

WIPEOUT RUN

Summer Fun with Bianca took on the obstacles of the popular Wipeout Run, which is put together by the Pacific Beach-based VAVi Sport & Social Club.

PAGE 2



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A construction fence borders the build site for the new lifeguard station, which is being erected just to the north of the old tower in South Mission Beach. Construction started this spring, and a foundation (to the left) for the new structure is being laid out. PHOTO BY THOMAS MELVILLE

City says new station needed in south MB

By DAVE SCHWAB

Neighbors opposed to the citing of a new lifeguard tower in South Mission Beach continued to press their case before Mission Beach Town Council, arguing they were denied due process in vetting plans for the new facility, which is larger and located elsewhere than originally planned.

Project construction on the new lifeguard station started this spring, and a foundation is being built on the north side of the current tower.

"As the number of visitors to our beaches increase, the facil-

LIFEGUARD TOWER TRIFLES

- Opponents claim that, as presently configured, the tower will negatively impact their views and property values; and
- Opponents also claim they were not properly notified by the city during the approval process.
- San Diego Fire-Rescue says the South Mission Beach lifeguard station will address important public safety and operational needs; and
- The new tower was designed in a way that minimizes the impact to public views and the project was also reviewed and approved by the city council, which follows the standards for public noticing.

Info: Visit www.sandiego.gov/cip and www.coastal.ca.gov/

ities that afford protection to beachgoers become more important," said Rick Wurts, lifeguard chief at San Diego Fire-Rescue. Construction will stop from Memorial Day to

Labor Day due to the city's annual beach area construction moratorium. Lifeguards will be using the old tower until the new one is finished next summer.

'We're not against the lifeguards; they're the heroes of the beach, or their lifeguard tower.'

KEN GIAVARA
MISSION BEACH RESIDENT

"We're not against the lifeguards; they're the heroes of the beach, or their lifeguard tower, and we want them to

SEE TOWER, Page 6

Group challenges Belmont Park lease

Lawsuit claims city's approval was illegal

By DAVE SCHWAB

The ink on a lease extension for Belmont Park is barely dry and the action is already being challenged in court.

The person challenging the City Council-approved lease is a familiar foe: attorney Cory Briggs, who has sued the city repeatedly, including a successful suit that blocked the San Diego Convention Center's expansion by challenging its financing.

On behalf of a nonprofit group called San Diegans for Open Government, Briggs filed a lawsuit in Superior

'The mayor and City Council were fully advised on the legal issues before approving the lease.'

GARY BRAUN
SPOKESMAN FOR THE
CITY ATTORNEY'S OFFICE

Court May 11 seeking to invalidate the Belmont Park lease extension.

If successful, the lawsuit could potentially shutter the high-profile seven-acre

SEE BELMONT, Page 6

Pacific Beach Middle, YMCA to join forces

Goal is to improve recreational facilities

By DAVE SCHWAB

The groundwork has been laid, as part of a joint-occupancy agreement, to build a new YMCA and recreational fields and facilities at Pacific Beach Middle School.

Now it's time to begin raising funding for the estimated \$15 million project. That's the message Peninsula YMCA executive director Vince Glorioso delivered at Pacific Beach Town Council's May 20 monthly meeting at Crown Point Elementary School.

Glorioso said the proposed YMCA expansion comes at

a pivotal time as the beach community's demographics are changing.

"We've seen an emphasis on schools in PB, with families saying, 'We want to have quality education in schools in our community, and we want to raise our families here in PB,'" Glorioso said, adding, "More families are choosing to raise their kids in PB."

Those reasons could make the joint-occupancy agreement between the San Diego Unified School District (SDUSD) and the YMCA's combined fields,

SEE PBMS, Page 8

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Summer fun with Bianca – dodging giant obstacles at VAVi's Wipeout Run

By BIANCA WEINSTEIN

Over this past weekend, the Pacific Beach-based company VAVi Sports & Social brought the game show “Wipeout” to a new level. The Wipeout Run is a 5k course featuring obstacles inspired by the hit TV show. The race is held each year at the Del Mar Fairgrounds (\$10 parking fee) with start times anywhere from 7:30 a.m. to 2 p.m. For \$65, you can have the “Wipeout” experience as seen on TV.

VAVi started out as an adult recreation league for sports like kickball, flag football and beach volleyball and has since grown into a company with more than 90,000 active young professionals from all over San Diego who come play on and off the field each year. The organization brings together fun, like-minded individuals with the perfect hybrid of topnotch sports leagues and premier social events.

VAVi also puts together large-scale events such as the Heroes Brew Fest, Del Mar Mud Run and the Wipeout Run, which draws participants from all of San Diego County and beyond. The Wipeout Run event travels to 22 cities across the country, San Diego being one of those stops.

The race includes 12 challenge obstacles: Dope on a Rope, Tumble Tubes, Monkey Business, Smash



Bianca attempts to get through the Big Balls obstacle. (Right) Bianca tries the Dope on a Rope obstacle.

PHOTOS BY DEREK ARTHURS

Wall, Foam of Fury, The Drop, Big Balls, Sky's The Limit, Bubble Bash Swing, Sweeper, the infamous Wrecking Balls, and finally the four-story Happy Ending.

Some of the obstacles were fairly hard to complete without taking a fall into the water. For instance, the Big Balls required you to cross a gap by jumping onto one of four large

balls, and had less than a 10 percent success rate. When I went through, one worker said that less than 10 people had made it through all day.

Then there was the Wrecking Balls. In order to pass this obstacle, you had to run across a narrow bridge over a pool while two large wrecking balls swung back and forth. Move too quickly and you'll

lose your balance, move too slow and you're sure to get taken out by the wrecking ball.

At the end of the run, you get to make your way down the world's largest inflatable water slide to your Happy Ending. Though you walk away from the Wipeout Run drenched, you leave knowing you had the “Wipeout” experience.

VAVi SPORT & SOCIAL

Where: 3453 Ingraham St.

What: Founded in 2002, VAVi Sport & Social is the leading provider of adult sports leagues and large-scale social and running events within the social sports industry.

Info: (858) 273-3485, vavi.com and wipeoutrun.com



Make sure you bring a towel and a change of clothes, though; you'll definitely need it afterwards!

Bianca Weinstein is the social media reporter for sdnews.com. This spring and summer, she will be exploring places on the coast and trying out fun things to do for locals and visitors. Contact her at bbp@sdnews.com.



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Surfrider chair discusses San Diego chapter's role in maintaining beaches and bays

Art Gala raises \$34,000 to protect area coastlines

By THOMAS MELVILLE

About two weeks ago on the deck at Paradise Point Resort, just as the sun started to set over Mission Bay, Surfrider Foundation San Diego County Chapter chair Mark West looked over his right shoulder to see the golden hour glow growing.

