

## BRAZILIAN DAY

The eighth annual Brazilian Day is Sunday, Sept. 13 with a parade, live music and a street fair featuring Brazilian dancing and cuisine on Garnet Avenue in PB.

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Michelle Rosa

## Cheers for Mission Bay's home opener



The new Mission Bay High School cheerleaders perform at the first Friday night game in their new stadium. (Below) Derrick Clark returns a kickoff against West Hills. Clark scored the team's last touchdown in the 36-13 win with a 44-yard run.

PHOTOS BY THOMAS MELVILLE



## After a few fumbles, Friday night lights shine bright at MBHS

About five minutes before the kickoff of the Mission Bay Buccaneers game against the West Hills Wolf Pack on Aug. 28, players wandered about on the sideline, cheerleaders were still figuring where to stand, and the bleachers were only about half full. Everything felt tentative.

But there's bound to be a little confusion when a school plays its first Friday night game under the lights at its brand new stadium. Unfortunately, that apprehension filtered onto the field as the Bucs first half was

marred by fumbles, penalties and miscommunication and a 13-3 deficit at the half.

But then after the sun had set and the team had burst through the cheerleaders' banner to start the second half, everything came together. The Buccaneers scored 33 unanswered points, the cheerleaders jumped and screamed, and the fans found out that stomping on the shiny new bleachers could create a cacophony of sound.

In the end, the team earned a season-opening win, and the school's new sports complex shined in the night – a beacon for Buccaneers to follow.

— THOMAS MELVILLE

# Citizens group fights city's new rentals proposal

## If STVR allowed in residential zones, it may violate the city's general plan

The City of San Diego has been put on notice by citizens group Save San Diego Neighborhoods that if the mayor and City Council intend to change the city's municipal code to allow short-term vacation rentals in residential neighborhoods, it must comply with the California Environmental Quality Act (CEQA).

On Tuesday, Sept. 8, Save San Diego Neighborhoods' attorneys delivered a letter with the notice and

request for a formal reply from Robert Vacchi, director of the San Diego Development Services Department.

The letter advises city officials that changing the city's municipal code to allow short-term vacation rentals (STVR) to operate in San Diego's residential zones represents a "fundamental change" to the municipal code. Save San Diego neighborhoods also

SEE RENTALS, Page 17

## PB couple catching flies and attention with innovative trap

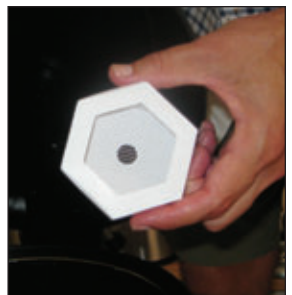
By DAVE SCHWAB

You've heard of the better mousetrap?

A Pacific Beach couple have recently come up with their own innovation: a better flytrap.

Dennis and Joylyn Darnell were sitting in the kitchen of their North PB home about a year ago when Dennis, an engineering graduate from UC San Diego, had the proverbial "light bulb" go up over his head.

"Dennis really hates flies," said wife Joylyn, pointing out Dennis had "tinkered" with developing flytraps previously and



Dennis Darnell holds his innovative flytrap.

PHOTO BY DAVE SCHWAB

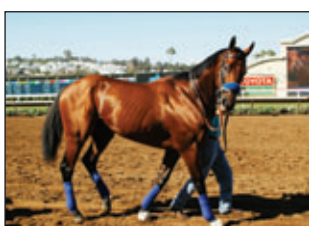
that they both had become irritated noticing flies walking around the rim of their indoor garbage cans trying to get in.

SEE FLYTRAP, Page 15

## SPORTS

American Pharoah says goodbye to Del Mar

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## MUSIC

Robben Ford to play Humphrey's Backstage Live

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## BUSINESS

Staples and Trader Joe's to open later in the month

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# Saúde! Brazilian Day festa on Sunday in Pacific Beach

By DAVE SCHWAB

The eighth annual Brazilian Day San Diego, on Sunday, Sept. 13, will dazzle with a parade, live music and a street fair featuring Brazilian products and cuisine on the streets of Pacific Beach.

A carnival-style parade with vibrant floats, extravagant costumes and energetic music starting at 3 p.m. is the highlight of the festival. There will also be nonstop entertainment on two stages, including musical bands and dance ensembles. A food court with a vendors exhibition and a kids zone will round out festivities.

The festival is being conducted between Bayard and Everts streets, just one block from the beach, and will cover five blocks along lively Garnet Avenue. The event provides a day for the entire community to come together to embrace the cultural flavors, sounds and arts of Brazil.

Two stages full of attractions will bring some of the best Brazilian artists and performers throughout California as well as several artists direct from Brazil.

Billed as the biggest Brazilian Day on the West Coast, event director Paulo Batuta promised San Diego's version will bring the "spirit of Brazil" to the beachfront. He added



The carnival-style parade, with vibrant floats and extravagant costumes, will begin at 3 p.m.

FILE PHOTO

the culturally inspired affair will be better than ever this year.

"We're going to have better costumes and more floats," Batuta said, noting there will be a new type of cuisine, acaraje, deep-fried black-eyed peas from West Africa and Brazil, served this year in the event's

food court.

Batuta noted the 13th is expected to be hot, which he said reminds him of the South American country and is sure to help bring a "Brazilian vibe" to PB.

"Brazilians refer to San Diego as the Rio de Janeiro of the United

States," said Batuta, noting Mission Bay's geography with its beaches and bays is similar to Rio, which is known for its carnivals, samba dance music, Sugarloaf mountain and Christ the Redeemer statue landmarks.

"San Diego is one of the best

## BRAZILIAN DAY

**When:** From 11 a.m. to 7 p.m. Sunday, Sept. 13.

**Where:** Garnet Avenue, Pacific Beach.

**Info:** [www.brazililandaysandiego.com](http://www.brazililandaysandiego.com).

places for Brazilians to come, many of whom live here," added Batuta.

The theme for the 2015 Brazilian Day parade is "The Olympic Spirit," referring to Rio de Janeiro, which will play host the 2016 Summer Olympic Games.

Festivities will also include a kids zone with face painting, inflatables and activities led by "Nos de Chita," a performing arts group that involves children in storytelling, body percussion and games.

This year, the Brazilian Day event will be broadcast live by Terra.com, one of the leaders in online Latino media, with a presence in 19 countries, including Brazil, the U.S., Mexico and Spain.

The eighth annual Brazilian Day San Diego, street fair, and parade is the second largest Brazilian festival in the U.S. attracting nearly 50,000 attendees annually. It is free and open to the public.

Brazilian Day is produced by Brazilian Institute for Arts and Culture, a local non-profit organization. For information, visit [brazililandaysandiego.com](http://brazililandaysandiego.com).

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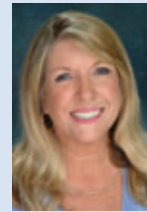
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The shop's super-long 'shark' board, which was shaped by Marty Allen, with the image of a shark on its nose, sells for \$1,200. PHOTO BY DAVE SCHWAB

# Liquid Foundation – a quaint local surf shop with a great vibe in Mission Beach

By DAVE SCHWAB

## LIQUID FOUNDATION SURF SHOP

**Where:** 3731 Mission Blvd., Mission Beach.

**Contact:** (858) 488-3260.

When it comes to serving the local aquatic community, Liquid Foundation is squarely on solid ground.

"It's always been a board shop, all about surfing," said the Mission Beach company's president, Matthew Gardner, who also owns Cheap Rentals nearby, which now offers monthly memberships. "It's not just a big corporate place," said Gardner of his updated boutique. "It's just a great local surf shop that you really feel good going into. I loved that vibe about it."

Liquid Foundation is a surf boutique carrying custom-made boards from four renowned shapers. It offers full lines of men's and women's surfwear and carries accessories for dogs, including a line of "Barking Dog" socks, from which a portion of proceeds goes to support the San Diego Humane Society.

"We really stand behind brands with important causes," noted Gardner.

Gardner finally took over the business in February of 2014 after having been approached repeatedly to do so by the previous owner.

"He really sweetened the deal

with a better price, a different layout," Gardner said, adding, "I would have hated to see it (Liquid Foundation) go. So I jumped at the chance to jump in and keep it alive and revamp and revitalize a lot of the aspects that make LF unique."

One thing Gardner changed was Liquid Foundation's image.

"Before, it had that biker-bad-boy kind of image," he said. "I cleaned up the image, made it a little more family- and community-friendly. We're trying to be a little more inclusive of the everyday kind of person."

The company features numerous high-profile, topflight brands like Reef, Electric, Sector 9 and GoPro. One section offers Reef sandals of every size for every age. Another section is devoted to GoPro action, sport-oriented waterproof still and video cameras that can be mounted on surfboards or on surfers themselves. Items are in the \$250 to \$500 range.



"(The cameras) come with all sorts of different accessories, depending on what else you want to do," Gardner said, adding the cameras and their mounts "float in the water." Near GoPro is a rack of floating, polarized sunglasses made from recycled materials. In the back are the custom-made surfboards, a cornerstone of the shop's business.

Shapers include Marty Allen, of Australia, and Jim Ellington, of San Diego, who's been designing and shaping boards since 1976.

"Jim got his start on the North Shore of Oahu," Gardner said, "and he's always been right here in Mission Beach. Everybody knows him. He's a classic guy and makes a very nice, clean, sharp surfboard."

Also on hand is a surfboard line from North County, called Kailani. Surfboards are typically in the \$450 to \$550 price range.

The shop's Cadillac surfboard is a super-long "shark" board shaped by Allen, with the image of a shark on its nose, selling for \$1,200.

Liquid Foundation also has a rack of trendy Sector Nine skateboards. Gardner noted that skateboarding is an important crossover business for him.

Also carried are complete lines of board shorts; thin, stretchable, quick-drying T-shirts; and full-length wetsuits, all of which, Gardner noted, are "comfortable and easy to wear when you're out surfing."

Gardner has a dream for what he'd like Liquid Foundation to become.

"We have big goals in mind with our new wholesale line," he said. "We want to get our brands inside of (surf) shops, yet still keep that local vibe. That's the difficult goal we're trying to accomplish through our wholesale line; not just selling more products that everybody else has, but giving people a choice that makes them feel like they're shopping (somewhere) that touches them on a more personal basis. That's what I want to try and convey."

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# Blue Largo to hold album release party at Tio Leo's

By BART MENDOZA

On Friday, Sept. 18, blues and jazz combo Blue Largo hosts a release party for their latest album. Led by guitarist Eric Lieberman, the band has been a local club mainstay since their formation in 1999, their bright, brash take on swing music in particular being popular with local dancers. The latter point is important, as this is not a band for just background listening per se but one you will get the most enjoyment of when you can get up close and feel the energy. The new disc will be a welcome addition to any jazz fan's collection, but the real magic is in their live performances.

