

BUCCANEERS FALL

Bonita Vista defeated Mission Bay in the Div. III championship game at Southwestern College on Dec. 5. The Bucs had a great season going 6-2 at home in their new stadium and 10-3 overall.

SEE PAGE 7



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THURSDAY, DECEMBER 17, 2015

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Reimagining Mission Bay Park in PB

By DAVE SCHWAB

There's one thing nearly everyone in the room was agreed upon with planning for De Anza Cove's revitalization: It's a once-in-a-lifetime opportunity.

The room was the Mission Bay High School cafeteria. The occasion was the first ad-hoc subcommittee meeting Dec. 9 on the De Anza Revitalization Plan.

The revitalization plan is a long-term effort to "reimagine" what Mission Bay Park (MBP) is — and could be.

MBP is one of San Diego's premier tourist and recreation destinations, containing 4,000 acres of beaches, parklands, picnic areas, marinas, resort hotels and SeaWorld. The regional park has faced dramatic increases in recreational demand and mounting civil and aquatic engineering problems. An existing master plan for MBP seeks to protect and expand the park's natural resources while mitigating negative impacts on adjacent residential neighborhoods.

"This is going to be a long but fruitful process," promised land-use attorney Paul Robinson, chair of the 11-member Ad-Hoc Committee, whose task is to work with the city and consultants on developing a vision and guiding principles for a De Anza Revitalization Plan to amend the existing Mission Bay Park Master Plan.

"We're so excited to be kicking

SEE MISSION, Page 12

Santas celebrate the season



More than 2,000 runners, walkers and dogs participated in the annual Santa Run down Garnet Avenue on Saturday, Dec. 12, before the Pacific Beach Holiday Parade. The 5K participants wore 'Sunny San Diego Santa suits,' which included hats, short-sleeve jackets, shorts, belts and beards and created a sea of Christmas red that flowed through downtown PB.

PHOTO BY THOMAS MELVILLE

Rewrite for new rentals ordinance

SD Planning Commission sends back proposal

By DAVE SCHWAB

On Dec. 3, the city Planning Commission "tore up" a proposed new city ordinance on Short Term Vacation Rentals (STVRs) cobbled together following months of public testimony and directed city staff to return Jan. 28 with a new set of proposed regulations.

The city ordinance commissioners nixed what would have created a new use category for STVRs while amending an existing one. It would have established a separately regulated — and new — use category for whole home rentals: "Short Term Vacation Rentals."

The ordinance would also have put Home Sharing (owner-occupied rentals) in the same use category as the current Boarding and Lodging category. It proposed limits on visitor frequency, occupancy and eligible housing types in both Home Sharing and STVRs.

Architect and Planning Commission chair Tim Golba acknowledged that STVRs are a daunting issue that staff will be challenged to remedy.

"There's not a whole lot here to find common ground on," Golba said.

During their deliberations, commissioners pointed out they didn't

SEE RENTALS, Page 2

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PB window decoration winner

The winner of DiscoverPB's annual window decoration contest was Yogurt on the Rocks (above) for its great theme. Petite Street was named runner-up for its creativity.

PHOTO CONTRIBUTED

RENTALS >>

CONT. FROM PG. 1

want to repeat the mistake of a recently passed city ordinance restricting to four the number of medical marijuana cooperatives allowed to exist in each council district. They noted that ordinance has culminated in a race between competing applicants to be the first to open, which they added “has not resulted in the best-quality operators being in business.”

The failed city STVR ordinance was crafted by the Council's Smart Growth and Land Use Committee (SG&LUC), chaired by Second District Councilwoman Lorie Zapf, whose district includes the beachfront between Point Loma and La Jolla.

That ordinance came out of SG&LUC-recommended minimum stays of at least 21 days for the short-term rental of a home not occupied by the owner. It, however, didn't place the same

restriction on the sharing of homes with live-in owners.

STVRs have been a divisive neighborhood issue with two clearly drawn and mutually exclusive sides. On the one hand are homeowners convinced STVRs should be excluded entirely from residential neighborhoods. On the other side are STVR and Airbnb industry representatives arguing such rentals are a private property right and are good for the economy. Ordinance detractors insist that all that really needs to be done is to beef up enforcement of existing regulations to police — and eliminate — a few problematic operators.

Following the Dec. 3 Planning Commission meeting, Peninsulans weighed in on the commissioner's decision to send the proposed city STVR ordinance back to the drawing board.

“Despite comments to the contrary, there are no real STVR regulations on the city books,” said Point Loma Don Sevens, who lives near an STVR. “I attended two separate days of public testimony, and it is clear all shades of opinion have been gathered. Some say the suggested result of a 21-day minimum stay does not strike the right balance and is a de facto ban.

“The worst thing that could happen now is inertia and continuance of the status quo,” continued Sevens. “That would be harmful to the community and not in the best interests of both sides. If it is to be back to the drawing board, set a deadline and get with it. We need sensible regulations, and we need them now.”

Point Loma Realtor Robert Tripp Jackson noted it's been “common for short-term rentals to exist in beach areas (most notably Mission Beach). He pointed out that when the real estate market “cooled” in 2006, that was when investors, who were sitting on inventory they couldn't sell, realized short-term rentals could bring in more income than long-term rentals.

“It really started becoming a ‘big business’ here in Point Loma,” Jackson said. “Instead of just renting a home, it would be offered on a weekly rate.”

Jackson added problems started when those short-term rentals started “popping up everywhere.”

“Often there would be a ton of vacationing people partying late into the night,” he said, adding, “It has brought a real-world nuisance to our community.”

Jackson gave a proposed compromise solution.

“I would support regulation limiting the number of vacation rentals, their location, and capping them (occupancy) at two (persons) per bedroom,” he said.

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Short-term rentals, SeaWorld and MBHS highlight 2015 in PB, MB

New restaurants and developments also opened in the beach communities

By DAVE SCHWAB

A lot transpired in Mission and Pacific beaches in 2015, and the year kicked off in January with a new 2nd District councilmember — Lorie Zapf — as well as a new environmentally sustainable approach to community development with the creation of a waterfront ecodistrict.

Following is a month-by-month account of what happened last year as chronicled in the Beach & Bay Press:

JANUARY

■ Zapf grabbed a tiger by the tail early on in pledging to craft a “new policy for Short-Term Vacation Rentals (STVRs) to protect neighborhood residents.” Whether or not, and how much, to rein in sometimes problematic STVRs led to a titanic struggle between those in the real estate industry, arguing they were a cornerstone of the local economy, and some residents favoring their exclusion entirely from single-family neighborhoods. Zapf also announced her intent to “lead the charge” on plans for potential new uses for the De Anza Special Study Area, including De Anza Cove Park.

