

HOLIDAY PARADE

The PB Holiday Parade will begin at 1 p.m. Saturday, Dec. 12 with a procession of colorful floats, classic cars and the vibrant sounds of marching bands heading west down Garnet Avenue from Haines to Cass streets.



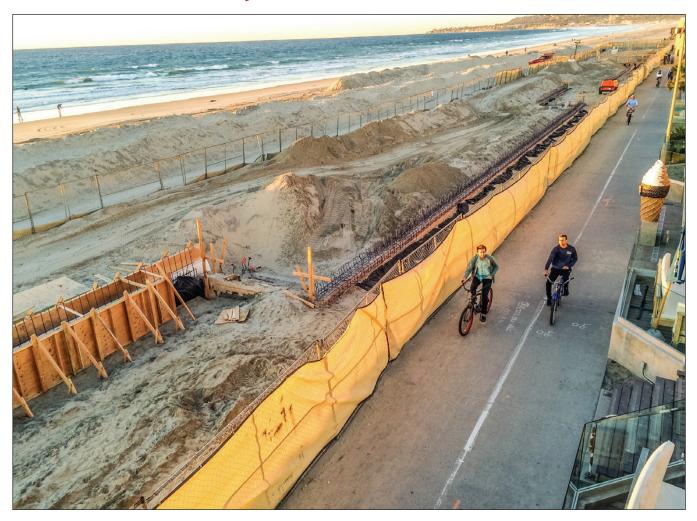


SAN DIEGO COMMUNITY NEWSPAPER GROUP

THURSDAY, DECEMBER 3, 2015

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New seawall construction begins in Mission Beach



Construction is under way to replace a 900-foot section of seawall in Mission Beach. The \$2.4 million project has fenced off the beach from the boardwalk in front of Belmont Park and heading north. There are public access points to the beach available along the fence.

PHOTO BY THOMAS MELVILLE

Mission Bay Bucs to play for Div. III championship

By THOMAS MELVILLE

For the second time in three years, Mission Bay will play for a CIF football championship.

The Buccaneers, who lost to St. Augustine in 2013, will take on Bonita Vista (10-2) at noon Saturday, Dec. 5 at Southwest-

ern College in the Div. III title a thrilling semifinal game. The

"These 28 kids played hard all year," said Mission Bay coach Willie Matson. "They've done it all year, and here we are in the their first lead of the night on a CIF final."

On Nov. 27, Mission Bay (10-2) beat Valley Center, 31-28, in

Bucs trailed the Jaguars, 21-6, late in the first half, but came back to tie the score twice in the fourth quarter and then took 32-yard field goal from Efrain

SEE **BUCS**, Page 11

'These 28 kids played hard all year. They've done it all year, and here we are in the CIF final.'

WILLIE MATSON MISSION BAY HEAD COACH

Short-term rentals debate to culminate at public hearing

City proposing new ordinance for rentals

By DAVE SCHWAB

off before a long-anticipated fight, those for and against a proposed city ordinance to restrict proliferating short-term vaca- nance includes Home tion rentals were ready to Sharing (owner-occupied brawl before the Dec. 3 rentals) in the same use public hearing on the hot- category as the current button issue before the city Boarding and Lodging cat-Planning Commission.

ordinance to regulate cy and eligible housing rentals creates a new use category and amends an

existing one. It establishes a separately regulated — Like two boxers squaring and new — use category for whole home rentals: "Short-Term Vacation Rentals."

The new proposed ordiegory. It proposes limits on A recently proposed city visitor frequency, occupan-

SEE RENTALS, Page 4

Pacific Beach planners prepare for Balboa Ave. trolley station

By DAVE SCHWAB

of the Balboa Avenue Sta- mont. This encompasses all tion Area Specific Plan will land between Rose Creek in take place at the Pacific Pacific Beach and Morena Beach Library Community Boulevard in Clairemont. Room on Monday, Dec. 7 at

rounds the Mid-Coast Trol-Drive and the area east of Mission Bay Drive to I-5 in

Pacific Beach as well as The first public meeting area east of I-5 in Claire-

"The City of San Diego Planning Department is The planning area sur- working with RRM Design Group and Circulate San ley Station proposed on Bal- Diego to engage the Pacific boa Avenue and includes Beach and Clairemont Mission Bay Drive, the communities to prepare the neighborhood between Balboa Avenue Station Rose Creek and Mission Bay Area Specific Plan," said

SEE TROLLEY, Page 4





Enchanting Beach Retreat 3 Bedrooms + Den | 2.5 Bathrooms



This one of a kind single story custom designed home is located in the highly coveted area of North Pacific Beach. The architect was able to tastefully blend the traditional features of a beach cottage with a modern design with ample windows, an open floor plan, and french doors throughout. The layout of the home creates a flawless flow from room to room and from indoor to outdoor living

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Illegal pot shop in PB must pay \$1.8 million

been ordered to pay the City of San Diego \$1.8 million in civil penalties for operating a pot shop on Garnet Avenue in violation of city zoning with the City Attorney's Office on

The judgment against SoCal Holis-Murphy, was entered Nov. 20 by Superior Court Judge Timothy Taylor, who also issued a permanent injunction that bars both SoCal and Murphy from operating another dispensary anywhere in San Diego.