**Blue Largo: Friday Sept. 18 at Tio Leo's, 5302 Napa St. 9 p.m. 21 and up. [www.tioleos.com](http://www.tioleos.com).**

Anyone looking for midweek jazz will want to check out the Jade Visions Jazz Trio performing at Café Bar Europa each Tuesday from 4 to 7 p.m. Named after a song by piano icon Bill Evans, the band features Doug Hartley on drums, John Ross on bass and Don Robin on piano. It's a low-key setting for emerging new talent, with Hartley's work particularly noteworthy. The Jade Visions Trio's sets are the perfect way to unwind after a hard Tuesday at work, but really, no excuse is needed to take in great music in the warm, friendly atmosphere of Café Bar Europa.

**Jade Visions Jazz Trio: 4 to 7 p.m. Tuesdays at Café-Bar Europa, 873 Turquoise St. [www.theturquoise.com/wordpress](http://www.theturquoise.com/wordpress).**

Melodic punk favorites, The Darlings perform at Brick by Brick on Sept. 11, on a particularly strong

bill that also includes the Hard Fall Hearts, Dice For Lights and The Triggers. While the Redondo Beach based Darlings have never scored a hit, they have attracted a diehard audience with hook-filled rock tunes and manic shows somehow managing to meld a sound somewhere between the Buzzcocks and Social Distortion. If you haven't caught them yet, this tenth anniversary tour is the perfect excuse – but make sure to get there early, the openers are well worth hearing as well.

**The Darlings: Friday, Sept. 11 at Brick by Brick, 1130 Buenos Ave. 8 p.m. [www.brickbybrick.com](http://www.brickbybrick.com).**

Legendary jazz guitarist Robben Ford stops in at Humphrey's Backstage Live for two shows on Sept. 12. His own solo work is well known, as are his collaborations with such blues and jazz icons as Charlie Mussellwhite, Miles Davis and The Yellowjackets.

However, pop fans owe Ford a listen as well, with his sterling fretwork on releases by everyone from Barbra Streisand to KISS, Bonnie Raitt to George Harrison – including the distinctive acoustic guitar on the late Beatles 1974 hit, "Dark Horse." The chance to catch a legendary performer such as Ford, touring behind new album "Into The Sun" in such an intimate setting as Humphrey's, makes this the jazz show of the month.

**Robben Ford: Saturday, Sept. 12 at Humphrey's Backstage Live, 2241 Shelter Island Dr., Shelter Island. 7:30 p.m. and 9:30 p.m. [www.humphreysbackstagelive.com](http://www.humphreysbackstagelive.com).**

One of the biggest international-selling Spanish language albums

of the '60s was easily the 1964 disc, Amor, by Edie Gorme y El Trio Los Panchos. Featuring her classic take on the song "Sabor A Mi," the album became an instant standard and remains the best selling album in the legendary stars catalog. On Sept. 12, Dizzy's will host a special tribute concert dedicated to the music of Edie Gorme y El Trio Los Panchos, featuring singer Gabriela Bojórquez, pianist Roberto Salomón and Gabo Núñez on bass as well as local percussion virtuoso Charlie Chávez.

A perfect date-night event, the evening will focus on romantic Latin classics, but this is no mere nostalgic trip. These are songs that have stood the test of time and can still bring a tear to the eye or a smile to the lips, depending on the set list.

**Saturday, Sept. 12, at Dizzy's, 4275 Mission Bay Drive. 8 p.m. [www.dizzysjazz.com](http://www.dizzysjazz.com).**

The biggest band to emerge from San Diego in the past two decades? It's easily Blink 182. With a slew of hit tunes, it's no surprise that tribute bands have sprung up around the world in their honor, including San Diego's own, Blink 180True, who perform at the 710 Beach Club on Sept. 18.

No surprises are likely to be included in the night's repertoire, just the hits, from "What's My Name Again" to "I Miss You." Blink 182 is apparently about to embark on the next chapter in their story with new guitarist Matt Skiba, so this show will be a fun summation of the band's successful first act.

**Blink 180True: Friday, Sept. 18 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. [www.710bc.com](http://www.710bc.com).**



Blues and jazz combo Blue Largo to host a release party for their latest album.

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## San Diego's Demand for Solar Energy Skyrockets Before SDG&E Changes Take Place

*Experts Say Monumental Changes will Occur in Less than Six Months*

SAN DIEGO, Calif. (August 24, 2015) – As a result of Assembly Bill 327, passed in 2014, the rules of solar will be changing for future investors of renewable energy in California. There is a maximum capacity of solar that can be installed by property owners under current favorable conditions in each of the state's investor-owned utility territories, and San Diego Gas and Electric will be the first to hit its cap. An educational workshop surrounding the changes will take place for the beach and bay communities on Saturday, September 12 at 11:00 a.m. in the Marina Village Conference Center.

The billing arrangement that provides solar owners full retail credit for the energy they put on the grid, called net energy metering, is ending. Property owners who install a solar energy system prior to the cap being hit will receive 20-years of grandfathering protections under the current attractive full-retail credit program.

"We have never seen such a great demand for solar in the eleven years we have been operating in San Diego," said Daniel Sullivan, founder and president of Sullivan Solar Power, whose company far exceeded 2015 projections even in early winter months.

Industry experts suggest that the cap

for net-energy metering will be hit sometime between December of this year and early 2016. In order for property owners to get grandfathered in to current rules, their projects must be installed and energized.

"Given changes that will be coming next year and favorable conditions right now, there has never been a better time to go solar," said Bernadette Del Chiaro, executive director of the California Solar Energy Industries Association (CALSEIA).

Next year, solar incentives will become less attractive on a national level as well. The Federal tax credit for solar currently covers 30 percent of a project's cost but is ending in 2016 for residential properties, and will be reduced to 10 percent for commercial property owners.

"Those who wait to go solar will not receive the same sweet solar deal that has always been available in our region," said Sullivan, "The opportunity to be grandfathered into net metering is creating unprecedented demand, a solar gold rush."

Property owners can learn more about the changes at the free educational luncheon on Saturday, September 12 at 11 a.m. in the Marina Village Conference Center.

## Annual Fire Fighters and Friends Celebrity Waiters Luncheon set for Sept. 25

Believe it or not, Tony Dow, legendary big brother Wally in the iconic "Leave It to Beaver" TV series, turned 70 this year. No big deal in and of itself, except that you'll be able to wish him a happy birthday, however belated, at the 31st annual Fire Fighters and Friends Celebrity Waiters Luncheon for United Cerebral Palsy.

The event is set for Friday, Sept. 25, at 11:30 a.m. at the Coronado Island Marriott Resort and Spa, 2000 Second St. in Coronado.

The luncheon draws a host of local and Hollywood celebrities to wait on some 400 participants. Last year, it raised \$60,000 for United Cerebral Palsy. Funds support the services that the group provides to cerebral palsy patients, including parent/sibling support groups and training and counseling programs.

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A probate takes a year or more of work in court to be completed. The filing fees and costs, excluding attorneys fees are over \$1,500.00. On an estate that is \$150,000, the attorneys fees and administrators fees will each be \$5,500.00. That brings the total minimum cost of a probate to \$12,500.00.

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# Latest report reinforces need for more affordable housing in San Diego

The San Diego Housing Federation says the report released this summer, *Linking Innovation with Inclusion: Demography, Equity, and the Future of San Diego*, shows “linking people and place” through affordable housing policies moves San Diego forward equitably and sustainably.

Conducted by University of Southern California Program for Environmental and Regional Equity, the report highlights how a lack of diverse, equitable communities impacts the region’s long-term economic, environmental and social well-being, and it identifies challenges lower-income San Diegans face — particularly the communities of color, immigrants and youth.

“These data show that, without a

college degree, San Diegans are making less than the regional housing wage and, even with a college degree, black and Latino workers still make less than the regional housing wage,” says Bruce Reznik, executive director of the San Diego Housing Federation, the region’s leading voice for affordable housing.

The regional housing wage is the average income that a person needs to make to spend no more than 30 percent of his/her take-home pay on rent or mortgage, nearly \$27 an hour in San Diego. “San Diego’s economy relies on these hardworking individuals, so we need more affordable and transit-friendly housing to lift all of San Diego,” Reznik said.

In addition to identifying these types of issues that affect the region as a whole, the report provides solutions to the long-term threats, many of which directly relate to affordable housing. This isn’t surprising, says the Housing Federation, as the non-profit knows that affordable housing is underutilized in San Diego in solving many of the current and projected problems that this report highlights.

The report’s recommendations for a more equitable, sustainable San Diego include:

- Establishing stable funding sources for affordable housing: Policies such as linkage fees that create resources for affordable housing units to help keep the cost of living balanced throughout the city, ensur-

ing the region’s growth and the future middle class.

- Protecting current residents from displacement: More affluent populations are moving to the urban core, driving lower-income communities to our suburbs that often lack transit and other infrastructure to serve these communities.

Forcing these lower-income communities away from job centers and into cars results in more congestion, pollution and lost productivity. Policies that are responsive to the needs of existing residents and that protect these residents from displacement pressures are vital in combating this trend.

- Focusing on more mixed-income communities: By utilizing policies such as inclusionary hous-

ing, where housing developers dedicate a certain amount of housing units for low-income residents, ensures more balanced communities.

- Increasing civic engagement among emerging populations: By providing programs at affordable housing communities and involving these residents in the policy decisions that impact their communities, we can help develop leadership and break cycles of poverty.

- Addressing social and economic inequality: The report also has many other recommendations aimed at promoting greater equality, such as investing in education to serve our growing high-tech sector, which are bolstered by having safe, stable and affordable housing.



## Strong surf keeps lifeguards, police busy over Labor Day weekend

A strong swell and warm water combined with good weather and large crowds made this a very active weekend in all areas, according to San Diego Lifeguard Lt. Andy Lerum. Statistics from the San Diego Lifeguards for the three-day Labor Day weekend were: beach attendance 450,500, water rescues 675, medical aids 192, and preventive acts 8,026. Above, huge waves on Monday at Sunset Cliffs swept a man off a rock and onto a beach, where he was rescued by SDPD. He was not injured.

PHOTO BY MIKE MCCARTHY

# Two pedestrians struck by vehicles in PB last week

A 28-year-old male driving a Chevy pickup truck northbound on Dawes Street violated signs, made an illegal left turn and struck a 72-year-old male pedestrian about 5:30 p.m. on Monday, Aug. 31.

He was crossing Grand Avenue in a southbound direction on the

west side of the intersection. The pedestrian died at the hospital due to head injuries suffered in the accident. Traffic Division is investigating.

A suspected drunken driver whose car hit a woman in Pacific Beach on Sunday, Aug. 30, was arrested as she attempted to run

away, according to a San Diego police officer’s report.

A sedan being driven by a 24-year-old woman struck a 20-year-old pedestrian on eastbound Garnet Avenue near Morrell Street shortly after 9:30 p.m., according to San Diego police officer Dino Delimitros.

Delimitros said the victim suffered head trauma and abdominal injuries. The driver ditched her car and ran but was arrested nearby on suspicion of felony DUI and hit and run, Delimitros said. Her name was not immediately released.

