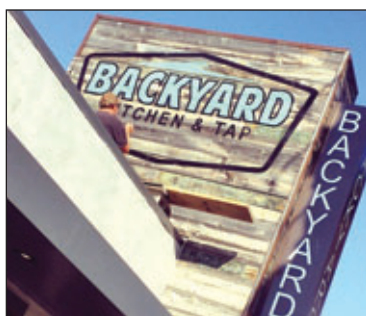


BUSINESS

Backyard Kitchen & Tap, a new modern rustic grub-and-brew hotspot that's a natural fit for the laid-back vibe of PB, opens this Friday.

PAGE 4



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SAN DIEGO COMMUNITY NEWSPAPER GROUP

THURSDAY, FEBRUARY 26, 2015

BEACHANDBAYPRESS.COM

Tensions simmer in PB and MB over short-term vacation rentals



The coastal communities of Pacific Beach, Mission Beach, and Ocean Beach have become hotbeds for Airbnb short-term vacation rentals.

PHOTO BY THOMAS MELVILLE

Construction to begin on new lifeguard station in MB

By DAVE SCHWAB

Mission Beach Precise Planning Board was briefed Feb. 17 on the new South Mission Beach Lifeguard Station and about Belmont Park's ongoing redevelopment.

"The lifeguard tower was constructed in 1974 as a temporary facility," said city engineer Jihad Sleiman. "It is deteriorated, small, old and no longer serves the needs of the city lifeguards and the beach-going public on this mile-long section of beach."

Sleiman gave a slideshow presentation showing floor plans for the new tower.

SEE LIFEGUARD, Page 5

MBHS athletic complex nears completion

By DAVE SCHWAB

More than a year in the making, the new \$13 million Mission Bay High School athletic facilities, which broke ground Feb. 12 last year, will be finished soon.

"The progress of the new Mission Bay Stadium is right on track for a March 27 completion," said MBHS principal Ernest Remillard. "At this point, the football/soccer field and track are completed, as well as the new softball field."

Remillard said the construction crew is currently finishing up the bleachers and handling some smaller items within each of the new buildings. "Those include putting in final plumbing fixtures, tying in the fire alarms and other smaller-polish items," he said. "The remaining bigger project is the landscaping and some final fencing, including the main entrance gate."

The high school's principal said a formal opening is scheduled for 1:30 p.m. Thursday, April 16.

SEE ATHLETIC, Page 8

City Council members Zapf, Cate working to amend vacation rental laws

By LISA HALVERSTADT
Voice of San Diego

Tourists have tens of thousands of options to consider when they visit San Diego – and many of the newest ones aren't in traditional hotels or in parts of the city with lots of spare hotel rooms.

The city's now home to more than 3,100 short-term rentals registered on Airbnb, and more than 1,100 are in the San Diego neighborhoods of Pacific Beach (395), Mission Beach (330), La Jolla (256), Ocean Beach (140), and Point Loma (61), according to San Francisco-based Beyond Pricing, which optimizes pricing for short-term rentals and Airbnb hosts.

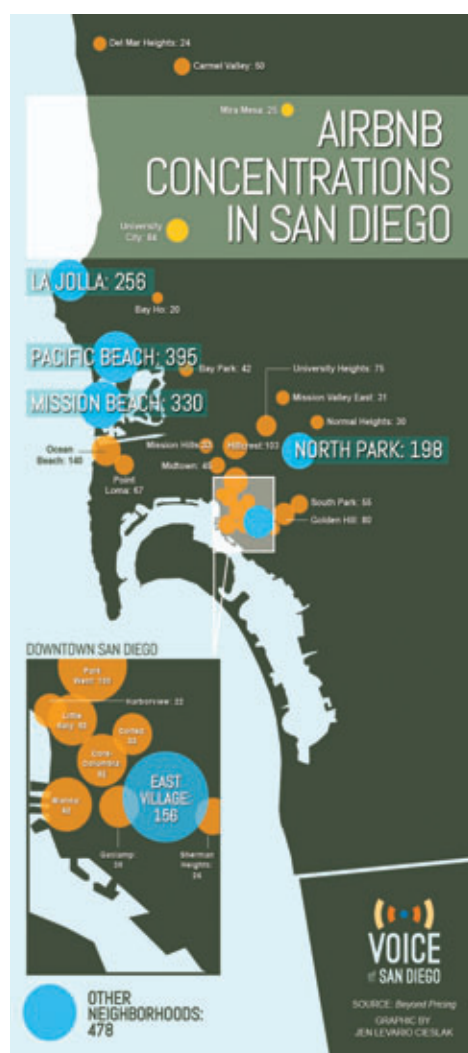
'You can just imagine living next door and the constant rotation of people coming and going.'

LORIE ZAPF
CITY COUNCILWOMAN

Though its economy relies heavily on tourism, San Diego doesn't have rules on the books that directly address vacation rentals.

City Councilman Chris Cate and Councilwoman Lorie Zapf want to change that. Cate plans to propose

SEE RENTALS, Page 13



Residents air concerns about vacation rentals at Pacific Beach meeting

By MANNY LOPEZ

For the first time since becoming the District 2 councilmember in 2014, Lorie Zapf made an appearance before the Pacific Beach Town Council.

At the PBTC's monthly general meeting – held at the Crown Point Jr. Music Academy auditorium on Feb. 18 – Zapf addressed a crowd of about 100.

"I'm getting to know the community, getting to know the issues intimately and making relationships," Zapf said after the meeting. "My takeaway is that this is a very active and involved community of people willing to step up and

PBPG SPECIAL MEETING MARCH 3

■ There will be an additional Pacific Beach Planning Group special meeting regarding vacation rentals at the Pacific Beach Taylor Library from 6 to 9 p.m. Tuesday, March 3

■ Public comments (1 to 2 minutes max per speaker) related to vacation rentals will be allowed

work, and I'm willing to be there for them."

Among the many concerns raised during the meeting, the key issue appeared to be quality of life degradation in PB caused by short-term single-family home vacation rentals. Attendees complained

SEE PBTC, Page 12

Two-alarm fire damages Pacific Beach Alehouse

A two-alarm fire cleared out the Pacific Beach Alehouse restaurant and sent a plume of dark smoke over the boardwalk that could be seen for miles a little after 3 p.m. Monday, Feb. 16.

More than 100 staff and customers evacuated the restaurant, located at the corner of Grand Avenue and Mission Boulevard, just steps from the beach.

According to reports, San Diego Fire believes a grease fire started in the kitchen and then moved through the exhaust system. No injuries were reported.

According to preliminary estimates, the restaurant may have suffered more than \$1 million in damages. The popular eatery is closed until further notice.

PHOTO BY THOMAS MELVILLE



Melville named editor at Beach & Bay Press and Peninsula Beacon

San Diego Community Newspaper Group recently announced Thomas Melville as the new editor at the Peninsula Beacon and Beach & Bay Press. He will also edit and update the papers' websites and social media platforms.

"I'm really excited to be a part of the San Diego Community Newspaper Group," Melville said. "I look forward to working with [publisher] Julie Main and everyone at the group."

Melville has more than 15 years of experience in the publishing industry. Until recently, he was editor of Energy Digital magazine in Carlsbad, Calif., a global publication focusing on the renewable energy sector.