■ Controversy carried over from the previous year concerning SeaWorld's plan to nearly double the size of its orca enclosure with its “Blue World Project.” Animal-rights activists, in the aftermath of the “Blackfish” documentary calling into question SeaWorld's commercial business practices, took the initiative in mounting a public campaign alleging the marine park was exploiting orcas by using them in commercial shows.

■ City Council Jan. 20 voted 8-1 in favor of a package of amendments to medical marijuana regulations that established a minimum \$1,100 fee for annual operating permits. Activists on Jan. 19 raised awareness of climate change by drawing chalk lines along the Mission Boulevard sidewalk in Mission Beach representing the high-tide floodline projected to occur within the next 35 years by scientists.

FEBRUARY

■ A former PB resident, Kevin Bollaert, was convicted Feb. 2 of six extortion and 21 identity theft charges in connection with a “revenge porn” website he maintained on which he displayed photos of naked women from whom he charged fees to have those photos deleted. He faced 20 years in prison for the 27 guilty verdicts he received.

■ Pacific Beach Planning Group weighed in on planning for the Mission Bay Gateway project, asking the city to fund a three-year process for planning for De Anza Cove follow-



On April 16, Mission Beach High School officially opened its new 2,400-seat, \$15.9 million stadium complex after more than a year of construction. Councilwoman Lorie Zapf pledged to craft a new policy for short-term vacation rentals to protect neighborhood residents. In August, iconic 60-year-old Saska's Steak & Seafood in Mission Beach was sold to Patio Restaurant Group, owned by entrepreneur Gina Champion-Cain.

ing a \$3.6-million settlement between the city and residents of the 500-unit De Anza Cove Resort mobile-home park allowing them to relocate.

■ Oceana Coastal Kitchen, a new 8,200-square-foot indoor-outdoor California cuisine restaurant, opened at the Catamaran Resort Hotel in PB.

MARCH

■ About to lose the Pacific Beach Community Garden site at Roosevelt Avenue and Shasta Street, which has existed for 38 years, local residents began a communitywide search for new accommodations. PBPG voted to restrict short-term vacation rentals at a special meeting March 3. Taco Surf, at 4657 Mission Blvd., celebrated 25 years of their turf being on PB's surf feeding hungry locals and tourists alike.

■ Owls well that ended well, thanks to the intervention of PB neighbor Judy Swanick, as three Canary Island pine trees inhabited by barn owls on Felspar Street were spared from being chopped down. Turns out those trees weren't the “culprits” after all in roots undermining area sidewalks.

■ SeaWorld worked overtime rescuing and rehabbing more than 500 malnourished and dehydrated sea lions — more than double the usual number — who were stranded largely due to unseasonably warm waters that drove the marine mammals' usual prey into deeper, cooler waters that they could not reach.

■ Mission Bay High teacher Dr. Ron Lancia was honored by the San Diego Unified School District

(SDUSD) as its High School Teacher of the Year for his many contributions, including establishment of the high school's ACES after-school tutoring program. Speaking of schools, SDUSD also began taking public input on a proposal for a pre-Labor Day school start date in fall 2016.

APRIL

■ The City Council took the plunge April 6 in voting 7-2 to approve an amended lease agreement for long-term operation and maintenance of Belmont Park, including the historic Plunge pool and Giant Dipper wooden roller coaster in Mission Beach. District 2 Councilmember Lorie Zapf described the negotiated settlement as “a better deal for taxpayers.”

■ Also in Belmont Park, rooftop restaurant Cannonball opened April 1 following a \$3.5-million building renovation, making a big splash with sushi and Pacific Rim cuisine.

■ Discover PB business improvement district honored these establishments in its annual business awards: Newbie Award, Iron Pig Alehouse; Design and Improvement Award, The Point at Ingraham; Heart of PB Award, PB Shore Club; Outstanding Volunteers, Eddie Okino and Joe Dodd; Outstanding Beachfest Volunteer, Karl Jaedtke; Community Spirit Award, Paul Falcone; and Community Patron Award, hotelier Elvin Lai.

■ On April 16, Mission Beach High School officially opened its new 2,400-seat, \$15.9 million stadium complex after more than a year of construction. The facility includes a football/soccer field, track, softball

field and bleachers.

■ San Diego Mission Bay Boat and Ski Club celebrated its 75th anniversary April 26.

MAY

■ Food trucks came to PB to provide portable eats Wednesdays from 5 to 9 p.m. at 875 Garnet Ave. in the ACE parking lot.

■ OMBAC held its annual concert at Mariner's Point on May 9.

■ The second annual Taste of Mission Beach fundraiser for the Play by the Bay project to upgrade playground equipment at Bonita Cove went down May 14.

■ On May 19, 27 local eateries were featured at the annual PB Restaurant Walk. Olive Cafe celebrated its 10th anniversary in Mission Beach on May 12.

■ The ink on the lease extension for Belmont Park approved by the City Council the previous month was barely dry when attorney Corey Briggs, a familiar foe of the city, filed a lawsuit in Superior Court May 11 seeking to invalidate it.

■ A joint-occupancy agreement with San Diego Unified School District (SDUSD) was announced to build a new YMCA and recreational facilities for an estimated \$15 million at Pacific Beach Middle School. Discussions have been ongoing since 2009 between Peninsula Family YMCA and SDUSD to develop a joint-occupancy facility for, among other things, operation and maintenance of recreation facilities and a community center at PB Middle School.

■ San Diego's Bike to Work Day May 29, with pit stops in PB, encouraged locals to get onto their



FILE PHOTOS

bikes and become less auto-dependent to help the environment and live healthier lives.

JUNE

■ Overriding opposition from PBPG, the city Planning Commission voted 4-0 to approve a medical marijuana dispensary in a hard-to-access location at 4645 DeSoto St. The City Council's Smart Growth and Land Use (SG&LU) Committee directed staff to return with a new draft ordinance on STVRs better defining and more strictly controlling them. PB artist Autumn Love was profiled for her positive “chalk messages” on the boardwalk.

■ On the business front, Carl's Jr. closed on Garnet Avenue, to be replaced by a new Mexican restaurant. Good Time Charlie's restaurant/bar on Grand Avenue closed, and the old China Inn site was being redeveloped by Mark Oliver, formerly of George's La Jolla, into a new more upscale eatery.

■ Mission Bay High's Class of 2015 graduated 229 students. Belmont Park's Giant Dipper wooden roller coaster turned 90. Mission Beach's WaveHouse celebrated the 10-year anniversary of its famous wave machines by hosting the U.S. Open of Flowboarding competition, awarding \$10,000 in cash prizes.