"See that? That's what it's all about," he said, as he waved his arms toward the bay. "That's why we're here."

"Here" was at the Surfrider Foundation San Diego County Chapter's 15th annual Art Gala, which raised \$34,000 to help protect the region's coastline and directly benefit the organization's education, outreach and advocacy directed at protecting local beaches. The event, which was held Friday, May 8, celebrated ocean advocacy while showcasing local artists and raising funds.

"It was a thrill to see so many enthusiastic activists and supporters gathered for the event," said new San Diego Chapter manager Mandy Sackett.

While the activists and supporters bid on artwork, nibbled on orange chicken and drank Stone IPA, West was working the room making and re-establishing connections for the nonprofit.

Right before sunset, the Beach & Bay Press caught up with him to discuss Surfrider and the role it plays in maintaining the area's coastal areas.

BBP: How would you describe the Surfrider Foundation?

Mark West: I would say that the Surfrider Foundation is all about



Surfrider Foundation San Diego County Chapter chair Mark West says, "That's why we're here."

PHOTO BY THOMAS MELVILLE

making sure that each person can go to the beach, enjoy their day at the beach, spend their time in the ocean, spend their time in the waves, and have a great experience.

This is a California treasure that so many people take for granted, but we don't. We work to protect our oceans, waves, and beaches so everyone can use them.

BBP: Why is the Surfrider Foundation important?

MW: Our mission is to protect the ocean, waves, and beaches through a powerful activist network. What we do is we actually take all people who are passionate about our ocean, our beaches, our bays, and get together and really work toward cleaning them up, preventing pollution from getting into them.

We even do stuff like ocean-friendly gardens where we're think-

ing about the drought and how we can plant ocean-friendly gardens out there that are really California specific; they require no water, and they actually have less run-off as well.

BBP: What does Surfrider do for the bays?

MW: This bay (Mission Bay) has beaches all around it. We actually hold clean-ups right here in Mission Bay that are cleaning the beaches of litter before it gets into the bay.

This is a large ecosystem that flows into our ocean, and if we can clean it here, then it cleans it out in our ocean, and we've worked really hard to make sure that we are removing pollution from this area.

BBP: Do some people think Surfrider is just about surfers?

MW: It's funny, I don't think people know that this is more than just

surfers. I was a 24-year U.S. naval officer before I became the chair of Surfrider.

We have all different kinds of people who are working for this because we are all very passionate about our ocean, waves, and beaches.

It's a group effort. I've got moms. I've got hipsters. I've got people who are all really into this group, and it's all about people.

BBP: How many members in the San Diego chapter?

MW: We have about 5,000 active members, but in our email distribution list we have about 10,000 activists who are applying or involved in some form or another.

Not everyone is cleaning the beaches. We have some doing web development. We have some people designing T-shirts. Everybody who has something that they're passion-

ate about, oceans, waves, and beaches, can come out and play a particular role in it. You don't have to clean the beaches. Do other things. It's all for the same good.

BBP: What is the annual art gala?

MW: The 15th annual art gala at Paradise Point in Mission Bay was a fantastic event.

This event is our largest fundraiser that we have each year, so it's really our biggest event that we hold, and we get all the people from all over San Diego to come out and talk about Surfrider.

BBP: The funds you raise go where?

MW: Right back into the protection of oceans, waves, and beaches. Every penny that we have goes right back into it. We do have a staff of two people, which for this group is nothing, but we have to make sure that we pay for the T-shirts, that we get the beach clean-up supplies.

We have all these different things. This event really drives our entire year budget. So that's why it's so important for people come and help us out.

BBP: Surfrider holds clean-ups and also has a specific program about getting the "butt" out?

MW: We do beach clean-ups. San Diego is one of the largest chapters in Surfrider. We have 70 miles of beaches, which stretch from the border all the way up to San Clemente. Believe it or not, that's part of our group.

We take care of those 70 miles with programs such as "rise above plastics," which is trying to reduce plastic that gets washed onto your beaches and carried to our beaches; and we have our "hold onto our butts" program.

Cigarette butt pollution is the largest pollutant of our beaches in our entire world. We get rid of those, we recycle them and turn them into money.

BBP: How do you turn it (cigarette butts) into money?

MW: There's actually a company, out of Maryland, that is recycling the butts, and they either take them and turn them into furniture or certain things, and then they actually pay per pound. It's not a ton of money, but they're actually turning it into profits we can market back to our mission.

BBP: What are some of the organizations Surfrider partners with?

MW: We partner with a lot of local organizations including Wild Out Coast, which is down in the Imperial Beach area.

We work with them on our No Border Sewage campaign, which is eliminating transborder pollution that is flowing from Mexico into our Imperial Beach area.

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Green space an issue with Mission Beach condo project

Former elementary school site being redeveloped

By DAVE SCHWAB

Mission Beach Town Council in May voted overwhelmingly to urge the city to require developers of the old Mission Beach Elementary School site to reconsider their condo project's design, calling upon it to add a true community park instead of the narrow landscaping strip proposed.

"We don't want (condo) four-plexes," Debbie Watkins, chair of Mission Beach Precise Planning Board, told the council May 13, noting the community's plan discourages four-plexes. "We'd like to have them (condos) reconfigured and (have developers) come up with a different plan other than having a strip-mall park."

Developer McKellar-McGowan is planning a 63-unit, for-sale condominium complex on the 3.25-acre site of the old Mission Beach Elementary School, off Mission Boulevard, at 825 Santa Barbara Place.

The school, closed in 1996 because of declining student enrollment, is to be razed to make way for condos.

The resolution passed May 13 "strongly opposes the substitution of a required park on the 2.23-acre parcel with a 'green strip' along Mission Boulevard."

"We remind the city that the initial requirement was that developing the entire former school property site, consisting of three distinct parcels, would mandate a .35-acre population-based park for the Mission Beach community," said the resolution, which also stipulates that a landmark Ficus tree onsite should be preserved and included within the new neighborhood park to be created.

"This is the largest land-use change in Mission Beach in 50 years," argued Watkins, noting, "It's not a done deal." Pointing out "the City Council has the final say," Watkins said the council's decision can be appealed to the California Coastal Commission.

Watkins characterized the developer's proposal to create a long, narrow linear park along Mission Boulevard as being "not usable."

Noting 400 signatures have been collected in two months opposing the project as presently construed,

Watkins urged the City Council to hold the developer's feet to the fire in insisting on their developing more "open green space in perpetuity" onsite.

Watkins argued the layout of the McKellar-McGowan project ought to be reconfigured, ensuring the community gets the new park acreage to which it is entitled, including preserving the landmark Ficus tree.

The community planner said an environmental impact report for the project is to be released "any day." She cautioned, however, that the environmental document is some 600 pages long and that the public will have only 30 days in which to respond to it.

