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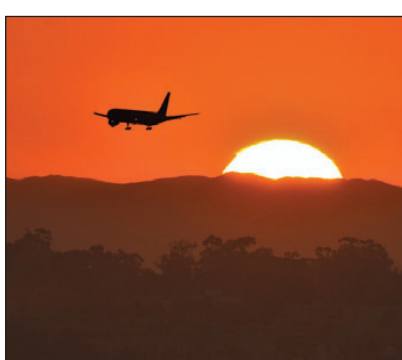
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**COMMUNITY**

A new study has been green lighted to evaluate flight path improvements and noise reductions in and around San Diego International Airport.

**SEE PAGE 10**



**DINING**

The highly anticipated Waterbar opened in Pacific Beach offering a 'social seafood' experience, plenty of craft beers and spectacular ocean views.

**SEE PAGE 7**



SAN DIEGO COMMUNITY NEWSPAPER GROUP

THURSDAY, JANUARY 25, 2018

BEACHANDBAYPRESS.COM

# THE (FORMER) SHAPE OF WATER

## 20 more houses planned for old reservoir site

**PAGE 4**



The City plans to sell the former Pacific Beach reservoir (the circle of dirt) to a developer who would build 20 single-family homes on the 4.76-acre site.

ROMAN GRAY / BEACH & BAY PRESS



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## Search for man who fell off Crystal Pier

A search for the body of a musician feared dead after he fell off Pacific Beach's Crystal Pier over the weekend entered its fourth day on Jan. 24, with lifeguards combing the shoreline from a helicopter starting just after sunrise.

Friends and family identified the 27-year-old missing man on Jan. 22 as Southern California resident Taylor Watts. Witnesses said the singer and songwriter, a Houston native who performed as Tay Watts, may have hit his head when he fell off the pier around 5:30 p.m. Sunday. He apparently never resurfaced after plunging into the water.

A San Diego Fire-Rescue Department lifeguard immediately jumped into the ocean from the pier, launching a search effort that went through the night Sunday into early Monday, continued throughout Monday and resumed Jan 24.

The search and recovery efforts began at 7 a.m. from an SDFD helicopter, fire department spokeswoman Monica Munoz said. Three boats equipped with side-scan sonar were also sent out to comb the waters off Mission and Pacific beaches.

"We will start at the South Mission Beach jetty and scan towards the pier," Munoz said. "Divers will be deployed when we find objects of interest."

The search began the evening of Jan. 21 with a lifeguard boat, heli-

copter, personal watercraft and at least 16 lifeguards searching from the water, Munoz said. After braving 4- to 6-foot surf for more than an hour, the lifeguards ended the initial search about 7 p.m. Sunday, Jan. 21.

Around that same time, a U.S. Coast Guard helicopter and the Coast Guard Cutter Haddock arrived and searched for Watts throughout Sunday night and Monday morning, Petty Officer Rob Simpson said.

Lifeguards and Coast Guard personnel searched for Watts unsuccessfully all day Monday amid waves of 3 to 4 feet and a strong rip current, Munoz said. The search Monday was called off at 5:30 p.m., a little after sunset.

"Lifeguards searched the areas of interest with scuba divers," Munoz said. "We had two vessels with side-scan sonar scanning the area and dove on one object of interest. We had free divers search around the pier and in a large, long shore rip current inside the surf line."

An SDFD helicopter also made two 50-minute searches along the shoreline and just off shore Monday, Munoz said.

## Baisa arraigned in Pacific Beach slaying

Bail was set at \$2 million Monday for a Pacific Beach man accused of stabbing his uncle to death in their condominium.

Randy Bautista Baisa, 37, appeared before San Diego Superior Court Judge Jay Bloom in blue jail

clothing and pleaded not guilty to the murder of Merlino Baustista, 66.

Deputy District Attorney Scott Pirrello said Baisa stabbed his uncle 16 times, and severed an artery in his left arm that led to his death on Jan. 17 in the unit on Diamond Street near Lamont Street in Pacific Beach.

His attorney, Stephen Cline, said his client had "substantial mental health history" that included multiple hospitalizations.

Cline told Bloom he was concerned that Baisa was "still not on these medications" as of Monday despite him giving the jail info on the medications and dosage level. Bloom said he would make a note to the sheriff's department to refer him to a jail psychiatrist for medication.

A March 28 preliminary hearing was set in the new courthouse at 1100 Union Street.

Pirrello said if Baisa is convicted of first-degree murder with a knife, he would face 26 years to life in prison.

Baisa was supposed to be arraigned Friday, but the jail could not produce him that day. Cline said he was told Baisa was "refusing to get dressed" to go to court. A deputy said in court Friday Baisa was under "enhanced observation" in jail.

The prosecutor said Baisa did not have any family ties in San Diego and had been living with his uncle as roommates for awhile. No motive for the slaying was mentioned.