■ Redevelopment of Wesley Palms retirement community at 2404 Loring St. on Mount Soledad began. Crown Point Junior Music Academy in PB earned the Support-Music Merit Award, given to individual schools that demonstrate outstanding achievement in efforts to

New Pacific Beach trolley stop will have various challenges to overcome

By DAVE SCHWAB

The general consensus at a Dec. 7 public workshop on the new proposed Mid-Coast Balboa Avenue trolley stop in Pacific Beach is that improving the site for multi-modal access is going to be challenging.

City planners asked residents to characterize, in a few words, the status of the future trolley stop, currently a vacant, triangular-shape, Caltrans-owned parcel between I-5 on the west, Morena Boulevard on the east and Garnet and Balboa avenues on the north.

"Already crowded," "needs pedestrian and bike improvements," "great opportunity," "a place to avoid," "an eyesore," "an unattractive gateway," "a homeless hang-out," "auto-oriented land uses," "untapped environmental resources" and "parking deficient" were some of the audience's responses.

Those were exactly the types of brainstorming comments the city wanted to hear, said Michael Prinz, city planner and project manager for the Balboa Avenue station.

The stop at Balboa Avenue is one of nine trolley stops planned for the Mid-Coast Trolley project that will

extend trolley service 11 miles from Sante Fe Depot downtown to University City, ending at UTC and serving major activity centers including Old Town and two stops at UCSD.

"The meeting went well, and we had a good turnout," said Prinz afterward, noting the city will now compile public input from the Dec. 7 meeting.

"We will post it to the PB community profile on the city's website when it's ready," said Prinz. "Additionally, we will prepare a similar presentation for Clairemont that will occur in late January or early February. After that, we will begin identifying concepts to bring back to the community in the next couple of months."

During a slideshow presentation, Prinz detailed the problems — and hurdles — to be cleared in upgrading the proposed Balboa Avenue site to ready it for the trolley's arrival.

"This is an overview of the Balboa Avenue Station Area Specific Plan that a PB Planning Group subcommittee is working with us to review the existing conditions of and plan for both land-use and economic and mobility improvements," said Prinz. "We're working with

community planning groups to get public input and amend their community plans (for trolley preparation)."

Prinz pointed out that the purpose of engaging the PB and Clairemont communities and their planners was to "improve and increase multi-modal travel — pedestrian, bicycling, buses, et cetera — as well as to identify (needed) infrastructure improvements and financing mechanisms."

Discussing the demographics of the Balboa Trolley stop study area, city planners said PB is a renter's market with lots of professional business and health services available as well as high-profile auto dealerships. They noted there is a "surge in demand for additional housing."

PB residents and planners weighed in at the Dec. 7 Balboa Trolley workshop.

"It's unfriendly to pedestrians and bikers," said PB subcommittee chair Henish Pulickal.

"It's a significant riparian habitat with Rose Creek and a significant historical area where Indians used to live on the banks of the creek," said PB resident Jeffrey Rossan.

"It's not just a trolley stop to us,"



An artist's rendering of the Balboa Avenue trolley stop in Pacific Beach.

said PB planner Baylor Triplett. "It's the first impression, the first thing people see when they come into PB. That's important to note."

"The I-5 freeway is a huge barrier to overcome," noted longtime PB planner Chris Olson, adding, "Ideally, we should start out with a blank palette. We should be planning now and into the future."

"One challenge is to educate the public," said PB trolley subcommittee member Paula Ferraco. "We need to find ways to incentivize business owners so they make changes for the betterment of the greater community."

Mid-Coast Trolley 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.

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.

For more information, visit sandag.org.

Teens sentenced for robberies in Mission Beach, La Jolla

By NEAL PUTNAM

Two teen-agers who held up nine pedestrians at gunpoint from La Jolla to Mission Beach to Hillcrest were sentenced Dec. 10 to 21 and 13 years in prison respectively, but two robbery victims told the judge the sentences were too harsh.

Victor Ledesma, 19, received 21 years and four months, and Jonah Michael Ledesma, 18, got 13 years from San Diego Superior Court Judge Timothy Walsh.

The comments by Dr. William Brandler, who is a post-doctoral fel-

low and an autism researcher at UCSD, and William Blumenfeld, a student, surprised Walsh because he said most victims want greater sentences, not lesser sentences.

Both Victor and Jonah Ledesma, who are not related, must serve 85 percent of their sentences, said Deputy District Attorney Jim Koerber. Two 15-year-old boys were prosecuted in Juvenile Court, and their cases are not public record.

Both Brandler and Blumenfeld said their lives were not significantly altered by being robbed Jan. 23. "They're kids," said Blumenfeld.

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DONALD EDMOND WEGEMER

1926-2015

Donald Edmond Wegemer, 89, longtime resident of Pacific Beach, passed away peacefully on 11/13/15. He was born on July 23rd 1926 in Saint Marys Pennsylvania to Joseph George Wegemer and Edna Mae O'Donnell Wegemer. Don was raised in this small town in western Pennsylvania with his six brothers (George, Jody, Bill, Harry, Gene, and Ben) and two sisters (Helen and Pat). Growing up in the depression, Don worked many jobs to help the family, delivering newspapers morning, afternoon, and evening, and working at the drug store, and butcher shop after school. When Don graduated high school, he joined the army and became a Mess Sergeant towards the end of World War II. Don fed many a hungry GI on their way to or from their assignments in Germany. After the war, Don returned to Saint Marys and worked at a brewery and a light bulb factory to save enough money to go to college on the GI bill. He received his Bachelor's

degree from Duquesne University and his Masters from the University of Pittsburgh. It was while he was a graduate student at Pitt that he met the love of his life, Patricia Anne Jordan. They were married on August 16th, 1954. Don also worked with Doctor Jonas Salk at Pitt and was the last surviving member of the team who discovered the polio vaccine. After Don's daughter Donna, and son Mike were born, the family moved to California where Don worked with Doctor Salk to establish the Salk Institute for Biological Studies in 1963. He worked for Doctor Salk for 30 plus years before eventually retiring from Johnson and Johnson Pharmaceutical Research and Development. Don was an avid bowler competing in many leagues and state tournaments. He was very involved at St. Brigid Catholic Church as head lector, usher, and lay minister for many years. When the children were young, Don would drive the family across the country every year to see their relatives.

Later in life, he and Pat enjoyed traveling the country by train to visit family or taking long drives together on the weekend before settling on the back porch to listen to the waterfall he constructed, enjoying all the flowers and trees he planted, and together watching the butterflies and humming birds.

Don is survived by his daughter Donna Wolff (Rob); granddaughter Tricia Beyer (Keith); great-grand daughter Hazel; grandson Sam Wolff; son Michael Wegemer (Debbie); grandsons Mark and Jordan Wegemer. He was preceded in death by Patricia, his beloved wife of 61 years, his parents, and all his brothers and sisters.