Warning that putting in a new four-plex condo project in the heart of Mission Beach would be "a nightmare with the one-way streets," Watkins noted that responding to the environmental impact report will give the beach community "our opportunity to speak out."

In 2013, San Diego Unified School District Board voted 4-1 to accept a bid of \$18.5 million for the old Mission Beach Elementary School site.



Another sea lion washes ashore

While recently doing some photo and video work for the surf group, local photographer John Coccozza came across a sea lion washed ashore in Mission Beach. Coccozza called SeaWorld and notified lifeguards about the marine mammal.

PHOTO BY JOHN COCOZZA

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BELMONT >>
CONT. FROM PG. 1

park, which includes numerous restaurants and bars, a roller coaster and amusement rides, as well as extensive beach-oriented retail.

Briggs' suit alleges the City Council's approval was illegal on grounds that it violated Proposition G, a 1987 voter-approved initiative restricting non-recreational uses at city-owned Belmont Park; the California Coastal Act; the California Environmental Quality Act (CEQA) and the San Diego City Charter.

The suit contends Prop. G was violated because it provides for public park and recreation uses but specifically prohibits "retail and commercial uses, except within the historically rehabilitated Plunge pool and related buildings."

"The lease agreement authorizes a long list of 'improvements' that were not included in the Development Plan, such as catering facilities, amusement rides, games of skill, etc.," states Briggs' lawsuit, which insists violation of Prop. G "deprives the benefit of public access to Mission Beach Park for recreational uses."

The suit also insists CEQA was violated because Belmont Park activities "have the potential to cause significant adverse impacts on the environment including air quality, noise and greenhouse gas emissions."

The lawsuit concludes that "the project must be subjected to environmental review before final approval."

Briggs' suit also argues that the City Council's approval of the 40-year lease extension "failed to comply with the San Diego City Charter rendering the approval null and void."

Responding to Briggs' lawsuit, Gerry Braun, director of communi-

The lawsuit concludes that 'the project must be subjected to environmental review before final approval.'

cations for the City Attorney's Office, said: "Although we do not share Mr. Briggs' narrow interpretation of Proposition G that would ultimately require closing Belmont Park, we recognize that there has never been a judicial interpretation either way. The mayor and City Council were fully advised on the legal issues before approving the lease and took steps to reduce the city's risk while allowing Belmont Park to remain open. Our office will defend the lawsuit and the ability to keep Belmont Park open."

The City Council approved Belmont Park's lease extension April 6 by a 7-2 vote, with council president Sherri Lightner of District 1 and Councilman David Alvarez of District 8 dissenting.

In an interview with Beach & Bay Press right after the council vote on the Belmont lease extension, former District 2 Councilman Ed Harris, now a San Diego lifeguard, referred to the action as "a really bad deal for the taxpayers because we were not getting fair market value."

Harris warned then that the council has "put together a deal that completely flaunts Prop. G. I expect that we (city) will be sued."

More recently, noting that "everybody knew that this (lease) likely violated Prop. G," Harris added his prediction had come true that the council vote "would be another giveaway of taxpayer money."

Contending San Diego has "a long history" of making deals with developers that leave the city and taxpayers on the short end, Harris added, "If we don't get fair value for our assets, the burden falls on the taxpayers. Every dime that we don't bring in on our assets falls to the middle class and smallbusiness."

READ MORE ONLINE AT sdnews.com

Robber given seven years for multiple hold-ups in Mission Beach

An armed robber charged with holding up 11 people on the same night in La Jolla, Ocean Beach, Mission Beach and elsewhere was sentenced Monday to seven years in state prison.

Restitution to the victims of Joseph Andres Garcia, of San Diego, will be determined in a later hearing. San Diego Superior Court Judge Timothy Walsh gave Garcia credit for a year in jail and fined him \$4,533.

Before his arrest, Garcia, 20, posted this question on his Facebook page: "Who knows how to unlock an iPhone 4?" The iPhone 4 is the type stolen from a UCSD student on Feb. 2, 2014. That tip led to Garcia's arrest three days later.

Garcia pleaded guilty to two rob-

bery charges, and the other hold-up and attempted robbery charges were dismissed after Garcia agreed on April 20 to accept the seven-year sentence.

The getaway driver, Benjamin Hernandez, 24, of National City, will be sentenced May 27 after he pleaded guilty to committing two robberies. Hernandez faces a maximum six-year sentence. One of the victims remembered his car license tag; the information led to his arrest on Feb. 3, 2014.

The robberies started in Ocean Beach at 6:50 p.m. on Feb. 2, 2014, when three men on Cape May near Cable Street were approached by the robbers and a juvenile. One bandit held a tire iron. The men had their cell phones, cigarettes and a lighter

stolen.

Later, a man lost his cell phone and another man lost his wallet containing \$2, credit cards and ID cards on First Avenue in Hillcrest, according to the probation report. Another man was then robbed of \$250 in his wallet. Another man who was standing outside his apartment that evening had a gun held to his head; his phone was stolen, and one man hit him in the back with a tire iron.

The last group robbed comprised UCSD students sitting on a bench outside a school gym. One man held a tire iron, and the students were robbed of their cell phones, student IDs, wallets and credit cards.

— Neal Putnam

TOWER >>

CONT. FROM PG. 1

have the best equipment and so on," said Mission Beach resident Ken Giavara, speaking May 13 for some neighbors.

Opponents claim that, as presently configured, the tower will negatively impact their views and property values.

"Our argument is with the (approval) process and the lack of honesty and transparency," said Giavara.

The existing, outdated South Mission Beach lifeguard tower is a temporary 900-square-foot facility constructed in 1974. City officials say it no longer meets the needs of lifeguards or the public.

Recently, the city rolled out a new strategic plan that includes the following goals: to protect lives, property and the environment through timely and effective response in all communities, and to invest in infrastructure.

According to Wurts, the South Mission Beach lifeguard tower project will achieve those goals once the

project is complete, and for many years to come. Specifically, the South Mission Beach lifeguard station will address many important public safety and operational needs.

"The station will be more centrally located on the beach, improving water observation (i.e., lifesaving opportunities) and overall beach management," Wurtz said.

"It will provide much needed space to house critical emergency equipment and vehicles. It also addresses minimum facility standards for employees, such as separate men's and women's locker rooms," he added.

The new nearly 4,000-square-foot, three-story lifeguard tower would have a ground floor with a first-aid room and storage for rescue vehicles and equipment; a second floor with an observation deck and an administration area; and a third floor housing the main observation tower.

The new tower project will include repair of adjacent sidewalks and curbs, installation of an erosion control barrier, improvement of American with Disabilities Act accessibility, restriping of parking spaces, installation of new signage and

installation of a sidewalk from the parking lot to the station entrance.

According to Wurts, the new tower was designed in a way that minimizes the impact to public views, and the project was also reviewed and approved by the San Diego City Council, which follows the standards for public noticing.

