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The Hunchback of Notre Dame



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San Diego Community News Network



NewSchool students imagined a new configuration of the Qualcomm Stadium property (Courtesy Frank Wolden / Mike Stepner)

Imagining the Mission Valley of the future

Jeremy **Ogul** Editor

What if Mission Valley had a "main street" — a pedestrian-oriented esplanade with wide sidewalks, bike paths and a streetcar down the middle?

What if parking lots were filled in with multi-story, mixed-use urban villages?

What if the vast asphalt expanse currently known as the Qualcomm Stadium parking lot were reimagined as a broad riv-



Students from the NewSchool of Architecture and Design collaborate on Mission Valley's future. (Courtesy Frank Wolden)

erfront park and entertainment complex?

These were some of the ideas nearly 40 students at the NewSchool of Architecture and Design explored over the past year under the guidance of professor Mike Stepner and Skyport Studio Founding Partner Frank Wolden.

Stepner and Wolden presented the students' ideas and findings to the Mission Valley Planning Group on Nov. 5 in an effort to encourage the group's members to think creatively about

future land use configurations in the valley.

At the same meeting, City of

See **FUTURE** page 7 -

Indoor skydiving among new developments under construction

Jeremy **Ogul**

through Starbucks, a Sudberry new hotel and a 13-acre has partnered with park are coming soon to indoor skydiving comof land near Interstate 8 and Qualcomm Way.

Grading has already begun on the three-acre parcel just north of the Qualcomm Way of-An indoor skydiving framp from westbound facility, a drive- I-8. There, developer Properties

See **DISCOVERY** page 16 →



two undeveloped parcels pany iFLY to build a 50indoor skydiving facility as (I to r) Colton Sudberry, Scott Sherman and Alan Metni listen. (Photo by Jeremy Ogul)

Civita attracts new homeowners, families



Christy Schmidt, one of Civita's newest homeowners (Courtesy Christy Schmidt)

Hoa Quach



s Mission Valley's new Civita development rapidly transforms from architectural watercolor renderings into a living, breathing, brick-andmortar reality, the neighborhood is attracting a variety of residents from all over San Diego.

The \$2 billion master-planned development situated north of Friars Road will eventually offer more than 4,000 homes on 230 acres. The development, which began in 2011, will be complete in 12 years.

As of the end of September 2014, 143 homes had been sold, ranging in price from the high \$400,000s to the mid-\$700,000s.

Civita's Residents

Matt Stucky was just one of the buyers in 2014. Stucky and his family of four made Civita's Frame and Focus community their home in mid-August.

Stucky, a 33-year-old attorney, moved from Encinitas to make the commute to his office Downtown easier.

We were looking to be close to the city but we really needed a combination of a lot of things. Stucky said. "Civita is central but it's walkable and is nice for young kids. They're putting in a lot of trees, bicycle lanes and pathways."

Stucky and his wife, who is pregnant with their third child, settled on a 2,000-square-foot home with three bedrooms and

See **CIVITA** page 15





cial support from the school. In

fact, it has become a fairly prof-

itable enterprise. Although it

operated at about a \$6,000 loss

in its first year, bringing in ap-

proximately \$13,000 through

recycling, its revenues have sky-

rocketed since then. The busi-

ness brought in \$178,874 during

USD supercharges e-waste recycling in San Diego

Hutton Marshall

Contributing Editor

utdated VCRs, long-neglected desktop computers and old, impossibly heavy big-screen TVs are common artifacts in the modern American home. Five years ago in San Diego, it would take considerable effort to discard such items responsibly. Lucky for our generation of technophiles, the University of San Diego campus established an industrious operation to simplify the proper disposal of these outdated inventions.

The University of San Diego's Electronics Recycling Center has managed electronic waste (e-waste) since opening in Linda Vista in 2011, and it has done so with growing success and ingenuity. As a result of the center's success in collecting 750,000 pounds of e-waste and generating over \$200,000 in revenue, USD last month won the Campus Sustainability Case Study award from the Association for the Advancement of Sustainability in Higher Education.

Though e-waste recycling is on the rise, many consumers still do not understand why it is necessary. Modern-day electronics contain a variety of harmful chemicals — including mercury. lead, arsenic and flame retardants — that can wreak havoc on ecosystems if left to decom-

pose in landfills. And we produce more than 40 million metric tons of the stuff every year, according to a 2013 study by the United Nations Environmental Program.