## New policies for free and reduced lunches at SD Unified Schools

The San Diego Unified School District recently announced its policy for providing free and reduced-price meals for children served under the National School Lunch Program and School Breakfast Program. The Food and Nutrition Services central office has a copy of the policy, which may be reviewed by the public.

Household size and income criteria will be used to determine eligibility for free, reduced-price or full-price meal benefits. Currently, there is no charge for reduced-price meals at San Diego Unified schools, and full-price meal rates are \$1 for breakfast, \$2 for elementary lunch and \$2.50 for secondary lunch.

Children from households whose gross income is at or below the appropriate levels are eligible for free or reduced-price meals. Households who receive CalFresh (also known as SNAP or Food Stamps), California Work Opportunity and Responsibility to Kids (CalWORKs), Kinship Guardianship Assistance Payments (Kin-GAP), or Food Distribution Program on Indian Reservations (FDPIR) benefits are automatically eligible for free meals regardless of the income of the household in which they reside.

Application forms will be distributed to households with a letter informing them of the availability of free and reduced-price meals for enrolled children. Applications are also available in the school office. To apply for free or reduced-price meal benefits, households must complete an application and return it to the school office or mail it to the central Food and Nutrition Services office for processing. House-



# Six months after his father's death, Shane Hardin continues the family tradition at iconic Hodad's

By TERRY RATNER

In early August, I spot a young man in a wheelchair outside Hodad's in Ocean Beach. A California license plate on the front tray reads "Ricky." He's wearing a black button-down shirt with "Hodad's" embroidered over the left pocket, a Padres hat and a Bluetooth headset. A yellow burger wrapper sits on his tray table next to a soft drink and a Gumby. I ask him if he comes here a lot, and with a wide smile, he says, "I volunteer at Hodad's."

I'd never entered Hodad's before my interview with restaurant owner Shane Hardin, the late Mike (Bossman) Hardin's 24-year-old son, who is now Hodad's third-generation restaurateur. This is not a situation Hardin anticipated – it's just the way things happened.

Hardin meets me at the entrance and introduces himself with a smile. He's low-key: respectful, self-assured, with a hint of shyness. A full beard gives his young face a modicum of maturity. His shoulder-length strawberry-blond hair shows off his blue eyes. He's dressed in casual attire with a sleeve of tats on his left arm he calls "a work in progress."

In the adjacent parking lot, I stare at a piece of street art – a purple, black and white VW with six feet of cabin cut out of its middle. It's a Newport Avenue icon, covered with stickers, rust holes, a Hodad's logo (People's Republic of OB) on a side window, religious pamphlets stuck under the wipers and gnarly surfboards strapped on top.

While I snap photos of Hardin, four bikini-clad Italian Gidgets gather around him as if he is a rock star. He blushes and tells them the legend

**'Hodad's is my livelihood, not my life.'**

**SHANE HARDIN**  
HODAD'S OWNER

of Hodad's. While they exchange contacts, he says, "Join me later for burgers and shakes. It's on me."

Hardin and I slither our way through a block-long line of hungry people. Stepping into the interior, a hodgepodge of boards from forgotten surfers, vanity plates, decals, bicycle wheels, lifeguard rescue cans and the front-end of a Volkswagen (booth for three) keeps patrons entertained – reminders of a life missed.

The Rivas, the Ventures and Dick Dale play loudly, but nobody seems to mind – not the gremmies or the old carps. Jeremy Diem, general manager for the past 12 years, joins us at a table for four. All around me, people are chomping down on juicy, humongous burgers. By this time, I'm jonesing for a Hodad and a phat shake. He insists I order anything I want.

Diem talks about his growing bond with Hardin and how he's changed since the death of his dad. "Taking over the responsibilities of the guy who pretty much invented the job for himself isn't easy," he says, "Shane's been around from the start. He now walks a little taller and greets everyone with his father's demeanor and smile. He's learning the biz."

"It's exactly six months to the day since my dad died," Hardin says. He talks about his transition from son to boss, overseeing more than 90

employees. "I take it one day at a time. My goal is to move forward; the customers don't want to feel like something is missing. I follow dad's motto, 'Hodad's is my livelihood, not my life.'"

I can't help but notice a shell tattoo on Hardin's right wrist. He tells me it represents his trip to Spain – walking the Camino de Santiago (just under 500 miles).

"The scalloped shell symbolizes St. James. It's a reminder of my spiritual journey."

Hardin talks about another recent trip to Japan and how it helped him with the business: "Mostly, it's the work mindset that I bring back. The Japanese go to work, thinking it's all about the team. The only difference is we're family. Employees are our biggest assets."

Samantha, a blonde waitress dressed in a cropped T-shirt and shorts, talks freely about working at Hodad's. When asked about having Hardin for a boss, she smiles: "He's amazing, a chip off the old block. Every time he sees you, he gives you a big hug."

Before leaving, I ask Hardin what he loves to do besides running the restaurants.

"I'm bassman in a band called Los Seafinks. Love music, beaches, cliffs and caves. October is my favorite month because I get to relax and be myself – tourist season is over."

"Are you the next Bossman?"

"I'm not out on the beach selling shark repellent to tourists, like my grandfather, and I'm not the gregarious unofficial mayor of OB, like my dad."

He looks down and says, "My feet are way too small to fit the Bossman's shoes. I'm just me."



Shane Hardin helps some Italian tourists find their way while standing just outside Hodad's in Ocean Beach. PHOTO BY TERRY RATNER

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## Humphreys Restaurant appoints Nicolas Bour as new executive chef

Humphreys on Shelter Island announced on Aug. 19 the appointment of Nicolas Bour to the position of executive chef of Humphreys Restaurant, Humphreys Backstage Live and Humphreys Half Moon Inn

& Suites. Bour comes to the celebrated property from Mistral at Loews Coronado Resort and previously led the opening team of AVANT at Rancho Bernardo Inn as executive chef, subsequently operating the kitchen

for several years. Amid his impressive list of accomplishments, Bour was selected to chef for Prince Abdullah of Saudi Arabia and King Hussein of Jordan and at the inauguration of President Obama.

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A mural made of Post-it notes of Michael Jackson and his pet monkey adds to the flavor of Modern Times' tasting room.

PHOTO BY FRANK SABATINI JR.

## The wacky, whimsical ways of Modern Times Beer

By FRANK SABATINI JR.

With its production facility named the Lomaland Fermentorium and an onsite tasting room boasting a sensational mosaic of Michael Jackson created from thousands of Post-it notes, consumers soon learn that Modern Times Beer isn't your everyday craft brewery.

Since launching two years ago in the Midway District by comic book enthusiast Jacob McKean, the warehouse has become home to a prolific line of aroma-driven beers famous for their hybrid styles. It has also spawned a coffee roastery on the same grounds and a second tasting room in North Park called The Flavordome.

At Lomaland, visitors enter a 2,000-square-foot space complete with ample seating options, including a spacious bar propped up by hundreds of hard-cover books. But the academia vibe quickly turns zany under the looming gaze of Jackson holding a monkey, positioned opposite another lofty wall plastered with comic-book pages from McKean's collection.

Near the entrance hangs a series of curious, velvet portraits depicting the names and faces of the company's key investors. They're referred to as "the league of partygoers and elegant people."

The bar is rigged with 16 taps, five of them devoted to core beers such as the Lomaland bright-rustic saison, the Fortunate Islands hoppy-tropical wheat ale, and the acclaimed Black House coffee stout, which maintains a 90-point "outstanding" rating by BeerAdvocate magazine.

The other handles rotate weekly and focus on seasonal releases, pilot batches and "mysterious experiments," many of which can be found only inside the company's tasting rooms in the form of flights, pints and growlers.

The philosophy behind those beers: "Combine features from established categories to create new Island-of-Doctor-Moreau-style mash-ups," referring to the fictional sci-fi doc from the namesake novel who transformed animal parts into hybrid humans.

Among the latest newfangled rollouts is Mega Blazing World, an imperialized, amber version of the hoppy core favorite, Blazing World.

"It's a double-dry hop beer that will stick around for at least a few weeks, depending on sales," says Modern Times chief operations officer Chris Sarette.

Also fresh from the tanks is an IPA named Floating World, made with rare South African hops.

"We were on a mission for a couple of years to acquire those hops, and we finally got them," Sarette

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**Where:** 3725 Greenwood St. (Midway District)

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**Contact:** [www.moderntimesbeer.com](http://www.moderntimesbeer.com), (619) 546-9694.



adds.

In its short history, Modern Times has produced 24,000 barrels of beer in the last year alone while offering regular monthly releases in cans, bottles and on draft. Sarette cites the hoppy "sessionable" pale ale, Oneida, as among the most popular since it was introduced on tap in late May.

"It developed a huge following very quickly, and we'll continue rebrewing it for about three more months," he says.

Currently in the making is Aurora, a red rye IPA that promises a unique flavor profile combining spiced malts and fruity hops. Sarette says it will be released in early September, noting that any of the seasonal brews can potentially repeat next year.

McKean founded Modern Times after working several years at Stone Brewing Company, choosing an inconspicuous warehouse where trade-show booths used to be manufactured.

Its location on Greenwood Street, however, may seem dubious to some as visitors loop behind the Body Shop to get there, passing what is an adult entertainment business rather than an auto-mechanics garage. The atmosphere is decidedly G-rated, a welcoming gathering spot frequented by urban hipsters and scented with the fragrances of beer and coffee beans.

Food isn't served, but it can be toted in from numerous nearby restaurants and taco shops. And like its satellite tasting room in North Park, which happens to feature a mosaic of Yoda from Star Wars made of floppy disks, children are permitted if closely supervised by their parents.

Modern Times' core beers are distributed in retail outlets along the West Coast and as far away as Berlin. In addition, their coffee beans have entered the market locally in places like Snooze in Hillcrest and in most locations of Whole Foods.

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# Staples and Trader Joe's to open this month in rebuilt Pacific Beach plaza

By DAVE SCHWAB

After months of construction, the Staples-anchored strip mall at 1650 Garnet Ave. between Jewell and Ingraham streets is finally open.

Sort of.

The center unofficially reopened Aug. 31, when San Diego County Credit Union (SDCCU), which had been operating out of a trailer outside the mall construction site, moved into and began operating out of its new retail space in the rebuilt mall.

"Staples and Trader Joe's should be open later in the month (September)," said Vicki Piazza, with the project's architect Carrier Johnson. "PetSmart should be open in October."

Piazza noted there are two other prospective tenants in the reconstituted mall who she said are "working their way (toward) signing leases, so they probably won't be up and operational until early 2016."

The architect said she didn't know if a formal grand opening is planned for the mall, given the staggered tenant openings.

Alison Mochizuki, director of public relations for Trader Joe's, confirmed that they are moving soon from their present location at 1211 Garnet Ave. to their new mall site a few blocks up the road at 1640 Garnet Ave.