Funeral Mass will be held on December 22, 2015 at 10:30 AM at the Saint Brigid Church. Military honors will be at the Miramar National Cemetery at 2:30PM following a reception.

A modern take on Japanese food at Izakaya

By DAVE SCHWAB

If contemporary Japanese cuisine and drink is your thing, you'll find it in ample supply at Izakaya in Pacific Beach.

"What we're doing here are some traditional dishes, but mostly it's a modern take on Japanese food," said owner/chef Ray Agishi about Izakaya, formerly a Thai restaurant, at 2710 Garnet Ave., Suite E next to Board & Brew. "We're a drinking establishment. But we also have awesome food."

Agishi said Izakaya has "a lot of original dishes you're not going to find at other Japanese restaurants."

"My deconstructed traditional dishes are my favorite," he said. "I put a twist on it. So many Japanese restaurants all do the same thing. I wanted to do something a little different."

The restaurateur has been a chef for more than 20 years. He worked throughout San Diego in Japanese restaurants, like Benihana, before realizing his "dream come true" in owning his own place. And he's done it his way.

"We're like a sake house, but we're a modern Japanese pub," said Agishi of his business model, noting Izakaya is Japanese for "bar and grill."

Izakaya carries sake, wine and



Izakaya offers traditional Japanese dishes with a modern twist. PHOTO CONTRIBUTED

Japanese beer, like Asahi, imported directly from Japan. He also carries local craft brews from Stone and Ballast Point as well as other California breweries.

The Japanese restaurant serves mostly tapas, small appetizer-like dishes, so patrons can get a sampling of lots of different items. It offers a broad selection of ramen (noodle) dishes and spring rolls wrapped in seaweed or rice. For those seeking higher-end Japanese, Agishi offers Omakase, a chef's nine-course dinner priced at \$55 to \$75 featuring bluefin tuna and other delicacies.

"We sell a lot of sushi," Agishi said, noting he carries only premium bluefin tuna that "comes in fresh and is not frozen so it's super-high quality." Another delicacy on the menu that's very popular is sea urchin.

Agishi said he gets a lot of tourists in summer but that his staple this time of year is locals, many of whom live in Pacific Beach and environs. He said his establishment is a great place for them to gather.

"Our meals are meant to share family style," he said. "People can come in here to have a couple of drinks, try a bunch of different appetizers or tapas and, if they're still hungry, finish with rice or a noodle dish."

Izakaya has a seating capacity of 48 inside and outside on patio tables. Dinner is served weekdays from 5 to 10 p.m. Lunch is served on the weekends from noon to 3 p.m.

"We're only open for dinner right now," Agishi said. "But next January, we might start opening for lunch."

There are also specials available you'd be surprised to find in a Japanese restaurant, like Taco Tuesdays featuring pork belly tacos with meat slow-roasted for four hours.

On the wall of Izakaya are local artwork on consignment and Japanese calligraphy.

Agishi pointed out that Izakaya has been recognized in Yelp and San Diego CityBeat newspaper for being one of the top Japanese restaurants in San Diego.

For more information, call (619) 559-7372 or visit izakayapb.com.

Ready for the holidays, Beach Mailbox expands services, gifts

Beach Mailbox, an independent mailbox and authorized shipping center on Grand Avenue in Pacific Beach, has a new owner and a new name.

Rita Warren, a Pacific Beach resident since 2006, purchased the business in August with a goal of continuing friendly and convenient mailbox rentals and mailing/shipping services to the local community, plus expanding services and introducing unique beach-themed gifts.

Warren bought the business as a career transition from the software industry. "I wanted to do something more tangible and personal that helps bring a smile to people's faces every day," she said.

Warren had been a mailbox holder, and then she got to know Sema Altinyuva, the long-time store manager, before buying the business. "Sema is so helpful, and our customers love her cheerful attitude and her skill at packing items securely and finding the lowest shipping rates," Warren said.

One new offering is the shop's "We Help Promote Local" service. "We want to build a community, not just for local residents but also local businesses," Warren said. "We have a special area where local businesses can place their business cards for a small monthly fee. And they can add to our in-store video slide presentation for more exposure."

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Beach, La Jolla and Mission Beach box holders picking up their mail every week, the target market is perfect for local small businesses. The store is also eager to promote local artists by featuring handmade beach-themed gifts.

With the holiday season in full swing, Beach Mailbox and Gifts has lowered prices on USPS, FedEx, UPS and DHL shipping. "We want our customers to keep coming back," Warren said, "not just for the convenient and friendly service but also for the reasonable rates."

To further alleviate holiday hassles, and also to support the expanding trend in Internet shopping, the store is now offering a monthly service called "Package-Safe." For \$12.50 a month, the store will receive all of your packages, so you don't have to worry about being home for delivery or about theft from your doorstep.

The store sends an email each time you receive a package.

GIVING BACK

Scott Booth and Greg Cummings of RE/MAX Coastal Properties in PB had their 3rd Annual Food Drive. They were able to collect 878 pounds of food, which was donated to the San Diego Food Bank. "This is the most food we've ever collected and thanks to the residents of PB, lots of families won't go hungry during the Holidays", Scott Booth



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Barons beat Bucs in Div. III title game

By THOMAS MELVILLE

Mission Bay opened its new stadium in style with a 36-13 rout of West Hills on a warm evening in late August. Then, over the next seven games, the big plays, tough defense and wins kept up for the Buccaneers in a magical season.

But two late-season stumbles at home against league rivals Point Loma and Madison stopped Mission Bay's momentum, and no one was quite sure what to expect in the CIF Div. III playoffs. The No. 2-seeded Bucs responded by thrashing the Warriors of Fallbrook 54-28 in the quarterfinals and then coming back to nip the Jaguars of Valley Center 31-28 in the semifinals.

Those strong wins sent Mission Bay into the Div. III championship match against the No.1-seeded Bonita Vista Barons on Dec. 5 at Southwestern College in Chula Vista. Unfortunately for the Buccaneers, that's where the wheels—er, sails came off, and they lost 52-14 to the Barons.

Mission Bay's title hopes were buried in a disastrous third quarter in which Bonita Vista scored 27 unanswered points and put the game out of reach.

The game started out strong for Mission Bay as the Bucs used an onside kick on the opening kickoff that was recovered by lineman Gilberto Cisneros at the Barons' 47-yard line. After gaining a first down, the Bucs went for the big play and connected with a 33-yard touchdown pass from Jaiden Correa to Jhavari Ransom to go up 7-0.

