

LUV SURF PARTY

The Luv Surf brand is celebrating three years in Mission Beach at Luv Surf Boutique, 3816 Mission Blvd. from 1 to 4 p.m. Sunday, Aug. 30

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SAN DIEGO COMMUNITY NEWSPAPER GROUP

THURSDAY, AUGUST 27, 2015

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Wild rides, classic cars & bikinis

Charger Steve's Wild Rides & Classic Car Showdown, the annual car extravaganza hosted by Steve Lordigyan, took over Garnet Avenue in Pacific Beach on Aug. 16. (Above) Spectators line Garnet Avenue to take photos as the classic cars parade down the avenue. (Left) Bikini contest contestant Erica Bez takes her turn on stage. (Below) More classic rides parade down Garnet. (Bottom) Colorful classic cars parked on Garnet.

PHOTOS BY THOMAS MELVILLE



City drafts new regulations for vacation rentals

A proposed ordinance under review

By LISA HALVERSTADT
Voice of San Diego

Short-term vacation rentals may soon be legal – and regulated – in San Diego.

City staffers released a memo on Aug. 12 that lays out a potential framework for traditional vacation rentals and for those that have proliferated through sites like Airbnb and VRBO, which connect hosts and visitors.

A proposed ordinance drafted by the city's Development Services Department would allow up to



Signs like this are throughout Crown Point and PB.

two paying visitors to stay in a room within a home and full-home rental stays of fewer than 30 days. Hosts who book more than two visitors or multiple

SEE RENTALS, Page 11

Beach bike theft drives local man into action and recovery

By DAVE SCHWAB

Browse NextDoor social media any given day along the beachfront and, next to mentions of lost dogs and cats, you'll find notices posted about stolen bicycles.

In recent months, the number of purloined bikes along the coast has gone from commonplace to alarming.

And the San Diego Police Department, presently at historically low staffing levels even with seasonally enhanced summer beach patrols, is having trouble keeping up, which has led some frustrated residents in especially hard-hit areas for

'I enjoyed the vigilante thing. It was less paperwork and more fun.'

BRAD WICKLIFFE
PB RESIDENT

bike theft, like Pacific and Mission beaches, to take matters into their own hands in attempting to reclaim their stolen bikes.

Such was the case recently with PB resident Brad Wickliffe.

SEE BIKE, Page 4

DINING

Mamma Mia owner Cinzia Mezzetti keeps it authentic

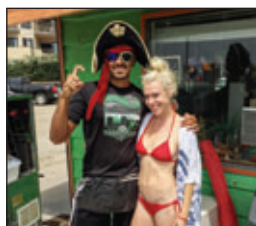
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COMMUNITY

Pirate Sno-Balls will keep you cool and refreshed in PB

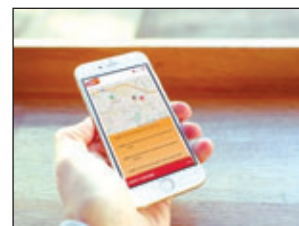
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BUSINESS

OrderUp food delivery app debuts in Pacific Beach

PAGE 5



Yoga classes offered overlooking the ocean

In recognition of National Yoga Month, Tower 23 Hotel, owned and operated by Eat.Drink.Sleep, has partnered with The One Love Movement to hold a weekly charity yoga series.

Classes will be held at 5:30 p.m. on Tuesday, Sept. 8, 15, 22, and 29 on the oceanfront hotel's Tower Deck. For those seeking to deepen their practice, the evening yoga will be followed immediately by a post-class happy hour at

JRDN Restaurant.

"The One Love Movement is a fantastic organization, and we at Tower 23 are thrilled to have the opportunity to partner with them for this series," said Eat.Drink.Sleep's CEO Brett Miller. "Their organization is a shining example of ways in which we can work together locally to inspire change globally."

Registration for classes will close one

hour prior to the start time and requires a \$10 minimum donation to The One Love Movement. Donations will directly benefit the charity, which seeks to raise awareness for youth issues locally and globally through hosting public yoga events.

For more information, or to submit an online donation, visit www.t23hotel.com/event/warriors-for-kids-charity-yoga.



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[PARTICIPATING RESTAURANTS]



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The San Salvador, which was launched and christened last month, will make its public debut on Sept. 4.

COURTESY PHOTO

San Salvador replica to debut at Festival of Sail

The Port of San Diego 2015 Festival of Sail, hosted by the Maritime Museum of San Diego, will transform the North Embarcadero into a nautical theme park Friday to Monday, Sept. 4 to 7, when more than 20 tall ships and other vessels from around the world will visit San Diego.

The festival kicks off with a parade of tall ships on San Diego Bay Sept. 4, led by the new Spanish galleon San Salvador. This will be the first time the public will be able to see the new ship. The parade will begin at 3 p.m. and can be seen from the Embarcadero, Harbor Island, Shelter Island and Coronado.

Festival visitors will be able to tour the ships, have food and drink from dozens of restaurant booths, visit a petting zoo, meet pirates, see cannon battles on the bay, take sunset cruises and shop for one-of-a-kind items among more than 150 festival vendors.

Parade of Sail

The festival will kick off with a grand parade of sail 3 p.m. on San Diego Bay on Friday, Sept. 4. The parade will be led by the recently launched San Salvador, a replica of Juan Cabrillo's 16th-century galleon. More than a dozen majestic windjammers will sail into San Diego's harbor in a nautical procession.

The best spots to view from shore include the Maritime Museum, Cabrillo National Monument, local restaurants and businesses on Shelter Island, Harbor Island and the North Embarcadero. Ships should be

docked by 6 p.m. at the museum and open for visitation starting 9 a.m. on Saturday, Sept. 5. Guests may purchase tickets to sail on the Californian.

Festival Ships

The tall ships festival will include the official tall ship of California, the Californian; the Gaff topsail schooner Bill of Rights; Irving and Exy Johnson, twin ships from San Pedro; and many more.

A list of the participating ships can be found at sdmaritime.org. Please note that the list is subject to change.

Cannon battles

Join the crew for a cannon battle at sea and experience naval warfare during the age of sail. Several ships will engage in cannon battle reenactments on San Diego Bay during the festival. Individuals can purchase tickets to be on board for the experience. Tickets are \$65 for adults and \$40 for children 12 and under. This is not recommended for children under 5. A 2015 tall ships ticket is also required. Tickets are for sale now at sdmaritime.org.

Tall ship tickets

Visitors must purchase a tall ships ticket to tour the festival ships. Each participating ship has its own unique stamp, and guests can get their tickets stamped at each vessel.

Tickets are \$7 for adults and \$5 for children age 3 to 12, seniors 62 and over and military (valid identification required). Tickets are for sale at sdmaritime.org and also at the festival.