The judgment represents a penalty of \$2,500 for each of the 734 days that the dispensary at 1150 Garnet Ave. acknowledged being in operation. The defendants were also ordered to reimburse to the Code Enforcement Division of the city \$1,065 in investigative costs and to pay litigation costs to be determined.

"The judges are sending a message, and so are we: Marijuana dispensaries can either follow the law or they will pay a high price for their actions," City Attorney Jan Goldsmith said. "Every business has to comply with zoning laws. You can't open a dog kennel or a dry cleaner anywhere you like, and neither can you open a marijuana dispensary in neighborhoods where City zoning

face stiff consequences."

Police Chief Shelley Zimmerman, whose department works closely these enforcement actions, said the size of the judgment reflects the high tic Health Inc. and its president, Ryan importance the City assigns to this

> "This illustrates why San Diego's method for closing illegal marijuana dispensaries has proven so successful," Zimmerman said. "It's a collaborative approach to keeping our neighborhoods safe."

Chris Boudreau, a board member for the Alliance for Responsible Medicinal Access (ARMA), San Diego's cannabis business trade association, said the success of the city in closing down illegal operations is helping to create a "fair and safe environment" for medical marijuana retailers.

"The City of San Diego is making a clear statement that store owners not operating within the current local zoning ordinance will face severe consequences," Boudreau said.

"There are many applicants working hard to become respectful and compliant operators under San Diego's ordinance, and ARMA stands with the city to support a future of laws forbid them. My office will con- compliant marijuana operations that

A defiant Pacific Beach marijuatinue to close these illegal dispenbetter serve the needs of San Diego na dispensary and its president have saries and see that their operators residents by offering a reasonable level of access to businesses that offer a positive community experience.

> "Due to past differences between political interests and the voter-established laws, the cannabis industry once operated like the Wild West, but more recently established regulations allow a path for compliance. Rogue operators put a blemish on both the municipal leaders who have developed the current ordinance, and on marijuana businesses working through the process to be responsible members of the community," Boudreau said.

> ARMA and local officials work together to support a path to compliance for businesses looking to serve the needs of San Diego residents. (For more information about the Alliance for Responsible Medicinal Access, contact Boudreau at chris@greenribbonconsulting.com.)

Since September 2011, 290 illegal dispensaries have been closed through enforcement action by the City Attorney's Office. Most operations close once ordered to do so by a judge, but a handful have continued to operate in defiance of the court's order. SoCal Holistic Health was among these offenders.

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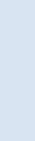
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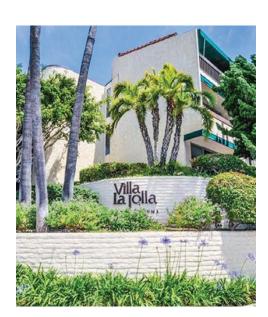
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RENTALS »

types in both Home Sharing and Short-Term Vacation Rentals (STVRs).

The intent of the proposed ordinance is to minimize the impact of STVRs and Home Sharing on quality of life, especially relating to noise, occupancy, parking and trash. It allows for the STVR and Home purpose of a Single-Family Residential Zone, which, according to the San Diego Municipal Code, is "to promote neighborhood quality, character and livability."

Both sides were continuing to positions in the days and weeks La Jolla Colony building up to the Dec. 3 Planning Commission hearing.

comments made recently by beach my support for STVRs." — James residents on STVRs in Next Door social media:

one wants a garage to open up in the house next to where they live, or a strip club, or a motel. There are regulations to prevent abuses of this kind. San Diego already has regulations to prevent this. They need to enforce them." — Joe Tanzarello, PB

- "I'm all for letting homeowners have the freedom to use their property as they please. They paid dearly for that privilege here in San Sharing uses while maintaining the Diego. Why should any municipality, or anyone else, for that matter, reach into a sacred core right of self determination? In these turbulent economic times, if using your property for extra income might keep you from losing your home, I would issue statements supporting their be all for it." — Rebecca Bennion,
 - "I will be there to voice my support of individual property rights Following are a few excerpts from and liberty. I will be there to voice Hemmick, PB South East Central
- "As a long-term renter, good • "Some people need to under- neighbor and single household who stand there are limits on what an cannot afford to buy on a single

owner can do with his property. No income, I believe airbnb's have eliminated affordable housing options by decreasing the supply of long-term rental options, which means if I ever want to live in anything larger than my current studio (I do), I will need to move out of San Diego altogether or live with a roommate (after living alone for 15 years! I think not!). It's a problem, and I hope they put a limit on the number of airbnb's in each zip code." — Miss Smith, PB South East Central