**Trader Joe's current site in PB will close at 9 p.m. on Sept. 23. The new store will open at 8 a.m. on Sept. 24.**

**ALISON MOCHIZUKI**  
TRADER JOE'S SPOKESPERSON

"It has been our pleasure to serve the customers in the present location for nearly 29 years," said Mochizuki. "We appreciate the welcome we received, and are hopeful that our loyal customers will continue to visit us in our new location."

Mochizuki said the plan is for a "seamless transition" between stores. She said business will close for good at 9 p.m. at Trader Joe's current site on Wednesday, Sept. 23. She said the new store, at its new location, will open at 8 a.m. on Thursday, Sept. 24.

Mochizuki noted parking is much better at the new site.

"The current center has 58 parking spaces," she said, adding, "The new center has more than 300 spaces."

Trader Joe's has expanded to more than 400 stores in 40 states. The company, which began in 1958 as a chain of convenience stores in

Southern California known as Pronto Markets, changed its name to Trader Joe's in 1967.

Trader Joe's started as a small chain of specialty cheese and wine shops. Over the past 40 years, it has evolved and grown into a national chain of neighborhood grocery stores.

Trader Joe's philosophy is to bring its customers the best food and beverage values and the information to make informed buying decisions. The chain now offers more than 3,000 unique grocery items under its label, grouped according to categories, like kosher or organic.

Two businesses previously in the mall, Empire Beauty Supply and Salon and Daisy Cleaners, moved months ago across the street to the property that once housed Pacific Coast Bicycles at 1637 Garnet Ave.

Piazza said the initial idea to keep half of the building space at the Staples mall and rebuild the other half had to be abandoned.

"The building, built in 1962, just wasn't equipped to handle modern big-box retail," Piazza said, adding the entirely new mall building is "rebuilt to almost the exact specifications of the older building but slightly smaller."

Staples has said that its new rebuilt prototype store is as much as 2,000 feet smaller than its previous space.



Staples has said that its new rebuilt prototype store is as much as 2,000 feet smaller than its previous space.  
PHOTO BY DAVE SCHWAB

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## Nelson Photo Supplies moving to Point Loma Plaza

By DAVE SCHWAB

San Diego's oldest surviving camera shop is relocating from Little Italy to Point Loma.

After 60 years at 1909 India St., Nelson Photo Supplies is moving to 3625 Midway Drive in Point Loma Plaza.

Nelson's owner, Larry Kuntz, anticipates opening soon in his new revamped retail space next door to the Malt Shop and Petco-Unleashed.

"We are moving in late October and should be ready to open our doors to the new store location on Nov. 1," said Kuntz.

Kuntz said there were two main goals in finding a new space for his 65-year-old company: to be within five miles of his previous location and to have improved parking.

Kuntz, a Point Loma resident, noted his new, 5,000-square-foot space is about the same size as his existing facility. But he added the parking situation is far better.

"We had to put parking on the roof because there was no parking down there," said Kuntz of his current location. "It was always an

issue. We now will have free, unlimited parking. Our customers have told us they're just delighted with our new spot, though it's an empty shell that we're making tenant improvements to. That will take about four to six weeks."

Locally owned and operated Nelson Photo has been the most recognized photo retailer in San Diego providing photographic products to several generations of photographers. Nelson has catered to everyone from amateurs to professionals as well as serving San Diego's biggest businesses, municipalities and schools.

Starting in 1950, Al Nelson opened his Nelson Photo Supplies on Fifth Avenue in downtown San Diego, then moved to India Street in the mid-1950s. His son Gary Nelson grew the shop into a larger industrial and retail business. He retired and sold the retail portion of the business to Nancy and Larry Kuntz in September of 2001.

Nelson Photo's extensive product lines include the top-name brands in the photo business. Their products include film and digital cam-

eras, digital video, lenses, filters, tripods, bags, printers, binoculars, books, frames, wedding albums, photo albums, photographic chemistry and paper, darkroom equipment and studio lighting.

Nelson sells used cameras and lenses, including all the latest action cameras and camera phone accessories. It also rents cameras and lenses. It develops film and carries the largest stock of pro films in San Diego.

Nelson Photo is committed to serving the customer, which is reflected in the company slogan, "Where cameras, supplies and good service come together."

"This store has always been about taking care of our customers," said Kuntz. "It's something that's been kind of ingrained in our employees. We sell products – but we're here to service you. We want to make sure that the camera people buy is the one they want."

Nelson will celebrate its 65th year in business at its Little Italy shop Oct. 3. "Then we start the process of setting up and moving into the new store by the end of the month,"

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# Summer racing season ends as American Pharoah says goodbye to Del Mar

Del Mar Thoroughbred Club finished its 76th summer season on Labor Day, completing a 40-day stand that saw total handle figures rise by nearly 10 percent, field size hold firm despite more racing and its new dirt track receive positive feedback from local horsemen.

The track had two exceptional racing highlights during its season. The first saw the track's premier race – the \$1 million TVG Pacific Classic – won in smashing fashion by the champion mare Beholder, the first time a female had beaten males in the 25-year history of the mile and one quarter.

In addition, Del Mar basked in the return of Triple Crown winner American Pharoah, who set up shop for training at the seaside course for the summer following his run to glory this past spring. The handsome colt, winner of the Del Mar Futurity in 2014, highlighted his summer activities with a special parade for the racing fans on Sunday, Sept. 6, when nearly 33,000 fans turned out to see racing's newest hero.

Beholder and American Pharoah could give Del Mar fans one extra thrill this fall: It now appears quite possible that the two could meet at Keeneland, Ky., in the \$5 million Breeders' Cup Classic, a possible showdown that would have the rac-



Triple Crown winner American Pharoah paraded on Sunday in front of a large crowd at Del Mar.

PHOTO BY THOMAS MELVILLE

ing world beside itself in sweet anticipation of a battle royale.

Del Mar stretched its summer season out to eight weeks for the first time – running between July 16 and Sept. 7 – and added four more racing days to its agenda beyond the 2014 schedule. In the process, the track increased its cumulative handle from \$443 million in 2014 to \$486

million this year, a jump of 9.8 percent.

Field size stayed at a California high of 8.8 horses per race for the third year in a row, even in light of the track running 354 races in 2015 as opposed to 326 the summer before.

The new dirt main track, installed over the winter at a cost of approxi-

mately \$5 million, performed well throughout the session, even overcoming freakish rain storms in the first weekend of the meet by utilizing its freshly installed drainage system to good advantage.

"Both tracks performed very well," said Del Mar Thoroughbred Club president and CEO Joe Harper. "We had a strong racing product

'We had a strong racing product and generated momentum going into the fall season.'

**JOE HARPER**  
DEL MAR THOROUGHBRED CLUB  
PRESIDENT AND CEO

and generated momentum going into the fall season. There is a new normal, not just at Del Mar, but with California racing in general.

"More racing here means more opportunities, but also less immediacy for our fans. We will continue to adapt as Del Mar plays a larger role in the industry," he said.

Del Mar's second fall session, which will consist of five weeks instead of four this year, will run between Oct. 29 and Nov. 29. It will feature the two-day Breeders' Cup meet on Oct. 30 and 31 being held at Keeneland.

The track's new dirt course drew mainly positive reviews. Hall of Fame trainer Richard Mandella was one of its fans. "I think it's a very good track," he said. "One of the best dirt tracks we've seen."

On-track attendance for 2015 was off by 12 percent, averaging 14,558 for the 40 days as opposed to 16,535 for last year's 36.



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## SD Gulls new head coach focused on developing winners

By SCOTT HOPKINS

New San Diego Gulls head coach Dallas Eakins is a man with a plan.

The Gulls, who will play as the Anaheim Mighty Ducks' top affiliate in the American Hockey League, the final steppingstone for players to the National Hockey League, recently introduced Eakins to the local media.

Eakins, with an intense and focused look, outlined his goals of winning games while helping each player develop his potential in a team environment, which he said begins with discipline.

"Discipline means doing the right thing the right way the first time and all the time," he said.

He stressed a sense of urgency he will instill in his players.

"We don't want any wasted days in development, and we don't want to waste days by not winning," he added. "Discipline and commitment are critical."

And, when their time on the ice ends, Eakins emphasized the Ducks and Gulls organization places a priority on their players being active members of the city.

"We want to be embedded in the community 365 days a year," Eakins said, and getting out in the community will be mandatory, "whether it is partnerships with the military, schools or hospitals. People have given to us on our way up, and now it's our time to give back."

Eakins has been head coach of the NHL's Edmonton Oilers and also spent eight years in the Toronto Maple Leafs system, where he was head coach of the Leafs' AHL entry. He led the team to the AHL's Calder Cup finals and was named a head coach for the AHL All-Star game.

As a player, Eakins, a left-handed defenseman, was a member of championship teams that won the Calder Cup and International Hockey League's Turner Cup.

The Gulls camp started Wednesday, Sept. 9 in Anaheim. Drafted players, entry-level prospects and free agents will attempt to impress Ducks and Gulls coaches.

The best of this bunch will join the Ducks NHL training camp on Thursday, Sept. 17, beginning a process in which those who don't earn a spot on the Ducks team will be assigned to San Diego. They will join five players already signed to play here.

The Gulls will play 34 home dates at the Valley View Casino Center, including 13 Fridays, 12 Saturdays, seven Wednesdays and single games on Tuesdays and Sundays. See the full schedule at [sandiegogulls.com](http://sandiegogulls.com).

## San Diego Bayfair powerboat racing next weekend in Mission Bay

Described as a "dramatic 200 mph duel in the sun" during three full days of diversified, high-powered thunderboat racing, San Diego Bayfair's World Series of Powerboat Racing will be held Friday to Sunday, Sept. 18 to 20.

Guests on East Vacation Island, Crown Point and Fiesta Island will see the H1 Unlimited hydroplane series, Grand Prix West, in addition to numerous smaller boat-racing classes.

Tickets are required for adults to see the races. Children under age 12 are admitted free.

Tickets for San Diego Bayfair are now available for purchase online. In addition to online ticket purchasing, guests can buy tickets at the race site. Ticket booths are available on Fiesta Island, Crown Point and across the street from East Vacation Island.

Recent invites to more than 23 individual racing classes and more than 150 high-competition teams highlight this year's exciting speed classic on the waters of Mission Bay Park.

The boats, some racing at speeds topping 225 mph, come every year to San Diego because of the outstanding race course conditions and summer weather.

But it's the family festival, live entertainment, vendors, great food and beer gardens, fireworks, kids fun zone and other family activities that set the event apart from others in San Diego's jewel, Mission Bay Park.

Bayfair, San Diego's largest annual family festival and sports competition, attracts race fans from all over the world, with more than 150,000 spectators attending during the event's three days.

Bayfair is renowned for its family festival atmosphere (1,000-plus motorhomers), inter-



The different classes of boats will race on the famed Bill Muncy Memorial Race Course, in honor of the sport's greatest unlimited driver, with 62 unlimited wins. PHOTO BY JIM GRANT

active exhibits, vendors and specialty foods, nightly live entertainment and Saturday night's fireworks extravaganza.