After the May 13 meeting, Giavara said a lawsuit, yet to be filed, is planned to block the project until or unless it's properly vetted.

"Why are you (city) building the hub (tower and ancillary boat and equipment storage, men's and women's locker rooms) in the middle of the beach?" asked Giavara, noting neighbors are not offering a solution, just insisting that the project "go through the proper legal channels."

Noting the project is decidedly different now than when first approved back in 2004, Giavara pointed out community planners back then "rejected the building at 3,500 feet as being too big." He added they also wanted the lifeguard station "to be built on the same spot as the previous one."

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Everything for experienced world travelers to backpackers is at Traveler's Depot in PB

By DAVE SCHWAB

It's like a mom 'n' pop REI. That's how employee Elisa Masso described Traveler's Depot, a fixture at 1655 Garnet Ave. in Pacific Beach for 29 years. Traveler's Depot carries just about everything imaginable for its travel-savvy clientele, from lightweight gear to fast-drying underwear.

"We try to have everything you need for your trip, whether you're doing backpacking or leisurely travel, river cruises, a lot of things — luggage, books, maps, toiletries," said employee Betty Elmer.

Elmer walked through a huge library section divided by world regions with travel-oriented books and maps on nearly every country, including offbeat stuff like "The Dog Lover's Companion to the San Francisco Bay Area."

"We try to have the best publishers, the most up-to-date books," she said, adding, "We have books on cities as well."

Top-quality brands carried by the travel outfitter include Delsey, High Sierra, Travelpro, Baggallini, Kipling, Lipault, Eagle Creek, Craghoppers, ExOfficio, Rick Steves, PacSafe, Travelon, Lewis N. Clark, Scottevest / SeV, Keen, Teva, Klean Kanteen and more.

The shop's travel products include specialty travel clothing and hats, shoulder bags, security purses and totes, luggage and packs, garment bags, luggage tags and straps, TSA locks, luggage scales, plug adaptors and converters, RFID wallets, passport covers, money belts and neck pouches, pillows and blankets, packing cubes and folders, compression bags, leakproof pouches, toiletry kits, security solutions and travel guides.

The front of the shop has become something of an outdoors section,



Betty Elmer and Elisa Masso will help you with your travel needs at the Traveler's Depot in Pacific Beach. PHOTO BY DAVE SCHWAB

featuring cutting-edge products like Hydro Flasks.

"We recommend those because they keep things hot for 12 hours and cold for 24 hours," said Elmer.

"I use mine every single day to keep hot tea in or to keep water ice cold at the beach," said Masso.

Masso said the store serves all ages but is increasingly seeking a younger demographic.

"We've had a much older clientele for years," she said. "We're trying to really target younger people as well, young travelers and backpackers, trying to get word out."

Both women said one of the big hurdles, always to be cleared, is letting people know who — and where — Traveler's Depot is.

"Every single day," Masso said, "someone comes in and says, 'I walk

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or drive by all the time, and I never knew this was here.' Then they say, 'Now, I can't live without it.'"

"They'll even live in PB," said Elmer, "and they'll say, 'I've been here for 30 years, and I didn't know you were here.'"

"Come on through," Masso said.

Traveler's Depot is open Mondays through Fridays from 10 a.m. to 7 p.m.; Saturdays from 10 a.m. to 6 p.m.; and Sundays from 11 a.m. to 5 p.m.

Pacific Beach-based tour company merges with team building firm

Two of San Diego's largest tour and corporate team building companies have joined forces.

Where You Want to Be Tours and Out of the Ordinary have merged all operations, with both companies offering participatory events for corporate and leisure groups. The company's events enhance corporate team building, problem solving and group collaboration through enlightening experiences.

Pacific Beach residents Darlynn Reyes Menkin and husband Marc are co-owners of Where You Want to Be Tours. Darlynn, a former news reporter, said: "Whether you're on a scavenger hunt, biking tour, sailing regatta, bike build or SEAL challenge, we're all about

bringing our clients to a better place. We're blessed to have a company that makes a conscious effort to inspire and uplift our guests."

"Our adventures focus on bringing people together and showing hidden spots they wouldn't normally find on their own," said Marc.

"Many team-building clients are in town attending a conference at the San Diego Convention Center, so they're looking for a unique activity in addition to seeing a Chargers or Padres game. Thanks to our awesome reviews on Yelp, Trip Advisor and Facebook, our clients know they're in for a fun time. We have a unique, quirky style that gets even the most 'corporate' people acting like big kids."

"It's a wonderful marriage between two proven companies that have excelled in the corporate and leisure markets," said Carrie Elwood, Out of the Ordinary's founder. "The combination creates a powerhouse of fun adventures. We will remain Out of the Ordinary and will take you Where You Want to Be."

The company will share assets, sales and operational teams. They will retain individual brand names, websites and social media accounts.

Popular activities include Team Building Adventure, Hidden San Diego Beaches, Biking Tours and Hiking San Diego.

For additional information, visit WhereTours.com or GroupAdventures.com.



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Mission Beach student named University of San Diego valedictorian

By THOMAS MELVILLE

Vianey Coronado Angeles found out in mid-April that she had been named valedictorian for the University of San Diego School of Business Administration, which was great news until she started thinking about the graduation speech.

“I wasn’t even thinking about being valedictorian,” Angeles said. “I was just doing my homework and studying and trying to do my best. Plus, I hate public speaking and I knew there would be a speech.”

That thought is a bit ironic for Angeles because she loves languages and speaks four of them – Spanish, French, Italian and English. The accountancy major also majored in French and minored in Italian.

“I think languages are absolutely incredible and that you breach cultural barriers and create connections that would not normally be made if you couldn’t speak the same language,” said Angeles, who moved to Mission Beach from Mexico at age 10 because her father wanted her to learn English and to receive a better overall education; “Ever since I was young, I wanted to learn new languages.”

Her proficiency with languages will come in handy when she starts her new public accounting job this October at KPMG, which has a global reach. “I definitely want to take

‘There’s nothing you can regret about trying your best, whether you succeed or not. It’s a good family motto.’

VIANEY CORONADO ANGELES
UNIVERSITY OF SAN DIEGO VALEDICTORIAN



advantage of the fact that KPMG is a huge international firm and see where it takes me,” she said.

Angeles, who has a 4.0 grade point average, will graduate on May 24 summa cum laude. At the University of San Diego, she received the Excellence in Accountancy Award and the Delta Sigma Pi Scholarship Award. Angeles graduated from the Francis Parker School in 2011.

“My high school was pretty small, and I liked that,” she said. “That’s what I liked about USD, small classes and being able to have one-on-one time with professors.”

While attending USD, Angeles decided to stay at home and commute to college. “I went in the morning and stayed all day so I didn’t miss out on college life. And I liked being able to come home to Mission Beach. I love it here. You can do a little bit of everything.”