Prior to moving to San Diego, Melville was the editor and part owner of the Bayside Gazette newspaper, based in Ocean City, Md. Throughout his career, he has been the editor of several weekly newspapers in New York, North Carolina, and Maryland.

He has won several press association awards from three different states for his writing, photography, and page design.

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Backyard Kitchen & Tap set to open in PB this Friday

Backyard Kitchen & Tap, “a place for PB to play,” will open Friday, Feb. 27. This chic yet cozily coastal American eatery will be a natural fit for the laid-back vibe of Pacific Beach.

The restaurant, at 832 Garnet Ave., is taking over the space previously occupied by Moondoggies, by renovating that space into a modern rustic grub-and-brew hotspot. Garage doors open to the street exposing interior spaces that are flanked with artfully crafted reclaimed wood interiors.

Outdoor areas will include three cabanas, live walls, fire pits and an indoor/outdoor bar; setting the stage for late-night DJs and live music on the patio.

James Nunn, executive chef, brings his expertise from working at Union Kitchen & Tap to create coastal fare that reflects the beauty surrounding Pacific Beach. There will be homemade specialties any time of day with three menus for brunch, lunch and dinner.

Proprietor and restaurateur Eric Leitstein is carrying out his vision of creating a beachside spot that seamlessly complements the PB lifestyle.

“I want our guests to get a feel for the unique sense of community Pacific Beach locals and visitors share and bring them together for a fun, relaxing and tasty experience,” said Leitstein, who is the CEO of OMG Hospitality Group, which includes the PB Alehouse.



Angie and Ron Diaz in front of Perky Beans Coffee on the corner of Cass and Missouri streets in Pacific Beach.

PHOTO BY PATRICIA WALSH

Business percolating at Perky Beans in PB

By PATRICIA WALSH

Ever since they founded their signature coffee concept, Angie and Ron Diaz have been on a roll.

The husband-and-wife team debuted Perky Beans Coffee, a mobile cafe, in 2013. In September 2014 they opened Perky Beans Coffee on the corner of Cass and Missouri streets in Pacific Beach. Come March, the second Perky Beans shop will open in a corporate business setting in Sorrento Valley.

It all started when the couple owned a food truck in Las Vegas and

PERKY BEANS COFFEE

■ **Where:** 4750 Cass St.; the mobile cafe is available for private and public events.

■ **Info:** 1-858-263-4862, www.perkybeanscoffee.com

customers would ask for a cup of coffee.

“It’s amazing what the power of the need of a cup of coffee can do,” Angie said.

Angie researched and brainstormed ideas to come up with a business name. “Everything is ‘java this’ and ‘java that,’ or ‘Cup of Joe,’” Angie said. The word “percolate” kept showing up on her Google searches. It brought back the memory of an old-fashioned coffee maker her grandmother had, a percolator, which Angie shortened to Perky and added the word Beans.

“We wanted to have fun with it and create a vibe that’s not stuffy,” Angie said. “We thought, yeah, that sounds right — Perky Beans!,” a moniker they extended to customers who are Perky People.

The couple bought an old Little Debbie delivery truck. A shell on four wheels, the truck was once used to deliver Little Debbie baked goods. Ron went to work and installed electrical, plumbing and water filtration. The only thing he

put in someone else’s hands was the painting of the truck and logo, which he designed. In honor of the truck’s heritage, they fondly christened her “Little Debbie.”

The Perky Beans brand was an instant hit for special events and Chargers games, so Ron and Angie decided to expand and open a brick and mortar shop. After a citywide search for the perfect location, Perky Beans opened in a long-vacant storefront on Cass Street in Pacific Beach. The casual, colorful shop with indoor and outdoor seating and purple umbrellas that dot the street like tulips, has been nominated by Discover Pacific Beach for a 2014 Design and Improvement Award, given to a business for improving the community with unique architecture, attractive storefront and curb appeal.

“The neighbors tell us they appreciate having another option for coffee, smoothies and good food like acai bowls,” Angie said.

Perky Beans uses beans from Caffé Calabria, a renowned San Diego roaster, where baristas undergo training. “Our baristas don’t just push a button. Everything is handcrafted, making it a personal experience,” Angie said. “We make it so we want to drink it ourselves.”

Bite San Diego culinary tour starts routes in PB

Bite San Diego, a culinary tour company, announced the opening of its next tour route located in Pacific Beach. The new tour route will be offered every Sunday at 2 p.m. The tour includes stops at a minimum of five local eateries and includes interesting and lesser-

known facts of the area. The Pacific Beach tour will take up to 15 guests on a 2-mile tour, with stops including 99 Cups of Coffee, Lil’ Orbits, Papa Luna’s, Cass St. Bar & Grill, SandBox Pizza, and The Patio on Lamont. For more information, visit www.bitesandiego.com.

Upscale eatery set to replace former China Inn restaurant

By DAVE SCHWAB

Shuttered for nearly a year, China Inn in Pacific Beach will be redeveloped as another restaurant; though it’s new owners are disclosing few details.

“I purchased the assets of the China Inn,” said Mark Oliver, who was once part of the executive team at George’s La Jolla. “It is going to be a concept that is more upscale than most restaurants are that service PB.”

Oliver added he’s “pretty sure 99 percent of people in the community will welcome us as a nice addition. We’re not going to be one of the bars all the kids go to and that PB is famous for.”

Oliver previously was involved with Mission Valley’s Randy Jones All American Sports Grill, which closed last June. He has been searching for a new coastal “opportunity” to invest in.

Oliver is the general partner in the new restaurant venture along with a group of local investors whom he said “all live within a very short distance” from the property.

Oliver pointed out his new restaurant concept will appeal to a broad spectrum of the market.

“We understand there’s a need for a nice place to dine for the tourists who stay in the hotels around us,” he said. “We certainly will look to cater toward the adult local population as well as the tourists in the hotels.”

Oliver said the 5,900-square-foot corner property at 877 Hornblend St. will be “totally remodeled.”

Two local architectural firms, Golba Architecture Inc. of Pacific Beach and David Robinson Design of Bird Rock, have been engaged, respectively, to handle exterior and interior design of the soon-to-be refurbished building.

“We are designing the architecture for the new restaurant,” said Tim Golba. “It will include a fairly significant remodel to the outside for the new theme and of course, the inside layout as well. David Robinson will be handling the interior design itself.”

Realtor Paul Ahern, of Location Matters, helped facilitate the China Inn transaction. He noted there has been a growing demand from the PB community for “alternative higher-quality dining options.”



Pictured left to right is Angela Jurado, (Jade’s teacher), Jade Someda, Tristan Rosete, Cindy Brauch, (Tristan’s teacher) & Brian McMullen.

TRISTAN ROSETE AND JADE SOMEDA “Kiwanis Student of the Month”

Tristan Rosete, from Kate Sessions Elem. and Jade Someda, from Barnard Asian Pacific Language Academy are the February Kiwanis Students of the Month. These students represent outstanding leadership, in and outside their classrooms. They both were honored by the Kiwanis Club of Pacific Beach and Brian McMullen of Allstate P.B. with breakfast at the Broken Yolk.

CONGRATULATIONS!