— Neal Putnam



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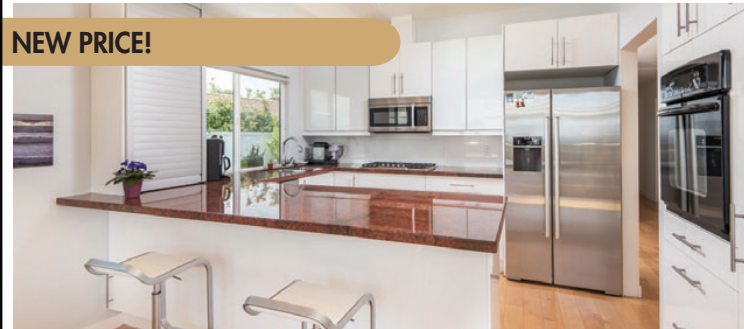
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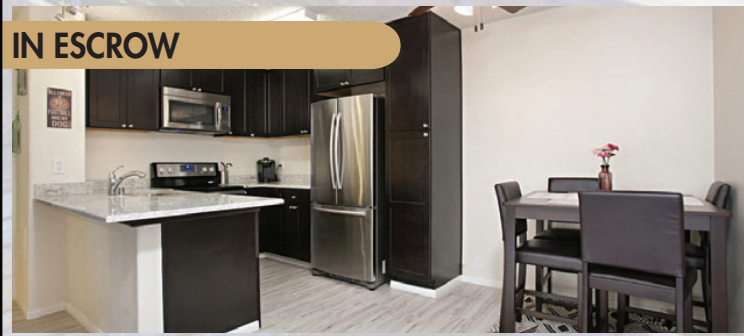
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# City plans to sell former PB reservoir site to developer

## Neighbors not happy with housing proposal

By DAVE SCHWAB | BEACH & BAY PRESS

Soledad Terrace neighbors are complaining of lack of transparency — and of being ignored — by the city, following the probable sale of the former Pacific Beach reservoir site west of Kate Sessions Park to developer McKellar McGowan.

If the proposal is approved, the builder intends to construct about 20 single-family homes on the 4.76-acre site of the former, long-inactive reservoir built in 1908.

"This property has not yet been approved for sale by City Council," said city spokesperson Jose Ysea. "We plan to present this item, requesting approval to sell the site at or above the appraised value of \$8.8 million, at the Smart Growth and Land Use Committee on Jan. 31, and the City Council thereafter."

Not everyone is happy about the prospect of the reservoir being sold.

"This absolutely isn't about property values," said Greg Nelson, a neighbor on Los Altos Road, which provides exclusive access to the reservoir site, about his opposition to McKellar McGowan's redevelopment plans. "Nobody knew this property was being sold until a for-



This image from Google Earth shows the former PB reservoir before the concrete pad was removed.

sale sign went up in August."

Reacting to PB Reservoir's sale and the site's possible conversion to homes, District 2 staffer Donna Cleary, on behalf of Councilmember Lorie Zapf, said, "This is a quasi-judicial matter and the council member is unable to comment."

The PB reservoir on Los Altos

Road, recently demolished, served as part of the city of San Diego's water system for about 80 years. It was originally supplied by the University Heights reservoir, and the city's original water treatment plant at El Cajon Boulevard and Oregon Street.

When the Alvarado Water Treatment Plant at Murray Reservoir was brought online in 1951, this gravity-fed system was updated with new pipelines and other infrastructure, rendering the PB reservoir obsolete.

The city opted to sell the 4.6-acre unused reservoir site last year, and retained commercial real estate brokers Jones Lang LaSalle for the task.

In August 2017, after it was learned the reservoir site was on the market, a letter written on behalf of 100 concerned residents known as the Soledad Terrace Homeowners Association, was sent to the mayor and District 2 council member.

"We are concerned with the potential that future development of this property will adversely affect the scale and character of the neigh-

borhood, because of the underlying zoning of the [reservoir] property, which is double that of the majority of adjoining properties," the letter stated. "We hereby request that [the city] initiate a rezoning of the reservoir property so that it bears a zoning designation consistent with the majority of surrounding properties."

Developers' representative Chris McKellar characterized his firm's single-family housing proposal as "a perfect opportunity" and a "cohesive project," noting 10,000 square feet "is the zoning" on the Los Altos site.

McKellar McGowan has been meeting with neighbors of the project to "see if we can make them happy," said McKellar. "Best case, we could start construction in two years, and probably do it in two or three phases.

"There will be beautiful homes — believe me," McKellar said. "We don't have a [particular] style. We call it California contemporary, though we build different styles."

'We don't even have sidewalks, and we have only 30-foot-wide streets.'

GREG NELSON  
LOS ALTOS ROAD RESIDENT

Soledad Terrace is unique. It contains the residence of Kate Sessions, an early San Diego botanist, horticulturalist and landscape architect known as the "Mother of Balboa Park."

Appropriately enough, the neighborhood of the pioneering environmentalist was designed with nature in mind.

"We don't even have sidewalks, and we have only 30-foot-wide streets," Nelson said.

Nelson contended that if McKellar McGowan puts 20 more houses in that neighborhood "it will double traffic on our street. Without sidewalks, trash pickup, utilities maintenance, and parking will be just a total nightmare."

Given that the reservoir had been inactive for 30 years, city spokesperson Jerry McCormick said the city decided to sell the property because it had been determined to be "excess," and non-essential "to the City Public Utilities Department's needs."

"No other city department had a use for the property," McCormick added.

Regarding claims the city's reservoir site's proposed sale was reneging on a previous pledge, McCormick said, "The City's Real Estate Assets Department is not aware of any pledge not to sell the property."

Concerning claims the sale was not transparent, and that neighbors weren't informed, McCormick commented: "The city is not legally required to provide notice to neighbors prior to advertising the property on the open market for sale. There was a for sale sign on the property."

McCormick noted the reservoir property's sale "had to be authorized by a resolution approved by the City Council, meetings of which are publicly noticed."

Nelson said Soledad Terrace isn't asking the city for anything other than that to which it is entitled.

"The right thing for the city to do is to match the zoning appropriate for the place where it will be," he said. "With all traffic in the area coming down Los Altos Road, that area will be extremely congested, not to mention the major impacts on our neighborhood. Don't put higher density in in the lower-density community in which I live in."