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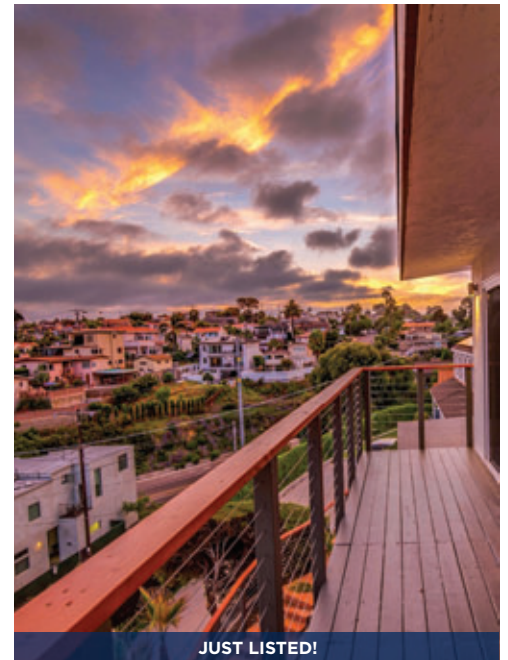
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BIKE >>
CONT. FROM PG. 1

A former bouncer, Wickliffe had his bike locked up along the beachfront while participating in a yacht-racing event from San Diego to Mission Bay. Afterward, he returned to find his cable-locked bike had been stolen “in broad daylight.” The thieves even took his lock.

A common-enough story, it typically ends with the victim(s) filing a police report or chalking it up to experience and bad luck.

But Wickliffe took his recovery efforts one drastic step further. He immediately began searching for his stolen bike on Craigslist, where he eventually tracked down the perpetrator, who was reselling his stolen property.

“My bike was stolen on Sunday morning, and I was checking Craigslist every day until I saw it there Tuesday morning,” Wickliffe said, noting his bike was distinctively customized. This made its thumbnail description “jump out at you.”

So Wickliffe set up a face-to-face meeting in National City with the alleged perpetrator, whom he said “gave me a big BS story about owning (the bike) for a year. There was no doubt it was my bike.”

When the time came for Wickliffe to purchase his own stolen bicycle, he managed to sneak up behind the alleged thief and render him unconscious before calling police and turning him in.

“The guy even had a backpack full of lock-picking tools,” Wickliffe said, adding the man he incapacitated “clearly had needle-track marks on his arms.”

Wickliffe said police took him into custody after a background check revealed he had prior warrants out for his arrest.

“The whole NextDoor neighbor thing is really good because the more people know your bike’s been stolen, the more likely you are to get it back,” reflected Wickliffe. He added the incident has caused him to seriously reconsider GPS-enabling his bike so its whereabouts can be more easily tracked.

Wickliffe realizes his personal suc-



Bikes locked up on the boardwalk at Pacific Beach Drive on a sunny and busy Sunday, Aug. 23.

PHOTO BY THOMAS MELVILLE

cess story in having successfully recovered his own stolen bike was just a drop in the bucket considering all the bikes never recovered by their owners.

“These guys (thieves) don’t have much to lose,” said Wickliffe. “I’m just hoping incidents like mine will help them to move on.”

For himself, Wickliffe said of the experience, “I enjoyed the vigilante thing. It was less paperwork – more fun.”

“We don’t advise people to confront criminals, because you never know whether or not they’re armed,” said San Diego Police officer Dan Neifer of Northern Division’s beach team, which is involved with the department’s bait bicycle program.

Neifer noted deterring bike theft is extremely difficult for a variety of reasons.

“There is a very small window of time involved with bike theft,” Neifer said. “Within 10 minutes of being stolen, that bike can be in two or three pieces and in a car – or a house.”

Neifer noted crooks can repaint stolen vehicles, “chop and change them out,” do any number of things to alter and disguise them.

And unlike Wickliffe’s case, many bike thieves are smart enough to store stolen bikes for a period of weeks or months before attempting to resell them on Craigslist or elsewhere.

But the bike bait program the police employ has some proven results. Neifer explained how it works.

“We put GPS on a bait bike that’s locked up in plain view in a public bike parking area,” he said. “When that bike is removed, it sends a text message alerting police.”

Neifer said there’s generally only a four- to eight-minute interval for police to arrive and interdict the suspected thief. But fortunately for those whose bikes have been stolen, that’s time enough.

What can people do to prevent their bikes from being taken?

Unfortunately, Neifer said, he’s unaware of an absolutely pick- or cut-proof bike lock. He also advised against locking bikes in public bike stalls overnight, even well-lighted ones out in the open, noting that “after hours once the bars close there are only cops, cats and crooks out on the streets, which are desolate.”

Neifer said the safest place for a bike, especially an expensive one, is inside your home or locked up on your property. GPS is helpful to have. And it’s always important to record your bike’s serial number to help police track it should it ever be stolen.

Above all else, report a bike theft to police. Neifer added it’s also extremely helpful to have a good photograph of your bike to accompany a detailed description of it, noting any individual markings or details to help distinguish it.

Wheels keep on turning for District 2 cycling advocate Nicole Burgess

By DAVE SCHWAB

Peninsular Nicole Burgess is Council District 2’s bicycling “czar” who leads by example putting her best pedal forward. District 2 includes Pacific and Mission beaches as well as Ocean Beach.

A native San Diegan from Bonita who’s lived in OB the last 18 years, Burgess had an “epiphany” about six years ago. That happened when she took her love for cycling to the next level by promoting the public benefits of cycling, carrying that message to the motorized masses.

Following is a Q & A Beach & Bay Press held with Burgess, who discussed a wide range of topics associated with promoting bicycling.

Beach & Bay Press: *When did cycling cease being a hobby and become an avocation for you?*

Burgess: My brother got a gift of a tandem bike at age 16 and I started riding with him. My kids went to school in OB, and when they transitioned from elementary to middle school I told them, “I’m not putting you in a car to take you a mile and a half. It’s too far to walk. We’ll start riding our bikes.”

BBP: *Was it hard to get other people to follow your example?*

Burgess: I (gradually) encouraged more moms and dads to ride with me. I said, “Come join me, I’ll show you the ropes.” I held bike rodeos from OB Elementary to Dana Middle School.

BBP: *Were you recruited, or did you volunteer, to be District 2’s bicycling representative for the city?*

Burgess: I applied.

BBP: *Why did you opt to be in that position?*

Burgess: I wanted to get something done at the city level.

BBP: *What does being the District 2 bike rep entail?*

Burgess: Meetings once a month (with other bike reps) down at the Civic Center downtown.

BBP: *What needs to be done to promote bicycling throughout San Diego?*

Burgess: We need our city to prioritize biking infrastructure – and fund it.



Nicole Burgess explains why bicycling is important.

PHOTO BY DAVE SCHWAB

BBP: *Why should we do that?*

Burgess: It’s a health and lifestyle issue. In the ‘80s, 88 percent of kids walked or rode bikes to school. Obesity rates were very low. Now kids are being driven by their parents to soccer, piano, dance et cetera. Fifty percent of people in the state are obese. This is about \$325 billion being spent on (fighting) diabetes after the fact. Let’s prevent diabetes by getting more people on bikes (and exercising).

BBP: *What’s it going to take to accomplish that objective?*

Burgess: Leadership. And money.

BBP: *What can parents do to encourage their children to take up cycling?*

Burgess: Join them. Get out there and be their escort, ride with them to school.

BBP: *What can we do in San Diego to encourage more adult bike ridership?*

Burgess: I had a crazy notion: Have a Saturday or Sunday bike ride with Mayor Faulconer. He could invite families. He could visit with people in each district. He would be remembered for that.

BBP: *What is San Diego’s overall bike commuter ridership now?*

Burgess: About 1 percent. In Portland, it’s 8 percent. In Holland, which is cold half the year, it’s 40 percent.

BBP: *What’s different about cycling in those places than here?*

Burgess: They just accept it as their form of transportation. They learn to dress (appropriately).

