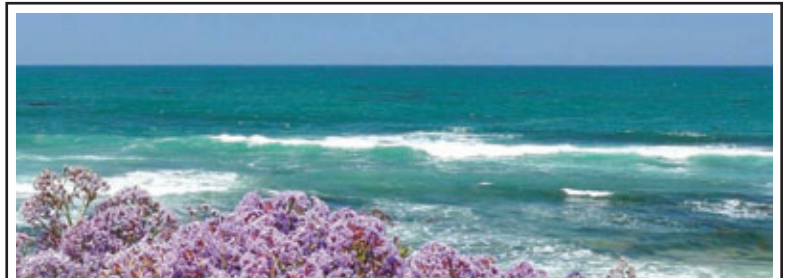
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MAITLIN YOUNG AND CAMPBELL BARNES Kiwanis Students of the Month

Maitlin Young, a student from Kate Sessions Elem. and Campbell Barnes, a 6th grader from Barnard Elem. are the Kiwanis Students of the Month. These students represent outstanding leadership in their classroom. They both were honored by the Kiwanis Club of Pacific Beach and Brian McMullen of Allstate P.B. with breakfast at the Broken Yolk. Pictured left to right is Brian McMullen, Yvonne Kenyon, teacher, Mrs. Young, Matlin Young, Campbell Barnes, Mrs. Barnes and Sara Hopkins teacher.

Bird's surf scoop



Photo by Goulding/jagmediaproductions.com

Bird Huffman

With the recent return of not only surf but large surf to our region, an important question needs to be asked by every person before the paddling out on whatever wave riding vehicle you choose to ride. That question is: Should I paddle out? If you do not understand why you should always ask this question, listen up.

Each time you pull up to the beach or — in these modern times — log on to Surfline to watch live waves via camera, you are going to make a decision to either surf or not. Usually this decision is based upon the size or quality of surf, along with wind and tide patterns.

When the waves start reaching up into the larger realm — as they

have been lately and with even more size yet to come — the importance of your decision becomes more critical. As the surf goes up, so, too, does the need for the proper equipment and most of the true surfing ability to take it on.

Often times, if you are not up to the level needed to ride these larger waves, it would be a good idea to sit this swell out or seek out the spots that are outside of the direct path of all the energy.

Paddling out to an area that you are not familiar with on a large day riding the same longboard or little hotdog board makes little to no sense. What ends up happening is that the breaks that can pick up and hold the shape of these larger waves get inundated by a barrage of all kinds of wave riders who are just not up to the task. Tempers flare, good waves are wasted and the chance of serious injury increases tenfold.

The competent surfers with the right equipment wait for months for this type of surf, and they have been training for years to learn how to ride and utilize every good wave that rolls through. For the

To surf or not to surf?



DON BALCH

casual surfer or weekend warrior, most often their equipment and ability level are going to be suspect.

Look at it this way: Would you hunt tigers with a BB gun? Fly a helicopter because you're great at piloting the remote-control model you play with at home? Or — more obvious to most — jump into a Super Bowl game because you play a mean game of flag football? Just because you have a board and physical ability to paddle out into large waves, does that mean that you need to do it? Sure, it's exciting, but you can experi-

ence, purchase the proper equipment and pay the dues needed to ride this type of surf.

At this point, you're probably thinking that as surfers, we all have the same rights to ride what we want, where we want. Tell that to the ocean when she's about to dump 10 tons of cold water on your head.

We all need to ask ourselves this question — and answer honestly: Why would I want to paddle out to sit in a packed lineup just to catch a wave or two while getting beaten down the rest of the time?

Food for thought!

Until next time,
Bird

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Sat & Sun 11-4pm	.776 Rosecrans St.....	3BR/2BA	..\$2,275,000	Robert Realty • 619-852-8827	
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Sun 1-4pm	.3170 Harbor Ridge Lane.....	3BR2BA	..\$695,000	Linda Dunfee • 858-361-9089	
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FANTASTIC VIEWS!
5079 Pacifica Dr.
3BR / 2 BA / 1,920 S.F.
\$1,199,000 - \$1,250,000

Recently renovated with new kitchen, upgraded bathrooms and new flooring. Call for details.

OPEN SAT/SUN 1-4



POINT LOMA
2930 Chatsworth Blvd.
6 BR / 4.5 BA / 4,767 S.F.
\$1,325,000

Stunning three-story, Historic Craftsman with hardwood & custom wood detailing throughout this gorgeous home. Gourmet kitchen with butler's pantry, oversized Master bedroom and lap pool.



Elisa Steve | 619.277.5848 | esteve@capitalvantagerei.com
REAL ESTATE ADVISOR | CAPITAL VANTAGE REI, INC
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92109's Top Team

KATHY EVANS & SCOTT BOOTH



Coming Soon to PB!