> • "A significant distinction can be drawn between an individual who in the past, or the present, buys a home or a condo and then uses it as a rental property on a long-term basis, versus those who would purchase such and use as a hotel or for transient occupancy. I do not see this as being a slippery slope issue. Herein, the right to rent a home on a revolving door basis in the same manner as a hotel, without any supervision on site, is a novel, new use, which prior to Airbnb never really existed." — Jeffrey Rosan, PB North

(SSDN), a grass-roots group that has emerged to support stricter regulation of STVRs, made the following statement prior to the Dec. 3 Planning Commission hearing:

"We believe in the sanctity of residential neighborhoods. And we believe that when it comes to property rights, the most fundamental right is the ability of residents to enjoy a peaceful, suitable environment in which to raise their children and live their lives. That is why cities have zoning. ... Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach Little League or join the hospital guild. ... Fundamentally, the STVR issue in San Diego comes down to one fact: The City has failed to enforce its existing Municipal Code. ...

"What we are asking the City of San Diego and its Planning Commission on Dec. 3 to do is straightforward: Enforce the existing Municipal Code."

Save San Diego Neighborhoods READ MORE ONLINE AT sdnews.com

TROLLEY »

senior city planner Michael Prinz. "The specific plan will guide the design of future development and identify streetscape and multimodal improvements to enhance bicycle, pedestrian, and transit access to the planned trolley station."

Prinz noted that the Pacific Beach Planning Group has formed a subcommittee to work with the Planning Department in preparing the specific plan.

"My initial conversations with Michael Prinz in the Planning Department have been promising," said Henish Pulickal, group subcommittee chair. "Our communication has been good, and it seems he is sincere in the intent to listen to public opinions and concerns."

The Dec. 7 meeting is the first in a series of public get-togethers launched by the City of San Diego Planning Department for community engagement to develop a land use and mobility plan for the entire area from Rose Creek to the future Balboa Trolley Station.

Balboa Avenue is one of nine trolley stops proposed for the Mid-Coast Trolley project that will extend trollev service 11 miles from Sante Fe Depot downtown to University City, ending at UTC, serving major activity centers including Old Town and two trolley stops at UCSD. Construction, costing approximately \$2 billion, is expected to begin in 2016 and be completed in 2019. The trolley extension has been designed to provide a viable alternative to highway congestion.

The city has received a \$787,000 state grant to begin developing a specific-plan area for the region surrounding the proposed Balboa Avenue Transit Station that would slice through Pacific Beach and Clairemont. The grant for the new station, which would be located just east of I-5 and south of Balboa Avenue, seeks to increase bicycle, pedestrian and transit access to the

Residents of Pacific Beach and Clairemont are being engaged to produce the plan and an implementation program that would address transportation demand, economic market analysis, urban design concepts and multi-modal improvement projects.

Longtime PB community planner Chris Olson is all in on planning for the new Balboa trolley stop.

"We have multiple planning projects coming to our community in the next couple years, and the Balboa Special Study Area is one of the huge opportunities to make improvements for land use and mobility right at the entrance to PB," he said. "I think this is the time to dream big and plan this area as if we have a blank slate and we are

looking into the future." **READ MORE ONLINE AT** sdnews.com

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Y0040_GHHHXCFENTE16_1 Approved

PB Planning Group approves lifeguard tower design

By DAVE SCHWAB

Overriding some neighbors' objections, Pacific Beach Planning Group voted 12-3-1 on Dec. 1 in favor of current proposed design plans for a new, 3,500-square-foot lifeguard tower in North Pacific Beach to be built into the coastal canyon at the foot of Law Street.

"Too big," was the answer given by those not favoring the measure, with community planner Michael Beltran noting he was "torn" over his vote, believing a new tower is needed but that it needs to be down-

Colleague Chris Olson expressed concerns about the ramp leading down to the beach and restroom facilities not being disabled-accessible.

"More than a year ago, we (PBPG) were asked to review site locations and design for a North PB lifeguard tower to be centrally located somewhere between Crystal Pier and PB Point." said PBPG subcommittee Anderson.

chair Scott Chipman adding, "Fifteen years ago the City Council determined another lifeguard tower was important to the area for public

Acknowledging there's been "opposition in general" with some neighbors from the start of the project, Chipman noted the planning group's task has "not been to decide whether there should or should not be a lifeguard tower" but to determine "what the best site was for it and make recommendations on designs."

Engineering consultants for the city gave a slideshow presentation showing floor plans for the new tower as well as computer simulations representing its appearance.

After the consultant's presentation, PBPG members debated the merits of the city's proposed tower proposal.