Pacific Beach Woman's Club celebrating milestones; open house in March

By DAVE SCHWAB

Nonprofit Pacific Beach Woman's Club wants everyone to know this year that it's marking significant milestones in both its own history and its longtime location at historic Hornblend Hall.

"The building is 100 and we're 120, having begun in 1895," said PB Woman's Club's first vice president Mary Lou Benzel. She noted that PB Woman's Club is the second-oldest club behind only San Diego in the region.

The service and social club is inviting the public to join them at an open house, to be held at their hall at 1721 Hornblend St. from 1 to 4 p.m. on Sunday, March 15.

It will be a historic occasion.

"We'll have light hors d'oeuvres, an accompanying pianist and Mission Beach High School's jazz band will be performing," said club member Dianne Brittingham.

"We'll have some important people here," added Benzel. "I can't say for sure, but someone from City Council has been invited."

Both women pointed out the club is a 501(c)(3) nonprofit volunteer

group and that all donations supporting it and its causes are tax deductible.

PB Woman's Club's goal is to continue to make a difference in the beach community. And it does exactly that. With the help of donations from supporters and members, the club continues to support local charities through contributions of both time and money.

Such local events as BeachFest, the Kids Fishing Derby, Crystal Pier Tree Lighting are annual recipients of the club's largesse.

The organization is also steadfast in standing behind local schools.

"We support Mission Bay High, Kate Sessions Elementary and Pacific Beach Middle schools," said Brittingham, noting PB's club is part of a Washington, D.C.-based federation of women's clubs that pay state and district dues to belong.

But what the organization relies on to make itself self supporting is its historic hall, originally located in a lemon grove, which is available for private rental.

"We have to rely on our rentals," said Brittingham. "That's why we



The Pacific Beach Woman's Club is located at 100-year-old Hornblend Hall.

PHOTO BY DAVE SCHWAB

want to get the word out that our hall is available for rentals and meetings."

"We do a lot of fundraisers," said Benzel of other ways the club supports itself. "We have a wine tasting coming in May that we do every year. Last year we did a casino night that was a big success and that we're planning to do again this year."

Benzel, one of the current club's members of longest standing, hav-

ing joined in 2000, said club membership peaked over the years at about 200. It declined for several years before gradually building back up again in recent times.

"We have about 70 members

now," Benzel said, pointing out times are different now.

"I was 55 when I first joined, and most of the members were older," she said.

"We've done a really good job of attracting younger women. But they can't always come to meetings because they have families and husbands and jobs," she added.

The Pacific Beach Woman's Club has a long and distinguished history. Established on March 22, 1895, the "Pacific Beach Reading Club" was born as a "society for mutual improvement" by six local women. Dues then were 5 cents a month and there was a 25-cent initiation fee.

The club was incorporated in 1911, became a branch city library in 1913, changed to its current name in 1929, held first-aid classes during World War II and has been a solid fixture supporting the beach community ever since.

LIFEGUARD »

CONT. FROM PG. 1

"The project is going to have a rescue vehicle facility to store rescue craft, trucks and first-aid kits," he said, adding the facility will also have separate men's and women's restrooms and a main observation tower on the third level, which he noted is "less than 150 square feet."

Sleiman said the new tower would be "an orientation landmark on the beach."

Not everyone, however, was pleased with the lifeguard tower's design. Ken and Lindsay Giavara, who live near the project at 2703 Ocean Front Walk, said their neighbors hadn't been properly noticed by the city about the project. They also contended that the new tower is too close to existing residences and ought to be moved.

"We'll be looking right at a 4,000-square-foot structure," said Ken Giavara. "We feel that if you moved it further south, it would be a much better location for this landmark. It would be at a higher elevation off the beach and allow easier access to the parking lot."

Lifeguard chief Rick Wurts answered that the reason why a more northerly location for the new lifeguard station was chosen is because it's "more centrally located" on the beach, affording lifeguards better views of the area they're protecting.

Giavara pointed out the 13 years the lifeguard tower has been in development is an exceptionally



An artist's rendering of the new South Mission Beach lifeguard station.

CONTRIBUTED GRAPHIC

long time. He noted much has changed, including residents living nearby, adding that should have prompted additional public review.

Board chair Debbie Watkins suggested the Giavaras contact Second District Councilmember Lorie Zapf and the mayor's office to register their comments and concerns.

Sleiman said the total lifeguard tower replacement cost is \$4.9 million. He added construction is expected to start within the next few weeks and be completed by summer of 2016. The old structure will be razed.

Belmont Park lease

Dan Hayden with Pacifica Enterprises Inc., a partner in Belmont Park's redevelopment, said further City Council consideration of the proposed controversial lease extension for Belmont has been delayed to allow the city more time to review the existing lease agreement.

He said renovation of existing

park retail spaces is nearing completion for both Sun Diego and Wings. He added final remodeling will be complete in six to eight weeks for Cannonball, a 6,000-square-foot rooftop restaurant bar overlooking Mission Beach, which is bringing Pacific Rim-inspired cuisine to the complex.

Belmont Park is now jointly operated by hospitality company eat. drink. sleep and Pacifica Real Estate Services. "Our goal is to have this park be one of the top six in San Diego, along with Petco Park, Qualcomm Stadium, San Diego Zoo, SeaWorld and Legoland," said Brett Miller, Belmont Park's managing partner in a previous article in the Beach & Bay Press.

Current owners redeveloping Belmont Park say they're not trying to reinvent Mission Beach's seven-acre, 88-year-old oceanside amusement complex. Rather, they said, they are just trying to "localize it."

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Panhandler arrested anew on weapon charge

Just three weeks after being released from jail on probation for slashing the tire of a motorist, a Pacific Beach panhandler was arrested for the same offense: carrying a dagger in public.

Probation has been revoked for Rex Wayne Manley, 48, who pleaded guilty Feb. 10 to the felony offense of carrying a concealed dagger in a Jan. 28 incident. He was released from jail Jan. 7 on terms of three years' probation after serving 97 days of his 180-day sentence.

Sentencing was set for March 12 by San Diego Superior Court Judge Michael Groch.

Court records say Manley has agreed to accept a 120-day jail term for this offense. It's possible he could receive 83 more days in jail for the probation revocation, as he did not serve the full 180-day sentence on the first charge.

Manley slashed the tire of motorist Nicole Sours Larson while she was at a stop sign on Grand Avenue on Sept. 16, 2014 during a rainstorm. A freelance writer, Larson wrote an account of the incident in Beach & Bay Press.

Larson wrote she saw the man kneeling by her front left tire, jabbing at it, before he walked away. Another motorist signaled her to check her tire.

Manley, who said he's been homeless for 27 years, said he carried a knife with him to use as a can opener and not as a weapon. He previously has been convicted of two misdemeanors involving possession of drug paraphernalia and contributing to the delinquency of a minor. He remains in jail without bail.

— Neal Putnam

Trial date set for Fiesta Island driver

The doctors who evaluated a woman accused of hitting six bicyclists on Fiesta Island are split in their opinions as to whether she is mentally competent to stand trial, so a judge ruled Feb. 20 a trial will be held April 1 to decide the issue.

Criminal proceedings remain suspended against Theresa Lynn Owens, 49, of San Diego, and she remains in the Las Colinas

Women's Detention Facility on \$300,000 bail.