San Diego Bayfair attracts more powerboat racing classes than any other site in the world and is known as the hallmark event of this kind in the nation.

The different classes of boats will race on the famed Bill Muncy Memorial Race Course, in

honor of the sport's greatest unlimited driver, with 62 unlimited wins. The Bill Muncy race course is the fastest race course in the world.

Parking with shuttle service starting at \$10 a day is available at Crown Point and Fiesta Island. Shuttle hours are 6 a.m. to 6 p.m. Friday, Saturday and Sunday. Shuttles run every 15 minutes in a continuous circle. For more information, visit [www.sandiegobayfair.org](http://www.sandiegobayfair.org).



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# From yogi to librarian, sharing the love of reading with Lee's Little Lending Library

By DAVE SCHWAB

Lee Fowler Schwimmer of Pacific Beach used to be a yoga instructor. Now she's a librarian, of sorts.

Having set up Lee's Little Lending Library in front of her home on Diamond and Dawes streets, Fowler Schwimmer said of her motivation, "We're being nice to the neighborhood. It brings a nice energy into the community and makes it more of a neighborhood where people know each other, wave and say hello."

Best of all, Fowler Schwimmer noted her little lending library, entirely free and located four blocks from the beach, is open "24/7."

The yoga instructor-turned-librarian loves her community, as attested to by the "I love PB" mosaic she created on her house. Now, she has a people's library to complement it.

Fowler Schwimmer felt it was important to present a handy, wholesome, free recreational alternative for people of all ages.

Fowler Schwimmer noted there are enough "bars, tattoo parlors and wild, crazy running around" to go around in the beach community.

So, in her own small way, she's



Lee Fowler Schwimmer's Little Lending Library at Diamond and Dawes streets.

PHOTO CONTRIBUTED

making her personal contribution toward making the beach community a little calmer and more laid back.

Lee's Little Lending Library is a global trend Fowler Schwimmer has adopted and made her own.

"There is an international movement afoot, and that movement is called the Little Free Library, which

is a trademarked brand," she said. "You can go on that website and register your own Little Free Library. It costs \$40."

Adding, however, that she "didn't go that route," Fowler Schwimmer nonetheless said she was exposed to the personal library concept on the Internet.

"I thought, 'What a delightful thing to just give free books introducing them into the neighborhood,'" she said. She added there is no contract — and few terms — associated with her little lending library.

"If you want to borrow a book and return it, I trust you," Fowler Schwimmer said. "Or take one of mine, and give me one of yours."

Noting "reading is an option," the independent librarian is hopeful "parents will come by with their kids" and take full advantage of her book repository.

The library's design, though, was admittedly a bit of a challenge.

"I'm not a mechanic; I'm not a carpenter," Fowler Schwimmer admitted. "My husband and a friend designed it. We all kind of pitched in."

SEE LIBRARY, Page 15

## Festival of Sail



(Top) The San Salvador cruises by the Embarcadero during its debut during the San Diego Maritime Museum's Festival of Sail Parade of Ships on Friday, Sept. 4. (Middle) The Pilgrim sails through the bay during the parade. (Above) The San Salvador chases The Californian during the Parade of Ships. PHOTOS BY THOMAS MELVILLE



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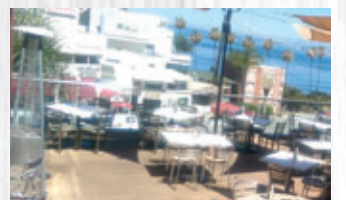
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**LUNCHES >>**  
**CONT. FROM PG. 6**

holds may also apply online by going to [www.sandi.net/food](http://www.sandi.net/food) and then clicking on the Meal Applications & Payment Options tab on the left-hand side.

Applications may be submitted at any time during the school year. The information households provide on the application will be used to determine meal eligibility and may be verified at any time during the school year by school or program officials.

Requirements for school officials to determine eligibility for free and reduced-price benefits are:

- For households receiving CalFresh, CalWORKs, Kin-GAP, or FDPIR benefits applications only need to include the enrolled child's name, CalFresh, CalWORKs, Kin-GAP, or FDPIR case number, name of the household member receiving benefits, and the signature of an adult household member.

- For households who do not list

a CalFresh CalWORKs, Kin-GAP, or FDPIR case number, the application must include the names of all household members, the gross monthly amount and source of the income received by each household member, and the signature and corresponding last four digits of the adult household member's Social Security number. If the household member who signs the application does not have a Social Security number, the household member must check the box indicating on the application that they do not have a Social Security number.

Under the provisions of the free and reduced-price meal policy, the determining official(s), as designated by San Diego Unified Food and Nutrition Services Department, shall review applications and determine eligibility. Parents or guardians dissatisfied with the eligibility ruling may discuss the decision with the determining official on an informal basis.

**READ MORE ONLINE AT [sdnews.com](http://sdnews.com)**

**EDUCATION**  
**NOTEBOOK >>****Mission Bay High**

- The MBHS varsity football team won their home opener 36-13 against West Hills High School in front of a full house under the new lights on the new field. Students, parents, and future students showed their "Buc Pride" cheering on the MBHS Buccaneers. Mark your calendars for the next home game, Sept. 25, against Kearny High.

- Get a Head Start on College Admissions. La Jolla LearningWorks is offering free SAT practice tests for incoming high school juniors and seniors on Saturday, Sept. 19, 9:30 a.m. to 1:30 p.m., at La Jolla Riford Library, 7555 Draper Ave. Registration deadline is Sept. 16. Contact La Jolla LearningWorks at (858) 456-4569 for more information.

**Pacific Beach Middle**

- Walk and roll to PBMS. Save gas and oil and take action for a better, healthier planet by committing to walking or rolling to school at least one day per week. Bicycle and skateboard lockers are available. Ride together, always wear a helmet, and follow a PB Pathways route near you.



MBHS cheerleader Lauren Cowan and future MBHS students cheer on the Buccaneers to a 36-13 win over West Hills High. (From left) Ruby Mikus, Ally Horton, Mia Mikus, and Evie Horton.

PHOTO CONTRIBUTED

**PBES**

- Great things are happening at Pacific Beach Elementary, which is now on Facebook. Search and "like" Friends of Pacific Beach Elementary and get the most current information on your Facebook feed.

**CPJMA**

- Coffee with the Principal on Friday, Sept. 11 in the Crown Point Junior Music Academy auditorium beginning at 7:45 a.m. Join them for some coffee, donuts and conversation.

- Monday, Sept. 14 - YMCA PE Play program begins at CPJMA.

**Mission Bay Cluster**

- The first Mission Bay Cluster meeting of the new school year is 6 p.m. Thursday, Sept. 10, in the Mission Bay High School library. The Mission Bay Cluster is an organization that represents the six public schools in the Pacific Beach area, PB Elementary, Sessions Elementary, Crown Point Junior Music Academy, Barnard Asian Pacific Language Academy, Pacific Beach Middle and Mission Bay High. They meet once a month to:

- Share ideas and resources to improve academic performance and enrichment opportunities at all six schools;

- Identify common goals for K through 12;

- Build bridges between schools and ease transitions;

- Promote the outstanding programs at all six schools; and

- Have a unified voice when working with the San Diego Unified School District.

Join the Facebook group Mission Bay Cluster of Pacific Beach Schools to learn more about the MB Cluster.

**FOPBSS**

- Looking for a way to help PBMS or MBHS? Join in on the conversation at the next Friends of Pacific Beach Secondary Schools meeting 6 p.m. on Wednesday, Sept. 23, in the Mission Bay High library.

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**ENJOY THE BEAUTY OF OLD TOWN****Tickets Now on Sale for Taste of Old Town**

The first-time Taste of Old Town event, presented by Tequila Herradura last year, will return to the streets of Old Town San Diego on Thursday, Sept. 10, from 6 p.m. to 9 p.m.

Event chairperson Chuck Ross of Old Town Family Hospitality Corp., the Cosmopolitan Hotel and Fiesta de Reyes said the inaugural event surpassed all expectations last fall and 13 restaurants in Old Town have begun the planning for the second-annual Taste of Old Town. "Nearly 1,000 San Diegans

blazed through the streets of Old Town last year for the sell-out event, sampling selections of spirits and beer paired with culinary specialties," Ross said. "Participating restaurants and tequila sponsors said it was wildly successful. We received nothing but rave reviews from the public as well."

Produced by the Old Town Chamber of Commerce and sponsored by Tequila Herradura, Taste of Old Town tickets are now on sale for \$35 per person at [tasteofoldtown.com](http://tasteofoldtown.com). Design-

nated drivers can purchase food-only tickets for \$25. Ross said prices will go up \$5 if people wait until the day of the event and they may risk missing out altogether.

"We sold out last year so we recommend people purchase their tickets ahead of time," Ross explained.

Ross added that Old Town Trolley Tours will be providing free shuttle service throughout the event, so that attendees can be sure to visit each of the participating restaurants. Restaurants,

tequila brands and other Old Town businesses are also providing a variety of raffle prizes.

Participating restaurants in 2015 are The Alamo, Barra Barra Saloon, Cafe Coyote, Casa de Reyes, Casa Guadalajara, Cosmopolitan Hotel & Restaurant, El Patio de Old Town, Fred's Mexican Café, Miguel's Cocina, Old Town Mexican Café, Old Town Tequila Factory, Rockin Baja, Rust General Store & Bistro.

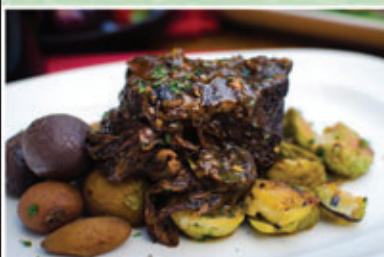
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## FLYTRAP »

CONT. FROM PG. 1

Joylyn said Dennis then suggested, “Why don’t we just drill a hole in there (can lid), and then put in a little tube where they (flies) walk through?”

Joylyn, a San Diego State University marketing graduate, responded, “I don’t care. Go for it.”

“So he did it,” she said.

Dennis said he went to a chain home appliance store that very night to buy parts to construct his better flytrap.

A year later, the couple have a patent pending for their “Garbage Can Fly Trap” and have launched a fundraising campaign on kickstarter.com to get prospective buyers to help them launch early development of their new household flytrap.

“People have given \$5,500 in pledges for the \$10,000 we requested (on Kickstarter),” said Dennis, noting investors in his prospective product can pledge anywhere from \$11 to \$200 to pre-buy the product.

“For \$200, I’ll come out to your house and defly it myself,” quipped Dennis.

Joylyn said the beauty of the new product is that its design “uses the natural attractant of your garbage” and doesn’t require any unnatural chemical lures, pesticides or anything of the like.

Dennis has also refined his new invention, which employs a flypaper-filled canister inserted underneath the garbage can lid to trap flies that wander through the hole into the lid. He has even developed a push button which allows the fly-filled canister to disengage and fall into the garbage with a finger push. The



Joylyn and Dennis Darnell have their kitchen garbage can equipped with a trap.