"It's better than anybody envisioned," said longtime planner Eve

Board member and commercial Realtor Tony Franco expressed concern about the project's estimated \$6 million price tag. "Who's going to foot the bill for this?" he asked.

Planner Baylor Triplett acknowledged some residents are questioning "the need for a new lifeguard tower in the first place."

Olson said his primary concern with the project from the start has been "how much of the beach is going to be taken up for things like this."

Residents opposing the project were allowed one minute to speak. Several said they felt the project was being railroaded through without proper public vetting.

Neighbor Richard Slater said the city was "ignoring the elephant in the room" by overlooking the fact the project "will cost lots of money."

Another neighbor presented a petition to the group with 2,000 claimed signatures opposing the tower as presently construed.



The 3,500-square-foot lifeguard tower in North Pacific Beach will be built into the ARTIST RENDERING CONTRIBUTED coastal canyon at the foot of Law Street.

Porte, conceding the need for a lifeguard tower, nonetheless noted "smaller is smarter."

"We've asked that it be scaled back, it's too big, too tall," said Porte, who added she felt neighbors deserved more time to present their case for further tower modification.

"We have come to every meeting Outspoken tower critic Micaela protesting this plan," Porte said.

"This is going to cause erosion problems. There are a lot of wrong things in these plans."

PBPG chair Brian Curry asked consultants how much of the tower would be hidden from sight and was told "roughly 46 percent of the building is buried."

READ MORE ONLINE AT sdnews.com

City's Climate Action Plan moves forward

By DAVE SCHWAB

Momentum is building among a broad coalition of environmental and governmental groups in support of the city of San Diego's Climate Action Plan, an ambitious proposal to get to 100 percent clean energy use by 2035 through transit, walking and biking.

The plan is a package of policies intended to benefit San Diego's environment and economy. Some believe it will help create new jobs in the renewable energy industry, improve public health and air quality, enhance water quality, more efficiently use existing resources, increase local energy production, improve quality of life and save taxpayer money.

The plan clearly identifies steps the City of San Diego can take to achieve the 2035 targets. That list includes crafting an ordinance that requires developers to install conduits for solar and electric vehicle charging stations in new construction; creating a renewable energy program; developing a zero waste plan; and changing policy to have a majority of the City's fleet be electric vehicles.

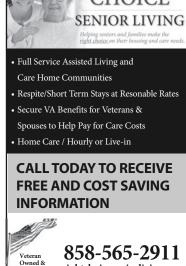
On Nov. 30, City Councilmembers David Alvarez and Todd Gloria were joined by an alliance of community, business, labor, public health and environmental organizations at a press conference to support the plan. Later that same day, the plan unanimously passed Council's Environment Commit-

SEE **CLIMATE**. Page 6

Senior Lifestyle >> **Right Choice Senior Living**

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This is not as easy as it sounds, and pricing strategy should not be taken lightly. Pricing too high can be as costly to a homeseller as pricing too low. A recent study, which compiles 10 years of industry research, has resulted in a new special report entitled "Homesellers: How to Get the Price You Want (and Need)." This report will help you understand pricing strategy from three different angles. When taken together, this information will help you price your home to not only sell, but sell at the price you want.

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Virginia Weber **L**askowitz

property into a trust, you may end up in probate court. This will cost tens of thousands of dollars to fix. Joint tenancy deeds are different animals all together. Getting into and out o them properly require that you know what you are doing. If not, there may be additional property taxes to be paid or the transfer does not work.

This is complicated and the values of property here are so high that it really pays to hire an attorney to assist you in accomplishing your goals. Please call me or any other of the qualified attorneys in town to help you.

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El Rey Moro Taco Shop is located at 5010 Cass St. in PB.

PHOTO BY DAVE SCHWAB



DANIELA ALONSO-LEVY "Kiwanis Student of the Month"

Daniela Alonso-Levy, from Barnard Asian Pacific Language Academy is the Kiwanis Student of the Month. She represents outstanding leadership in her classroom. Daniela is responsible, helpful, hard working and exceeds the expectations in Chinese. She is liked and respected by all other students in her class. Daniela was honored by the Kiwanis Club of Pacific Beach and Brian McMullen of Allstate P.B. with breakfast at the Broken Yolk.

CONGRATULATIONS!



Authentic Mexican food at El Rey Moro Taco Shop

If you're craving authentic Mexithe beach. There's a good surfing their choice for \$1.49 all day. can food at a reasonable price, look no further than El Rey Moro Taco Shop in Pacific Beach.

Rey Moro is a family-owned and operated business in a strip mall at 5010 Cass St. It is part of a local small chain of Mexican eateries.

Proprietors Alexandra Santana and Amadeo Garcia serve up delicious Mexican cuisine for breakfast, lunch and dinner from 7:30 a.m. to 10 p.m. daily.