She credits her parents, Luis

Coronado of San Diego and Vianey Angeles of Mexico, with instilling in her a strong work ethic and the motivation to always give your best.

“They’ve always been extremely supportive of me and told me to try my best. There’s nothing you can regret about trying your best, whether you succeed or not. It’s a good family motto.”

As for her speech on Sunday? “I’m going to focus on everything we shared and how these memories will always be with us and how in the end we all succeeded, which should be celebrated because we have shown excellence and we have succeeded.”

The University of San Diego is a Catholic institution that was chartered in 1949. The university enrolls approximately 8,300 undergraduate and graduate full-time equivalent students.

PBMS >> CONT. FROM PG. 1

pool and athletic fields project a bit easier to sell to the community.

SDUSD staff has been in discussion with the Peninsula Family YMCA since 2009 to develop a joint-occupancy facility on the Pacific Beach Middle School campus. In August 2011, the board adopted a resolution of intention to consider proposals to lease property for joint occupancy for development, operation and maintenance of recreation facilities and a community center at Pacific Beach Middle School.

On Dec. 13, 2011, the board received and accepted a single proposal from the YMCA, and district staff thereafter entered into discussion with the YMCA regarding the terms and conditions pursuant to which the facilities will be financed, constructed, operated and maintained.

Noting that redeveloping a portion of the middle school campus for athletic and recreational facilities is “a very natural fit with the YMCA model,” Glorioso said plans are to develop multi-use athletic fields with a perimeter track and a field house for restrooms and storage, as well as a “full YMCA facility and a pool.”

The new YMCA facility would be built where the middle school’s

resource building stands.

Glorioso said a 2012 marketing study done by a consultant, who interviewed 700 community members at random by phone, indicated a community need for new recreational facilities.

“The key components of interest in the study were found to be healthy lifestyles, aquatic programming, community space and senior programming,” Glorioso said.

The YMCA director added the YMCA portion of the project would be the lion’s share of its cost.

Pointing out that the joint-occupancy agreement is in the “very early stages,” Glorioso said if all goes well that there is about a five-year time horizon for completion of the project, with both the La Jolla and Peninsula YMCAs participating.

“A fundraising campaign of this magnitude usually takes between two and three years and with construction, that brings it to about five years,” Glorioso said.

Under the original proposal accepted by the school board, new joint facilities will be constructed in two phases. Phase I would involve construction of a synthetic turf field and parking lot and would remodel an existing building on the campus to be converted into a community recreational facility. Phase II would involve construction of a community recreational center to include a

new building (rather than converting the existing building) and, additionally, a pool.

Under the proposed agreement, the district will lease the portion of the Pacific Beach MS site on which the recreation center will be constructed to the YMCA, and the YMCA, at its expense, will construct, operate and maintain the recreation center for the benefit of district students and the community. YMCA will also have use of the field during non-school hours.

The school district will have use of the joint facilities other than the community center during the school’s hours of operation and the YMCA will have use of the joint facilities during periods when the school is not in session. The recreation center will be separated from the school campus by a physical barrier and locked gate.

The term of the initial agreement is 40 calendar years effective on the commencement date. The agreement provides for an option to extend the term an additional 25 years with terms and conditions and subject to board approval at the time the option is exercised.

Either party may terminate the agreement with 90 days, written notice to the other party to be effective at the end of the fiscal year in which the agreement to terminate is made.

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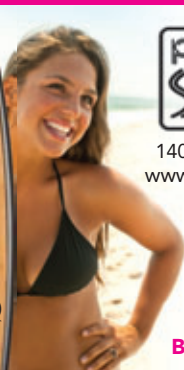
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Barnard students participated in the Second American Chinese Youth Arts Festival Speech Contest. Four Barnard students placed and won cash prizes. From left: Justyne Higman, Jack O'Toole and Leela Zavari-Tabb.

PHOTO CONTRIBUTED



The inaugural Kate Sessions Elementary Spelling Bee was recently held at the school. Grade-level winners were (from left) Anna Huber (first grade), Caden Callero (second), Declan Steeves (third), Bella Patterson (fifth) and Ian Vasquez (fourth). Principal Margaret Joseph and parent Margot Hutchison also pictured.

PHOTO CONTRIBUTED

EDUCATION NOTEBOOK >>

Mission Bay High

■ The MBHS senior prom, "Midnight in Paris," will take place from 7 to 11 p.m. Saturday, May 23, at Paradise Point Resort. The MBHS senior class is excited to celebrate their success and enjoy an elegant evening with the sights of Paris as their backdrop.

■ The Mission Bay Cluster meeting is 6 p.m. Thursday, June 5, in the MBHS library. Listen to the annual panel discussion with a group of MBHS seniors sharing their experiences at MBHS. The discussion will be moderated by a graduate of MBHS and will include time for questions and answers. Learn about the successes, struggles and rewards of high school from the students themselves.

Pacific Beach Middle

■ Congratulations to students who piloted the new IB Community Service Projects and who will be recognized with a medal of distinction at promotion.

The IB Projects benefited many, including children at Rady Children's Hospital, patients suffering from leukemia and lymphoma, cats at the San Diego Humane Society, students at Curie Elementary, visitors at the beach (beach clean-up), homeless youth, cancer patients needing wigs and shelter dogs needing foster families.

A big shout-out to the student body, who logged more than 12,400 hours of ser-

vice and action this school year and to the 38 students who have earned the Presidential Award for Service this year.

CPJMA

■ Crown Point Junior Music Academy Choir Concert, Thursday, May 21, 8 a.m., in the auditorium.

PB Elementary

■ Registration for new students for transitional kinder- fifth grade every day from 8 a.m. to 2 p.m.

■ 1 p.m. Friday, May 29 Spring Choral Concert on the lawn in front of PBE, located at 1234 Tourmaline St.

■ 6 p.m. Wednesday, June 3, is the last Friends of Pacific Beach Elementary meeting of the 2014-15 school year. Come hear about the exciting events planned for the 2015-16 school year.

St. Paul's Lutheran

■ Thank you to everyone who attended the St Paul's Gala fundraiser; it was a huge success.

■ The new Outdoor Learning Center was dedicated on May 6. Students have started planting fruit trees, vegetables and flowers.

■ The youth group will hold a yard sale in the gym from 7 to 11 a.m. on Saturday, May 23. The public is welcome to drop off donated items the Friday evening before, from 3 to 7 p.m.

■ Celebration of the Arts will be held 6:30 p.m. on Friday, May 29, in the gym. This evening will include performances by all school choirs, the handbell ensemble and student ensembles.



Pacific Beach Middle School students Matthew F., Carter T., Andrew F. and Chris K. coordinated the Pacific Beach Men's Homeless Outreach Project and prepared 60 care packages for distribution to local homeless men.