Bonita Vista responded with a 55-yard TD run and then a long drive that culminated in a one-yard TD run to take the lead, 12-7.

In the second quarter, Mission Bay used running back Derrick Clark as a battering ram to march down the field to the Barons' two-yard line. On first and goal, Clark



Mission Bay players on the bench during the fourth quarter. PHOTO BY THOMAS MELVILLE

smashed through the middle of the line to finish off the 55-yard drive and give Mission Bay a 14-12 lead.

The game then turned late in the second quarter. With three minutes left, Bonita Vista, starting at its own 11, used a 61-yard run and a 20-yard pass to eventually score the go-ahead TD with 31 seconds left in the first half.

On the subsequent kickoff, Bonita Vista attempted a squib kick, but the ball hit a Bucs player flush and bounced back into the arms of a Baron at midfield. The flukey play gave the Barons another possession, and they quickly took advantage with a 50-yard TD pass to finish off the half with a 25-14 lead.

Mission Bay received the second-half kickoff but could not move the ball and punted. Bonita Vista returned the punt 70 yards to set up another short TD run.

On the Bucs' next possession, Correa threw an interception that led to another Barons TD, a 38-14 lead and the beginning of a long day, and offseason, for Mission Bay.

Local team wins Jr. Pee Wee Pop Warner championship

By ED PIPER

Cody Bradley is a walking advertisement for Junior Pee Wee Pop Warner football. The 11-year-old, all 74 pounds of him, is enthusiastic, he's enjoying the sport, and he's outgoing and making friends as a sixth-grader at his new middle school, Muirlands.

Bradley, Gervy Alota, Julian Solis, Cole Roberts and their La Jolla Torreyes teammates won the San Diego Pop Warner championship against Santee in their division this fall, and they've relished playoff football, including a narrow win in the regional quarterfinals that qualified them for the semifinals Nov. 14 against the Tustin Gold Cobras at Mission Viejo High School (the Torreyes lost, 30-13).

Team members come from the La Jolla, Pacific Beach, UTC and Clairemont areas and range in age from 8 to 11.

"Our season has been going really good because we won and because Coach Scott (Rosecrans) and Coach Gervy (Alota, Gervy Jr.'s dad) have taught me you have to have a good attitude to play football," says Bradley. "You also have to have good ability to tackle and to run. You also have to have good citizenship. You have to be a good person outside of school."

Founded in Philadelphia in 1929, Pop Warner Little Scholars Inc. was the first youth sports organization in America that required its participants to perform in the classroom before permitting them to play.

Pop Warner, named for Cornell University football captain Glenn Scobey Warner, who became a college coach in the late 19th century, believes that the standards give these children a sense of responsibility and an appreciation for academics and athletics that will help them develop later on in life.

Proof of satisfactory progress in school is required. A 2.0 or 70 percent grade level or the equivalent shall be the minimum average acceptable for participation.

Bradley says the 31 players on the Torreyes get

along with all the harmony and squabbles of a family. If he has a disagreement with a teammate, he says, "You have to talk to him, or if you don't like something he's doing you have to walk away, because you're not going to get in physical fights."

Bradley's parents are Chad and Nacole, and his siblings include Taylor, 19, Cassidy, 16, and Baylee, 13. He stands 4'10" at this point.

Julian Solis, 11, plays offensive guard. He's a little shell-shocked by the attention a champion Junior Pee Wee team gets, feeling nervous during an interview. His older brother reassures him. Julian, in his third year playing Pop Warner, says, "We just work together as a team. We have fun. We do everything together as a family."

In response to Rosecrans' statement that "to a man, everyone on the team has improved," the Muirlands student says in his case, "Yeah, definitely, a lot, because the coaches have been helping me a lot."

The Pacific Beach resident likes chocolate ice cream and cheese pizza with no toppings. In school, he enjoys social studies. "It's fun," he says. "Our teacher, Mr. (Mark) Heinze, is really cool."

Dad is Michael. Brothers are Anthony, 31, and Miguel, 12.

Gervy Alota, Jr., 11, is a go-getter as well. In his fourth year in Pop Warner, he has played quarterback from the beginning. "He's a great kid to coach," Rosecrans says. "He listens to what you say; he takes instruction; he executes what you ask him to do. He has a very high football I.Q. He's just a very experienced player with a lot of ability."

Other 11-year-olds on the Torreyes include Raffaello Amato, Sebastian Glausier, Colton Moseley, Michael Padilla, Joseph Shepard, Shawn Steinbock, Bidzina Vetsko, Christopher White and Jevon White.

"The rising tide floats all boats": That's a welcome philosophy from any youth football coach and one that Scott Rosecrans subscribes to for all his team members.

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EDUCATION NOTEBOOK >>

Pacific Beach Middle

PB Middle has started the school-wide IB Community Project. Each eighth-grader is beginning to design a service project to address a need in the community. Students will investigate, plan, take action, reflect and then present their project in an end-of-the-year exhibition.

Making connections between what is learned in the classroom and then applying it and making a difference is at the heart of the International Baccalaureate Middle Years Programme. PBMS thanks Kiwanis, the Leukemia and Lymphoma Society and UNICEF for early and continued support of the school-wide focus on service and action. Thanks to the Rotary for their support in purchasing new dictionaries for the school's Mandarin Immersion students.

Mission Bay Cluster

Registration is now open for the third annual Schoolyard Dash 5K sponsored by FOPBSS. This event will take place Sunday, Jan. 31 at De Anza Cove. Enjoy a run/walk along the bay followed by the Mission Bay Cluster Schools Fair, showcasing the academic and enrichment programs at local schools. There will also be a Kids 1-Mile Fun Run and



Miranda Kaack, fifth grade student at St. Paul's Lutheran School in Pacific Beach, performed at the Spreckels Organ Pavilion in Balboa Park on Sunday, Nov. 29. Miranda was the winner in the San Diego AGO/Spreckels Scholarship auditions for 2015. PHOTO BY BOB LANG

prizes for the winners of the 5K in all age categories. All proceeds from the race support PB Middle and Mission Bay High through FOPBSS. Register at schoolyarddash.org.

MBHS Alumni Association

Shop with a purpose this holiday season and support MBHS. Phase 2 of the popular Engraved Brick Fundraiser is now open for the holidays and is a unique "forever" gift idea for family or friends. The bricks will be displayed throughout the new Mission Bay High School stadi-

um. Prices start from \$125 and are tax deductible.

To order your "forever" brick, see www.missionbayhighalumni.com.

CPJMA

Crown Point Junior Music Academy Choir students were invited to participate in KUSI's segment "Songs of the Holiday Season" program, which will air on Christmas eve and Christmas day. A big thank you to teachers Ms. Burton and Ms. Orem for getting the students ready. Great job, Tritons.