"It's fun, there's a lot of people ingredients. that go by, a lot of passersby," said Santana about their corner location. "We get a lot of people going to

spot close by."

El Rey Moro's menu is extensive, featuring about a dozen different Previously Tacos Mi Ranchos, El types of burritos and half a dozen or more tostadas.

> "We have all the basics," said Santana, noting that menudo, a Mexican soup, is "served all day, every day" along with other fresh authentic Mexican food and even vegetarian dishes.

The eatery makes nearly all its dishes from scratch using fresh catering.

Another specialty of the house is 270-6343 Taco Tuesdays, where customers can get a street taco with meat of

Santana said the busiest days are Thursdays through Saturdays, adding the busiest time to come is during lunch.

"If you want to come and have a peaceful time, do not come from 11a.m. to 1:30 p.m.," she said. "Come any other time."

Loosely translated in Spanish, El Rey Moro means "king of the horses.'

El Rey Moro is also available for

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full City Council this December for received it." adoption.

"This plan strikes the right balance between protecting our environment and growing our economy," said Mayor Kevin Faulconer when he released a draft of the plan for public review in September of 2014. "San Diego's environmental and business communities are once again taking the exceptional step of

technology, renewable energy and economic growth are vital to our city's future. We're going to hand down to our children a San Diego tee. It is expected to go before the that is cleaner than it was when we

> "This plan positions San Diego as the national leader in climate action by powering our lives with 100 percent locally made clean energy that ensures our air is clean and our water is healthy," said Nicole Capretz, executive director of the Climate Action Campaign, a climate watchdog group.

"We have embraced a yes-we-can joining together in support of this attitude to protect the people and plan because we all agree that clean places we love from the dangers of a

changing climate."

"This plan demonstrates that San Diego is a progressive leader in addressing climate change," said Gloria. "We value our people and our environment enough to commit to aggressive, measurable outcomes."

"As a councilmember representing our coastal communities, I have long advocated for the City of San Diego to adopt a Climate Action Plan to help protect our environment for decades to come," said District 1 Councilmember Sherri Light-

The Climate Action Plan can be viewed at sandiego.gov.

Sommelier chosen for **Liberty Public Market's** Mess Hall restaurant

Blue Bridge Hospitality has tapped certified sommelier Tami Wong, Wine & Spirits magazine best new sommelier, to lead the new wine program at Liberty Public Market's in-house restaurant, Mess Hall.

Announced last month, Mess Hall's market-to-menu concept will source all ingredients from the market's 30-plus artisans and vendors, advocating sustainability and a local ethos from the hands of executive chef Tim Kolanko (Stake Chophouse & Bar).

Formerly of acclaimed eatery Juniper and Ivy, Wong served on the opening team as manager/sommelier, where she garnered this year's coveted Award of Excellence for the restaurant from Wine Spectator magazine, with her wine list emphasizing global varietals.

As part of the Court of Master Sommeliers since 2007, Wong has shared her knowledge of wine at some of San Diego's most notable establishments, including the iconic La Valencia Hotel and The 3rd Corner Wine Shop and Bistro.

Wine enthusiasts will find a smaller, more nimble list at the Mess Hall restaurant.



READ MORE ONLINE AT sdnews.com

New country rock-themed venue coming to PB

Good Time Design's new project concept to East Village's Moonshine week during summer months. and Cerveza Jack's, at 1165 Gar- concepts in one. net Ave., is being remodeled with plans to open in 2016.

Saloon/Fred's Mexican Cafe.

Good Time Design is a restaurant, nightlife and entertainment group that owns numerous venues in San Diego including The Loma Club in Point Loma, The Tipsy Crow and Lucky's Lunch Counter, the Blind Burro, Moonshine Flats and the Cat Eye Club in the Gaslamp Quarter downtown. Ty Hauter is the owner at Good Time Design.

Construction began on the Moonshine Beach/Cerveza Jack's on Nov. 2. Moonshine Beach is the sister

in Pacific Beach, Moonshine Beach Flats and The Deck, which is two

Moonshine Beach will be a twoin-one with Cerveza Jack's as the The space was formerly Typhoon restaurant portion. Moonshine Beach is scheduled to open in mid-February.

> The \$4 million renovation will result in a 20,000-square-foot space that will accommodate 1,500 people and will feature an entertainment venue (with a larger stage than Moonshine Flats) and a restau-

> Moonshine Beach will be the only major entertainment venue in Pacific Beach and will feature live music four nights a week during winter months and four-plus nights per

Weekend entertainment will include today's best young and high-energy country acts (both regional and national touring), special concert events and additional national and regional touring acts. Weeknights, Moonshine Beach will present reggae and indie rock acts.

Moonshine Beach will have a southern Gulf Coast hospitality feel to it, whereas Moonshine Flats has a southern-influenced Texas roadhouse feel.