Deputy District Attorney Jessica Coto said the first doctor who evaluated Owens determined she was mentally competent, so the defense got a second doctor who said she was not mentally fit to stand trial.

San Diego Superior Court Judge Joseph Brannigan read the reports of both doctors and set the competency trial date.

Owens is accused of driving the wrong way on Fiesta Island on Aug. 12, 2014 while under the influence of drugs and with possession of methamphetamine. She's also charged with driving under the influence of drugs on July 20.

Owens is accused of causing great bodily injury to Juan Carlos Vinolo, 43, who is paralyzed from the waist down due to a spinal cord injury. Vinolo also suffered some rib fractures and lost a kidney in the accident.

Another rider suffered a broken arm, and Logan Bass, 26, of Pacific Beach, was hospitalized two days after getting a car mirror pushed into his ribcage. Witnesses said Owens appeared dazed or confused at the scene. Some methamphetamine was found on her body by police.

— Neal Putnam

Man accused of killing parents at their home ruled incompetent

A 22-year-old mentally ill man accused of gunning down his parents in their home in the Sunset Cliffs area of Point Loma is mentally incompetent to stand trial and will be sent to Patton State Hospital for treatment, a judge ruled today.

Peter David Haynes is charged in the deaths of 62-year-old David Ellis Haynes and 61-year-old Lissa Danielle Haynes last Nov. 28. He faces special circumstance allegations of lying in wait, murder during a burglary and multiple murders, which could result in the death penalty if he's convicted.

At his client's scheduled arraignment, defense attorney Richard Gates told a judge that he had doubt as to the defendant's ability to understand the charges against him and to assist in his own defense.

After reviewing two reports from

a doctor, Judge Joseph Brannigan ruled that Haynes was incompetent to stand trial. Haynes — who has been diagnosed with a form of schizophrenia — will remain at the state mental hospital for up to three years or until his competency is restored.

The defendant was arrested on Nov. 28, several hours after gunfire rang out in the home on Tarento Drive near Santa Barbara Street.

His father — who had worked as an emergency room physician in Yuma, Ariz., for 20 years — called 911 about 3:10 a.m. A dispatcher heard gunshots as the victim asked for help shortly before the line was disconnected, according to San Diego police Lt. Paul Rorrison.

Officers sent to the home found David and Lissa Haynes mortally wounded. Doctors at UC San Diego Medical Center were unable to save them, Rorrison said.

Their son was armed with a handgun when he was arrested walking away from the crime scene about 7:45 a.m., police said.

After the arraignment, Gates said signs that Haynes was headed for a psychotic breakdown may have been missed by his parents.

"Parents don't look at this in a clinical way; parents look at their children through the eyes of parents," Gates said. "And so signs that to a clinician would be signs of danger, signs that to you and me are signs of danger, are missed by parents because they don't look at their children that way."

CHP vehicle thief gets four years in prison

A handcuffed female prisoner who drove off in a California Highway Patrol vehicle in Mission Bay was sentenced Tuesday to four years and eight months in state prison. Probation was denied for Casaundra Rose Lane, 27, by San Diego Superior Court Judge Michael Groch, who gave her credit for already serving 221 days in jail.

Lane, of San Diego, pleaded guilty Jan. 6 to theft of an emergency services vehicle and to felony evasion of police with reckless driving during the Nov. 6 incident. It ended after she collided with three parked cars at Friars Road and Qualcomm Way in Mission Valley.

— Neal Putnam

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Pacific Beach's 'cat lady' offers extraordinary care

By DAVE SCHWAB

How do you get a cat to do what you want?

The answer, according to Pacific Beach's Jeanne Zammarchi of Cat Care Extraordinaire, is to "let it do what it wants to do first."

Zammarchi has 15 years' experience doing cat-sitting mostly in Pacific Beach, La Jolla and elsewhere along the beachfront. She has pampered at least 300 different cats over the years, including just about every imaginable breed. Her services include vet visits, administering medication, whatever is required. "I charge very little for a lot," she said.

"To me it's just something natural," said Zammarchi about her rapport with felines. "I think I'm a little bit of a cat lady: I'm a little over the top. But if you were going to do a job for me—I would like for you to love what you are doing."

Two animal practitioners who know Zammarchi well are Lenise Delavar, of All About Animals in Bird Rock, and Julie Steele, a holistic veterinarian. Both agree Zammarchi has a special feel for felines.

"She's got great cat skills," remarked Delavar, who hosts pet adoption events on Saturdays that Zammarchi helps out with. "She goes above and beyond in taking care of them, making sure their needs are met."

"She really has a connection with cats," said Steele, who works with Zammarchi to treat her aging cat Sage with herbs and other holistic treatment methods. "She's very conscientious about Sage's care."

Zammarchi, who also teaches a phonics program she started five years ago at Ocean Beach Elementary School, cut her teeth in cat care watching a neighbor's feline while she was away.

That business model has since spread to many more cats and clients. Her slogan is, "Where T.L.C. is our motto ... and the prices are fair."

PB's cat lady said Extraordinaire is in her business name because "I go the extra mile for my clients."

Zammarchi offers a free consultation for prospective clients, at which time she "bonds" with the owner and their cat.

Offering this general suggestion for anyone who wants to establish a better relationship with their feline, Zammarchi said, "Just take 10 minutes, in the morning or at night, and be there



Jeanne Zammarchi and her cat Sage.
PHOTO BY DAVE SCHWAB

100 percent with the cat."

Discussing her key to cat management, Zammarchi said it's best to observe, learn and be intuitive.

"Cats love rhythm. They love rituals, i.e. eating at the same time," Zammarchi said, adding, "Each cat has its own traits." She added they also have their own favorite places to "settle," which change periodically.

First and foremost a cat lover, Zammarchi treats her aged 19-year-old cat, Sage, like "a little person." She likes to dress her up in costume and take her to the farmers market or wherever else she goes around town.

"Everybody knows her," Zammarchi noted.

Zammarchi's been around cats long enough to be a "troubleshooter," offer-

ing insights into how to deal with problematic pussies and their issues.

She cited, as one example, breaking her own cat of spooking whenever the toilet flushed, by patience and training aimed at showing her it was OK and that there wasn't anything to be afraid of.

Zammarchi hasn't met a cat breed she doesn't like. She pointed out there are pros and cons for every breed, noting cat owners can pick and choose amongst them to find those matching their temperament and personality.

"The Egyptian Sphinx (hairless) is very nice and playful though my favorite is the Norwegian Forest cat that you can get to do almost anything," she said. "There are rag doll cats that sit in your lap and are pretty mellow," she said adding "I'm not a Siamese person."

One cat breed an owner can really have their hands full with is the Bengal tabby.

"Never get a Bengal unless you're ready for that type of responsibility," Zammarchi said, noting, "They are quite wild. You almost have to have shelves up the wall or cat trees for them. They're like little tigers."

Zammarchi said her busiest times of the year for cat care are summers, when people are on vacation, and the year-end holidays. She welcomes new clients and can be reached at (858) 581-3494.