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Online petition against DecoBike sites gains signatures

An online petition with almost a thousand signatures, and 2,000 physical signatures, have been collected in Pacific Beach by residents opposed to DecoBike’s placement of two bikeshare stations located directly on the boardwalk.

“The city pushed this company upon the community without first asking if we wanted them,” said Mike Beltran, a member of Pacific Beach Planning Group who chairs

that group’s Traffic, Parking and Streets Subcommittee.

“The community needs to organize and express their disdain for these bike corrals on the boardwalk,” he added.

Those opposed to bikeshare stations on the PB boardwalk are urged to contact District 2 Councilwoman Lorie Zapf or Mayor Kevin Faulconer and tell them to have the bike corrals removed.

Hungry? OrderUp app debuts in Pacific Beach

By MICHELLE POVEDA

OrderUp is the latest food-delivery app to hit the San Diego scene. A nationwide app, it launched in the Pacific Beach and San Diego State University communities on Aug. 17. Originally from St. Louis, market owner of OrderUp San Diego Andrew Kootman has lived in San Diego for the past eight years and has high aspirations for his new franchise.

"The ultimate goal is to have all of San Diego County rolled out over the next 12 months," Kootman said.

Here's how it works: Download the app to your smartphone, create your account, then search for the foods or restaurants you're craving. Once you've entered your credit card information and selected your desired food items, a driver will pick up your order and deliver it straight to your door. You can track your order on your phone, and even leave a tip.

Additionally, Kootman said, "We have group ordering, which allows customers to text or email out a link to their friends and/or colleagues.

"Each individual can select what they want and it filters into one cart for checkout. The days of passing around a piece of paper and a take-out menu are gone! We also have advanced ordering for those in a



You can track your order on your phone, and even leave a tip.

COURTESY PHOTO

time crunch or just know when they want to eat."

Current Pacific Beach restaurant offerings include; Backyard Kitchen & Tap, Bare Back Grill, Kato Sushi, Miller's Field, Coconut Thai Bistro, Lil' Orbits Mini Donuts and more. Kootman says the biggest obstacle to getting OrderUp off the ground was "getting restaurants to give us a chance."

He explained, "We only work with restaurants that we have a partnership with... by creating these partnerships, our delivery times are significantly faster (30 minutes on average), and there is far less of a chance that the order is messed up

since the orders go directly to the restaurant." He added, "I have created some amazing relationships with restaurant owners because of this, which makes other restaurants a lot more receptive to the idea."

Over the next three to six months, Kootman will expand operations to the La Jolla, UTC, UCSD, Kensington, Normal Heights and North Park neighborhoods. "We also plan to expand into downtown in the next four to eight months," he said.

More than 10,000 people have already signed up for OrderUp San Diego. For a full list of food and drink providers, or to learn more about OrderUp, visit www.orderup.com.

High-tech system saving energy for Ocean Park Inn

Independently owned Pacific Beach hotel Ocean Park Inn is making a name for itself environmentally, using top-of-the-line, energy-saving technology.

The beachfront hotel, at 710 Grand Ave., is upgrading its internal operations, minimizing monthly energy expenses and supporting state environmental goals. That is being accomplished through Stem, leading provider of intelligent energy storage. Intelligent energy storage combines big data and predictive software to automatically lower energy use during peak hours, which saves on costly demand charges.

The Stem system learns Ocean Park Inn's energy use patterns then draws on stored energy to offset peak charges. In addition, Stem is able to predict the hotel's monthly energy use and cost, providing insight into how to spread out energy-intensive activities and create efficient hotelwide habits.

"Ocean Park Inn is taking steps to be on the forefront of technology to provide an energy-conscious hotel that our guests can be proud to stay in," said Elvin Lai, Ocean Park Inn's CEO. "Our Stem system equips us with insight and

storage as we maintain an environmentally sustainable business while we continue to provide guests the ultimate experience in comfort and high-quality amenities."

Lai noted that, with an innovative solution from Stem, Ocean Park Inn is simultaneously meeting guest needs while saving money and managing energy use – all without extra staff time or effort.

Since the beginning of the year, Ocean Park Inn has:

- Decreased energy demand charges by more than 10 percent with no effect to guest comfort;

- Gained valuable insight into energy use and costs, helping Ocean Park Inn discover new ways to save;

- Avoided peak-usage hours automatically, requiring no additional staff time or effort; and

- Participated in California's Self-Generation Incentive Program, which supports energy resources that contribute to greenhouse gas emission reductions.

By installing energy storage, Ocean Park Inn is playing a role in a more efficient, reliable and clean electric grid in California.

It's a seller's market for apartments in PB area

The results for the first half of 2015 are in, and apartments in 92109 appear to be one of the most sought-after investments.

There have been only eight apartment sales in Pacific Beach, amounting to \$20 million in transactions.

Among these apartment transactions, the average price per unit was \$284,401 – an increase of 22 percent compared with 2014's \$233,252 price per unit. The average cap rate is extremely low at 3.57 percent, making apartments in PB one of the most sought-after investments.

In 2014, the average cap rate was 4.76 percent. The average time on the market is 90 days – 24 percent less time than the average 112 days on the market in 2014.

So what's going to happen in the second half of 2015? All six of these indicators show that it is a seller's market. There is a low supply and a high demand for apartments in Pacific Beach, thus prices are skyrocketing.

For the remainder of the year, expect apartments in 92109 to continue to be in a seller's market, and it might reach 20 completed apartment transactions.

--TONY FRANCO

Pacific Beach Community Development Corporation and Pacific Beach Business Improvement District of The City Of San Diego

NOTICE OF ELECTION AND GENERAL MEETING

The Pacific Beach Business Improvement District (PBBID) includes business and rental properties with six or more units, in the area which can be approximately described as the area circumscribed by Interstate 5, the Mission Beach Boardwalk, Crown Point Drive and Turquoise Street. The purpose of the PBBID and The Pacific Beach Community Development Corporation (PBCDC) is to provide an organizational framework and funding for the improvement of the area. Pacific Beach area business license holders and owners of rental property with six or more units, are invited to run for election as a member of the PBCDC Board of Directors. Nominations are currently being solicited for five (5) seats on the fifteen (15) member Board. The Board has appointed a nominating committee to whom nominations may be made by submitting a petition or letter. The nomination petition or letter must be submitted to the nominating committee by August 31, 2015. Additional nominations may be made from the floor at the September 1, 2015 meeting. The Board of Directors will also review the list of business and rental property license holders to confirm their representa-

tive's eligibility to be voting delegates for the election. The business delegate will be the person named in that business license unless a business indicates differently in writing to the PBCDC Board of Directors. The Board of Directors must receive the written notice of the business delegate change at or before their September 1, 2015 meeting. All delegates' terms will end with the election. The list of known business and property license holders eligible to vote will be available for review after the September 1, 2015 meeting by contacting Sara Berns at 858-273-3303. The Board will then consider reports and other matters to be placed on the agenda for the annual election meeting. The annual meeting of the Board of Directors is scheduled for **October 20, 2015 at 5:00pm, at Discover Pacific Beach office, 1503 Garnet Avenue**. Newly elected members of the Board of Directors will be inducted and the Board will consider any other items placed on the agenda by the Board of Directors. A majority of the current Board of Directors shall constitute a quorum for a meeting of the Board of Directors and meeting of the delegates for the October 20, 2015 annual meeting.