Nelson said Soledad Terrace neighbors are frustrated by the lack of response to their concerns they've received thus far from the city, even after repeated attempts. He added neighbors are hiring an attorney to argue their case.

## Rather Eat a Bug Than Talk to a Realtor? What's a Home Buyer or Seller To Do?

To be clear, in most cases it is foolish to buy or sell real estate without the assistance of a competent, professional Realtor. But did you know that *approximately 70 percent of the home-buying and home-selling public are dissatisfied with their Realtor at the close of escrow* (assuming escrow actually closes...40% don't).

Not to worry, though, because if these momentous home-buying & home-selling decisions of yours are spaced out five years apart, **your Realtor has most likely left the profession** (80% hang up their heels or wingtips within five years).

If you are like most home sellers, you would like to sell your home, as is, for a tad more than comparable sales in your neighborhood, and sell it more quickly than your neighbors did. Maybe today, for instance? Maybe a bidding war!

If you are like most home buyers, you want a deal: possibly an ultra-chic, modernistic four-bedroom, three-bath home on acreage, definitely with a pool, for the price of a fixer-upper yurt.

I am not necessarily suggesting your dreams are to be dashed, but I am suggesting **there are very specific things to do and — equally important — not do when you attempt to buy or sell a home.**

Some Realtors do, on average, **sell their listings for 2 – 3 percent higher than the average Realtor.** Why do you suppose that is?

Some Realtors can easily **save their home-buying clients several thousands of dollars** just by pointing them in the right direction as it relates to a mortgage, or by digging a little deeper than just the MLS (multiple listing service) to locate and value any particular property. Any ideas as to why all Realtors don't expend the extra effort?

We have prepared dozens of reports on a variety of real estate topics (7 **Deadly Mistakes Most Home Sellers Make, Buyer Traps and How to Avoid Them, The 9-Step System to Get Your Home Sold Fast and for Top Dollar**) all free, all **without obligation** on your part. The best part: **You don't have to speak to anyone.** Send me a text (619.431.1320) and I'll do my best to promptly text back an answer. Or you can email your questions or request for reports to [Michael.Appelman@gmail.com](mailto:Michael.Appelman@gmail.com). You can also visit our website: [www.beachhomesellermistakes.com](http://www.beachhomesellermistakes.com).

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# Mission Beach condo case in court next month

By DAVE SCHWAB | BEACH & BAY PRESS

Mission Beach residents opposing a developer's plans to convert the two-acre, long-abandoned Mission Beach Elementary School site into condominiums will have their day in court Feb. 16.

A lawsuit brought by Mission Beach Citizens for Responsible Development, challenges the project, as well as the City Council's approval of it by a 6-2 vote last year.

Overriding concerns about traffic, parking and alteration of Mission Beach's character, the City Council voted last year in favor of the MBE condo project. It had previously been unanimously approved by the Planning Commission.

Developer McKellar McGowan originally proposed 20 buildings with 63 units split between duplexes, triplexes and fourplexes, plus one single-family residence. The proposed project is on the former elementary school site at the corner of Santa Barbara Place and Mission Boulevard. The abandoned school would be demolished to make way for three-story residential buildings.

In approving the condo conversion, the Coastal Commission demanded concessions that McKellar McGowan agreed to. Those concessions included shrinking the number of housing units from 63 to 59, and re-shaping and enlarging the project's linear park along Mission Boulevard, which some beach residents derided as more of a median than public-recreation space.

"Inflated lot sizes to justify big units, understating the project's population and (lack of) park space — those are the overarching issues," said attorney Cory Briggs, representing Mission Beach Citizens



The proposed project is on the former elementary school site at the corner of Santa Barbara Place and Mission Boulevard. THOMAS MELVILLE / BEACH & BAY PRESS

for Responsible Development, as the legal issues involved. "The [developers] are trying to put 10 pounds of s\*\*t into a five-pound bag maximizing profits. They don't care about the neighborhood."

Briggs argued developers "didn't make the park big enough, didn't address the [allegedly excessive] bulk and scale of the project."

The developer's representative, Chris McKellar, said his firm has "made some concessions expanding park space while losing four units, which was a terrible thing for us — but was a huge thing for the community."

Previously, McKellar said their condo conversion would open up beach access "by putting in three access ways down to Bayside Lane instead of having a chain-link fence, [there now] which prevents access."

Briggs described the developer's concession to add park space as "breadcrumbs" claiming, "The .2 extra acres of park space was the equivalent of a couple bedrooms. We think it should be double that."

Characterizing the developer's condo conversion as "the biggest development in the beach community in the last 50 years," the Mission Precise Planning Board opposed the project, alleging it violates the community's Planned District Ordinance guiding commercial development.

Gary Wonacott, president of Mission Beach Town Council, concurred, saying MBTC "strongly supported the position that the developer's plan did not conform to our PDO. However, the city did not agree with all of the community points, and the project ended up in litigation."

## Prelim hearing set for man accused of groping boy in Mission Beach

By NEAL PUTNAM | BEACH & BAY PRESS

A man who is accused of groping a 10-year-old boy at a Mission Beach arcade will have a preliminary hearing on June 4.

Daniel James Tauro, 66, appeared before a San Diego Superior Court judge Jan. 16 to change the hearing date to June 4 at his attorney's request. The preliminary hearing had been set for Jan. 18.

Tauro has pleaded not guilty to three counts of engaging in a lewd act with the boy on Dec. 30 inside

the Belmont Park Arcade, located in the 3100 block of Mission Blvd.

The incident occurred at 2:50 p.m. and he was detained by security guards. San Diego Police later arrested him. The boy was in the arcade playing games.