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EDUCATION NOTEBOOK >>

Mission Bay High

■MBHS' annual talent show "Get Your Act Together" will take place 6:30 p.m. Friday, March 6. Get ready for an entertaining night showcasing the amazing talent of MBHS students with local celebrity judges giving prizes for the best acts.

Pacific Beach Middle

■PBMS tour, 8 a.m. Thursday, March 5. Have you seen PBMS lately? Learn about the academically successful International Baccalaureate Programme, meet teachers and administration, and take a tour of PBMS.

Kate Sessions

■Sessions On-Line Auction is open to the public at sandi.net/sessions starting 8 a.m. Monday, March 2, and bid on packages at restaurants, hotels, spas, fitness, sports, kids summer camps and more. The online auction ends 9 p.m. Tuesday, March 10. Every dollar benefits the kids and programming at Kate Sessions. Auction sponsors are Fish Shop, Duck Dive, Shore Club and La Jolla PB Homes.

PB Elementary

■Wednesday, March 4: FOPBE meeting 6 p.m., Room 9. Join in on the conversation and find ways to volunteer at PBE. Childcare will be provided.

■Sign up online to attend the PBE Bucking Bull Great Western Auction pbe.schoolauction.net. The live auction is April 17 at the Soledad Club. Online auction March 16-23.

CPJMA

■Crown Point Junior Music Academy tours are offered every Tuesday and Friday at 8 a.m. and 8:40 a.m. Learn how music education enhances academic learning, visit classrooms and see the Suzuki violin program in action. Contact Cathy Valenzuela at (858) 273-9830 to schedule a 30-minute tour.

■Friday, Feb. 27, "Lunch With a Loved One" will feature a Western-style BBQ and DJ spinning fabulous tunes.

Barnard Asian Pacific Language Academy

■Barnard Community Chinese New Year celebration. Join friends and neighbors in celebrating Chinese New Year, 10 a.m. to 2 p.m. Saturday, Feb. 28.

FOPBSS

■The 11th annual Taste of North Pacific Beach is 5 to 8 p.m. on Wednesday, March 11. Join friends and neighbors to sample food provided by 17 North PB restaurants.

Listen to the sounds of local student bands on the lawn of Turquoise Animal Hospital and the Music Generations lot on Cass and Loring streets.

Enjoy student artwork presented at the Gallery at Land's End, Java Earth Cafe, and Turquoise Coffee.

Organized by the Friends of Pacific Beach Secondary Schools, all proceeds benefit various programs and special events at Mission Bay High, Pacific Beach Middle and PB elementary schools. Tickets are \$15 for adults, \$7 for children 5 to 12 years old, and can be purchased at MBHS, PBMS, PBE, Java Earth Café, Turquoise Coffee, Leilani's Café, and Pernicano's Pizza House.

Mission Bay Cluster

■Mission Bay Cluster Committee meeting, 6 p.m. Thursday, March 5, PB Elementary School. The Mission Bay Cluster Committee is an organization serving all six Pacific Beach public schools and provides a democratic, representative process for providing recommendations to the San Diego Unified School District and Board of Education.

ATHLETIC >>

CONT. FROM PG. 1

"This event is open to the community, and they are encouraged to park in the large parking lot along Grand Avenue and Lee Street," Remillard said. "Following the ceremony, we will have a home track meet and varsity baseball game."

The principal added the community is encouraged to remain after the new athletic facilities have been dedicated, as the high school will then be hosting its annual Spring Open House. Teachers and students will be displaying work from throughout the year in the school's gymnasium from 3 to 6 p.m.

"We will have food trucks at the

event," Remillard said.

The field opening ceremony will be sponsored by the Mission Bay Alumni Association. MBAA spokesperson Pam Deitz said, "We just launched a new engraved brick fundraiser in celebration of the new stadium — and you don't have to be an alumni to purchase a brick. PB residents and businesses are also welcome to be a part of history."

More information about the brick fundraiser can be found at <https://brickorder.com/form/view.php?id=80477>.

The athletic complex project includes a complete renovation of the football field and running track.


Other features include: the existing football field and track have been replaced with new synthetic

turf field and all-weather track; new handicap-accessible bleachers; a new press box with an elevator to comply with ADA accessibility; new athletic facilities (handicap-accessible ticket booth, restrooms and concession stand for home and visitors); storage area for athletic equipment; new football stadium lighting and sound system; new scoreboard and goal posts; new home and visitor entrance gates; the existing softball field relocated and reconstructed with new synthetic turf; and new ADA-accessible dugouts, bleachers, concession stand and announcer's booth.

Due to the renovations, MBHS will join the ranks of "Friday Night Lights" to host football games at night for the first time.

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MUSTHEAR >> The Benedetti Trio to pay tribute to George Harrison at Dizzy's

By BART MENDOZA

In memory of former Beatle and songwriter George Harrison's birthday, on Feb. 27, Dizzy's will host a performance by The Benedetti Trio, featuring guitar virtuoso Fred Benedetti, alongside his vocalist daughters, Regina and Julia, plus multi-instrumentalist/bassist Jeff Pekarek. Benedetti is a spectacular guitarist — turned loose on the Beatles catalog, it's wonderful to hear his deft arrangements of classic songs such as "Something" and "Here Comes the Sun."

The show includes material from Harrison's entire career, a catalog of

songs that were pretty much all hits, but what adds a bit of magic to the show is the close interaction that only bandmates, who also happen to be family members, can have.

Fred Benedetti: Friday, Feb. 27, at Dizzy's, 4275 Mission Bay Drive, starting at 8 p.m. \$15. All ages. www.dizzysjazz.com.

■The Pacific Beach Library's winter concert series comes to a close on March 11 with a performance of classical music from the Kensington Trio. Featuring violinist Natalka Kytasty, cellist Yuri Kytasty and pianist Ronald Morabello, the group was formed in

2001, with a repertoire that includes Haydn, Schubert and Debussy, as captured on their 2004 live album.

With no admission charge, this is a great opportunity to introduce interested youngsters to the charms of classical tunes and music in general. The naturally quiet setting of a library is a wonderful location for contemplative sounds such as this.

Kensington Trio: Wednesday, March 11 at Pacific Beach Library, 4275 Cass St. 7 p.m. All ages. No cover. www.pblibraryfriends.org.

■Music has returned to the Kona Kai on a regular basis. Shows take

place in Vessel's Lounge with acts ranging from jazz to rock, with artists usually in acoustic mode. Upcoming performers include bluesman Tomcat Courtney (Feb. 27), guitarist Hank Easton (Feb. 28) and singer Jesse Davis (March 14).

Additionally, their signature Sunday afternoon Singer-Songwriter Showcase, hosted by Shawn Balch, will continue. Located right next to the Kona Kai's private beach, Vessel's is a terrific respite from the hectic world. The addition of a live music soundtrack only makes it better.

Music at the Kona Kai: In Vessel's Lounge, at the Kona Kai Resort, 1551



The Benedetti Trio

Shelter Island Drive, Shelter Island. www.resortkonakai.com.

■A homecoming show for indie pop-rock quartet Social Club will take place 9:30 p.m. Feb. 28 at the 710 Beach Club. The band will be freshly returned from an appearance at the Envision festival in Costa Rica.