PHOTO BY DAVE SCHWAB

user then just has to snap a new canister into place, and they’re good to go once again.

How long does it take to fill a flytrap?

“I’ve filled one up in a day,” answered Dennis, noting it varies with the season and location of the can.

The Darnells have also launched into acquiring a patent for their new fly-catching device, a long process that could take two to five years. They had to hire an attorney and submit an application, some 41 pages long.

“You have to describe it all (product), then make claims about what it can do,” said Joylyn.

What’s the next step for the entrepreneurial couple?

“We’re working on making one (flytrap)

now for a dumpster,” said Dennis, adding, “It might be a much better market (than households). They (restaurants) have huge needs.”

A video of the couple’s new innovative household flytrap can be viewed at [www.garbagecanflytrap.com](http://www.garbagecanflytrap.com). The centerpiece of their website pitch is a video created by the Darnells, which includes their young son, who is seen using a flyswatter to beat down a mock fly. Their video goes on to explain their new product in detail.

Is this the beginning of a new career for the Darnells?

“That would be the goal (eventually) for us to run this,” said Joylyn.

“I’d like to see this in every garbage can in America,” said Dennis.

## LIBRARY »

CONT. FROM PG. 13

Lee’s Little Lending Library has been open about six weeks and thus far has gotten rave reviews. People leave comments inside on Post-its furnished just for that purpose.

“People say, ‘What a great idea this is, and thank you very much,’” with some taking books while promising to “leave some books later,” Fowler Schwimmer said.

The newly minted little librarian said she’s concerned about stocking her shelves with a good cross-section of literary choices.

“I don’t want it to be all romance novels,” she said. “I want some recent books, some fiction, good-quality stuff.”

Since families are headed to the beach, Fowler Schwimmer also wants to ensure she has kids picture books as well as classics like Nancy Drew and The Hardy Boys.

There’s also a doggie bowl in front of the Lee’s Little Lending Library for four-legged browsers.

“It’s hard to have too much reading,” concluded Fowler Schwimmer. “It’s a great thing to encourage. When you make something convenient and easy to use, what goes around comes around.”

Of her reward for starting her own private, free community lending library, Fowler Schwimmer said, “I get paid for doing this in smiles.”

### NOTICE OF TRUSTEE SALE

YOU ARE IN DEFAULT UNDER THE SAN DIEGO COUNTRY ESTATES TIMESHARE OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMESHARE OWNERSHIP WITHIN SAN VICENTE COUNTRY VILLAS IV (THE "TIMESHARING DECLARATION") RECORDED SEPTEMBER 13, 1977, AS INSTRUMENT NO. 77-374173 IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN that all those certain interests in pieces or parcels of land located at 25385 Pappas Rd., Ramona, CA 92065, unit number, week, season and type as described in Exhibit "A," attached hereto and incorporated herein by this reference, will be sold at public auction at the San Diego Country Estates Timeshare Owners Association located at 25385 Pappas Rd., Ramona, CA 92065 on October 2, 2015 at 11:00 a.m. , to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn on a state or federal savings and loan association, savings association, or savings bank specified in Financial Code section 5102 and authorized to do business in California. The sale will be made without covenant or warranty regarding title, possession, or encumbrances, to satisfy the obligation secured by the Declaration Of Covenants, Conditions and Restrictions for Timeshare Ownership within San Vicente Country Villas iv (the "Timesharing Declaration") recorded September 13, 1977 as Instrument No. 77-374173, for SAN DIEGO COUNTRY ESTATES TIMESHARE OWNERS ASSOCIATION, Official Records of San Diego County, California, in the amount described on Exhibit "A", which includes the total amount of unpaid balance of assessments and reasonably estimated costs, expenses, and advances at the time of initial publication of this notice. WHEREAS, San Diego Country Estates Timeshare Owners Association is granted under the Declaration Covenants, Conditions and Restrictions for Timeshare Ownership within San Vicente Country Villas iv (the "Timesharing Declaration") recorded September 13, 1977 as Instrument No. 77-374173, Official Records, San Diego County, California, a lien in its favor with the power of sale, to secure payment to San Diego Country Estates Timeshare Owners Association of any and all assessments owed pursuant to said Declaration; and WHEREAS, San Diego Country Estates Timeshare Owners Association caused to be recorded on January 25, 2013 as Instrument No. 2013-0054186, August 9, 2013 as Instrument No. 2013-0501985 and September 12, 2014 as Instrument No 2014-0393826 in the Office of the County Recorder of San Diego County, California, Official Records, a Notice of Delinquent Assessments and Claim of Lien for delinquent assessments, encumbering portions of that certain real property situated in the County of San Diego, State of California, more particularly described in said Notice of Delinquent Assessments; and WHEREAS, default has been made in the payment of assessments for which said Notice of Delinquent Assessment and Claim of Lien was given, and San Diego Country Estates Timeshare Owners Association caused to be recorded on October 29, 2014 as Instrument No 2014-0469454, in the office of the County Recorder of San Diego County, California, Official Records, a Notice of Default and Election to Sell certain interests in real property situated in San Diego County, State of California, more particularly described in the Notice of Delinquent Assessments and the Notice of Default and Election to Sell. WHEREAS, San Diego Country Estates Timeshare Owners Association has made demand upon the undersigned, as trustee, that said trustee proceed to sell the land and premises hereinafter described. TOGETHER WITH improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. DATED this 8th day of September 2015. SAN DIEGO COUNTRY ESTATES TIMESHARE OWNERS ASSOC., a California non-profit corporation, By: Thomas Jay , Managing Agent at the direction and on behalf of the Board of Directors, 25385 Pappas Rd., Romona, CA 92065 Street Address, (714)-777-3700 Telephone Number SAN DIEGO COUNTRY ESTATES-LEGAL DESCRIPTION

### SAN DIEGO COUNTRY ESTATES-LEGAL DESCRIPTION

The land referred to herein is situated in the State of-California, County of-San Diego and is described as follows: PARCEL A: An undivided 1/25th interest as tenant in common in and to the following Condominium as defined in the California Civil Code hereinafter described. A - 1: An undivided 1/64th interest in and to Lot 4 of San Vicente Country Villas IV, in the County of San Diego, State of California, according to map thereof No. 8538, (Map 8538) filed in the Office of the County Recorder of San Diego County on April 13, 1977, as File/Page No. 77-135526. EXCEPTING THEREFROM an undivided half interest covering all coal, oil, oil shale, gas, phosphate, sodium and other mineral deposits in said land, as reserved by C. Melvin Mc Cuen and Augusta Droge Mc Cuen, husband and wife in deed recorded May 23, 1955, in book 5651, page 525 of Official Records, San Diego County, as to that portion of the herein described land lying within that portion of the Rancho Canada De San Vicente y Mesa Del Padre Barona, lying within the southeast quarter of Section 33, all lying within all of Section 28, the northeast quarter of Section 33 and lying within all of Section 34 all in Township 13 south, range 2 east, San Bernardino Meridian, in the County of San Diego, State of California, according to Official Plat thereof of said Rancho No. 858, filed in the Office of County Recorder of San Diego County April 29, 1899, without the rights of surface entry above a depth of 500 feet as quitclaimed by Deed recorded January 31, 1974, as File/Page No. 74-026590. ALSO EXCEPTING all oil, gas, other hydrocarbon substances and minerals, including rights incidental to such ownership, now or at any time hereafter situated in and under the hereinafter described land and lying below a depth of 500 feet measured from the surface of said land, but without any right to enter upon the surface for extraction or removal of such oil, gas, other hydrocarbon substances or minerals, and without any right to penetrate or to pass through the 500 foot space immediately below said surface for purposes of such extraction or removal as conveyed to Magnolia Land Company, a California corporation, by deeds recorded July 26, 1971 as File/Page Nos. 162681, 162682, 162683, all of Official Records. ALSO EXCEPTING THEREFROM the following: All living units as shown on the Condominium Plan for Lot 4 of San Vicente Country Villas IV recorded May 12, 1977 as file/page no. 77-135526, together with the right of ingress thereto and egress therefrom. PARCEL C: A non-exclusive easement for the purposes specified and over the land described in Sections 1,2,3, and 5 of Article VII of the Villas IV Declaration as amended during the 'use period' (as defined in the 'Time Sharing Declaration') hereby conveyed to the grantee and during such excess time as is used by grantee pursuant to the provision of Section 6 Article II of the Time Sharing Declaration. PARCEL D: An exclusive right and easement to use and occupy one of the living units containing number of bedroom(s)as shown on the attached Exhibit "A" and as shown on said 'Condominium Plan' and any additional condominiums as defined in the Time Sharing Declaration containing number of bedroom(s) as shown on the attached Exhibit "A" which may be annexed as a Time Sharing Condominium in accordance with the provisions of Section I of Article II of said Time Sharing Declaration during the use period hereby conveyed to the grantee and during such excess time as is used by grantee pursuant to the provisions of Section 6 of Article of said 'Time Sharing Declaration' Reserving unto grantor, its successors and assigns, exclusive right to use and occupy living units 1 to 4, inclusive, for sale and administration purposes pursuant to the provisions of Subparagraph (c) of Section 7 of Article III of the Time Sharing Declaration, and no rights or easement to use and occupy living units 1 to 4 inclusive, whereupon grantors rights to use and occupy that particular living unit for sales and administration purposes shall cease and grantee's right to use and occupy said living unit to the extent granted by Parcel D hereof shall henceforth be vested in grantee. PARCEL E: A non-exclusive easement to use and occupy Lot 4 of San Vicente Country Villas IV, in the County of San Diego, State of California. According to map thereof No. 8538. Filed in the Office of the County Recorder of San Diego County April 13, 1977 as file/page no. 77-135526, during the use period (as defined in the Time Sharing Declaration) and during this excess time as is used by grantee pursuant to the provisions of Section 6 of Article II of the Time Sharing Declaration. EXCEPTING FROM said Parcel E the following: All living units as shown on the Condominium Plan for Lot 4 of San Vicente Country Villas IV, in the County of San Diego, State of California, recorded May 12, 1977 as File/Page No. 77-181129 of Official Records, of said county. APN:# as shown on Exhibit "A"