What's worse: 13 – 26 percent of all e-waste is exported (often illegally) to developing countries, where such waste is salvaged for the tiny bits of precious metals contained inside. The remaining e-waste is often then burned, a practice that harms not only the environment, but also the health of the people extracting the small treasures from these discarded items.

Michael Catanzaro, USD's sustainability director, started the Electronics Recycling Center in 2011. At that time there was no other full-time electronics recycling center in San Diego. There were only four or five organizations permitted to accept e-waste, and not all of them were operating facilities open to the public. Catanzaro estimates that today there are 35 places in the city that have permits to collect e-waste, though he said the center's success doesn't deserve all the credit. He credited much of the growth to quicker technology turnover rates (a hip new phone released every year), in addition to increased awareness about improperly disposing elec-

During the center's regular operations, the donation of a broken laptop — long neglected

Electronics Recycling Center at the University of San Diego

5330 Linda Vista Road (92110) Contact: 619-294-9014 or usdewaste@gmail.com

Hours of operation: Monday - Saturday: 9 a.m. - 4 p.m. Wednesday: 9 a.m. - 6 p.m.

Materials the center accepts: "If it plugs in or uses a battery, we'll take it."

Cables and Cords Cell Phones Circuit Boards **Computer Monitors** Computers Towers (CPUs) Digital Cameras **DVD Player** DVDs, CDs, VHS tapes Fax Machines Flat Panel Displays Gaming Consoles Hard Drives Keyboards/Mice Vacuums Lab Equipment **VCRs** Laptops

Appliances Microwave Ovens Modems **Networking Equipment Power Supplies Printers** Radios Routers Servers Stereo Components **Switches Tape Drives** Telephones **Televisions**

Items the center charges a

\$3 per pound for household lightbulbs (about \$0.75 per bulb on average) \$1 per foot for florescent tubes \$1 per pound for batteries \$10 for uncovered (broken plastic backing) TVs or monitors under 50 lbs. \$20 for uncovered (broken plastic backing) TVs or monitors over 50 lbs.

by a careless journalist — demonstrated the brisk and painless process. About 30 seconds of paperwork was required, after which the donor received a tax receipt as the donation was carted away for inspection.

In the case of laptop deemed unusable, its hard drive and RAM may be extracted, wiped and resold,

remains

shipped

to a sepa-

rate facili-

ty to further

thrift store.

materials we get," Catanzaro

break down. If

the donated elec-

tronic item still

works, it's resold in

what's akin to an

onsite electronics

looking at how to

be as productive as

we can be with the

We're basically

the 2013-14 school year. Its growth is partially attributed to the diversification of its revenues. During its first year, all its profits came from recycling. Last year, its resale operation accounted for 60 percent of revenues. Not only is the resale operation more profitable, it's

more practical environmentally.

About 80 percent of energy the embedded in the making of the prod-

uct, so that was just really environmentally terrible," Catanzaro said.

Targeting bigger donations is the other component to the center's spike in profits. Rather than nickel-and-diming with small donations from individuals, the center now solicits larger donations from companies — a whole office's outdated computers, for example — that lead to greater profits.

The center receives no finan- See RECYCLE page 4 —

fee to recycle:

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University Canyon West - \$615,000



Presidio Place - \$420,000

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Sudberry Properties

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LOCAL NEWS Nov. 14- Dec. 11, 2014 Mission Valley News 3 The neighborhood airstrip that time nearly forgot



arrived here from the Midwest about five decades ago to work in aerospace out in Kearny Mesa. In those days, Mission Valley had a far different look and style than today. Interstate 8 had not arrived yet, and red lights at Texas Street, Murphy Canyon Road and College Avenue (if memory serves me correctly) controlled traffic on the two lanes heading both directions on old Highway 80.

Mission Valley Center had recently been activated, with fields of cattle still providing a steady farm scent as you drove east from the center. It was a smell that reminded me of the considerable time I spent out on grandma's farm, where the dairy cows were regular participants. I recall giving a speech to my College Area Toastmasters Club about the value of those farm critters to the atmosphere of what was slowly becoming a fast developing Mission Valley.