How to save thousands when selling your home

SAN DIEGO, If you've tried to sell your home yourself, you know that the minute you put the "For Sale by Owner" sign up, the phone will start to ring off the hook. Unfortunately, most calls aren't from prospective buyers, but rather from every real estate agent in town who will start to hound you for your listing.

After all, with the proper information, selling a home isn't easy. Perhaps, you've had your home on the market for several months with no offers from qualified buyers. This can be a very frustrating time, and many homeowners have given up their dreams of selling their homes themselves. But don't give up until you've read a new report entitled "Sell Your Own Home" which has been prepared espe-

cially for home sellers like you. You'll find that selling your home by yourself is entirely possible once you understand the process.

Inside the report, you'll find 10 inside tips to selling your home by yourself which will help you sell for the best price in the shortest amount of time. You'll find out what real estate agents don't want you to know.

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John graduates from the University of Farmers

The Farmers Insurance Group of Cos. recently announced the recent graduation of Darlene John from the University of Farmers in Agoura Hills, Calif., one of the top training organizations in the world. Darlene works out of San Diego District Office No. 56 in

Kearny Mesa and reports to district manager Frank Silva. Darlene is a seasoned insurance agent, specializing in property and casualty, commercial and life insurance. A longtime resident of La Jolla, Darlene offers insurance expertise and personal service.



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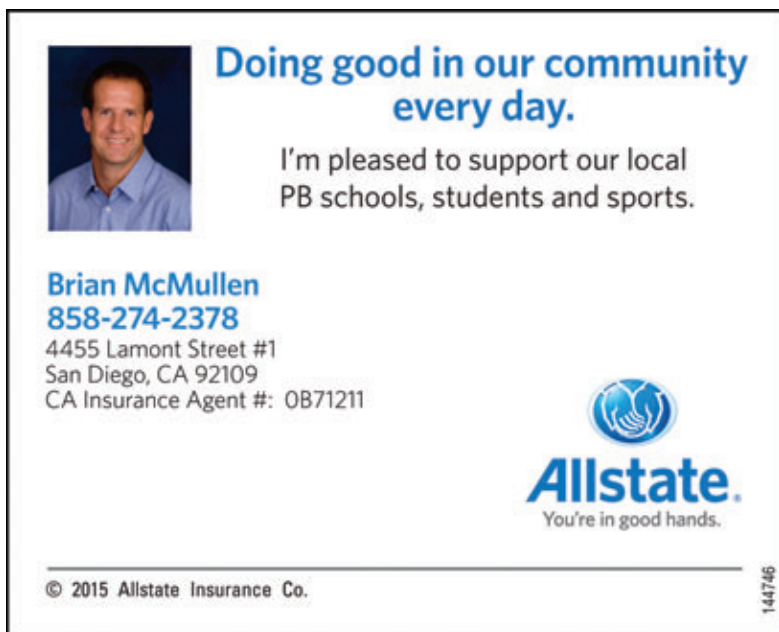
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Pamela Corey, the retail manager, in the doorway of Luv Surf Boutique on Mission Boulevard, with Jackson.
PHOTO BY JENNIFER GREEN

Champion-Cain on a mission in Mission Beach; celebration at Luv Surf on Sunday

By JENNIFER GREEN

Mission Beach and Pacific Beach vacationers, residents and their pets are getting some TLC and lots of love, or “luv,” from Gina Champion-Cain. She’s the architect of and facilitator for many of Mission Beach and Pacific Beach’s newest and most popular clothing, eating and drinking establishments.

Champion-Cain is the owner of Luv Surf, which started in Mission Beach in 2011 with Luv Surf Vacation Rentals, a pet-friendly, beach-friendly business. Since then, she’s been steadily growing her brand and her mission to make Mission Beach more beautiful while staying eclectic and funky, just the way she likes it.

Why choose Mission Beach to make her mark? “I love that it’s so eclectic. You can be young, old, rich, poor or right in the middle and enjoy Mission Beach,” says Champion-Cain.

She moved to San Diego in 1987 and has had a love affair with Mission Beach ever since. “Everyone is in a melting pot, all together [in Mission Beach]. I love that.”

After successfully launching her vacation rental business, Champion-Cain expanded her brainchild to include a Mission Beach clothing retail shop that capitalizes on the Luv Surf brand. Since the flagship store’s grand opening in 2012, she has opened two additional apparel stores in Mission and Pacific beaches. These stores are focused on selling locally sourced items in a beach-chic setting.

Chris Kramer, director of Luv Surf, says, “The company team is



Chris Kramer, the director of Luv Surf, in the store with Bella.

PHOTO BY JENNIFER GREEN

known for creating beautiful spaces that are design focused.” He regularly receives rave reviews from the retail shops’ neighbors and patrons who pick up on their inclusive attitude, or “party-wave mentality,” as Kramer likes to call it.

Champion-Cain rounded the vacationer/staycationer experience when she launched The Patio Group, which includes The Patio restaurants in Pacific Beach, downtown and Mission Hills along with Fireside, opening soon in Liberty Station. She even co-owns Swell Cafe in Mission Beach.

As if that weren’t enough, Champion-Cain is so committed to the neighborhood that she is launching a community benefits district with Swell co-owner John Valas called

LUV SURF PARTY

What: The Luv Surf brand is celebrating three years in Mission Beach at its flagship retail store.

When: 1 to 4 p.m. Sunday, Aug. 30.

Where: Luv Surf Boutique, 3816 Mission Blvd.

Beautiful Mission Beach.

Champion-Cain says that tourists and residents, unlike the inland areas of San Diego, frequent the beaches every day.

Champion-Cain says the city has “fallen down” on its commitment to provide resources for maintaining clean communities. Champion-Cain and Valas hope to present a grassroots plan to San Diego City Council in early 2016.



Mamma Mia's cuisine is mostly from northern and central Italy.

PHOTO CONTRIBUTED

Rustic Italian meals at Mamma Mia in PB

By DAVE SCHWAB

You'll be astonished by the home-spun cuisine at Mamma Mia, which, like its name, will have you exclaiming, "My goodness!"

Referring to the origin of the title of her Pacific Beach Italian restaurant at 1932 Balboa Ave. near the corner of Grand Avenue and Lamont Street, owner/executive chef Cinzia Mezzetti said, "I wanted a name with a common phrase that Americans use."

"I'm very athletic – and my cuisine is too," said Mezzetti, a competitive bodybuilder and a mom with two daughters.

Mezzetti started out with a pizza and pasta restaurant in East County in 2002 then moved to Pacific Beach to expand her cuisine – and horizons.

She said it's important to change with the times.

"In California, everybody is looking for healthy food that's carb free," she noted. "They're looking for a better diet. More protein."

That dietary "shift" is reflected in Mamma Mia's menu.

"Before, it was 90 percent pasta," Mezzetti said. "Now, it's homemade ravioli, fettucini, seafood, cheeses, sauces and risotto dishes, which are gluten-free. I also added many more

MAMMA MIA

Where: 1932 Balboa Ave.

Hours: Tuesdays through Sundays 11 a.m. to 11 p.m. serving both lunch and dinner

Contact: mammamiaiitalianrestaurant.com or (858) 272-2702.

appetizers. We do everything from scratch. Things have changed a lot."