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PINEWOOD DERBY The Pack 246 Cub Scouts' Pinewood Derby recently took place at St. Brigid Catholic Church in Pacific Beach. First place went to Christopher Teufel, second place was Parker Kaltsas, and in third place was Joshua Kozak.

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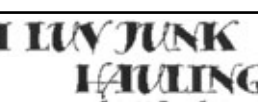
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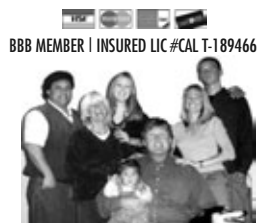
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PBTC >>

CONT. FROM PG. 1

about noise, traffic and the drain on
public services.

Zapf said that one-third of all small
lodging establishments offering
overnight accommodations in San
Diego, are located within District 2,
which includes PB. She added that the
uncollected amounts of transient occu-
pancy tax (TOT) and tourism marketing
district assessments (TMD) are astro-
nomical. These taxes are applicable to
all properties rented out on a short-term
basis, such as a hotel.

"We are losing out on so much
money, because a lot of people are not
paying their fair share," Zapf said. "The
hotels have to pay their fair share, but a
lot of places are not."

Zapf outlined a two-pronged
approach to deal with the problem. Step
one is to collect TOTs and TMDs to get
more revenue into city coffers.
Improving quality of life issues was sec-
ond.

Crime rates

Representatives from the police and
fire departments, and the offices of City
Attorney Jan Goldsmith,
Assemblymember Tony Atkins,
Congressman Scott Peters, and Discover
PB were on hand to make presentations.

Captain Jerry Hara of the SDPD
Northern Division reported that seven
new officers are out on patrol and 48
new officers will be starting at the police
academy on Feb. 23. Hara said that
because Northern Division is one of the
lowest-staffed divisions with 88 patrol
officers, he is hoping to get the lion's
share of new officers when the next
allocation occurs in April.

Several members of the PBTC raised
concerns about rising crime rates in the
area. Hara responded by saying that

when you look at the most recent facts,
crime rates in the area actually haven't
changed much at all. He said that the
number of rapes hasn't changed, rob-
bery is down 22 percent, aggravated
assault is nearly the same, and overall
violent crime is down 4 percent.

"We're going to continue to use
proactive policing, bike patrols, beach
teams and several other ways to address
violent crime," Hara said. "That is our
number one priority."

Battalion Chief John Strock of the
San Diego Fire-Rescue Department
spoke about the Feb. 16 grease fire at
the Pacific Beach Ale House, located
across the street from Fire Station 21.
He explained that at the time of the
blaze, the station's crew was at Kate
Sessions Park conducting training exer-
cises.

Strock said Engine 21 arrived within
the required time of 5½ minutes and
that minimum staffing levels were
achieved inside 15 minutes. The popu-
lar brewery has been closed for repairs,
and damages are estimated at \$1 mil-
lion.

Deborah Hanckl, a resident of PB
who lives in a neighborhood designated
for single-family homes, said she
thought the assembly was one of the
best PBTC meetings she's ever been to.
Hanckl stated that there are families liv-
ing in these neighborhoods and they are
not vacation rental-friendly places.

"Tonight was a real eye opener. I
heard things here that I haven't heard
in my little few blocks. I'm a community
member. I want to know what I can do
to try and make life better for those of us
that live and work here and raise fami-
lies here," said Hanckl.

Pacific Beach Town Council is a local
nonprofit neighborhood association
that provides a forum to discuss issues
and communicate the community's
views. More information on the PBTC
can be found at pbtowncouncil.org or
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VFW FUNDRAISER Pacific Beach American Legion Auxiliary Unit 552 will be holding a Buncos fundraiser on Saturday, March 7th from 12-3. It will be held at VFW Post 5985 at 853 Turquoise St. in Pacific Beach. The cost to play is \$10 and there will be raffle tickets available for purchase to participate in the opportunity drawings. Come spend a fun three hours playing this easy dice game, while raising money that will benefit local community, veteran, and active-duty military organizations. Light refreshments will be served and the canteen will be open. Contact Nancy Person at nancyperson@gmail.com with questions. Hope to see you there!

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Commitment to success fuels real estate broker Rojas

Alex Rojas, of Shore Point Real Estate, a thriving residential and commercial real estate brokerage and property management company in Pacific Beach, was recently named “Most Influential” real estate broker by Daily Transcript.

Rojas is a second-generation real estate broker and has been in and around real estate since he could cut lawns and collect rent for his father's property management company.

His career started on the finance side while originating loans in 2002. In early 2006, he sold the first short sale and REO property of this current real estate cycle in coastal San Diego.

At the same time that Rojas took on the enormous responsibilities that come with entrepreneurship, he and his fiancée adopted two children, a brother and sister, ages 14 and 11, who needed a good home.

His generous spirit is evident in his personal life and outside the home, where he regularly volunteers as a soccer coach, team organizer and school charity spon-

sor. He organized Swing for the Schools, an annual golf outing where the proceeds are dedicated to Pacific Beach public schools.

Rojas coaches a boys-under-12 indoor soccer team every Saturday and organized the boys-under-11 Riptide soccer team, which won the Presidio Soccer League championship.

He has also served as president of the Mission Bay Real Estate Association.

Currently, he specializes in representing clients buying and selling real estate at the beach with an emphasis on builder-developer projects. His knowledge of the San Diego area and his established networks are strong assets that are tough to duplicate.

Rojas makes it a point to make sure that each client, big or small, is treated with the utmost respect and diligence. When it's time to find a broker who you can depend on, you need true professionals whose skill and understanding of the real estate fundamentals, marketing, and risk manage-



Alex Rojas

ment will lead you down the road of success.

Rojas has built a solid reputation among past clients by taking a step back and putting himself in their shoes. Customer service and uncompromising commitment to satisfaction are the hallmarks of his success.

RENTALS >>

CONT. FROM PG. 1

new city rules clarifying that San Diegans can rent out their homes or individual rooms for up to 30 days and giving those who do a handful of new mandates.

Among those requirements would be to have vacation rental hosts – whether they use Airbnb or another service – post contact information for a local person who could handle neighbors' complaints and list their city tax certificate number on websites where they advertise their property.

Cate's proposal would also allow the city to reach an agreement with Airbnb or other vacation rental platforms to have those companies collect and pay taxes, an option he said the city's current rules don't allow.

Cate's measure also aims to give the city more room to police hosts who allow more than a dozen guests to stay in a single apartment or home, a practice that angers homeowners in some beach communities.

Zapf, who chairs the City Council's land use subcommittee, announced earlier this month she would hold an April hearing to discuss updating the city's outdated vacation rental laws.

Zapf said many of her constituents in Pacific Beach and Mission Beach – the two city neighborhoods with the highest concentrations of Airbnb rentals – have complained about unruly visitors and homeowners who have converted their properties into full-time rentals.

“You can just imagine living next door and the constant rotation of people coming and going,” said Zapf. “Some Pacific Beach residents who voiced concerns at a recent town council meeting were near tears,” she said.

Zapf learned of Cate's work on the issue when Voice of San Diego contacted her office about the city's Airbnb crackdown two weeks ago. The two have since met to talk about their respective work on the issue.

But the two are approaching the issue from opposite ends of the spectrum – with

‘Some Pacific Beach residents who voiced concerns at a recent town council meeting were near tears.’