One other memory, though this one was in the vague category, was knowing about the airstrip that was out there somewhere near the State College (not University yet). Yes, there was an airstrip out there, sort of on the mesa east from Fairmount Avenue, and occasionally you could see a small



An aerial view of the Gillies Airport on the mesa west of San Diego State. Montezuma Road can be seen in the foreground. (Courtesy San Diego Air and Space Museum)

plane arriving or departing from up there. I never actually did see the airstrip, but clearly one had to be up there.

As the years passed, so did those small airplanes, and eventually none were appearing, so presumably that airstrip was inactivated. It was not a major factor in the region's transportation system, so little was said or written about it.

Fast forward to recent times. I've asked a few cronies from back there about that airstrip in the eastern part of Mission Valley and no one seems to have any recollection.

"How could there have been an air field out in the San Diego State area? That makes no sense," is sort of a typical response.

Well, the facts are that yes, there was an airstrip out there. By poking around with the search buttons, a few tidbits can be found, and the story has some tantalizing tidbits about it.

You've likely read about some religious folks who believe someday, maybe soon, a major league "rapture" will occur and the select few will fly off up into the far sky somewhere to hook up with a major vessel waiting for them

Betty Gillies. (Courtesy Tony Hisgett/Flickr via Creative Commons) (check the several popular books by former San Diegan Tim LeHaye for specifics).

Back in the

1930s and early 1940s, a leader of a Jehovah's Witnesses group had similar thoughts about major destruction and when a cataclysmic event would occur. According to this leader, an important spot where a select few would survive was a section of land on that mesa west of today's San Diego State. He built a special "compound" of several structures on that barren land and waited — and waited. Finally, after he died and the major shakeup did not occur, the land was sold and an air field arrived.

The religious leader was Joseph Rutherford, who in 1917 was elected second president of the Watchtower Bible & Tract Society, a Jehovah's Witnesses leadership group with its main headquarters in Brooklyn, New York. In 1929, Rutherford was able to get the San Diego land and built a mansion: Beth Sarim, the "House of the Princes," who were a group of biblical religious icons. The larger property was known as Beth Shan (a Hebrew holy city mentioned in the Bible). Rutherford wintered in San Diego, driving to and fro with his two 16-cylinder Cadillacs, and enjoying the good life of San Diego with an oft-consumed alcohol supply (he was well-known for a well-flavored lifestyle) and a workforce at the ready.

A P-47 Thunderbolt, the same plane flown by pioneering pilot

After some time, Rutherford was offered \$75,000 for the 100

See AIRSTRIP page 14 —







• Recycle, from page 2

"That's what really keeps us afloat," said Arthur Atkinson, the recycling center's manager. "When you, the average guy, bring your laptop in, that's great... that's more about what our mission is about. How we stay afloat financially is when a company from Sorrento Valley calls and says 'Hev, we've got 50 laptops that are only three years old.' Then we can sell them for \$90 each, like we did yesterday.

USD's Office of Sustainability uses most of the center's revenue to fund its operations and other sustainability efforts on campus (70 percent). It also provides community grants (10 percent) and student scholarships (20 percent).

Although the center has close physical ties to the campus, its operators said USD students make up only a small portion of their donor and customer bases. About 95 percent of donors are non-students. Atkinson estimated.

Despite the center's awardwinning success, Catanzaro said university officials were skeptical when he first presented the idea of the e-waste center, which eventually took the place of an underutilized warehouse facility.

"The university frankly was hesitant to start it up, because there wasn't a model for it," Catanzaro said. "When I said, 'Hey, I want to collect trash and make money from it,' they were like 'You're nuts,' which is a reasonable response to that."

The center also integrates several adults with developmental disabilities into its daily operations. Through two programs, "Employment and Community Options" and "Partnerships with Industry," the center manages three employees and nine volunteers who assist with residential pickups and onsite dismantling, among other tasks.

That helps with their social skills, their motor skills, and it gives them some structure and purpose to their day," said Paula Morreale, USD's sustainability coordinator.

In addition to Atkinson and another full-time coordinator, the center employs 11 undergraduates and two graduate students part-time.

Now, with nearly four years of collecting under its belt, the center even contains an extensive "museum" of relics from throughout the decades. Typewriters from the 1960s and nearunrecognizable telephones from the 1940s line the walls. (Who knows what relics from this decade future generations might be amused by?)

In the meantime, the center's operators urge students and the public to swing by the facility first before heading to Target or Fry's for a new laptop charger or

Learn more about what the Electronics Recycling Center does and why they do it at sandiegoewaste.org.