Mezzetti's cuisine is mostly from northern and central Italy.

"It's very rustic, very traditional," she said.

Pizza and pasta remain mainstays of Mamma Mia's menu.

"We have a special pizza promotion on Wednesday," said Mezzetti, noting the style of pizza she serves (invented in Naples, Italy) actually takes its name from an English queen.

"Queen Margaret of England loved cheese pizza, and that's why we call it Margherita," said Mezzetti, who also hosts pizza-cooking classes.

Mamma Mia's owner said she keeps prices at her family friendly eatery low. The appetizers are under \$10. The restaurant also has special promotional "family days" wherein, for \$25 a head, an entire family can be fed.

"You have so much food,"

Mezzetti said. "You can also bring your own wine for free on family night."

Mamma Mia delivers and offers pizza specials and discounts for pick-up orders. One discounted special offers children under age 12 a free 10-inch pizza or small pasta dish.

"On Tuesdays and Thursdays," Mezzetti said, "we have 'bring your own bottle of wine night. There's no corkage fee.'"

What's a big specialty of the house?

"Lobster linguini," replied Mezzetti, adding she buys the lobsters the same day. She cautioned that patrons need to come in and order it early because "it runs out by early evening."

"We believe in what we do, and we'll keep doing it the same way," Mezzetti said, adding, "We have a strong restaurant, a strong family."

She also has a loyal clientele whom, Mezzetti said, "love my food. They come here (from all over) to eat my food. They remember my food for years and years. It touches me so much."

The executive chef at Mamma Mia, Mezzetti once worked 18-hour days in the kitchen but has cooks assisting her now.

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Back to school blues turned to beige at PBES

By DAVE SCHWAB

Would an elementary school by any other color still be as attractive? Not if it's bright blue, said neighbors of Pacific Beach Elementary School at 1234 Tourmaline St.

A "crisis" over color was averted recently when nearby neighbors objected to the choice of blue paint by the school's recently retired principal. The community, following an early-morning meeting Aug. 17, opted instead for a more neutral – and less conspicuous – beige tone to be used to repaint PBES.

The reaction to the recently unveiled blue hue at the school was immediate.

"A building that large should only be painted in soft neutral tones with 'no' separate trim color ... not the current garish blue paint color," stated a recent NextDoor posting. "Residents north of PB Elementary have very nice views and the colors chosen with a lot of trim will only magnify the school and compete with the beautiful landscape of trees, and bay and ocean views. The new color choice (blue) is very inappropriate and not harmonious with the surrounding neighborhood, or with views to the north."

Heather Worms, PBES Parent Teacher Organization president,



PBES painted in blue (top) and now beige.

PHOTOS BY DAVE SCHWAB

praised the community's compromise solution, as well as citing San Diego Unified School District area superintendent Kimie Lochtefeld for "listening" to the community and helping it achieve a consensus on a more appropriate color choice.

"Most people said it (blue) was too bright, too much," said

Worms. "Only a handful of people didn't mind it."

Worms said, with the intervention of SDUSD and Lochtefeld, that the blue paint job "was stopped at the primer phase," adding their was still time, before the start of the new school year Sept. 8, to "paint it a new color."

Pirate Sno-Balls are a sweet, refreshing treat at the beach

By DAVE SCHWAB

Avast, ye swabs. It's better than sunken treasure – a Big Easy-style sno-ball. And those are to be found on the Pacific Beach boardwalk at Hornblend Street.

"I offer my mates a refreshing snowlike-texture treat to beat the heat, with more than 15 flavor options to choose from," said Marcel Pineda, owner-founder of Pirate Sno-Balls, at 4449 Ocean Blvd., the latest beach treat to hit PB's shores.

Pineda, a New Orleans transplant, said his Southern-style sno-balls are a cut above the rest.

"The process and texture of my sno-balls soaks up the flavor as opposed to more granular shaved ice, ice cubes crunched up, which allows the syrup (flavor) to sink to the bottom," Pineda said. He added that his confections "lock up the ice as they are put up against a spinning blade" to give them that "snowlike texture."

Pineda has been operating his Pirate Sno-Balls business from a cart for about the past two months. He had to acquire a health food permit license and a permit for a mobile food cart in order to operate. He's renting space on the private property of a beachfront hotel.

Pineda originally came to San



Marcel Pineda (Cap'n NOLA) with his assistant StevieAnn (Pirate Lola) at the sno-ball stand on the boardwalk at Hornblend Street.

PHOTO BY THOMAS MELVILLE

Diego to work as a consultant on an initial public offering as a certified public accountant. Once that assignment ended, he said he liked San Diego so much that "I decided to leave my consulting company and start my own business bringing to the shores of PB this delicious treat that I enjoyed growing up in New Orleans every day during the summer."

As a Hurricane Katrina survivor, Pineda has an interesting story to relate about how that catastrophe was life-changing.

"My life changed forever since I woke up the Saturday morning before the hurricane hit New Orleans and had to evacuate my home with no idea that I wouldn't return home for months," he said. "My family had to rebuild our house after Katrina because insurance only covered the flood damage and most of our damage was wind damage."

The powerful hurricane made landfall in Southern Louisiana on Aug. 29, 2005.

"I will be offering a special for customers on the 10-year anniversary of Katrina, with proceeds going back to New Orleans," noted Pineda.

Pirate Sno-Balls cost \$5 for a regular cup and \$3 for a kid-size cup.

READ MORE ONLINE AT sdnews.com



Marcel Pineda (Cap'n NOLA) makes sno-balls for customers.

PHOTO BY THOMAS MELVILLE

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The Broken Stems to play Bahia Belle cruise in Mission Bay

By BART MENDOZA

On Friday, Aug. 28, the Bahia Belle – the area's most unique location to hear live music – will host original music from The Broken Stems. Music fans will be treated to

a mix of indie rock, blues and touches of reggae as they float around Mission Bay. There are some jam band traits to be found here, but the group also has exceptionally strong

songs such as "The Only Way," as heard on their latest EP, "We Are Home." If you are a fan of any of the aforementioned genres, you'll want to check these guys out, and

this Bahia Belle cruise is an unbeatable way to do so.

The Broken Stems: Friday, Aug. 28, at the Bahia Resort, 998 West Mission Bay Drive. 9:30 p.m. 21 and up. \$10. catamaranresort.com.

On Friday, Aug. 28, anyone who wants to hear hits circa the 1980s will want to head to the 710 Beach Club for a two-band bill that includes Pretenders tribute band The Contenders and cover band the Pleasure Victims. The latter will feature a full set of crowd-pleasers from the likes of Billy Idol and other era evergreens, but the most interesting band of the night will be openers The Contenders, who channel the energy of their namesakes admirably, with great takes on hits from "Brass in Pocket" to "Back on the Chain Gang."

The Contenders: Friday, Aug. 28, at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. 710bc.com.

Jazz aficionados won't want to miss a special show at Dizzy's on Saturday, August 29, featuring L. A. pianist/composer Josh Nelson in collaboration with New York vibraphonist/composer Tyler Blanton. Nelson is definitely a major talent, but it's the much less common vibraphone that puts this show a

notch above the rest. Blanton is a marvel to watch, his mallets a blur of motion. This is music that's involved and involving, so music fans are lucky to have a location such as Dizzy's, which isn't a bar or restaurant, which makes it the ideal location to hear music with a like-minded audience there to listen rather than socialize.