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Pacific Beach Holiday Parade

Enola Preston, a student at Crown Point Junior Academy, walks with her school's float in the Pacific Beach Holiday Parade on Dec. 12. (Below) Polynesian dancers added some flair to the parade.

PHOTOS BY THOMAS MELVILLE



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New Year's eve offers reggae, dub and touch of funk

By BART MENDOZA

Thrash metal rockers Flotsam and Jetsam perform at Brick by Brick on Dec. 17. Formed in Arizona circa 1981, the band hasn't released a new album since 2012, but for their legion of fans, the draw is on their loud, abrasive early works such as *Doomsday for the Deceiver*.

It's been more than 30 years since the band first hit club stages, but they've lost none of their manic attack. This is no pop-edged glam band but instead a loud, fast-driving band that doesn't know the word "subtle." Anyone looking for an adrenaline charged night out need look no further.

Flotsam and Jetsam: Thursday, Dec. 17 at Brick by Brick, 1130 Buenos Ave. 8 p.m. 21 and up. www.brickbybrick.com

One of the most beloved musicians in San Diego history, Joey Harris, performs at Tio Leo's on Dec. 19. He's been a Beat Farmer and even backed the likes of John Stewart, but Harris is at his best when he's the sole frontman, with a slew of terrific songs to back him up.

This performance is billed as an "and friends" show, meaning audience members can expect a Who's Who of local rockers to stop by and join in the fun. Harris never delivers less than 200 percent, making this show the perfect pre-Christmas pick-me-up.

Joey Harris: Saturday, Dec. 19 at Tio Leo's, 5302 Napa St. 9 p.m. Ages 21 and up. Cover is TBD. www.tioleos.com.

Jazz fans won't want to miss a special show at Dizzy's on December 27, featuring pianist Paul Keeling, touring behind a new release, "Instant Lights," and bassist Rob Thorsen. The pair will perform an evening of interactive, dynamic and open-ended improvisational exploration.

Though both are master virtuoso musicians, Thorsen has been a lynchpin of the local music community as both teacher and performer. You can see him onstage most often



San Diego legend Joey Harris will play at Tio Leo's Saturday, Dec. 19.

with chanteuse Steph Johnson, but he's also performed with everyone from Charles McPherson to Mike Wofford, known as one of the finest bassists to ever call San Diego home.

Paul Keeling & Rob Thorsen: Saturday, Dec. 27, at Dizzy's, 4275 Mission Bay Drive. 8 p.m. www.dizzysjazz.com.

R&B seems to be taking San Diego clubs by storm in recent months, as a new generation discovers the sweet sounds of soul and the dance beats of rhythm and blues. One excellent spot to take in old school sounds is Humphrey's Backstage Live, where Debora Galan will perform on Dec. 30.

Galan has a superb voice, perfect for standards or Motown, as well as songs by the likes of Gloria Gaynor, Patrice Rushen and Earth, Wind & Fire, all tunes meant to keep Humphrey's dance floor packed. Whether you go for dancing or listening, Galan is a real talent, well worth checking out - all you need to hear is her rendition of "At Last" to

know she is the real deal.

Debora Galan: Wednesday, Dec. 30 at Humphrey's Backstage Live, 2241 Shelter Island Drive. 7 p.m. humphreysbackstagelive.com.

Anyone looking for a classy good time on New Year's eve may want to head to the Kona Kai Resort. It's the biggest party night of the year, and the Resort is bringing in one of the town's best and longest running musical jukeboxes, classic rock favorites, Fish & The Seaweeds.

Led by guitarist Mark Fisher, they're a terrific combo that's adept at everything from The Beatles to Santana, set to perform the perfect soundtrack to a night at the scenic resort, with dancing just feet from the water and spectacular views from their round bar.

Fish & The Seaweeds: Thursday, Dec. 31 at the Kona Kai Resort, 1551 Shelter Island Drive. 9 p.m. www.resortkonakai.com.

It's been said that reggae is the sound of San Diego's beach area, so it's only natural that the 710 Beach Club host a two-band event on New Year's eve. Music fans will get sets from multiple San Diego Music Award winners The Devastators as well as up-and-comers SM Familia for a full night of reggae, dub and the occasional touch of funk.

The bands have released numerous albums well worth hearing, but it's when they play live that they truly excel, transforming any location into an instant party, all adding up to this show being a great way to ring in 2016.

The Devastators: Thursday, Dec. 31 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. www.710bc.com.

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Kisstletoe captures holiday tradition in a jewel of a product and a vital cause

By MARTIN JONES WESTLIN

Its places in history are as storied as they are diverse. Early England's Druids regarded its berries as sacred after the fruit saved a warrior's life; centuries later, the berries and leaves were found to be poisonous, causing vomiting and blurred vision. Today, it's considered a parasite, its roots quickly draining water and nutrients from the trees and bushes unfortunate enough to get in its way.

And its old Anglo-Saxon translation doesn't exactly inspire confidence ("mistel-tan" means poop on a stick).

But we nonetheless hold mistletoe in high esteem at Christmas. We've named a bunch of drinks after it, and as you know (wink!), it's the central item among prospects for holiday romance (the kissing thing started with the rough-and-tumble ancient Norse, making its way to 18th-century Britain as a custom between rough-and-tumble household servants). Yup, mistletoe has made it through thick and thin – and one Point Loma business has drawn a bead on the idea, packaging the paragon plant into an appealing little jewelry product called Kisstletoe and supporting a colossal cause

at the same time.

"I'm an artist," Kisstletoe creator Susan Winkie says. "I like circles. I like color. I often work with resin. Mistletoe is just a lovely old tradition – so when I dreamed up the idea to create a necklace of preserved mistletoe and then followed that with the name Kisstletoe, well, I knew it was special, unique and a brand new twist on the under-the-mistletoe kiss."

The see-through pendants contain mistletoe sprigs and are flanked by tiny appointments that lend themselves to the pendants' names. Kisstletoe sells six varieties and plans for more – and it's a cinch the company won't run out of product. San Diego County's eastern mountains are loopy with six species of the evergreen derivative, which cling to cot-

tonwood, oak and sycamore trees the way your mom clings to you.

Even so, Winkie and daughter/co-worker Megan are careful to select the freshest greens – the thing about mistletoe as a parasite is quite true, to the point that the plant is involved in its own demise. It lives a life of ease and squalor, stealing its host trees' sustenance so aggressively that the trees' eventual illness can sometimes affect the robustness of the offending mistletoe.

And the process itself isn't as easy as it seems. The sprigs need sifting and delicate preparation for the resin that will preserve them – and you can't glue the enclosures before the resin dries. The process can take two painstaking days per Kisstletoe.