### EXHIBIT A

Acct No.	APN	Unit No.	Name
09009921	288-651-3805	38	ASHER TTEES OR THEIR SUCCSSRS, THOMAS MAURICE & PATRICIA FRANCES DANDO & ASHER FAMILY TRUST DTD 2/13/92 26552 MATIAS DR, MISSION VIEJO CA 926914905
09013362	288-651-5107	51	ASHFORD, SHIRLEY EDITH 39364 CIEGA CREEK DR, PALM DESERT CA 92260
09000702	288-651-0303	03	BLUMBERG, DAVID B 82 STOOHOFF RD, E NORTHPORT NY 11731
09009671	288-651-3706	37	CANNON, IRWIN & SHEILA 5245 W PLAIN FIELD DR CA 92220-5214
09005081	288-651-2002	20	CIRCLE, DONALD B & MARY M 7851 E KEIM DR, SCOTTSDALE, AZ 85250
09003911	288-651-1513	15	CIRCLE, DONALD B & MARY M C/O JAMES STEFFEN, 13527 MONTEREY AVE S, SAVAGE MN 553782094
09005211	288-651-2015	20	COX, GEORGE LEWIS JR & MARIA DE LOS ANGELES AS CO-TTEES, COX FAMILY TRUST DATED 3/30/06 276 N EL CAMINO REAL #120, OCEANSIDE CA 92058
09000751	288-651-0308	03	DJEKICH, MILIVOJE & JOAN CHALMERS PO BOX 1857-EL ZORRO VISO, RANCHO SANTA FE CA 92067
09009481	288-651-3613	36	EDWARDS, THE ESTATE OF HUGH F & GRACE M HUGH F EDWARDS & GRACE M EDWARDS, 9400 E ILIFF AVE, DENVER, CO 80231
09013702	288-651-5215	52	ERV LLC, A NEVADA LLC 600 S WASHINGTON ST #301, NAPERVILLE IL 60540
(09013702)	288-651-5215	52	WERNER G & IRMGARD L RUHNKE 15514 LAMOINE ST HACIENDA HEIGHTS CA 91745
09016242	288-651-6207	62	HUTCHINS, BAILEY & SHEILA 5724 LARRAIN DR, WOODLAND HILLS CA 913674040
09000402	288-651-0201	02	JAMES, ANGEL A.K.A. ANGELA 1900 DANBROOK DR UNIT 1426, SACRAMENTO CA 95835-1687
09010392	288-651-4001	40	FRANK A & MARTHA J RAUCH TTEES OR SUCCSSRS IN TR. W/THE RAUCH LIV. TR. DTD 1/3/1992 & ANY AMENDS. THERETO C/O COREY SLATER, 9019 E HAYFIELD DR FLAGSTAFF AZ 86004-3383
09012481	288-651-4724	47	SADLOWSKI, C C & ROSEMARIE 874 VERA LN, WHEELING IL 600904530
09011241	288-651-4307	43	SEABURY MEDICAL ASSOCIATES, A MASSACHUSETTS CORP. AND DR'S HERBERT & MARY RAVINES, 90 FALCON CIR., E GREENWICH RI 028181307
09015431	288-651-5904	59	STEEN, DONNA PO BOX 1523, COARSEGOLD CA 93614
09012971	288-651-4922	49	TACCOGNA, ESTATE OF JOHN J & JOANNE E TACCOGNA, JOHN J & JOANNE E, 331 JENNIFER LANE, ROSELLE IL 601724946
09006922	288-651-2704	27	WALKER, MIKE & JUANITA R 11392 S CHURCH ST, ORANGE, CA 926692671
09009014	288-651-3421	34	WHELAN, EDIT ANDREA LANE O'LITES, A GENERAL PARTNERSHIP, 3838 ALMONDWOOD DRIVE, LAS VEGAS NV 891201403

### MAINT.

Seas.	Unit Type	OP/RES Fee	Late Chg.	ADM. Cost	Forcl. Cost	Amount Owed
HIGH	2BD	3813.22	334.22	106.00	465.00	\$4,718.44
HIGH	1BD	3351.14	296.65	106.00	465.00	\$4,218.79
HIGH	1BD	3033.20	232.40	106.00	500.00	\$3,871.60
HIGH	2BD	4707.53	453.83	106.00	595.00	\$5,862.36
HIGH	1BD	4301.36	392.65	106.00	595.00	\$5,395.01
HIGH	1BD	3350.25	297.55	105.99	500.00	\$4,253.79
HIGH	1BD	3033.20	265.85	106.00	465.00	\$3,870.05
HIGH	1BD	3757.86	329.25	106.00	595.00	\$4,788.11
HIGH	1BD	4935.44	456.05	106.00	575.00	\$6,072.49
HIGH	1BD	4301.36	392.65	212.00	595.00	\$5,501.01
HIGH	1BD	4301.36	392.65	212.00	595.00	\$5,501.01
HIGH	2BD	4610.70	334.22	106.00	465.00	\$5,515.92
HIGH	2BD	6206.40	573.44	106.00	575.00	\$7,460.84
HIGH	1BD	2716.07	234.15	106.00	500.00	\$3,556.22
HIGH	1BD	3952.62	360.95	106.00	595.00	\$5,014.57
HIGH	1BD	2716.16	234.15	106.00	465.00	\$3,521.31
HIGH	1BD	2716.16	234.15	106.00	500.00	\$3,556.31
HIGH	2BD	6205.66	573.44	106.00	595.00	\$7,480.10
HIGH	1BD	4620.22	456.05	106.00	595.00	\$5,777.27
HIGH	2BD	3813.22	334.22	106.00	500.00	\$4,859.44



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## RENTALS »

CONT. FROM PG. 1

asserts that to allow STVR into residential zones violates the city's general plan and adversely effects all ten elements of the plan, in particular, noise, housing and services and safety.

"The eventual adoption of an ordinance expressly allowing STVRs in single family residential zones will have multiple, foreseeable, direct and indirect physical impacts upon the environment and constitutes a non-exempt 'project' under CEQA," the letter states.

Save San Diego Neighborhoods further contends that complying with CEQA and working through the environmental impact report (EIR) process will inform the discussion regarding the appropriateness of allowing STVR to operate in San

Diego residential neighborhoods.

Save San Diego Neighborhoods believes that the results of an EIR will not support the imposition of a new ordinance permitting STVR in residential zones in San Diego. On the contrary, the EIR will identify significant impacts that the city will be unable to mitigate, including depleting housing stock, noise pollution, air pollution, traffic congestion, and additional and unmanageable stress on City services, in particular first responders – fire and law enforcement – water, trash, and parks and recreation personnel and facilities.

The Save San Diego Neighborhoods CEQA letter was served this week because the city is moving forward on a draft ordinance that would make short-term vacation rentals in residential zones lawful. Although the proposed draft ordinance may be modified in the coming weeks, the existing draft permits absentee-



Signs like this one are all over Crown Point neighborhoods. PHOTO BY THOMAS MELVILLE

owned, commercial, mini-hotels to operate in San Diego residential neighborhoods.

Residents of San Diego and members of the San Diego community planning groups have voiced strong opposition to STVR, demanding the city enforce the municipal code and remove these mini-hotels from neighborhoods.

Earlier this year, the Pacific Beach Planning Group unanimously passed and sent to the City Council a resolution asking the City Council to enforce the municipal code and reiterate that STVR mini-hotels are unlawful in single-family zones.

The problem of STVR in residential zones continues unabated. Airbnb, one of dozens of online vacation

rental companies, has more than 3,500 vacation rentals in the city. Of those, 65 percent – 2,283 rentals – are whole-house, absentee-owner mini-hotels located throughout San Diego's residential neighborhoods.

Hundreds of San Diego residents packed two City Council meetings this spring to complain about the proliferation of vacation rentals and the negative impacts they create, saying, "We are the neighbors, and we're telling you there is a problem."

Save San Diego Neighborhoods was formed in the wake of STVR. Hundreds of citizens have joined the group via [savesandiegoneighborhoods.org](http://savesandiegoneighborhoods.org). Save San Diego Neighborhoods is now conducting an online petition whose early results show citizens unanimously support enforcing the city's current municipal code to ban STVR mini-hotels and taking legal action against the city, if needed.

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Sat, 11am-4pm	980 Gage Dr	3BR/2.5BA	\$1,095,000	Point Loma

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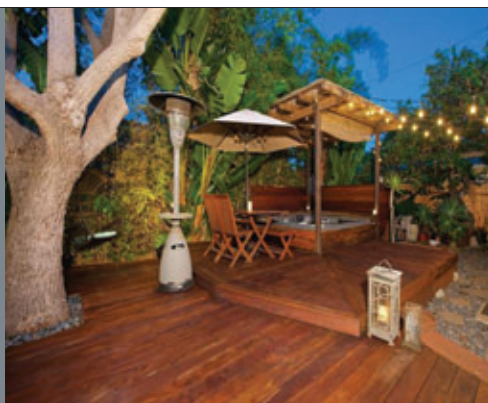
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This condo has only one common wall. Spacious open floor plan with custom Hunter Douglas window coverings. Original owner, first time on the market. Unit is currently leased.



Andrew Jabro, Realtor

[Andrewjabro@gmail.com](mailto:Andrewjabro@gmail.com) 858-525-5498 BRE #01146132





**SWEETING VIEWS OVERLOOKING MISSION VALLEY FROM THIS REMODELED TOWNHOME!**



**4484 CAMINITO FUENTE : 3BR/2.5BA : \$689,000**

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1 Block to Bay, 4 Blocks to Ocean

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Trevor Pike/Chris Love

Coldwell Banker Previews 92109

[Trevor.Pike@ColdwellBanker.com](mailto:Trevor.Pike@ColdwellBanker.com) 619.823.7503

BR 01739847

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**3955 Gresham #2**

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Roof Deck Bay Views, Solar-AC-Upgraded!

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Trevor Pike & Chris Love

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419 Westbourne, Wind n Sea



3 Brms/2.5 Baths, 2150 Sq Ft Home,  
Detached home,  
1 Block from beach!

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**PANORAMIC HARBOR VIEWS**  
1132 Savoy, Pt.Loma/Ocean Beach



KW LA JOLLA

USA



## EXCELLENT LOCATION!

**1645 Emerald St.#2B**

This upgraded 1 bedroom, 1 bathroom condo is in the center of all that PB has to offer! The floor plan is open and bright with north-facing windows and a living room slider that help create great air flow. The mature trees outside of the unit provide privacy and lush scenery. Other features are 3 yr new kitchen appliances, an upgraded bathroom, new carpet in the bedroom and laminate flooring in the living room. This unit is in a great location listed at an amazing price of \$259,000! Call us now to schedule a showing.

**Kathy Evans 858.775.0280 Scott Booth**

CA BRE #00872108 & BRE #01397371



**SHOREPOINT  
REAL ESTATE**

**NOT YET ON MLS**

**1994 Diamond St. #2**

**NEW LISTING**



### Features Include:

- Two Master Suites
- Granite Countertops
- Stainless Steel Appliances
- Hardwood Floors
- Views of the Bay
- 2-Car Garage

**Offered at \$585,000**



### Luxury Living at Riviera Drive

- 4 Bed / 4.5 Baths
- 3,257 sqft
- Unobstructed Front Row Water Views
- 340 sqft Roof Top Deck with Fire Pit
- 10 Person Spa

**3559 Riviera Dr.**

**Offered at \$3.4M - \$3.7M**



### Pacific Beach Townhome

- 2 Car, Side by Side, Attached Garage
- 2 Bed/3 Bath with Optional Bed/Den
- Exclusive use of 32' x 19' Front Yard
- Solar Panels
- Roof Top Deck w/ Views of Bay
- Blocks to the Bay!