Court records say Tauro was convicted of attempting to commit a lewd act with in a minor in 2000. He was declared as a habitual sexual offender in Los Angeles in 1993, records say.

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

## Avoid Losing Thousands When Selling Your Home

SAN DIEGO, A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home. And a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of homesellers don't get what they want for their homes.

As this report uncovers, most homesellers make 7 deadly mis-

takes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. I answer to this issue, industry insiders have prepared for a free special report entitled "The 9 step System to Get Your Home Sold Fast and For Top Dollar."

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## City's Mission Bay dredging project underway

The city has started dredging the bottom of Mission Bay to increase navigational safety for boats. It has been almost 50 years since the last major dredging operation in Mission Bay.

Dredging will primarily be done using a large barge-mounted crane that will excavate sections of the bay

floor and deposit the material onto two boats. The boats will transport the material to a designated reuse area. A majority of the extracted material will be placed at various other locations in the bay, and the remaining materials will be used to restore beaches along Crown Point and Vacation Island.

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Diana Melody and Kari Kiehna in the community garden.

## Promoting sustainability with community gardening in PB

Local women preaching the gospel of green

By DAVE SCHWAB | BEACH & BAY PRESS

As the search for more community gardening space in Pacific Beach continues, locals spearheading the “greening” of the community are getting word out: it’s easy, cost-effective and sustainable.

Three years ago, Pacific Beach Community Garden, which had existed for nearly 40 years at Roosevelt Avenue and Shasta Street, was sold by its property owners and lost to local gardeners, leaving a void.

Enter Kristen Victor, CEO of Sustainability Matters, and community activist Paula Ferraco, two local environmental enthusiasts promoting PB’s conversion to an eco district. Community gardening is a part of that effort.

“That’s how Paula and I met, we both were gardening in the community garden,” said Victor, who worked a plot there for 20 years.

When the PB community garden was lost, both women sprung into action to find suitable replacement sites, which was tough going.

“Land is at a premium in Pacific Beach,” said Ferraco. “For many residents in multi-family homes and apartments, gardening space is limited or non-existent.”

Recently, a rare new community gardening spot was found. St. Andrew’s by the Sea, across from Pacific Beach Library at 1018 Thomas Ave., partnered with non-profit beautifulPB to replace the church’s front lawn with gardening.

Ferraco and Victor are on a mission to educate the public that urban agriculture is something nearly everyone can do. Victor has turned her home into a model sustainable gardening site by using a grey water system to collect used water from her shower, sink, etc. to water all her landscaping.

Ferraco has become an apostle of community gardening, preaching its merits and lobbying for more space to be devoted to collective urban agriculture. She’s presently lobbying to get some community gardening space included in the De Anza Revitalization Plan, a three-year effort to re-imagine, repurpose and revitalize the 120-acre area within Mission Bay Park.

“They ought to be able to find at least one acre in that for community gardening,” said Ferraco.

Both women said it’s all about public education.

“Neighbors in the community are lending their time, education and hearts to help the community thrive in a healthy and sustainable way,” said Ferraco, noting gardens “are a community gathering place and learning resource demonstrating what a garden and water harvesting site can be. As we look forward, gardening demonstrates a small part of the Pacific Beach EcoDistrict’s principles, which promote health and wellness, as well as regeneration of the environment.

The City of San Diego’s Climate Action Plan calls for eliminating half of all greenhouse gas emissions in the city, while aiming for all electricity used citywide to be from renewable sources by 2035.

“Public gardening is part of the eco district and greening,” said Victor. “Urban agriculture promotes the public to grow their own food. I grew all my own food in the community garden for years.”

Victor also not only created a grey-water system to irrigate with re-used water, but also installed barrels to harvest rainwater, as well as composting her garbage and recycling the organic waste as fertilizer.

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





The space is a 6,700-square-foot beachfront location that can seat up to 230 people at a time. Both the south bar and north bar have spectacular ocean views.

## Highly anticipated Waterbar opens in PB

By SAVANAH DUFFY | BEACH & BAY PRESS

On Dec. 23, Waterbar had its grand opening at 4325 Ocean Blvd., the space previously occupied by Joe's Crab Shack for the past 15 years.

Waterbar is primarily co-owned by Todd Brown, Joe Vaught and Eric Leitstein. Leitstein is CEO and founder of OMG Hospitality Group, which acts as the operating management company of Waterbar. John Ellis is a fourth co-owner, who was mainly involved in the construction of the restaurant.

Brown, Vaught and Leitstein have each been in the restaurant business in PB for the past 20 years. Together, they formed a partnership to start Waterbar, a restaurant and bar that draws heavily on its location, as well as its elevated menu and emphasis on craft culture.

For the past 15 years, Brown says he had been considering starting what he describes as a "social seafood" experience, but the specific idea for Waterbar took off when Brown and Vaught heard that Joe's Crab Shack might be closing. Thus began the four year-long process of establishing the restaurant.

Waterbar is open Mondays through Fridays from 11 a.m. to 2 a.m. and weekends from 9 a.m. to 2 a.m., with the kitchen closing at 10 p.m. every night. Valet parking is available starting at 5 p.m. on weekdays and all day on the weekends.

The space is a 6,700-square-foot location that can seat up to 230 people at a time. There is a south bar and a north bar, and what may seem to customers as surprisingly minimal TV space.

"We're not a sports bar," says Brent Noll, general manager and sommelier of Waterbar. "We want the food, the beverages and the view to be the focal point for us."



Waterbar's menu offers a 'social seafood' experience, including oysters on the halfshell.