Cerveza Jack's will open in April and feature a menu of woodfired Mexican fare, but until then a popup version of Cerveza Jack's is planned to start serving food beginning this month.



The 20,000-square-foot space will accommodate 1,500 people and will feature an entertainment venue and restaurant. PHOTO CONTRIBUTED



Public meeting on De Anza Revitalization Plan set for Dec. 9

By DAVE SCHWAB

The public is encouraged to participate in the first public meeting of the De Anza Revitalization Plan, which will take place Wednesday, Dec. 9 at 6 p.m. in the Mission Bay Senior High School Cafeteria, at 2475 Grand Ave.

De Anza mobile home park property along with De Anza Cove, the golf course, tennis club, sports fields and

boat club.

Longtime Pacific Beach Planning Group (PBPG) member Scott Chipman told Pacific Beach Town Council (PBTC) in July during a presentation to that group that the entire community ought to begin planning immediately for the Mission Bay Gateway Project now that the The planning area includes the De Anza Cove lawsuit has finally been settled and mobile home owners there will be moving out.

Chipman has been lobbying for and visitors to enjoy.

years to get public attention redirected back to the long-term redevelopment project.

The Mission Bay Gateway Project seeks to connect and enhance existing facilities while also expanding and protecting the Mission Bay marshlands and bird sanctuaries. Bike paths and parks could be extended, and new amenities like pools, sports fields and a restaurant could be added for the community







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EVENTS:



Christmas on Crystal Pier: December 5th at 2:30- 5:30pm- Pictures with Santa \$10 or \$5 w/donation of new school supply for local students in need, decorated pier and tree lighting at Sunset.

San Diego Santa Run: December 12th at 10am-5k and 1 mile race through PB

PB Holiday Parade: December 12th at 1pm-This year's theme, 'A Beachin' Holiday'

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December 2, 9, 16, 23 December 3

December 3-14

December 5

December 5, 12, 19

December 14

December 15-18

December 19

4-7pm ~ Farmers Market 4-7pm 9-noon ~ Santa arrives & local kids decorate tree 5:30-9pm ~ Holiday Auction at Sunshine Co. (To donate, email info@obtowncouncil.org)

OB Storefront Decorating contest (facebook.com/OBMA92107)

5:05pm ~ 36th Annual Holiday Parade down Newport - Lighting of tree will begin the parade 9am-4pm ~ Craft Fair at Newport & Abbott (Santa from 11am-1pm) (Dec. 5, 9am-2pm)

Holiday Homes Decorating Contest (For Information, call 619-316-3403)

5-9pm ~ Food & Toy Drive at Masonic Hall, 1711 Sunset Cliffs Blvd. Volunteer & bring a donation 9am ~ Food & Toy Drive distribution

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Please help with the Dog Beach Holiday Clean-up: Saturaday Dec. 12th 9am-11am



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Senties with two minutes left in the game.

Defensive back Myles Dumas sealed the win when he intercepted a Jaguars pass with under a minute to play, and the Mission Bay offense ran out the clock.

"These guys are really resilient," Matson said. "This is what happens when you keep playing hard; good things happen."

The comeback started with Jhavari Ransom late in the second quarter. The senior wide receiver returned Valley Center's kickoff – after the Jags' third touchdown – 40 yards to about midfield. On next play, running back Derrick Clark took the handoff from QB Jaiden Correa, darted right and then threw a spiral 30 yards downfield to a wide open Ransom, who took it the rest of the way. That score closed the deficit to 21-13 and got Mission Bay back in the game.

Late in the third quarter, with the Jags deep in Bucs territory, Mission Bay defenders Isaiah Mitchell and Jack Lashchuck recorded consecutive sacks, which turned the ball over on downs.

The Bucs moved the ball 15 yards to their 47, and then Correa hit Ransom on a slant pass that turned into a 53-yard sprint to the end zone. The Bucs converted the two-point attempt to tie the score at 21.

After the teams traded INTs, Valley Center came back with two long pass plays and went up 28-21 with six minutes remaining.

Mission Bay started its next possession at its 37-yard line but used two big plays – a 20-yard pass to Ransom and a 34-yard run from Clark – to move to the Valley Center 9-yard line. Clark finished the three-play drive with a 9-yard burst up the middle to tie the game at 28.

"In the second half they started overplaying our pass, and once they did that, it opened up the run," Matson said. "We're a team of big plays. We have been all year."

On Valley Center's subsequent possession, the Mission Bay defense made its biggest play. Facing 4th-and-1 on their own 39 with four minutes left, the Jaguars went for it. The middle of the Bucs defensive line stuffed the run and Mission Bay took over on downs at the Jags 37.

Three plays later the Bucs were inside the 10, but two consecutive penalties drove Mission Bay back to the 15. After Clark failed to gain any ground on third down, Senties made the field goal and sent the Bucs into the championship game.