Josh Nelson & Tyler Blanton: Saturday, Aug. 29, at Dizzy's, 4275 Mission Bay Drive. 8 p.m. \$15. dizzysjazz.com.

Roots rockers The Farmers return to Humphrey's Backstage Live on Saturday, Aug. 29. For anyone who enjoys rock 'n' roll, blues or garage rock, it just doesn't get any better. Formed in the early 1980s, the band is still helmed by local legend, Jerry Raney playing a great mix of originals and covers that might range from Howlin' Wolf to The Yardbirds depending on how the mood strikes them. Never giving less than 200 percent, the current lineup of the band also includes such legendary musicians as Chris Sullivan (The Penetrators) and Joel Kmak (The Hitmakers), ensuring a night of great barroom rock 'n' roll that will keep the dance floor packed.

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RENTALS »

CONT. FROM PG. 1

rooms at a time would be considered bed and breakfast operators, which would come with more requirements.

Renting entire space

The draft proposes these be generally allowed for less than a month in most residential areas. Hosts would be required to share and enforce a rental agreement with visitors and designate a local contact to respond within an hour of any complaints about bad behavior at the property. City leaders will have to hash out how many guests and visits are allowed per month.

Home sharing

The property owner is

required to remain in the home while the visitor stays for fewer than 30 days. No more than two lodgers are allowed, and an arrangement is allowed for only one room or with one party. At least one parking space must be provided. City leaders will decide how often visits are allowed.

Bed and breakfasts

Homeowners who host more than two visitors or coordinate more than two stays at once would be classified as bed and breakfast operators. This label wouldn't necessarily mean meals are provided but would require that the property owner to stick around during the visit.

Depending on where the home is located, operators could need to get a neighborhood use permit or a condi-

tional use permit, which can take more than a year to obtain.

These hosts would also need to have a parking space for the operator and additional spaces for the guest rooms. There are additional regulations and parking requirements depending on the zone the home is in.

Still, the rules probably don't quell some bitter disagreements over the issues that have flared during months of public hearings, heated debates and even legal threats.

Bob Vacchi, the city's Development Services director, said the tension put pressure on the city. "It's been extremely difficult for us to put (the draft rules) together because there's really no consensus," Vacchi added.

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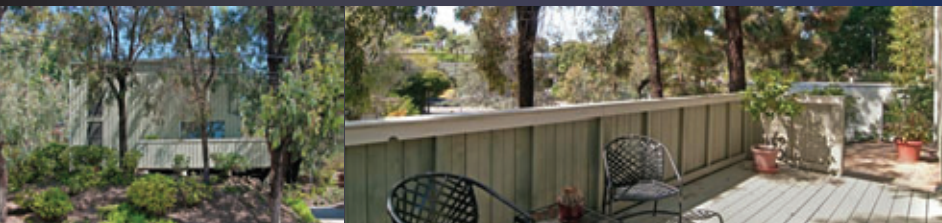
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EDUCATION NOTEBOOK >>

Mission Bay High

■ MBHS orientation days are next week, and it is important for all students to attend. The schedule is as follows:

Ninth graders – 8 to 11:30 a.m. Monday, Aug. 31 (meeting with principal will begin at 8 in auditorium);

10th graders – noon to 3 p.m. Monday, Aug. 31;

11th graders – 8 to 11:30 a.m. Tuesday, Sept. 1;

12th graders – noon to 3 p.m. Tuesday, Sept. 1.

During the orientation times, students will be turning in their registration packets and receiving their text books and lockers. Please bring a lock for your locker. Students will receive a draft of their schedule and can meet with their counselors for any questions or needed adjustments.

ASB students will have the gear shop open for the purchase of Bucs gear, physical education clothes and locks. Students will be taking their school ID pictures on this day as well.

■ Mission Bay High School needs volleyball and football coaches! The Mission Bay High School athletics department is looking for freshman and junior varsity girls volleyball coaches and junior varsity and varsity football coaches.

The positions are paid positions, and work begins immediately. Practice and games are generally from 2 to 5 p.m. Mondays through Fridays. If interested, contact Athletic Director Jorge Palacios at (858) 952-3429 or email at jpalacios@sandi.net.

■ On Aug. 28, the school will be hosting a family barbecue for students and families at 5 p.m. on the Weed Patch. This is the opening night of football season and a great way to connect before going into the game.

■ Come to the first Buccaneer football game in the new MBHS stadium 6 p.m. Friday, Aug. 28 against West Hills High School. Go Bucs!

Pacific Beach Middle

■ New student orientation at PBMS is 9 to 11 a.m. on Friday, Aug. 28 in the auditorium.

■ This year, an ambitious group of students piloted the challenging IB Community Project. Students work individually or in teams to research, plan and complete a service project that meets a local, national or international need.

PB Middle IB students have been recognized for their outstanding service and action by the International Baccalaureate World Magazine online. Please see the students in action: "IB World Schools turn Egypt 'green' and San Diego 'brown.'" ow.ly/R5k0L. If tweeting, @IBWorldMag.

■ Ni hao! PB Middle IB World School has been named a Confucius Institute Classroom School. Confucius classrooms are recognized for their innovation and commitment to Chinese language instruction worldwide. PB Middle IB World School will be one of the first in California to offer a Mandarin Chinese Language Immersion Program that also meets the requirements of the International Baccalaureate Middle Years Programme.

In collaboration with the San Diego County Office of Education and the SDUSD Office of Language Acquisition, Pacific Beach Middle has designed a one-of-a-kind curriculum to welcome the first wave of IB Mandarin Chinese Language Immersion students into the new SDUSD IB MYP immersion program. The courses include IB MYP Language and Literature, IB Individuals and Society (social studies/humanities with a focus on IB arts) all taught (and performed) in Mandarin Chinese.

SEE SCHOOLS, Page 15

New teachers, programs at Mission Bay Cluster; new school year begins Sept. 8

By DAVE SCHWAB

The 2015-16 school year for Mission Bay Cluster's six schools – Barnard Asia Pacific Language Academy, Crown Point, Mission Bay High, Pacific Beach Elementary, Pacific Beach Middle and Kate Sessions – looks promising.

"Mission Bay High School (MBHS) is excited for the upcoming school year," said second-year principal Ernest Remillard at the school, located at 2475 Grand Ave. "Obviously the biggest news is Friday the 28th will mark the first night football game at MBHS, with the varsity game against rival West Hills starting at 6 p.m."

Remillard introduced new engineering teacher Alex Cannon, whom he described as "amazing." He noted Cannon "is interested in getting the community involved in the projects he has running in his class. Alex has some ideas for some community connection."

Margaret Joseph, principal at Kate Sessions Elementary School at 2150 Beryl St., was similarly upbeat.

"In a few days, the hallways and playgrounds will be buzzing with the sounds of students excited for a new school year at Sessions," she said. "They should be excited – we have lots of wonderful things planned for them this school year."

'Mission Bay High School is excited for the upcoming school year.'

ERNEST REMILLARD
MBHS PRINCIPAL

Officials at Crown Point Junior Music Academy (CPJMA), at 4033 Ingraham St., are also looking forward to hitting the ground running this year.

The elementary school is hosting a Back to School Resource Fair open to the public from 3:30 to 5 p.m. on Thursday, Sept. 3.