PHOTO CONTRIBUTED



On Friday, May 1, 20 Crown Point Junior Music Academy violin students performed on stage for the 'Once Upon a Tiempo' concert with Classics 4 Kids at the Balboa Theatre for a mariachi-infused program.

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Biking to work benefits your body and community

By DAVE SCHWAB

San Diego's Bike to Work Day is Friday, May 29, and in Pacific Beach and Point Loma there are pit stops on the way to work for cyclists and two on the way home from work.

Originated by the League of American Bicyclists in 1956, Bike to Work Day is a part of Bike-to-Work Week, which is in turn part of National Bike Month. The annual event, held during spring across the United States and Canada, promotes the bicycle as an option for commuting to work.

Pacific Beach Library, 4275 Cass St., VAVi Sport and Social Club, 1940 Garnet Ave., and Mixte Communications, at 4827 Voltaire St., will have morning pit stops from 6 to 9 a.m.

"We'll have games, prizes and food provided by The Wine Pub," said Mixte CEO Jamie Hampton, noting the bike train from Mixte to downtown will begin at 7:45 a.m.

Hampton said Mixte's ride will be at a casual pace and is meant for those biking to work for the first time to get them comfortable on their bikes.

Later, a Bike from Work Day event will be at The Wine Pub, at 2907 Shelter Island Drive, from 5 to 8 p.m. Bikers will be greeted with an extended happy hour and high-fives.

Leading up to Bike to Work Day,



Many bicycle paths for riding to work have beautiful views, like this one.

PHOTO CONTRIBUTED

national, regional and local bicycle advocacy groups, like the San Diego County Bicycle Coalition, have been promoting the special day extolling its significance.

"The day gives people awareness and education on alternative means of transportation," said coalition executive director Andy Hanshaw. "It's part of a national day — and movement — which has evolved into bike month all of May."

Noting cycling is "a great way to get around," Hanshaw pointed out that upward of 9,000 San Diegans took part in last year's Bike to Work Day.

"The expectations are even higher this year," he said, noting that "more and more people want to bike more in their daily lives."

A daily bicycling commuter himself, Hanshaw added that "We're asking folks to take the pledge to go by bike to work on May 29, and we're asking them to register online at gobybikesd.com to be able to win cool prizes and other good things."

According to studies, as many as half or more of the American work force lives within five miles of the workplace, which means it can actually take less time to get to work by biking instead of driving. Cycling

BIKE TO WORK DAY

When: Friday, May 29

Morning pit stops: Mixte Communications, 4827 Voltaire St., 6-9 a.m.; Performance Bicycle, 3619 Midway Drive, 6 a.m.-6 p.m.; Moment Bicycles, 2816 Historic Decatur Road, 6-10:30 a.m. and 4-6:30 p.m.; Pacific Beach library, 4275 Cass St., 6-10 a.m.; VAVi Sport and Social Club, 1940 Garnet Ave., 6-10 a.m.

Evening stop: The Wine Pub, 2907 Shelter Island Drive, 5-8 p.m.

■ Download the free local San Diego Bikes app on Apple or Android devices to find bike lanes and paths at mycity-bikes.org/california.

enthusiasts add biking can also lower stress levels and boost immune function.

Some reasons for commuting to work by bike:

- It saves money. A 2012 Forbes magazine article reported that "The average annual operating cost of a bicycle is \$308, compared to \$8,220 for the average car."

- It serves a dual purpose. By commuting on two wheels instead of four, the rider will arrive at his or her destination while getting an effective cardiovascular and strength-building workout.

READ MORE ONLINE AT sdnews.com

5 ways to stay safe when biking

May 29 is San Diego's Bike to Work Day, and if you are considering pedaling to work, here are some tips for a safe commute:

1.) The Right Bike - Make sure your bike "fits" in relation to your height. If it's an older bike, a local repair shop can tune it and do a safety check for you.

2.) A Good Helmet - A helmet that fits properly will protect you in case of a fall. A helmet is required for everyone under 18 years old and recommended for everyone else. It must meet certain legal standards.

3.) Pick a Way to Go - Pick a route in advance with the help of the San Diego Association of Governments (SANDAG) Regional Bike Map or Google Maps. SANDAG's iCommute program also provides information about how to sign up for a bike locker and take your bike on transit.

4.) Rules of the Road - It's important to learn and follow the rules of the road. The San Diego County Bicycle Coalition also offers helpful courses for riders.

5.) Safety First - When biking on roadways, ride with the flow of traffic, stay alert and wear bright-colored clothing and reflective gear at night to make you more visible.

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Rolling Stones weekend at Beaumont's

By BART MENDOZA

It's not every day that the legendary Rolling Stones come to San Diego, so as might be expected, there is excitement in the air as their May 24 date at Petco Park approaches. For Stones fans, the best bet in local clubs will be three days of Jagger/Richards tunes happening this weekend at Beaumont's.

On Sunday, May 24, at 9 p.m., the venue will feature December's Children, with guitarist David Fleminger, while Monday, May 25, will showcase the Jones Revival, with an appearance by Rhythm Authority on the morning of Tuesday, May 26, at 11:30 a.m.

With tickets for the Petco show priced into the hundreds of dollars, this weekend of music at Beaumont's may be the best option for fans on a budget to hear songs such as "Satisfaction," "Jumping Jack Flash" and "Start Me Up" one more time.

■ One of San Diego's longest-running bands, Private Domain, returns to the Kona Kai on Friday, May 22. Playing a set of classic rock and soul, the group is the perfect soundtrack to a night at the venue's dockside nightspot, Vessels.

The band has recorded many

great albums and even scored hits of their own, including 1984's "Absolute Perfection," but on these club nights, they focus on crowd-pleasers, from "Brown Eyed Girl" to "Pride & Joy."

While there will be few set list surprises, Private Domain's shows are never less than fun, years of road work culminating in a set that's honed to bar band perfection.

■ Carlos Santana is one of the world's all-time great guitarists, so it's only natural that he has a few tribute bands making the rounds in his honor. One of the Southland's finest, Viva Santana, performs at Humphrey's Backstage Live on Saturday, May 23.

Whether you're a fan of Santana's wonderfully lyrical, fluid guitar work on such hits as "Game of Love" or "Europa," or even his hit cover versions of tunes such as "Black Magic Woman" or "She's Not There," Viva Santana catches every note and nuance of their namesake's classic sound.

■ Sadly, as the years go by, we are losing more of our music icons, but there is still time to bask in the musical brilliance that is saxophonist Joe Marillo.

On Sunday, May 24, Dizzy's will

host a special performance honoring Marillo on his 82nd birthday. A mainstay of San Diego's music community since 1974, Marillo has recorded numerous worthy discs and played countless concerts, but it's as a teacher/mentor that he has perhaps made the biggest impact.