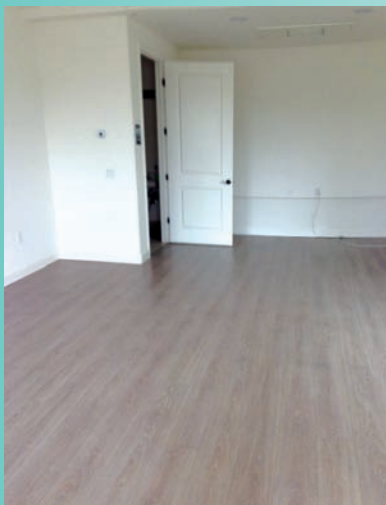
The process also commands Winkie's attentions amid a far more

urgent need. In its initial year last year, Kisstletoe gave 50 percent of its profits to a cause near her heart – the Malala Fund. Malala Yousafzai, the fund's namesake, is the 18-year-old Pakistani female education activist and the world's youngest Nobel Prize laureate. Her organization works to secure girls' right to a minimum 12 years' quality education. Some organizations place Pakistani girls' literacy rate as low as 12 percent.

"The plight of women in so many parts of the world is dismal," Winkie says, "so Kisstletoe has given me the ability to do something I've always promised myself I would do, which is be part of the movement to empower women all over the world."

For more on Kisstletoe, see kisstletoe.net.

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CONT. FROM PG. 1

off this project, which has so many important resources for the entire city," said Joan Isaacson of Katz & Associates, consultants acting as a liaison between the city and Pacific Beach.

"The project area is 120 acres, including a special study area in the Mission Bay Master Plan plus the surrounding area to the north and east including ballfields, the (Mission Bay) golf course and portions of De Anza Cove," said Brooke Peterson of PlaceWorks, another project consultant. "We envision this to be about a three-year process broken down into phases."

The effort to redevelop the regional park was delayed by a decade-long court battle between the city and residents of the 500-unit De Anza Cove Resort mobile-home park, a 75-acre park on prime real estate jutting into the water in Mission Bay Park west of I-5. Ultimately, the city reached a \$3.6 million settlement agreement on one of three lawsuits involving current and former mobile home park residents allowing them to relocate.

Consultants conducted a mini-workshop on Dec. 9, breaking ad hoc committee members into two small groups to brainstorm ideas on recreation, the environment and land use and activity in the park.

Suggestions committee members came up with included the need to balance park uses with available open space; consider creating an info/interpretive center; the need to do a hydrology (water) study; encourage ecologically oriented recreation; find ways to protect and enhance the natural environment; create more pedestrian and nonmotorized vehicle connectivity within the park; allow coastal marshland to grow back naturally; and re-establish a connection between the park area and Rose Creek.

The public voiced its views on park redevelopment at the end of the ad-hoc subcommittee meeting.

Community activist Billy Paul felt "everything should be on the table," singling out Mission Bay Golf Course and the baseball fields as "things we need to have on the table."

"What's the goal here?" asked Paul, who answered, "Create an iconic recreational destination maximizing waterfront amenities. We

don't have a need for a hotel or a golf course or ballfields near the ocean. We do need a campground and more wetlands areas, as well as a children's pool, and to make the park clean and safe for everybody."

"We need to understand the linkages between what's going on with the Balboa Avenue Trolley Station (under development) and nonmotorized transportation to and from the beach," said PB Planning Group chair Brian Curry, speaking on his own behalf.

Curry concurred with Paul, noting, "The golf course has to be on the table. What we're talking about doing is amending the Mission Bay Master Plan. This is public land that should be for the public – not private use."

Phillip Tan of PB Tennis Club, with 235 active members, was concerned that whatever is done to redevelop the park "will not have a large impact on the tennis club."

Another PB resident said what she felt was really needed was new courts for pickleball.

Environmentalists Judy Swink and Isabelle Kay both agreed the most important thing to focus on is improving the park's ecology.

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YEAR >>

CONT. FROM PG. 4

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JULY

■ The annual Brazil Day fest in September got a no vote from the Pacific Beach Special Events Committee, which said the event was growing too large with too much noise and disruption. The committee, however, reconsidered its decision after the city stepped in. Further concessions were agreed to by event promoters. The carnival-style parade features vibrant floats, extravagant costumes and energetic music as well as Latin cuisine.

■ A victim of a drug overdose was found in the new Law Street bathrooms, prompting local reconsideration of beach security. San Diego Coastkeeper celebrated its 20th anniversary protecting the county's waters. Over-the-Line continued its tradition of sun and fun with the 62nd annual OTL tournament on back-to-back weekends July 11 and 12 and 18 and 19.

■ Maruta Garner, Mission Beach's "graffiti eradicator," was profiled in BBP for her dedicated, painstaking work in removing graffiti from the boardwalk in Mission and Pacific beaches.

■ PB AleHouse, at 721 Grand Ave., reopened five months after a kitchen fire. The third annual North PB Sip 'N Stroll hyper-local Pacific Beach street fair promoted local businesses. Concerts on the Green returned to Kate Sessions Park.

■ San Diego City Council voted to support a zero-waste plan with the goal of diverting 75 percent of the waste generated in the city away from landfill disposal by 2020.

■ Pacific Beach Planning Group voted unanimously to adamantly protest the siting of three DecoBike stations on the boardwalk. Miami-based DecoBike has a contract with the city to provide public bikesharing at 180 separate stations citywide.

■ Belmont Park's owners announced plans to raze the historic Plunge Pool, built in the '20s, and to rebuild it with a new state-of-the-art facility. Some who feel SeaWorld's nightly summertime fireworks displays are a danger to wildlife and the environment renewed a petition drive calling upon the marine mammal park to end their pyrotechnic displays.

■ The Junior Lifeguard Foundation proposed building a new headquarters in Mission Beach. Computer designs for a new lifeguard tower planned at Law Street were unveiled at Pacific Beach Planning Group.

AUGUST

■ Local lifeguards showed off their rescue skills at the annual Ron Trenton Memorial Lifeguard Relays on Aug. 6. Crews were out installing way finding road markers throughout PB as part of the PB Pathways

project. Sponsored by beautifulPB, PB Pathways is a network of safe neighborhood routes encouraging people to walk, bike or skate to their destinations with traffic calming and other safety features.

■ An environmental impact report for a total of 51 condo units proposed on the old Mission Beach Elementary School site found significant — but remediable — impacts on noise, health and safety, historical resources, transportation circulation and parking and land use.