LORIE ZAPF
CITY COUNCILWOMAN

Zapf trying to alleviate concerns of aggrieved neighbors who complain about short-term renters and Cate working to clarify the rules for those renting out their homes.

Zapf said her office has been researching vacation rental enforcement elsewhere, particularly in beach communities, and is waiting on more neighborhood input before proposing new guidelines. Pacific Beach residents are set to discuss the issue again March 3.

A spokeswoman for Zapf's office said Friday the Council's land use subcommittee will likely discuss Cate's proposal at its April meeting.

Cate's announcement follows months of confusion among local Airbnb hosts. The city has been mailing letters to dozens of hosts, informing them they'll need to charge hotel bed taxes, and in some cases, owe back taxes on past stays. It also threatened a Burlingame woman with up to \$250,000 in penalties if she continued to rent out two rooms through Airbnb.

The city's actions left hosts even more confused, especially since Airbnb doesn't allow them to collect taxes directly. Airbnb, which hosts more than 3,100 San Diego rentals, collects payments from guests and doesn't currently give hosts a straightforward way to collect the city's required 11 percent tax.

That's not the case in cities such as San Francisco, which last week collected tens of millions of dollars in back taxes from Airbnb rather than hosts. The website has also started paying hotel bed taxes in San Francisco and a couple other cities.

San Diego's mishmash of regulations spurred Cate to create the new rules.

“Some of the ordinances were adopted 40 to 50 years ago, and (they) just left a lot to the imagination in terms of how folks who want to rent out their properties on a short-term basis would have to comply with the law,” Cate said.

It should be easy for vacation rental hosts who want to follow the law to figure out what they need to do, he said.

Cate said his proposal doesn't include stepped-up enforcement for vacation rental owners who aren't following the new rules. Cate said he hopes Zapf and residents will lead the conversation about penalties.

An Airbnb spokesman welcomed potential reforms.

“San Diegans deserve clear, fair laws that make it easy for people to share their homes while contributing to the community – and the council's decision to begin considering new regulation is a welcome sign of progress,” spokesman Christopher Nulty said in a statement.

The new rules, if approved, could bolster talks between the city and Airbnb.

Nulty described conversations with the city treasurer's office as “productive” but didn't comment on whether Airbnb might pay back taxes to the city or when the startup might make it easier for local hosts to pay city taxes.

A city spokeswoman didn't elaborate much more when I asked whether San Diego could seek back taxes from the company, as San Francisco officials did successfully last week.

“The city of San Diego code is very different from the city of San Francisco's,” city spokeswoman Amelia Brazell said in an email. “We are currently monitoring those developments and working towards a solution that meets our laws but continues to welcome new and innovative technologies.”

Lisa Halverstadt is a reporter at Voice of San Diego. Know of something she should check out? You can contact her directly at lisa@vosd.org or (619) 325-0528.

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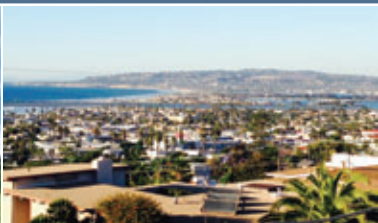
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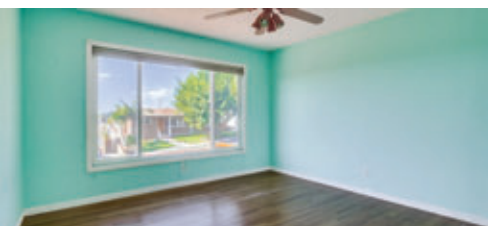
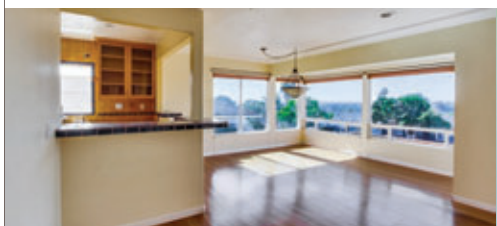


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This remodeled 3 bedroom, 2 bath house sits on a large lot zoned for 3 units. Refinished hardwood floors. New windows. 200 amp electrical service. Parking for 3 cars. Large landscaped back yard. Short walk to Dog Beach. Located in the heart of OB & just a short stroll to the ocean, beaches, shopping and entertainment.



Karen & Mike DODGE
Find Your Place in Paradise

Karen: 619-379-1194 • Mike: 619-384-8538
E-mail: PacificParadiseRealty@gmail.com
Web: www.karen-mike.com

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Just Listed
4130 Haines St. #1B



Located in PB's most FAV pocket!!!!
WEST of Ingraham & BOTH OCEAN & BAY CLOSE!! Bright & spacious, 2nd floor, single level condo enjoys large balcony with tropical feel. Complex features serene center water fountain, & sauna. Easy bike ride or walk to Fanuel Street Park on the Bayfront, or shopping on Garnet.
The perfect place to call home.
Priced to MOVE YOU...VRM \$419K-\$444K

Kathy Evans CA BRE #00872108
Scott Booth CA BRE #01397371

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RE/MAX
Coastal Properties

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Sat & Sun 1-4pm1351 & 1355 Thomas Ave.....5BR/4BA\$1,199,000.....Ali Goertzen • 858-449-5917

POINT LOMA / OCEAN BEACH

Thurs & Fri 2-5pm3640 Quimby.....3BR/2BA\$735,000.....Irene Chandler • 858-775-8827
Sat & Sun 11-4pm3640 Pio Pico St.....5BR/7BA\$2,695,000.....Robert Realty • 619-852-8827
Sun 10:30-12:30pm3045 Quimby.....3BR/2BA\$735,000.....Irene Chandler • 858-775-6782
Sun 11-2pm3752 James St.....2BR/2BA\$799,000.....Mariane Abbot • 619-301-2452
Just Listed4593 Coronado Ave.....4BR/3BA\$1,585,000-\$1,640,000Nicole Knudtson • 619-916-7965
Coming soon2426 Poinsettia Dr.....5BR/4BACall for detailsNicole Knudtson • 619-916-7965

UNIVERSITY CITY

Sun 1-4pm4075 Rosenda Ct. #271.....2BR/2BA\$379,000.....Russ Craig • 858-361-7877

BAY PARK

Sat & Sun 10-1pm4871 Jellett St.....5BR/4.5BA\$1,499,000.....The Sarah's of San Diego • 858-876-8792