It's estimated more than 500 students have been helped along in their musical careers, with countless more influenced by his sound and his work ethic. San Diego is fortunate to have such a man among its residents. If you are a jazz fan of any stripe, this opportunity to take in a set – and to thank one of our community's pillars – should not be missed.

■ Metal rockers Cage return full force with a show at Brick by Brick on Thursday, May 28. The band is performing in advance of its upcoming album, "Ancient Evil," so fans can expect a preview of the new tunes. But the bulk of the tracks will likely be favorites from their 28-year run (so far). Members have come and

gone in those decades, but Cage remains dedicated to its craft, turning out music that's hard and heavy.

The names in Cage may change, the years may pass, but for lucky fans, the song remains the same.

■ Blues fans should make a point of catching a set from blues singer Missy Anderson on Thursday, May 28, as she performs at Tio Leo's. Backed by guitarist Heine Anderson and a topflight band, Anderson has more than a touch of soul to her voice, bringing to mind a grittier Tina Turner.

This is particularly notable when she does the occasional recast cover, such as an excellent version of the Beatles' "Come Together." Anderson will be backed by a full band, highlighted by Anderson's stellar guitar work and wonderful Hammond

MUST HEAR

■ Rolling Stones weekend: May 24-26 at Beaumont's, 5662 La Jolla Blvd. 21 and up. beaumontseatory.com.

■ Private Domain: Friday, May 22, at the Kona Kai Resort, 1551 Shelter Island Drive, Shelter Island. 7 p.m.

■ Viva Santana: Saturday, May 23, at Humphrey's Backstage Live, 2241 Shelter Island Drive, Shelter Island. 9 p.m. \$12.

■ Joe Marillo: Sunday, May 24, at Dizzy's, 4275 Mission Bay Drive. 8 p.m. \$15.

■ Cage: Thursday, May 28, at Brick by Brick, 1130 Buenos Ave. 8 p.m. 21 and up. \$10.

■ Missy Anderson: Thursday, May 28, at Tio Leo's, 5302 Napa St. 9 p.m. 21 and up. Cover TBD.

organ licks of Leo Domecki. Perfect for swing dancing or just as a soundtrack to Tio Leo's tasty dining options, Missy Anderson's blues music is ironically the perfect antidote to the blues – a guaranteed good time.

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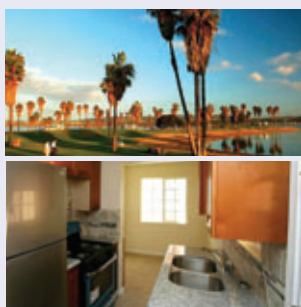
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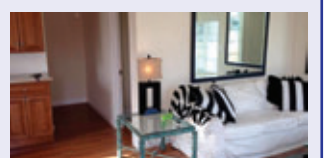
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4645 Cass St. (Corner of Emerald)



Nice, commercial/office spaces at the SE corner of Cass street and Emerald, directly across the street from PB post office. One space is 370 sf includes large executive office, smaller office and storage/data/workroom area. very functional space. Full service, electric included.

The other space of 862 SF space has a large open showroom and smaller rear area for storage, assembly, office, etc. Great location, excellent identity, signage and visitor parking. Pleasant work environment with professional office image, corner unit with large windows. Separately metered. Flexible lease term. Best building on Cass street.

Both spaces available for immediate occupancy.

Contact David Mannis at 619-961-1951 or david@sdccnn.com

PACIFIC BEACH / MISSION BEACH / CROWN POINT

Fri Sat Sun 1-4pm . . . 1870 Law St. 5BR/3.5BA . . . \$1,575,000 Jim Doody • 619-251-5626
Sat 11-2 Sun 1-4pm . . . 1355 Thomas Ave. 5BR/4BA Ali Goertzen • 858-449-5917
Sat 13-3pm 1819 Law St. 4BR/2BA Scott Booth • 619-534-1450
Sat 12-4pm 5051 La Jolla Blvd. Pete Middleton • 858-764-4808
Sat 9-4 Sun 1-4pm . . . 4011 Faniel St. 3BR/3BA Pete Middleton • 858-764-4808
Sat 9-12pm 3843 Riviera St. 3BR/2.5BA . . . \$899,000 Valerie Zatt • 858-882-7932

POINT LOMA / OCEAN BEACH

Sat & Sun 1-4:30 . . . 3517 Larga Circle 4BR/2BA . . . \$729,000 . . . Lionel Silva 619-804-8085 / Tyler Silva 619-633-6375
Sat & Sun 11-4pm . . . 3211 Keats 3BR/3BA . . . \$875,000 . . . Robert Realty • 619-852-8827
Sat & Sun 10-4:30 . . . 3054 Calypso Place 3BR/2.5BA . . . \$875,000-930,000 . . . Lionel Silva 619-804-8085 / Tyler Silva 858-633-6375
Sat & Sun 11-4pm . . . 1071 Akron St. 3BR/2BA . . . \$1,250,000 . . . Robert Realty • 619-852-8827
Sat & Sun 11-4pm . . . 3640 Pio Pico St. 5BR/7BA . . . \$2,695,000 . . . Robert Realty • 619-852-8827

CLAIREMONT

Fri 11-3pm Sat 10-2pm 5218 Triana St. 2BR/2BA . . . \$529,000 Terry Wright • 619-797-0334

DEL MAR

Sat 12-3pm 4930 Rancho Grande Del Mar Pete Middleton • 858-764-4808

ENCINITAS

Sat 11-2pm Paseo de las Flores 4BR/4.5BA . . . \$1,689,000 Adam Foley • 858-735-7843