The coastal view is a highly distinguishing factor of Waterbar, one that the restaurant has taken full advantage of. With windows that open out entirely, customers can sit inside to enjoy their food and drinks, while still experiencing the beachy atmosphere.

Waterbar is both unique and accommodating in that, as Brown describes it, a customer in search of "fine dining" can be dressed up, visit the restaurant and be satisfied, but someone coming in off the beach during the day can also fit in and enjoy food and drinks at the bar.

"I think it's that diversity and fun social setting to be able to enjoy seafood," says Brown. "It doesn't have to be stuffy. It doesn't have to be that traditional experience."

Executive chef Steven Lona, formerly of Tasting Room Del Mar, has created a menu through which customers can expect not only an incredible dining experience, but an

### WATERBAR

Where: 4325 Ocean Blvd.

Hours: 11 a.m. to 2 a.m. Mondays through Fridays, 9 a.m. to 2 a.m. Saturdays and Sundays.

Info: 858-888-4343.

expanding one.

Brown says that the menu may have started compact, but there are plans to add new items as they continue to receive feedback and learn who their customers are.

Additionally, Brian Gaudet, the bar manager, says that the bar will be showcasing beers from other parts of the state and the country as time goes on. He adds that the craft culture is what the company prides itself on, and that the main mindset of the beer list is to "have a little something for everyone."

"We're trying to create a project here that is unique for Pacific Beach, but also we're kind of transcending PB," says Brown. "We want to do something that attracts people from all over the city. That's really what it's about."

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The new Team Phun location on Turquoise Street in North Pacific Beach.

CONTRIBUTED / BEACH &amp; BAY PRESS

## Good times keep rolling at Team Phun custom apparel

By DAVE SCHWAB | BEACH &amp; BAY PRESS

The crew at Team Phun in Pacific Beach, a high-tech screen printing and custom apparel store, are having so much fun, it has even carried over to their name.

"Have phun," said Sean Burns about the attitude of the company, which recently relocated to 683

Turquoise St. in North PB.

Burns, along with business partners Jared Lazar, Jesse Goodwick and Nicollee Peterson, runs the one-stop custom shop.

"We are constantly coming up with creative ways to have phun with our clients, they are part of

SEE Page 9

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CONT. FROM PG. 8

our team," said Burns, noting the scope of their work, and client diversity, "is what keeps our business phun. We identify consumer market trends and work with our clients one-on-one to develop out-of-the-box custom product solutions."

Team Phun always strives to be creative in design with attention to detail while focusing on end goals. "Our brand management experience, and liaison to direct factory relationships, make us your full-package solution for any custom apparel or promotional items," Burns said.

**'Whatever your company, or organization is – we'll make it happen.'**

**SEAN BURNS**  
TEAM PHUN

On its website, Team Phun cites GoPro, Pabst Blue Ribbon, Vans Warped Tour and Coronado Brewing Co. as clients. The business is celebrating its first licensing deal as the apparel distributor for the San Diego Tourism Authority, which is rolling out the release of its spring 2018 catalog.

Burns talked about how the team came together.

"The three of us all kind of had our own gigs," he said. "Jared's an artist, muralist. I came out of the corporate world doing sales. So I push all business development. Our third guy (Goodwick) is an engineer who manages all of our production and vendor relationships. We just hired Peterson to do advertising."

The business philosophy of Team Phun is simple: Always take care of the client.

"We aren't perfect," confessed Burns. "But when there is a problem, it's an opportunity to make a lasting impression."

And have phun.

"Parties, goofy messages, unique marketing concepts or cross-promotional opportunities allow for us to build relationships most other branding companies could care less about," added Burns. "The concept is really, come in here and let your dreams go wild. Whatever your company, or organization is — we'll make it happen."

Client consulting is a specialty of the firm.

"We work with countless vendors," Lazar said. "What you see on this wall (display of hats, T-shirts) is the greatest hits (of our work)."

Team Phun has a mascot, Ralph the

#### TEAM PHUN

**What:** Screen printing, custom apparel.

**Where:** 683 Turquoise St.

**Info:** teamphun.com, info@teamphun.com, 858-437-9302.

rooster. "That was actually my great-grandad's lamp," said Burns of Ralph, and the origin of the mascot, which is prominently featured in their shop. Ralph's latest logo iteration depicts him as a Vegas cowpoke.

Is working at Team Phun fun?

"I'm very grateful that I get to create all day, every day," concluded Lazar.

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# New study to evaluate airplane flight paths and noise in beach communities

By DAVE SCHWAB | BEACH & BAY PRESS

A new study titled Part 150 has been green lighted to evaluate flight-path improvements and noise reductions in and around San Diego International Airport.

Noise has been a real sore spot for coastal residents from the Point to La Jolla, who allege flight-path changes the past couple years are negatively impacting their lifestyles.

Recently, District 2 Councilmember Lorie Zapf spoke before the Airport Authority on the merits of the Part 150 Study. "As your council member, I have long advocated for reduction in airport noise in our communities,"

Zapf said. "As part of my support for the Part 150 Study, I have requested the FAA be a proactive partner to improve the quality of life in surrounding communities."

Part 150, a federal aviation regulation, guides and controls planning for aviation noise compatibility on and around airports. The federal regulation establishes procedures, standards and methodologies to be used by airport operators for preparation of Airport Noise Exposure Maps.

Such exposure maps are used in the Quieter Home Program, the San Diego County Regional Airport Authority's Residential Sound Insulation Program. The FAA has determined that resi-

dences within the 65-plus decibel-level limit around SDIA may be eligible for sound-insulation treatments to mitigate aircraft noise. The FAA has set a goal of reducing interior-noise levels for eligible residents by at least five decibels inside the home, providing a noticeable noise reduction.