2 Brand NEW 2,300sf 4Br/3.5Ba Single Family Homes. Expected completion by end of April 2014. These gorgeous homes offer both the serenity and excitement of the Beach Lifestyle. Versatile home features Penthouse room opening to large roof deck, stainless appliances, & 2 car garage-port. Priced To Move You, get them before they are gone!

1422 & 1424 Thomas Ave



Spacious Thomas Condo

Top floor corner 2Br/2Ba condo with views of Pacific Ocean & La Jolla Hills. Walk across the street to shops, restaurants, or the beach. Master suite offers vanity area & large closets. Fall in love w/ the huge kitchen and natural light throughout!

881 Thomas Ave #22



Designer Home with Sweeping Views

Fully upgraded 4Br/4Ba is just a short walk to both Sail Bay & Ocean. Elegant home offers real hardwood floors, stylish crown molding, and gourmet kitchen. Entertain on your 300 SF roof deck with spectacular Sail Bay views. Come see it for yourself!

1167 Oliver Ave



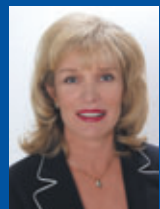
Spend 2014 in The Plaza!

Enjoy everything The Plaza has to offer, relax on your private & peaceful Lagoon view balcony, or walk to the nearby shops & restaurants. Updated gem with lots of storage & open floor plan.

1801 Diamond St #217

If you are looking to buy or sell a home this New Year, who better to trust than 92109's Top Team.

Call the I Sell Beach Team today!



KATHY EVANS
(858) 775-1575
isellbeach.com
BRE # 00872108



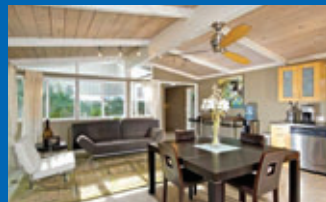
SCOTT BOOTH
(858) 775-0280
scottboothsd@gmail.com
CA BRE Lic #01397371



5224 Cardeno Dr.

North Pacific Beach, just a few blocks out of La Jolla on a 7,760sq.ft. corner lot, this modern beach house works as a 4BR/3BA or as a 3BR/2BA w/complete attached granny flat that has its own living room, bathroom & balcony above the 3 car garage w/ an ocean view! All connects and separates! Recently remodeled, this beautiful home has a custom kitchen, bathrooms, floors, wood beam ceilings, private enclosed

\$1,275,000



Steve Cairncross
858-735-1045

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RE/MAX



7123 Camino Degrazia #131

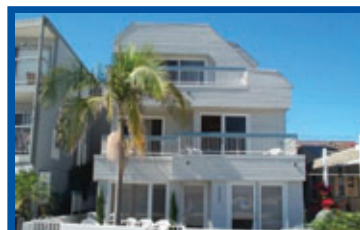
2BR/2BA, 1046 sf, with great views
\$339,000

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3633-3635 Bayside Walk.

RARE ITEM!! Home or duplex on BAY FRONT!! Long term vacation rental history with many future bookings in place. Large Front unit has 3 floors w/bay front views. Huge master w/large dressing area & Bath; exclusive use large patio and 3 decks. Rear unit has 2 bedrooms & townhome w/separate master & 2 decks for outdoor use. Fully furnished. Simple change could make this into 5 BR home in one of best locations.

\$2,799,000

Don Hawthorne
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1435 San Pablo | 4822 Appleton

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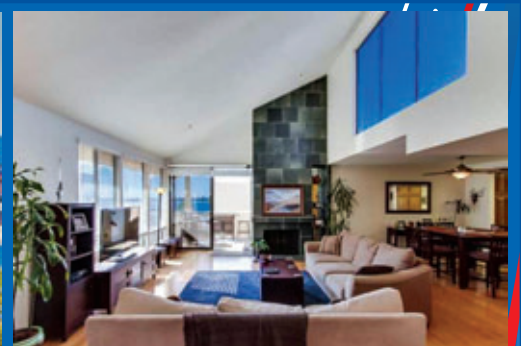
Beau Trickey
Mobile: 858.334.3019
Office: 858.272.9696
beau@beautrickey.com
BRE #01473230



4016 #E4 Gresham

Fabulous Sail Bay and Ocean Views from this 2BR/2BA 4th floor penthouse Condo. Treat yourself to stunning views from the Living Room & Balcony and enjoy gorgeous sunsets. This spacious open floor plan is light, bright & airy with vaulted ceilings, lots of windows and ocean breezes. This unit has one of the most ideal locations in the complex featuring an upgraded kitchen, plantation shutters, 3 garage parking spaces close to the elevator, in-unit laundry, fireplace and a large 2 story storage room off the balcony.

\$739,900



Greg Flaherty

Broker/Owner

858-692-0185

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