RANCHO SANTA FE

Sat 11-2pm 6162 La Flecha 3BR/3BA . . . \$1,895,000 Scott Appleby • 858-775-2014

LA JOLLA

Mon 1-4pm 329 Bonair St. 2BR/2BA . . . \$799,000 George Deglas • 858-367-0585
Sat 11-2 Sun 10-3pm . . . 835 Genter #407 1BR/1BA . . . \$695,000 Matt Pichardo • 858-333-7643
Sat & Sun 1-4pm 9678 Claiborne Square 4BR/3BA . . . \$1,200,000-1,400,000 . . . David Schroedl • 858-353-5300
Sat 12-3 Sun 1-4pm . . . 8110 El Paseo Grande #408 2BR/2BA . . . \$1,125,000-\$1250,000 . . . Gigi Gentry • 858-775-9269
Sat & Sun 1-4pm 6275 Cardeno Dr. 4BR/2.5BA . . . \$2,195,000 Monica Baxter • 858-752-7854
Sat & Sun 1-4pm 6708 Muirlands Dr. 3BR/2BA . . . \$1,900,000-\$2,250,000 . . . Deborah Greenspan • 619-972-5060
Sat & Sun 1-4pm 7321 Fay Ave. 3BR/2.5BA . . . \$1,795,000 Tim Nelson • 858-527-9949
Sat & Sun 1-4pm 236 Nautilus 3BR/3BA . . . \$2,195,000 . . . Jim Schulz 858-354-0000 / Irene Chandler 858-775-6782
Sat & Sun 1-4pm 6561 Avenida Wilfredo 4BR/3BA . . . \$2,430,000 Jeannie Thompson
Sat & Sun 1-4pm 5875 La Jolla Corona Dr. 4BR/4.5BA . . . \$2,495,000 Abe Cohen • 619-339-5570
Sat & Sun 1-4pm 6652 Avenida La Reina \$2,795,000 David Schroedl • 858-353-5300
Sat & Sun 1-4pm 5519 Chelsea 5BR/4.5BA . . . \$2,995,000 Irene Chandler • 858-775-6782
Sat 1-4pm 1781 Calle Delicada 5BR/4BA . . . \$1,900,000-1,949,000 . . . George Daglas • 858-367-0585
Sun 1-4pm 5475 Caminito Herminia 4BR/2.5BA . . . \$890,000 Vonnie Mellon • 858-395-0153
Sun 1-4pm 9757 Keeneland Row 2BR/1.5BA . . . \$915,000 Doris Dirks • 619-813-9503
Sun 1-4pm 909 Coast Blvd. #4 2BR/2BA . . . \$1,250,000 Moira Tapia • 858-337-7269
Sun 1-4pm 1385 Caminito Arriata 3BR/3BA . . . \$1,250,000 Goldie Sinegal • 858-342-0035
Sun 1-4pm 1720 Nautilus St. 4BR/3BA . . . \$1,485,000 Cooleen Anne Cooney • 858-367-3454
Sun 1-4pm 292 Bonair St. 3BR/2BA . . . \$1,500,000-\$1,700,000 . . . David Schroedl • 858-353-5300
Sun 1-4pm 1533 Copa De Oro 3BR/2BA . . . \$1,895,000 Cher Conner • 858-454-8714
Sun 1-4pm 1672 Via Corona 4BR/3.5BA . . . \$2,350,000 Cher Conner • 858-454-8714
Sun 1-4pm 5380 Moonlight Lane 5BR/5.5BA . . . Barry & Betty Tashakorian • 858-367-0303
Sun 1-4pm 2890 Torrey Pines Rd. 3BR/3BA . . . Barry & Betty Tashakorian • 858-367-0303
Sun 1-4pm 8481 El Paseo Grande 5BR/5BA . . . \$4,950,000 Lahela & Niloo • 858-518-4209

RANCHO SANTA FE

Sat 1-4pm 6773 Pogo Lago 7BR/7.5BA . . . \$3,195,000 Adam Foley • 858-735-7843

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NORTH PACIFIC BEACH

DUPLEX ½ block to Tourmaline Surf Park! 3/2 house w/HW floors & patio, plus 1/1 house w/views & private patio, 2-car garage & 2 spaces. Turnkey plus upside. Great rental or move-in with guest house! **Asking \$1.4M**

LAND VALUE ½ block to beach. La Jolla Schools. West of La Jolla Blvd. Currently SFR 2/1 on 5,800 SF lot. Rent it now and build dream home later! **Asking \$1.15M**

OCEAN VIEW gorgeous remodeled 2/2 condo 3 blocks to the beach. Large open kitchen & spacious balcony. Can be sold completely furnished. Live the North PB lifestyle or use as a second home! **Asking \$674K**

LA JOLLA / WIND-N-SEA BEACH

OCEAN VIEW ½ block to Neptune & sand, 2/2 west of La Jolla Blvd. Currently a vacation rental at \$2,900/week! **Asking \$1.1M**



TRIPLEX TURNKEY ½ block to Neptune & sand. West of La Jolla Blvd. Vacation rental cash cow! Rare opportunity! **Call for price**

DUPLEX TURNKEY vacation rental ½ block to Neptune & sand. 3/2 & 1/2 with spacious patio & 3-car covered parking. West of La Jolla Blvd. **Asking \$1.4M**

Qualified principals only. Call NOW for details & showings.



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★ ★ ★ 92109's Top Team - Kathy Evans & Scott Booth ★ ★ ★



1819 Law St. The home features 4bd/ 2ba & 2123 sq ft of single level living space on a 7500 sq ft lot. Entertain in your HUGE great room w/ 9ft ceilings, an open floor plan, 6ft kitchen island, & wine fridge. Enjoy the outdoors on your large redwood deck & spacious grassy yard. The high-end features in this home seem endless w/ a dual sink marble top vanity in the master bath, solar tube skylights, quartz kitchen counters, Frigidaire Gallery Series appliances, & SO MUCH MORE.



3302 Jewell St. This unique custom built Country Cottage at the Beach has the most character of any property in all of 92109! It's bright & spacious with 20 ft beamed ceilings & large windows off the living room. The property has 4bd/2.5 ba, 1836 sq ft, 7 off-street parking spaces, and it's just a stone's throw away from the bay!



1259-61 Thomas Ave. This property has two single-level detached homes on a 6,251 sq ft lot with two 2 car garages, laundry hookups, a shared yard, and extra off street parking. Kathy & Scott helped sell this property for \$906,000 by representing the buyer!



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



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

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4767 OCEAN BLVD #807 - OFFERED AT \$760,000 ★ ★ ★

Spacious one bedroom unit features floor-to-ceiling windows with breathtaking panoramic views of the ocean. Capri by the Sea offers resort style living featuring: large 360 degree view roof deck, gas BBQ's, secure and private pool & spa, sauna, lobby, lounge, and 24 hour security. Coastal living at its finest! Short term rentals allowed!



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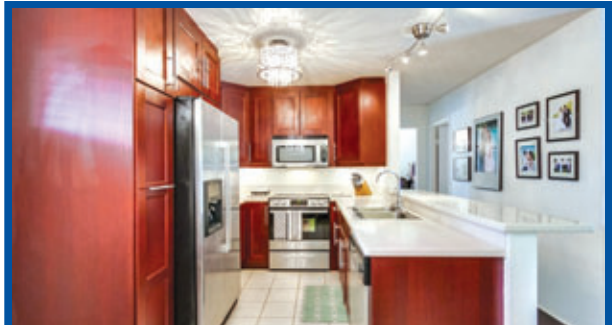
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3680 Bayside Walk ★ ★ ★
New low price of \$1,275,000 to \$1,325,000

Premier Bayfront ground floor Condo/Townhouse. 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.



GREG FLAHERTY

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3649 1/2 Ocean Front Walk ★ ★ ★
New low price of \$890,000 to \$930,000

White water Ocean views from Living and Dining Room. Remodeled and upgraded Kitchen. Long history as a summer weekly Vacation Rental. Located in the heart of Mission Beach and walking distance to shops, restaurants, surf school, etc.