But not everyone is certain the Part 150 study will be a cure-all for decreasing airport noise in communities directly impacted from alleged flight-path changes.

One doubter is Gary Wonacott, Mission Beach Town Council president.

"Clearly, the FAA modifications benefitted some areas of Mission Beach, mainly the north, and negatively impacted South Mission Beach," Wonacott said. "According to responses from residents in PB and La Jolla, they were also negatively impacted by some of the flight-path changes. The key point here is that Part 150 cannot be used to assess the benefits of the procedural changes proposed for Mission Beach and La Jolla, because these communities are not in the 65-decibel area. As you know, currently, the majority of our noise complaints come outside our 65-decibel contour."

Wonacott admitted, however, the FAA is showing a willingness to compromise. "The FAA (Air Traffic) has demonstrated that they are willing to look at procedural changes that reduce noise outside the 65 decibel limit," he said.

Point Loman Casey Schnoor has



A plane flies over the Peninsula as the sun sets.

JIM GRANT / BEACH & BAY PRESS

been watchdogging the NextGen and airport noise situation for 2 1/2 years. A citizen's representative on a 15-member airport subcommittee, Schnoor and his colleagues came up with 21 recommendations for "quieting" airport noise in coastal communities in the airport's flight path, following a year's deliberations.

Schnoor talked about the goal of those 21 recommendations.

"The goal is to mitigate the impacts to the communities of any of those flight paths, or adjacent to those flight paths," he said.

Is Part 150 a step in the right direction? "I am cautiously optimistic," Schnoor replied. "Part 150 is a process. It appears to be the best vehicle to execute all those (recommended) changes."

Schnoor noted an in-house airport noise analysis titled FAA 7100.41a ("41a") is to be conducted "in conjunction and in concert with" the Part 150 study.

"The FAA has stated their willingness to do a concurrent 41a," said Schnoor. "This is most important, as there is a critical nexus between the two efforts in that the 41a may be required by FAA to execute on many of the route revisions ... Therefore, to avoid further delays, the 41a study needs to be initiated concurrent with the Part 150, as it is a critical component for the timely success of the Part 150 process."

Schnoor added the 41a process "is at the sole discretion of the FAA."

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### FESTIVAL OF THE NILE

Pacific Beach Middle was transformed into Egypt for a day at their annual Festival of the Nile on Jan. 19. Sixth-grade students applied inquiry-based learning and investigated an aspect of Egypt in which they were interested. Students used higher-learning thinking skills, such as synthesis, when creating something new to go along with their learning. They presented their projects to the community and enjoyed a potluck with traditional Egyptian food.



### MONGOLIAN DANCE AT BARNARD

Visiting Chinese teacher Ruixia (Ivy) Dang demonstrates a traditional Mongolian dance with fourth-grade students from Barnard Mandarin Magnet Elementary School. Dang is a visiting Confucius Institute teacher. She is responsible for coordinating the cultural arts program at Barnard and teaches folk dancing in several classrooms each week. "Teaching at Barnard means so much more to me than merely helping students learn a language; it is enriching their lives with an entire culture," said Dang. "In China, you cannot separate the language from the culture. Doing it Barnard's way is best for the students, and it is also a lot more fun."



### GULLIVER'S TRAVELS

More than 60 students from all six Mission Bay Cluster schools, including Mission Bay High, Pacific Beach Middle, Barnard Elementary, Crown Point Junior Music Academy, Kate Sessions Elementary, and Pacific Beach Elementary joined together under the direction of Missoula Children's Theatre to present Gulliver's Travels at Pacific Beach Middle for two performances on Jan. 13. Supported by Friends of Pacific Beach Secondary Schools, tryouts, rehearsal, and production took place in six days and included students from kindergarten through 12th grade.

## EDUCATION NOTEBOOK>>

### Mission Bay High

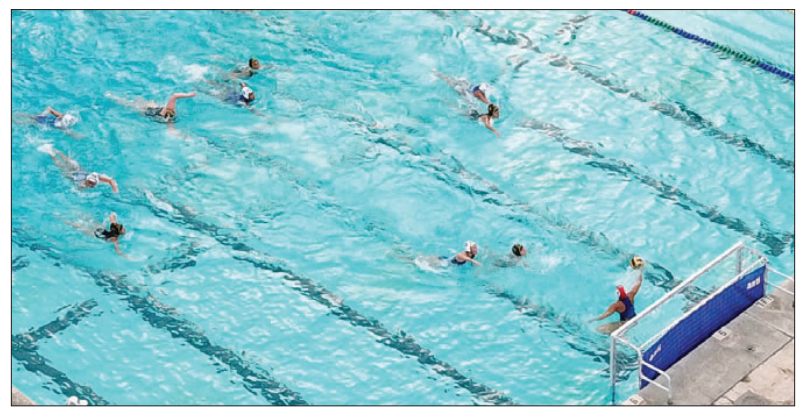
■ Are you curious about everything MBHS has to offer? Attend a school tour 8 a.m. Thursday, Feb. 8, to meet principal Ernie Remillard, learn about the academic and athletic programs, and tour the campus.

### Kate Sessions

■ The International Baccalaureate program at Sessions recognizes students for their "worldly" attitudes and characteristics. This month, 11 students were recognized for their positive actions.