"It's a great feeling. I never get tired of this feeling," Matson said. "I feel 20 years younger."

EDUCATION *NOTEBOOK* >>

Mission Bay High

■ The After-School Center for Excellence, ACES, at Mission Bay celebrated "ACES 17,000," marking more than 17,000 students working with ACES since the program started two years ago.

Children's Theatre as the students grades K-5 present "Peter and Wendy" at Pacific Beach Elementary School's Auditorium on Dec. 5 at 2:30 p.m. and 5:30 p.m. Tickets are \$4 for children and \$6 for

Developed by Dr. Ron Lancia, the program offers students academic support five days a week with access to supplies, computers and teachers across all subject areas. Partnerships with UCSD and USD help to provide tutors and a 21st-Century Assets Grant and the community help to provide funding.

■ MBHS Annual Toy Drive is collecting toys through Dec. 11. Bring a new toy to the collection box located at the front office to help less fortunate families living San Diego.

Pacific Beach Middle

- PBMS IB music director John O' Donnell and his music students present several winter concerts: Winter Strings Concert, Tuesday, Dec. 15, 6:30 p.m., PBMS Auditorium; and Winter Band Concert, Thursday, Dec. 17, 6:30 p.m., PBMS Auditorium.
- PBMS Annual Toy Drive is collecting toys through Dec. 11. Bring a new toy to the collection box located at the front office to help less

fortunate families living San Diego.

PBES

■ The Friends of Pacific Beach Elementary School (FOPBE) invites you to join in on a 14-year tradition and partnership with Missoula Children's Theatre as the students grades K-5 present "Peter and Wendy" at Pacific Beach Elementary School's Auditorium on Dec. 5 at 2:30 p.m. and 5:30 p.m. Tickets are \$4 for children and \$6 for adults and are available at Pacific Beach Elementary's office, 1234 Tourmaline St., and at the door.

Kate Sessions

■ Sessions Elementary School will hold its annual Handmade in San Diego craft fair on Dec. 5, from 9 a.m. to 3 p.m. One hundred artists and crafters will be on campus selling their unique gifts.

Santa will be at the pancake breakfast from 9 to 11 a.m. The PB community is invited to see local student entertainment and enjoy barbecue and homemade baked goods.

Mission Bay Cluster

■ Next Mission Bay Cluster meeting is 6 p.m. Thursday, Dec. 3 at Barnard Asian Pacific Language Academy. Learn about the excellent academic and enrichment programs that are available in your local public schools.

Registration is open for the third





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Toys for Tots benefit at 710 Beach Club on Saturday

By BART MENDOZA

On Saturday, Dec. 5, Stone Temple Pilots tribute band Core will be hosting their third annual Toys for Tots Don't forget to bring a toy to donate. benefit at the 710 Beach Club. The bill also includes a performance from Smashing Pumpkins tribute band, The Great Pumpkin, but the biggest draw will be the music of STP.

downs than just about any combo going, but their catalog of great tunes from "Interstate Love Song" to "Big Bang Baby" ensures that they

ing their sound. Both bands will as part of the school's annual Winplay nothing but their namesakes best-known songs, making this show a must for fans of either band.

Core: Saturday, Dec. 5 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. www.710bc.com.

Local jazz fans have two opportu-That band has had more ups and nities to catch Mission Bay High School's Preservationists this holiday season. On Dec. 12, the band, led by the school's music director JP Balmat, will take part in the annual are cover band favorites, Core doing Pacific Beach Holiday Parade. But a particularly good job of re-creat- first, on Dec. 10, they will perform

ter Concert, held in their auditorium and featuring the schools various ensembles.

The set lists will focus on seasonal favorites. Best of all, the funds raised at the show go directly toward keeping this wonderful music program going.

Mission Bay High School Winter Concert: Thursday, Dec. 10 at Mission Bay High School, 2475 Grand p.m. All www.missionbaymusic.com.

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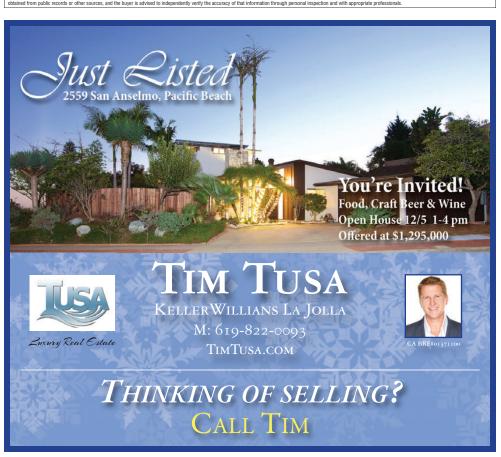
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1,500 Sq.Ft. of Ground Floor Retail or Office Space, plus 850 Sq.Ft. of Curbside Retail or Seating Space. One 600 Sq.Ft. Space for \$2,400 Per Month. One 900 Sq.Ft. Space for \$3,600 Per Month. Or you can rent the entire 1,500 Sq.Ft for \$5,250 Per Month, with up to 4 onsite parking spaces included.