RANCHO SANTA FE

Sun 1-4pm6773 Poco Lago.....7BR/7.5BA\$3,395,000.....Bob Andrews • 619-517-4404

LA JOLLA

Sat & Sun 1-4pm9605 Claiborne Square.....3BR/3BA\$1,125,000.....Team Chodorow • 858-456-6850
Sat & Sun 1-4pm6669 Vista Del Mar.....3BR/3BA\$2,495,000.....Bobby Graham • 619-379-9668
Sat 1-4pm6209 Beaumont Ave.....4BR/4BA\$2,350,000.....Monica Baxter • 858-752-7854
Sat 12-3pm2107 Calle Guaymas.....5BR/4.5BA\$2,375,000.....David Mora • 619-994-2438
Sat 1-4pm5519 Chelsea.....5BR/4.5BA\$3,250,000.....Irene Chandler • 858-775-6782
Sat 1-4pm1326 Muirlands Dr.....6+BR/7+BA\$6,300,000.....Deborah Mocerri • 858-735-8890
Sun 1-4pm5664 Bellevue Ave.....3BR/2BA\$1,495,000.....Monica Baxter • 858-752-7854
Sun 1-4pm5418 Linda Rosa Ave.....4BR/3BA\$1,595,000.....858-344-7653
Sun 1-4pm2107 Calle Guaymas.....5BR/4.5BA\$2,375,000.....Anthony Halstead • 619-813-8626
Sun 1-4pm5637 Bellevue Ave.....4BR/4BA\$2,450,000.....Cassandra Altmann • 858-449-6966
Sun 1-4pm7988 Roseland Dr.....3BR/2.5BA\$2,795,000.....Natasha Alexander • 858-336-9051
Sun 1-4pm8481 El Paseo Grande.....5BR/5BA\$4,495,000.....Laleh & Niloo • 858-518-4209
Just listed2465 Selkirk Row.....3BR/2.5BA\$1,495,000.....Malena Suarez • 858-344-6259
Fri 3-6pm, Sat 10-1pm, Sun 12-3pm.....3567 Princeton Ave.....5BR/4BA\$850,000.....Gavin Linde • 619-994-6812

DOWNTOWN

FOR SALE1150 Jst. #515.....1BR/1BA\$349,000.....Katrina Hamilton • 858-405-4407
Sun 1-4pm425 W. Beech #305.....2BR/2BA\$468,500.....Elena Wilcox • 858-454-9800
Sun 1-4pm500 W Harbor 3116.....2BR/2BA\$995,000.....Cassandra Altmann • 858-449-6966



HELEN SPEAR GROUP

COASTAL SPECIALIST SINCE 1996



3984 Lamont St, Crown Point



NEW

Single-level 3br/2ba w oversized 2-car garage. High ceilings, flooded w/light, open kitchen. Indoor/outdoor with **200 SF patio** & front/back lawns. **1 block to bay, park & bike trail.** \$525K-\$575K

840 Turquoise St #311, North PB



REDUCED

Unobstructed views from every room south, west & north. **La Jolla Schools!** Top floor 1br/1ba w balcony, spacious rooms, storage, secured parking, pools, jacuzzi & gym. 4 blocks to Tourmaline/Birdrock. \$405K-\$465K

840 Turquoise St #318, North PB



OPEN HOUSE SUNDAY

La Jolla Schools! North-facing 2br/2ba, top floor w peak views. Great owner-occupied, second home or rental. Can be sold furnished. Storage, secured parking, pools, jacuzzi & gym. 4 blocks to beach & La Jolla. \$515K

3745 Udall St, Point Loma



NEW

1920s Spanish Bungalow on 5,249 SF lot. 2br/1ba w huge, private yard & 2-car garage. Arched windows, vintage bath, hardwood floors & coved ceilings. Walk to all. Must see — not a drive-by! \$590K-\$640K

OFF MARKET

Want to buy
in North Pacific
Beach, but finding
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**WE ARE THE OFF-MARKET
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*Data obtained from SANDICOR MLS
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RE/MAX® Coastal Properties

***#1 Office in Total Real Estate Sales in 92109 Since 2005**
#1 Office in Listings Sold in 92109 Since 2005
#1 In San Diego County in Sold Transactions per Licensed Agent
****#1 in Sold Transactions in the U.S. Since 1997**

Kathy Evans & Scott Booth

92109's Top Team



1042 Wilbur

Amazing 5 year new home with 4bd, 3.5ba, 2248 sq ft, 2 car garage, rooftop deck with views, gourmet kitchen with Bertazzoni stove and alder wood cabinets. Dual master suites, 2 fireplaces and only 2.5 blocks from the beach!

1370 Beryl

NEW CONTEMPORARY with 4bd, 3ba, & 3213 sq ft. Has a 306 sq ft accessory unit & 1197 sq ft in decks & patios! Ocean, bay & city views from rooftop deck. Sleek & modern finishes with a large, open floor plan.



1150 Emerald

NEW REBUILD 2451 sq ft home with 4bd, 3ba, 2 car garage, 200 sq ft accessory unit & huge rooftop deck with sweeping views. New flooring, heating, plumbing & electric. Just a short 4 block walk to the beach!

3748-50 Yosemite

They've done it again! Scott and Kathy just sold another off-market listing in Pacific Beach. This is a buildable site for two single family homes. The property sold for \$760,000!



Call Steve to list your home!

Extraordinary beach front location! 2 homes on 2 lots. 702 Whiting has 59 ft. of prime ocean front frontage, sits on a 1599 sq. ft. lot and is a 2BR/2BA house with a large patio & 2nd story studio that has a large deck. 708 Whiting Ct. is the white 2BR/1BA cottage next door that sits on a 1350 sq. ft. lot. FAR on this property is 1.1 x the lot size! Build a 1759 sq. ft. home on 702 and on 708 you can build a 1485 sq. ft. home! 30 ft. height limit on both allows 3 stories + rooftop decks! Sold - \$3,395,000

Steve Cairncross

SteveSellsCoastal.com

858-735-1045

CA BRE #0859218



Coming Soon!

Be ready for summer in this 3 Bedroom 2 Bath Townhome
Ideally Located on the Bay Side of North Mission Beach!

Call Dane Today for Details on this Not Yet On Market Opportunity!



Dane Scharety
858-504-3263
CA BRE #01345168



Brand New on the Market

Close to Ocean and Bay 2-Story town home, 3 BR 3 walk-in closets and 3 en suite bathrooms w/ tubs. Twelve-foot ceiling, skylight, and FP in LR/DR/KIT large balcony. Enormous finished attic with skylight, window, fluorescent lights. Tandem garage. All Whirlpool appliances convey.

\$599,000



Don Hawthorne
858-692-8161
CA BRE #00523473



4061 - 65 Haines

Looking for a duplex in Pacific Beach?

Great opportunity! Duplex with two separate buildings, 2/1 cottage and a two-story 2/2 plus den, each with private outdoor space, onsite laundry and only 2 blocks to the Bay.



Kara Watkins Norgart
www.KaraWatkins.com
619-708-8276
CA BRE #01389633



3680 Bayside Walk - \$1,495,000 to \$1,595,000

Premier Bayfront ground floor Condo/Townhouse. Built on a rare oversized lot approx. 25% wider than most Bayfront lots. Provides super wide & spacious living room, dining, kitchen and exclusive patio all with superior exposure to Bay views! This large 2 Bed has elbow room avoiding that cramped feeling that come with most narrow Bayfront lots. View is enhanced with grassy park area in front overlooking Yacht basin & Bay. Ground floor has bedroom, full bath, laundry, direct garage access. This property has a long history of successful Vacation Rentals with this owner. Sold fully furnished as a turn key vacation rental.



GREG FLAHERTY

BROKER/OWNER

858-692-0185

CA BRE #00935682



CALL US

We will handle all your Real Estate needs

Kathy Evans
(858) 775-1575
isellbeach.com
CA BRE #00872108



Scott Booth
(858) 775-0280
scottboothsd@gmail.com
CA BRE #01397371