Jonas Mendez was recognized for being a "Communicator," Jamison Priest, London Belcastro, Annesia Encinias and Zachary Dyck for "Caring," and the team of Gianna Arevalo-Salazar, Madeleine Matlage, Summer Misarti-Bermoy, Olivia Sisler, Brianna Towry, and Rose Murphy were "Committed" to making the school campus clean.

■ The Great Kindness Challenge will take place Jan. 22-26. This will be another opportunity for our students to practice kind acts and to reflect on their impact on others. They will be given a checklist with different "acts of kindness" ideas such as: Entertain a friend with a happy dance, smile at 25 people, learn how to say "hello" in another



### BUCS WATER POLO WIN

Mission Bay girls water polo beat Mira Mesa 9-3 at home. Ranked second in Division III, coach John Knight said, "The girls are looking strong this season and we are expecting to go to CIF playoffs."

language and make a wish for a child in another country. You may spot Sessions students around the community demonstrating just how kind they are.

### PB Elementary

■ Thanks to the community for supporting the school through the auction coming up on Friday, April 20. Email at [pacificbeachelementary@gmail.com](mailto:pacificbeachelementary@gmail.com) if you would like to donate or sponsor.

### Barnard Elementary

■ Barnard Mandarin Magnet Elementary School students are instructed for 50-80 percent of their day in Mandarin, including in-depth instruction in the ancient Chinese arts. In partnership with the Confucius Institute at San Diego

State University, students are taught tai chi, abacus, calligraphy, tea ceremony, national dances, poetry, and more by visiting Chinese and Taiwanese teachers. This not only gives the students a better perspective on the culture from which the language derives, but it also gives them an opportunity to use the language in settings that are not just purely academic.

### Mission Bay Cluster

■ The fifth annual Schoolyard Dash 5K and Fun Run will take place 8:30 a.m. on Jan. 28. Enjoy a great morning at De Anza Cove with friends, schoolmates, and community members, while supporting Pacific Beach secondary schools. Form a team or sign up individually at [schoolyarddash.org](http://schoolyarddash.org).

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Come learn more about  
homelessness issues

By BOB RHODES | CONTRIBUTOR

Just recently, I received some great news. A few weeks prior, I had been made aware of a young family who had recently moved to Pacific Beach with their two young children. Shortly after arriving, promises of work fell through, and they found themselves struggling to make ends meet and were at risk of losing the roof over their heads. The great news I received was an update that they had found shelter, qualified for housing assistance, and were beginning new jobs. My heart was warmed!

As a pastor in a church that serves a free meal to anyone who is hungry, I hear too many heart-breaking stories. While escaping homelessness – or the risk of homelessness – is certainly not uncommon, I wish these successes could be celebrated even more often.

It is fair to say that every resident in PB is acutely aware of the increasing number of people experiencing homelessness in this beautiful community. Nonprofit organizations and

## OPINION

churches providing services see increased need, and residents and business owners see more and more people in parks and along beaches and at intersections. In many cases, there is anger at seeing people in our neighborhoods asking for money or in need of showers. A few of the people experiencing homelessness have reached such desperation that they have turned to alcohol and other escapes, and even to theft. As a fellow resident, I understand that the anger expressed is because people want to feel safe in their neighborhoods.

While petitions have been circulated and flyers have been distributed offering simple-sounding solutions, I would suggest that the increasing number of persons experiencing homelessness is not a simple problem. In the relationships that I have built over the last several years, every single person has a different reason for being in the situation in which they find themselves; and, as such, the journey to escape homelessness will be different for each individual.

The beautiful thing about this fan-

tastic community is that we are capable of tackling this complex problem. Having lived in several different regions of this country, I find Pacific Beach remarkable. This area is creative and resilient and intelligent and determined and caring! There are dedicated members of this community already working together to find creative solutions that balance care for persons experiencing homelessness with the need to keep our neighborhoods safe. This community can achieve this!

Pacific Beach Clean & Safe and Pacific Beach United Methodist Church are offering a free screening of “Tony – The Movie” 6:30 p.m. on Feb. 6 at Pacific Beach UMC. The screening outlines one man’s experience of homelessness in San Diego and his quest for a solution as he interviews officials and activists. After the movie will be a Q&A with filmmakers and how local organizations are responding to the increased need.

Come to learn more about the challenge of homelessness in Pacific Beach and how we can work together toward creative solutions.

Bob Rhodes is pastor at Pacific Beach United Methodist Church.

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# Contemporary jazz saxophonist Jessy J to play Humphrey's Signature Concert Series



Jazz saxophonist Jessy J

By BART MENDOZA | BEACH & BAY PRESS

The latest edition of the Signature Concert Series takes place at Humphrey's Backstage Live on Jan. 27. Touring in advance of her upcoming album, "Live at Yoshi's," the night will feature two shows from contemporary jazz saxophonist Jessy J, who has had major success since her 2008 recording debut, scoring "Song of the Year" with her tune "Tequila Moon," within months of its release.

The following year, she scored her first No. 1 on the jazz charts with her song, "Tropical Rain," and her career has been in an upward trajectory ever since, including appearances on TV's "American Idol" with Neil Diamond, touring with Jeff Lorber and more. J mixes

R&B as well as Latin influences into her music, resulting in music that's both a great listen and a lot of fun to dance to.

**Jessy J: Saturday, Jan. 27, at Humphrey's Backstage Live, 2241 Shelter Island Drive. 6:30 and 8:30 p.m. humphreysbackstage-live.com.**

San Diego is fortunate to have had many music legends living in the area, but few could touch on the accomplishments of guitarist Mundell Lowe, who passed away in December at the age of 95. On Jan. 27, Dizzy's will be the site of a special memorial in honor of Lowe, who is one of the most influential musicians of the 20th century. That's Lowe playing on Johnny Ray's 1951, No. 1 hit, "Cry," on the themes to TV shows such as "Hawaii 5-0" and "Starsky & Hutch," on albums by Tony Bennett, Billie Holiday and Quincy Jones and much more. The event will include a display of memorabilia, as well as live music, and many shared memories of Lowe's life.