At the school fair, parents can learn about the school's "music programs, make new friends, shop vendor booths and enjoy student performances and live entertainment," said school assistant Catalina Valenzuela.

PBMS and MBHS reps will also have their orientation in Crown Point's library during the same hours.

New this year, CPJMA has become Partners in Education with the La Jolla Music Society, said Valenzuela.

"The education manager from the La Jolla Music Society and CPJMA principal Bartolini will be working together to build student curriculum, bring professional perfor-

mances to CPJMA and provide Professional Development for Teachers," noted Valenzuela.

Remillard added the high school will also be "growing our Game Design pathway this year. Mr. Corbin has added a new more advanced course to the sequence.

"Our IB program continues to grow and flourish," added Remillard. "We had 18 students receive the full International Baccalaureate Diploma last school year. These students completed all of the required course work, including extended essay, Community Action and Service (CAS) requirement, and passed college-level exams."

Remillard noted that "more than half of last year's juniors and seniors complete IB and Advanced Placement course work."

The high school principal said he is "looking forward to see the accomplishments of our kids in the classroom, participating in afterschool programs and during athletic competitions."

Sessions principal Joseph said her school has added a new kindergarten teacher this year, Nancy Peters.

"She is an experienced teacher coming to us from Nye Elementary School," Joseph said.

READ MORE ONLINE AT sdnews.com

Obituary

Charles D. Cromar

Charles Douglas Cromar (Chuck) was a lifelong resident of Pacific Beach. He was born in La Jolla on Sept. 11, 1955 to Charles and Hannah Cromar, Scottish immigrants,



Charles (Chuck) Douglas Cromar

who came to San Diego to make a better life for themselves and their children.

He lived with his parents and sisters, Kathleen and Mary, on Emerald Street in an apartment

building with other Scottish families. Chuck's fondest memories were of his father teaching him to fish at an early age. This became Chuck's number one passion in life. Chuck began by fishing in Mission Bay, off the jetty in South Mission Beach and off Crystal Pier.

Later, Chuck became an avid sport fisherman with many trophy catches and fishing trips to Cabo San Lucas, Mexico, Norwalk, Conn.,

and the waters off Florida. He carved a little time each day to wet a line, right up until his unexpected death, of an apparent heart attack, on Aug. 10 at the age of 59.

As a boy, Chuck enjoyed exploring every inch of Pacific Beach with his childhood friends whom he kept close his entire life. He attended Martha Farnum Elementary School and Pacific Beach Middle School and graduated from Mission Bay High School in 1974.

During these years he played Little League, surfed, played tennis, softball and basketball. His athletic abilities were such that his early coaches felt he could have been a professional tennis or basketball player.

By chance he began playing Over The Line (OTL) at age 18 and ended up being the best OTL player of all time. His coaches were right. He found his niche and was the top of his game, becoming the best player of the sport, winning 12 OTL Men's Open World Championship titles in a span of only 22 years.

He was inducted into the Mission Bay High School Hall of Fame for his performance in basketball, but

made his mark by fiercely competing on the beaches, playing his heart out, for OTL.

His grace and athleticism made him the most desired player to beat. It was a love/hate relationship, as other players greatly admired him, but desperately wanted to defeat him. At the end of the day, Chuck would be the gentleman and win people over with his modesty and gentle nature. He was a true professional and all-around great guy.

What made Chuck such a notable person was not just his athletic ability, but also his high moral character. His sister Kathleen stated that he was the perfect baby, the golden child. He was always well-behaved and perfect in every way. As we reminisce, his co-workers and friends characterize him as the most humble, grateful, easy-going person he could be with never a harsh word or judgment of others.

Left to cherish his memory are his son Douglas, daughter Haley, longtime girlfriend and soulmate Diana Urban, sisters Kathleen Cromar and Mary (Joe) Thielien and many nieces and nephews.

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SCHOOLS » CONT. FROM PG. 13

Kate Sessions

■ Kate Sessions Elementary new student orientation will be held on Thursday, Sept. 4. First session will be 9 to 10 a.m. for new kindergarten and TK students and parents. A second orientation will be from 11 a.m. to noon for new grade 1-5 students and parents.

Kindergarten and TK students will meet their new teachers, visit classrooms, meet classmates and visit the kinder/TK playground while parents meet with the principal in the auditorium. Grade 1-5

students will tour the school with former Student Council representatives while parents meet the principal in the auditorium. Basic back-to-school information will be discussed and provide all parents a calendar of events for the 2015-16 school year.

CPJMA

■ Crown Point Junior Music Academy will be having its annual Back to School Resource Fair on Thursday, Sept. 3 from 3:30 to 6 p.m. There will be more than 20 info booths from YMCA Peninsula and La Jolla, PB Town Council, Crown Point Coffee, PB Personalized Chiropractic and VAVI Sports.

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Sun 1-4pm .964 La Jolla Rancho 3BR/3.5BA \$2,295,000..... Cher Conner • 858-361-8714
Sun 1-4pm .7790 Senn Way..... 5BR/5.5BA \$2,495,000..... Debra Schrakamp • 925-963-5151
Sun 1-4pm .6652 Avenida La Reina.. 4BR/3.5BA \$2,600,000..... Liz Pruett • 858-382-9120

SAN DIEGO

Sun 1-4pm .3171 A St..... 3BR/3BA \$949,000..... Laura renner • 619-602-7586

UNIVERSITY CITY

Sun 1-4pm .3061 Pennant Way 3BR/2BA \$775,000..... Phil Reed • 858-395-4035

POINT LOMA / OCEAN BEACH

Sat & Sun 11-4pm .3211 Keats St..... 3BR/3BA \$795,000..... Robert Realty • 619-852-8827
Sat & Sun 11-4pm .980 Gage Dr. 3BR/2.5BA \$1,095,000..... Robert Realty • 619-852-8827
Sat & Sun 11-4pm .1076 Leroy St..... 4BR/3BA \$1,295,000..... Robert Realty • 619-852-8827
Sat & Sun 11-4pm .1653 Chatsworth Blvd. 4BR/3BA \$1,575,000..... Robert Realty • 619-852-8827
Sat & Sun 11-4pm .1065 Leroy St..... 3BR/3.5BA \$1,695,000..... Robert Realty • 619-852-8827
Sat & Sun 11-4pm .3640 Pio Pico..... 5BR/7BA \$2,595,000..... Robert Realty • 619-852-8827

Pacific Beach Retail Space For Lease



4475 Mission Blvd, San Diego, CA 92109

The SeaCoast Square

We have offices from 150 sqft up to 1,000 square feet from \$450-\$2000 per month. There are 45 offices upstairs with an onsite executive assistant.



1001 Garnet Avenue San Diego, CA 92109

Rare Coastal Prime Upstairs Office Space For Lease

Asking \$9,000 Per Month Plus NNN (Estimated at \$0.45/sq ft / month)
Approximately 4,700 Square Feet of Available Office Space • 7 Private Offices
Plus Two Large Bullpen Style Rooms / Classrooms • 2nd Story Office Space with Elevator Access • Plenty of Onsite Parking Spaces Included



1007 Garnet Avenue San Diego, CA 92109

Coastal Prime Downstairs Retail Space For Lease

Asking \$6,300 Per Month Plus NNN • Approximately 1,800 Sq Ft
Currently in Basic Shell Condition • Covered Garage Parking and Onsite Parking Included • Tremendous Signage Opportunity on One of PB's Most Busy Corners



4666 Cass Street San Diego, CA 92109

Mixed-Use Garnet Avenue Property

Available August 1, 2015 • Total Building Size is Approximately 3,900 SQ FT
Upstairs Office Space is 2,400 Sq.Ft. for \$4,500 / Month Rare Five Onsite Parking Spaces with Roll-Up Garages • Excellent signage opportunity



1277 Garnet Avenue, San Diego, CA 92109

The Rose Center

We have offices from 150 sq ft to 1,000 square feet from \$300-\$1,500 per month. There are 25 offices upstairs with an onsite property manager.