**4081 Lamont St.**

**Offered at \$690K**



**ALL PRE-SOLD  
AT %100 LIST PRICE**

### Luxury New Homes Include:

- High Ceilings w/ Crown Molding
- Rooftop Deck w/ Fireplace
- Travertine Flooring & Berber Carpets
- Granite Countertops
- Stainless Steel Appliances

**1133 Felspar St • 1135 Felspar St**

**1137 Felspar St • 1139 Felspar St**

**From the High \$600K's**



**Alex Rojas 858-863-4141**

BRE #01400985



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**www.SPRES.D.com**



CA BRE Broker's # 01312924 Karen Dodge  
CA BRE Broker's # 01312925 Mike Dodge

• **1178 Archer** - Newly remodeled 3 bedroom 2 bath single level view home in North PB JUST reduced to \$1,275,000.

• **4887 Bayard** - Just beautifully remodeled 3 bedroom 2.5 bath Twin-home with 3+ fireplaces, attached 2 car garage, private yard & 2 blocks to the Ocean in North PB Reduced to \$1,199,000

• New Listing at **5076 Dawes** (& Tourmaline) for the Investor in North PB (but you must move fast) 3 bedroom 2 bath 1305 sf house with 2 car detached garage PLUS permitted 480 sf Studio on full size lot. It's a fixer or tear down & start over with 1 or 2 new homes! Priced to sell at \$949,000. Offers reviewed on this Friday!

• Now available for offers, New construction, Nearing completion! Still time to pick flooring & paint colors! 3393 sf, 5 bedroom 4.5 bathroom with attached 2 car garage. Spectacular home with 3rd floor balcony/great Ocean, Bay & SeaWorld views, located 5 blocks to Ocean in North PB! **1122 Tourmaline Priced** at \$1,650,000.

**We have many more listings. Call for details!**

**Karen & Mike DODGE**  
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E-mail: PacificParadiseRealty@gmail.com  
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## OPEN HOUSES

### PACIFIC BEACH / MISSION BEACH / CROWN POINT

Sat & Sun 12-3pm..4081 Lamont St.....2BR/3BA . . . \$690,000 .....Alex Rojas • 858-863-4141  
Sun 1-4pm . . . . .3415 Jewell St.....4BR/4.5BA . . \$1,895,000.....Jackie Helm • 858-354-6333

### LA JOLLA

Sat & Sun 1-4pm . . .7357 Fay Ave.....3+BR/2.5BA . . \$1,395,000 .....Deborah Greenspan • 619-972-5060  
Sat 1-4pm . . . . .5471 Rutgers Road .....4BR/4.5BA . . \$3,995,000 .....Susana Corrigan • Patty Cohen • 858-229-8120  
Sun 1-4pm . . . . .1533 Copa De Oro.....3BR/2BA . . . \$1,849,000 .....Cher Conner • 858-361-8714  
Sun 1-4pm . . . . .7790 Senn Way.....5BR/5.5BA . . \$2,495,000 .....Vicki Droz • 619-729-8682  
Sun 1-4pm . . . . .7765 Via Capri.....5BR/4.5BA . . \$2,750,000 .....Pam Reed • 858-395-4033  
Sun 1-4pm . . . . .7695 Hillside Dr.....5BR/4.4BA . . \$3,395,000 .....Pam Reed • 858-395-4033  
Sun 1-4pm . . . . .1329 West Muirlands Dr.7BR/7.5BA . \$5,495,000 ..Gina Hixson & Elaine Robbs • 858-405-9100  
Sun 1-4pm . . . . .1053 Skylark.....4BR/2.5BA . . \$1,395,000 .....Kara Watkins • 619-708-8276

### CORONADO

Sat 2-5pm . . . . .712 Tolita Ave.....3BR/2BA . . . \$3,749,999 .....John Zap • 619-761-4320  
Sun 1-5pm . . . . .712 Tolita Ave.....3BR/2BA . . . \$3,749,999 .....John Zap • 619-761-4320

### POINT LOMA / OCEAN BEACH

Sat & Sun 1-4:30 . . .3633 Nimitz Blvd. ....3BR/2BA . . . \$650,000-\$675,000.....Tyler Silva • 858-633-6375  
Sat & Sun 11-4pm . .2562 Rosecrans St.....3BR/2BA . . . \$750,000 .....Robert Realty • 619-852-8827  
Sat & Sun 11-4pm . .3211 Keats St.....3BR/3BA . . . \$799,000 .....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

## Pacific Beach Retail Space For Lease



**4475 Mission Blvd, San Diego, CA 92109**  
**The SeaCoast Square**

Out of 45 offices, we have one more office left at the SeaCoast Square for \$700 per month. The building features an onsite receptionist, an over sized Conference Room, and onsite parking.



**1001 Garnet Avenue San Diego, CA 92109**  
**Rare Coastal Prime Upstairs Office Space For Lease**

One 150 Sq.Ft Executive Office for \$500 Per Month. One 830 Sq.Ft. Open Space for \$1,800 Per Month. One 3,675 Sq.Ft. Room with 7 Offices for \$7,350 Per Month. Or you can rent everything for \$9,000 per month.



**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**

LEASED! All 2,400 square feet of office space has been leased to Staffer Pros, Inc., a premier recruiting and employee leasing agency that caters to various industries placing all levels of professionals. The Franco Realty Group managed to sell and fully lease the entire 3,900 square foot office building within 60 days from start to finish.



**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*

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

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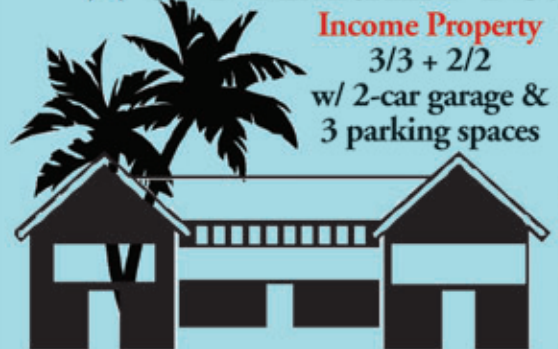


**2050 PACIFIC BEACH DR #104**  
Huge single-level unit with **VIEWS. GREAT INCOME \$PROPERTY\$**. Asking \$648,000.  
**OPEN FRI 3-5pm / SAT 1-4pm**

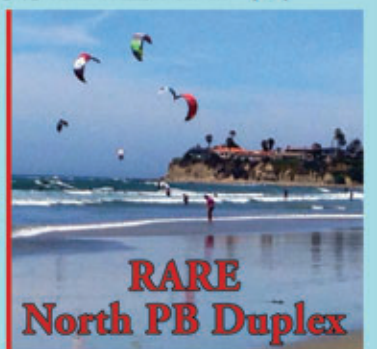


**1209 LORING ST—NORTH PB**  
SALE PRICE: \$985,000  
{Helen Spear "Group" represented buyer w/ MULTIPLE OFFERS.}

★ **OFF MARKET POSSIBILITY** ★



**Income Property**  
3/3 + 2/2  
w/ 2-car garage & 3 parking spaces



Income property ONE BLOCK 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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**COASTAL**  
**PROPERTIES**

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**619-813-8503**



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\*Source: MMR Strategy Group study of unaided awareness among buyers, sellers, and those planning to buy or sell; asked, when they think of real estate brands, which ones come to mind?"

[www.isellbeach.com](http://www.isellbeach.com)

**92109'S TOP TEAM**  
Kathy Evans & Scott Booth

The wait for Football Season is  
**FINALLY** over Your search for  
finding a new home can be too!



**3302 Jewell St.:** Unique home in TRUE Crown Point with tons of character! 4 bd/ 2.5 ba, 20 ft beamed ceilings in the large, bright living room, and a country-themed kitchen with stone walls and a Dutch door leading to a pantry. This charming beach cottage a block and half from the bay could be yours for the AMAZING NEW PRICE of \$895,000!!! CALL TODAY for more info and to schedule a showing.



**1121 Felspar St:** This 3 story, contemporary townhome is quite a catch. 2 bd/ 2.5 ba, a laundry room, 3rd level deck w/ peak ocean views, and a kitchen with granite countertops, stainless steel appliances and a skylight that brightens up the room. Offer accepted just 6 DAYS after being listed! BUT don't worry...we have something else we think you'll LOVE. Check out our New Construction listing. Information below.



**2 sold, 2 left...DON'T MISS OUT!** Between 1,400 sq. ft. and 1,620 sq. ft. each. All have 2 bd + bonus room (den, family room, office – you choose!) and 2.5 ba. One of the few 4 unit NEW townhome projects AVAILABLE in PB west of Ingraham! Decks on each floor, including large, view roof decks with a fireplace to enhance outdoor beach living. Call for more details and pricing!



**CALL US**

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Real Estate needs

**Kathy Evans**  
(858) 775-1575  
[isellbeach.com](http://isellbeach.com)  
CA BRE 00872108



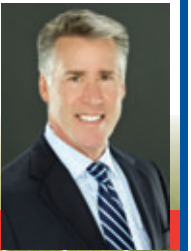
**Scott Booth**  
(858) 775-0280  
[scottboothsd@gmail.com](mailto:scottboothsd@gmail.com)  
CA BRE 01397371



### Four new homes in Pacific Beach Two in escrow, Two still available!

Introducing four brand new addresses to Pacific Beach in excellent proximity to the bay, ocean, and the best of PB shopping and dining! These homes are completely separate with no HOA, and they each come with fully landscaped exteriors, gorgeous finishes throughout, and solar. Two are sold, and two remain including one 4BR / 4BA and one 3BR / 3.5BA + den. If you're looking for a smart layout with comfortable bedrooms, fun outdoor spaces, and green technology, schedule a private appointment today.

**Steve Cairncross** [TeamCairncross.com](http://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](http://www.sdcoastalhomesales.com)  
CA BRE #01345168



### SAY WHAAAT???

Think finding a 4 bedroom home in West La Jolla, on the hill, with a large flat lot is impossible? You found it!

**1053 Skylark • La Jolla**  
Contact Kara for more details!



**Kara Watkins Nogart**  
619-708-8276  
[www.KaraWatkins.com](http://www.KaraWatkins.com)  
CA BRE #01389633



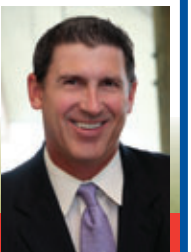
### Crown Point with Bay View Offered at \$739,000

This updated 3BR/3BA town home is located blocks away from the beach and a short walk to Sail Bay. The 3 car garage adds to the convenience for your beach cruisers and other water toys.



### Ocean View Condo Offered at \$269,000 - \$279,000

Cozy North Pacific Beach Condo. Steps to the Surf, plus Ocean View from the Balcony. This Studio Condo has floor to ceiling sliding glass. The Barrier Reef Complex features a pool, secure building, security gated garage plus storage, common laundry facility, rec room and bike locker area.



**Greg Flaherty** Broker/Owner 858-692-0185 CABRE #00935682