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

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.



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 \$500 per month. The building features an onsite receptionist, an oversized Conference Room, and onsite parking.



1277 Garnet Avenue, San Diego, CA 92109

The Rose Center

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



4919 Newport Avenue, San Diego, CA

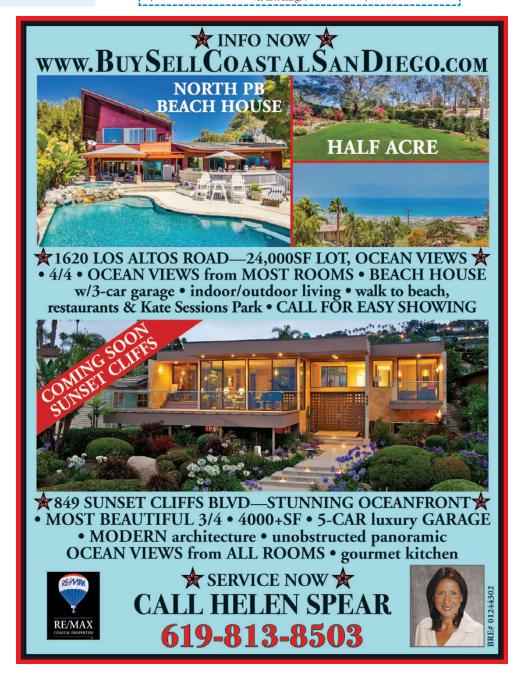
Rare Coastal Prime Retail Space For Lease

Rare 1,600 Sq.Ft of Retail Space for \$3,200 Per Month. Located in the Heart of Ocean Beach, 2 Blocks from the Pacific Ocean. Tremendous Signage Opportunity!

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

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

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acant Lots: 4 Vacant lots with potential for Ocean, Bay, and Downtown views in East Pacific Beach for sale!!! Call NOW for more details.



2 in escrow, 2 left...don't miss out! One of the few 4 unit NEW townhome projects available in PB west of Ingraham, only 4 blocks from the ocean. Featuring dual master suites, outdoor areas on each level for entertaining, a large open great room w/ a fireplace, & a bonus room (perfect for an office, media room, den-you choose!). Enjoy the large 3rd floor deck w/ an outdoor fireplace-perfect for any time of year! Kitchen boasts granite counters, stainless steel appliances & ample cabinet space. CALL NOW for more details!



4600 Lamont St. #101: First floor, 1bd/ 1ba condo with 653 sq ft and a sizeable patio! Located in the highly-desired complex, The Plaza, with lots of amenities, such as tennis courts, garage parking, a billiards room, a fitness room, and so much more! This could be an awesome unit for a first-time buyer and is walking distance to all that PB has to offer.



1312 Wilbur Ave: This great little 3bd/ 1ba beach bungalow located in North PB was old off-market for \$8/5,000! We represented both the buyer and sello to see how we can get your home sold for top dollar with a smooth and easy escrow!



Kathy Evans (858) 775-1575 isellbeach.com

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



HALCEDONY - OFFERED AT \$1,285,000

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



Brand new 4br/3.5ba w/ office/den, expansive terrace, 3-car parking ideally located on Fanuel St in Pacific Beach. 1st floor features home office, powder room, & generous living room w/ fireplace & dining area served by an open island kitchen 2nd floor hosts 3 bedrooms, 2 sharing a full bath & 1 with ensuite. Also features laundry room & access to a large terrace. 3rd floor hosts the Master Suite boasting a large bathroom w/ dual vanity sinks, walk-in closet, & balco





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1 Great Community #2 Epic Floor Plan Hard wood floors #4 Granite counter tops Huge Windows #6 New lighting Fitness center #8 Low HOA fees 9 In the Heart of the Gaslamp #10 YOU GET ALL THIS FOR THE LOW PRICE OF 281,999

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Perfect single level 4BE/2BA, 2000sqft, home for aging La Jollans. No stairs, wheel chair accessible. Quiet/private location on the hill, yet close to all, on a large flat lot. Offered at \$1,395,000



Kara Watkins Norgar 619-708-8276



Gorgeous Pacific Beach direct west facing Ocean Front Condo for Sale. Own a piece of San Diego paradise at the Sea Shore Complex right on the beach. Step out to your large private Balcony and enjoy beautiful Sunsets & prime views of the Sand, Ocean, Crystal Pier and more! This second floor Condo has been meticulously maintained and features an upgraded remodeled Kitchen, new carpet & laminate hardwood flooring. Enjoy San Diego's best restaurants, bars, shopping and night life within walking distance.