The Franco Realty Group *Your PB Commercial Specialists*

For more information on these properties please call **858-717-1697**

Want to know how much yor investment property is worth? Call Us Today!

CA BRE #01950498

★ JUST LISTED BY HELEN SPEAR ★



Crown Point Waterfront
3/2, 1562SF
PANORAMIC VIEWS from l/r, d/r, kitch, master b/r & patio. Huge single-level unit w/ pool & 2 side-by-side parking spaces in secured garage. **GREAT INCOME POTENTIAL** or perfect primary residence or second home. Asking \$648,000.

★ OFF MARKET POSSIBILITY ★



Income Property
3/2 + 2/1
w/ 2-car garage & 3 parking spaces
Duplex in North Pacific Beach just **STEPS TO BEACH!** Single-level house + two-story cottage w/ separate private yards. Approx 2500SF on full-size lot. **GREAT VALUE** for the SF. Asking \$1,425,000. **NOT ON MLS—PRINCIPALS ONLY.**

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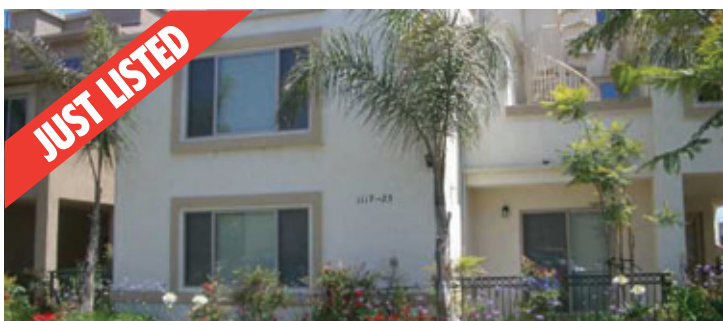
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ALL Of Re/Max In California & Hawaii For 2013*

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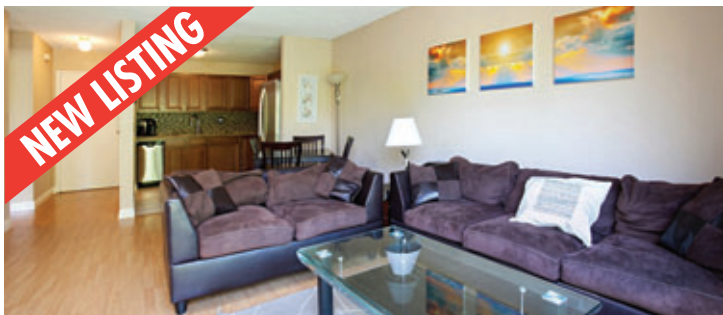


92109's TOP TEAM Kathy Evans & Scott Booth

www.isellbeach.com



1121 FELSPAR: Lush landscaping greets you as you enter this contemporary townhome that was built in 2006. The first level enjoys 2 bedrooms w/2 full baths, one with sliding glass doors to a patio, walk-in closet, separate laundry room & storage closet. On the 2nd level you will find the spacious living room flooded with natural light, a gas fireplace, half bath, kitchen & dining area. The kitchen has plenty of cabinet space, stainless steel appliances, granite counter tops & a skylight. Continue on to the 3rd level to your private sky deck with peak ocean views & an outdoor fireplace perfect for sunbathing or dining!



1645 EMERALD ST. #2B: Upgraded 1 bedroom condo in the center of all that PB has to offer. Light and bright open floor plan with north-facing windows and a slider that help create great air flow. 3yr new kitchen and appliances, upgraded bathroom, new carpet in bedroom and laminate flooring in living room. Mature trees outside of unit provide privacy and scenery. Great unit in a great location!



770 VAN NUYS: This 3 bd/ 1.5 ba home is located west of La Jolla Mesa and is situated on a huge corner lot. This home has great bones and a lot of potential! We sold this property for \$990,000 by representing the buyer. Give us a call for all your buying and selling needs!



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

CALL US
We will handle all your
Real Estate needs



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



1312 Chalcedony

Sunny & spacious Mediterranean/Spanish style home with fantastic curb appeal, 4 bedrooms, 2 car garage, & pool in North PB! Backyard is great for entertaining with ample space to swim & play, a detached "fun room," and gate-access to the alley for additional yard parking when needed. Bedrooms are generous with excellent storage, and some blue water views can be seen from the master and living room. Freshly painted and carpeted!

Offered at \$1,375,000



822 San Juan Pl #2

Cape Cod charmer w/ bay views! Located on the sunny side of the court, this recently renovated corner unit captivates the bay & sunrise views. This lovely home features 2nd & 3rd level living. Light & bright & in pristine condition. Skylights, multiple view decks, attached 2 car side-by-side garage & much more! Great location on the bay & close to many conveniences!

Offered at \$1,125,000



Steve Cairncross TeamCairncross.com 858-859-3370 CA BRE #0859218



3219 Midway Drive #402

2BR, 2BA single story, top floor, end unit condo with brand new wood flooring, new paint, newer counter tops, and a private 2 car garage with a brand new roll-up door. This unit is located at the rear of the complex and is very quiet. Available now!

Offered at \$299,995 to \$320,000



Dane Scharetz
858-504-3263
www.sdcoastalhomesales.com
CA BRE #01345168

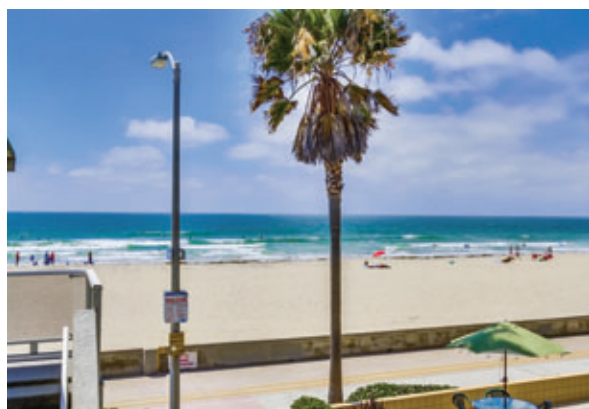


"No Shoes No Shirt No Problem"

OFF MARKET - 1 Bedroom in Pacific Beach.
Will be completely remodeled with Coastal Charm.



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



3649 1/2 Ocean Front Walk

Beautifully remodeled and gorgeous 2BR./2BA 738 sqft condo Mission Beach Ocean Front Condo. Both Bathrooms like new, Kitchen has been upgraded, new ceiling fans, new paint, new furnishings & more. Unobstructed Ocean views from Living Room/Dining Room and Balcony.

Offered at \$895,000



Greg Flaherty Broker/Owner 858-692-0185 CA BRE #00935682