**Mundell Lowe Memorial: Saturday, Jan. 27 at Dizzy's at Arias Hall, 1717 Morena Blvd. 4 p.m. dizzysjazz.com.**

Featuring brothers Marc (guitar) and Matt Hansen (drums), rock quartet Electric Mud, who appear at the 710 Beach Club on Jan. 27, has been taking the local music scene by storm. Also featuring Matt Sorena (bass) and lead guitarist Colton Cori, the band mixes up rock and blues for anthemic songs such as "Straight to the Top," that have swagger to spare, while also turning in great acoustic guitar and harmonica tunes such as "California Gold," which sounds like a cross between

Dylan and Lou Reed. Currently gigging behind their new album, "Dangerous Promises," these guys are stadium ready.

**Electric Mud: Saturday, Jan. 27 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. 710bc.com.**

Anyone who appreciates early rock 'n' roll, will love Gino and the Lone Gunmen, who appear at Tio Leo's on Feb. 1. The trio blasts

out excellent renditions of songs by the likes of Chuck Berry, Little Richard and Buddy Holly, as well as the occasional more modern, though retro-sounding hit, such as Queen's "Crazy Little Thing Called Love." It's music that is perfect for swing dancing, with a soundtrack of timeless tunes.

**Gino & The Lone Gunmen: Thursday Feb. 1 at Tio Leo's, 5302 Napa St. 8 p.m. 21 and up. Cover TBD. tioleos.com.**

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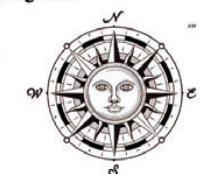
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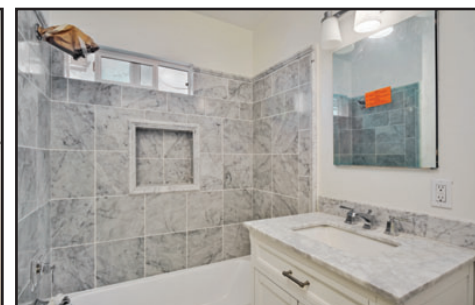
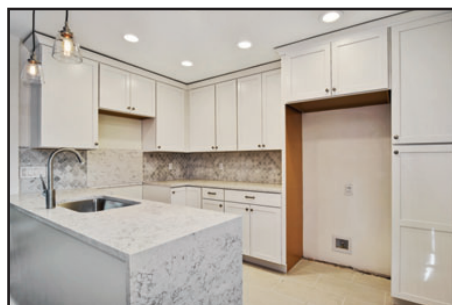


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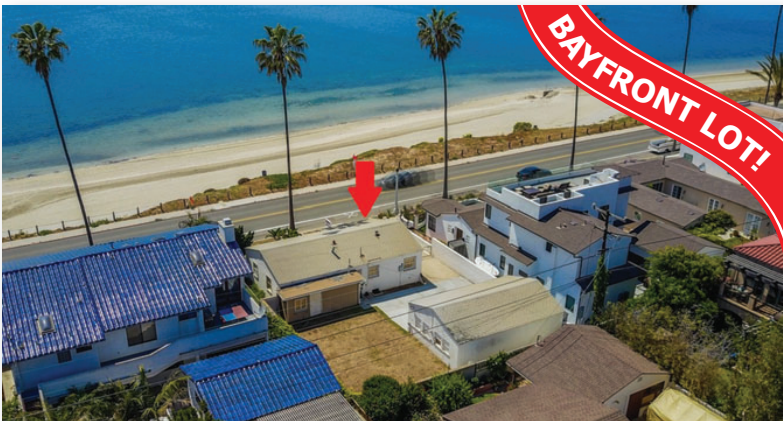
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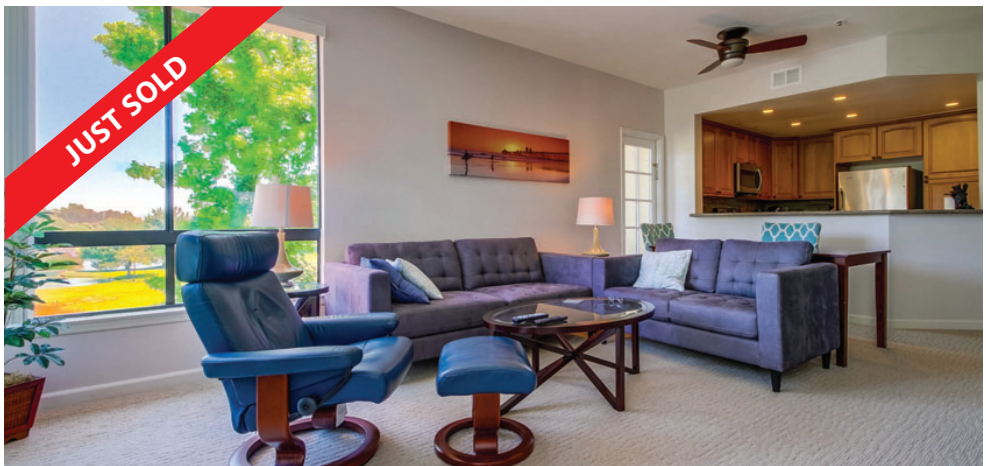
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