■ Iconic 60-year-old Saska's Steak & Seafood in MB was sold to Patio Restaurant Group, owned by entrepreneur Gina Champion-Cain, who also owns Luv San Diego Surf and Patio restaurants. The annual Fur Ball raised funds for the San Diego Humane Society, furthering its mission of saving and protecting animals.

■ Psychic Sarah Renee shared her "special gift" in a BBP Lifestyles feature. The city drafted new regulations in an attempt to rein in the ongoing proliferation of STVRs. An increasing number of bike thefts in Pacific Beach had members of the community on alert and on edge.

■ A brief but colorful flap ensued when PB Elementary was painted a "too blue" color, in the eyes of some, over summer school break. The end result was that the school was repainted with a more neutral — and less conspicuous — beige tone.

SEPTEMBER

■ PB couple Dennis and Joylyn Darnell, inventors of a "better fly-trap," unveiled their innovation in a BBP profile. The eighth annual Brazilian Day was held Sept. 13.

■ Shane Hardin, the son of the late Mike "Boss Man" Hardin, announced he would be moving forward with Hodad's, the family's renowned, locally grown, iconic burger place.

■ Staples and a relocated Trader Joe's opened after several months of construction in the strip mall at 1650 Garnet Ave. between Jewell and Ingraham streets.

■ Lee Fowler Schwimmer of PB was profiled in a BBP feature extolling the virtues of her little lending library she set up in front of her home on Diamond and Dawes streets.

■ Mission Beach Precise Planning Board voted 8-0-2 against turning the former Mission Beach Elementary School property into residences due to perceived violations of the beach community's Planned District Ordinance, its blueprint for development.

■ Kevin Bollaert of PB was sentenced to an 18-year jail term for the "revenge porn" site he operated publishing photos of naked women without their permission. A judge temporarily halted construction of the South Mission Beach Lifeguard Station after a lawsuit was filed by MB resident Ken Giavara, who argued the station wasn't properly vetted and needs to be reconsidered.



A dead gray whale was found floating near Torrey Pines State Beach the morning of March 19. The whale, approximately 18 feet long, was discovered floating belly up about 250 yards offshore north of La Jolla. The whale was then towed down the coast by lifeguards into Mission Bay and then dragged onto the west side of Fiesta Island. It then took three backhoes working together to scoop the whale carcass off the beach and into a dump truck later that day.

PHOTO BY THOMAS MELVILLE

■ Non-air-conditioned schools in PB and elsewhere along the beachfront became a major focus of attention after a late-summer heat wave left students and staff roasting. The school district reactivated its school-closing protocol for non-air-conditioned schools as well as discussing plans to accelerate phased installation of air conditioning in its 2,000 hottest classrooms.

OCTOBER

■ Preliminary plans surfaced discussing the possibility of the Mid-Coast Trolley proposed between Old Town and UTC eventually extending into PB. St. Maximilian Kolbe Roman Catholic Church celebrated the 20th anniversary of its Polish Festival Oct. 9 and 10 at the church, at 1735 Grand Ave.

■ SeaWorld hit a snag with plans to double the size of its orca enclosure when the California Coastal Commission attached several conditions to approval of its larger tanks, including one forbidding use of wild orcas.

■ Retired Realtor Susie Shippey was featured in a BBP profile discussing her art on utility boxes, like that outside PB's library.

NOVEMBER

■ Word began to circulate that a building El Nino in the Pacific could lead to an extraordinarily wet winter with attendant flooding. SeaWorld reported sinking revenues for the lease it holds with the city on its Mission Bay property. Later in the month, apparently bowing to public pressure, SeaWorld also announced plans to phase out its orca shows and to replace them with a "more natural" whale experience starting in 2017.

■ A startling "lightning strike" captured by photographer Matt Aden graced the Nov. 5 cover of BBP.

■ A fugitive from Missouri was killed in an officer-involved shooting in the 1700 block of Garnet Avenue on Nov. 4 after failing to respond

appropriately to police direction. PB Town Council was honored by the City Council for its annual tradition of hosting Police and Emergency Services Appreciation feting first responders.

DECEMBER

■ On Dec. 3, city planning commissioners turned thumbs down on a new proposed city-brokered ordinance attempting to curb STVRs. Commissioners directed staff to reconsider the ordinance and return

to them early in 2016 with a redraft. On Dec. 7, local residents were clued in by city engineers on plans for a new trolley station at Balboa Avenue.

■ PB Planning Group voted 12-3-1 Dec. 1 in favor of current proposed design plans for a new, 3,500-square-foot lifeguard tower on Law Street in North Pacific Beach.

■ The first public meeting on a De Anza Revitalization Plan was held Dec. 9 at Mission Bay High School.

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NORTH PB BEACH HOUSE

★ 1620 LOS ALTOS ROAD—24,000SF LOT, OCEAN VIEWS ★
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*Happy Holidays from
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Wishing you a happy and
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Kathy & Mark



Saxon



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Jill

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Scott Booth
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1240 Archer St - \$1,495,000

Breathtaking bay, ocean, and city scenes throughout this tastefully renovated 4BR/2.5BA home that sits on a double lot on Archer St in North Pacific Beach! A sprawling great room with panoramic views and fireplace provides seamless integration between cooking, living, and outdoor seating. Features include a meticulously designed extra-large kitchen with breakfast bar, engineered hardwood floors throughout, fantastic sunlight, expansive decks on all levels, and a 2-car garage. This home will not last!



1340 Loring St - \$895,000

Fantastic fixer in North PB! Currently configured as a 3BR, 2BA with an oversized 2-car attached garage, this home has great features to work with including vaulted ceilings, a gas wood-burning fireplace, & large front & backyard spaces! Build-up for a view or expand the current single-level home. Great location walking distance to the beach, Kate Sessions Park, shops, and restaurants.



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SOLD

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NEW LISTING

4767 Ocean Blvd #1208 - Offered at \$1,999,000

THE PERFECT Ocean Front Corner Penthouse! Enjoy the best Ocean views PB has to offer from this 12th floor 2BR / 3BA Oasis in the Sky. The 22 floor-to-ceiling windows will dazzle your senses with wrap around views of the Ocean, north to the La Jolla coast, cliffs, and city night lights. The Living & Dining Rooms are impressive with 10 foot ceilings and amazing Sunset views.



NEW LISTING

714 Asbury Court #2 - Offered at \$1,195,000

Fabulous South Mission Beach Building. Enjoy stunning 360 degree views of the Ocean, Channel, Bay and Sea World Fireworks from the private roof top deck. Built in 2006, this 3 Bed, 2.5 Bath Condo is located on a highly sought after Court. Kitchen is gorgeous with granite countertops, custom backsplash, mahogany cabinets & Bamboo Floors.



GREG FLAHERTY BROKER/OWNER 858-692-0185 CABRE #00935682