Fashion Valley Mall readies for holidays with new stores and remodels

SDCNN Staff

San Diego's largest mall has gone through some recent changes with the addition and expansion of several stores, along with remodeling and improvements to a number of others.

New stores include:

PINK by Victoria's Secret: The standalone shop opened Oct. 31 with the lingerie retailer's popular line of PINK products.

GNC: The specialty retailer offers health and wellness products. It opened earlier this year on the upper level.

Lik San Diego: The second and largest gallery by Australian-born landscape photographer Peter Lik opened in August and occupies 5,400 square

lululemon athletica: The store known for its yoga-inspired athletic apparel is on the upper level of the mall and opened in August.

TOPSHOP/TOPMAN: The British fashion retailer opened

its first San Diego store at Fashion Valley on Oct. 30. TOPSHOP holds 8,500 square feet on the first floor and features the brand's premium lines, denim, beauty, accessories and more. TOPMAN occupies 5,000 square feet in the basement floor that includes suits, footwear and more. The brands also offer a stylist service on this floor.

Stores and eateries that have gone through interior or exterior remodels include:

Brookstone: Remodel for the retail store is set for completion on Nov. 19.

Joe's Jeans: In September the store updated its façade and remodeled its space to give a more relaxed setting for personalized denim fittings.

Blue Smoke Sushi Lounge: Love Boat Sushi was revamped and reopened in mid-September under this new name. The space still includes a sushi bar but added a focus on Japanese small plates and tableside cooking for an interactive dining experience.

Montblanc: This store re-

located to the lower level and added new millwork showcasing the entire sales floor from the storefront.

In addition to these recent changes, there is still more to come for Fashion Valley. Express/Express Men is relocating to a larger space on the upper level of the mall with opening slated for early 2015.

The shopping center, owned by Simon Property Group, is also boasting unique features specifically for holiday shopping. Their recently launched "social media holiday concierge" is set to answer holidayrelated questions for shoppers at and away from the mall. Through Dec. 31, Twitter users can add the hashtag #Fashion-ValleyConcierge to their tweets and get answers from "digital elves." Suggested questions include asking where to park for a specific store or inquiring about popular gift ideas.

Simon Guest Services on the mall's lower level offers a free coat and package check during regular mall hours. Gift-wrapping and photos with Santa will also be available through Dec. 24 at the mall's Center Court.■



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"Calendar Girls" Through Nov. 23

This new play recently premiered in San Diego at Swedenborg Hall (1531 Tyler Ave., University Heights). Directed by D.J. Sullivan, it is based on a popular film recounting a true story about a group of English Women's Institute club members who posed nude for a calendar in order raise money for a hospital. Performances by the Sullivan Players are Thursday through Saturday at 7 p.m. and Sunday at 2 p.m. For tickets visit brownpapertickets.com/event/862975.



San Diego Regional Law Enforcement Teddy Bear Drive 5 Through Dec. 5

Eight SmileCare locations in San Diego are collecting teddy bears and other stuffed animals for the 24th annual San Diego Law Enforcement Teddy Bear Drive. The items collected will provide comfort to children undergoing treatment at Rady Children's Hospital. Through Dec. 5, new stuffed animals, with tags attached, can be donated at SmileCare Mission Valley (1333 Camino Del Rio South, Suite 202) and seven other locations. For more information and to find other locations visit facebook.com/smilecaredentistry.

Star of India celebrates 151 years **16** Sunday, Nov. 16

The world's oldest active ship was built on the Isle of Man and launched as the "Euterpe" in 1863. She was sold to American owners in 1898 and renamed the "Star of India" in 1906. The ship will celebrate 151 years with free birthday cake and punch for Maritime Museum (1492 North Harbor Drive) guests from 11 a.m. to 1 p.m. The museum is open 9 a.m. to 8 p.m. every day. For more information and tickets, visit sdmaritime.org.

A Night in Baja benefit Tuesday, Nov. 18, 6:30 - 9:30 p.m.

Ortega's: A Mexican Bistro (141 University Ave.. Hillcrest) will host their annual "A Night In Baja" event celebrating nonprofit Corazon de Vida Foundation's 20th anniversary. The evening will include dinner, drinks, desserts, live music by local group Besos de Coco and a silent auction. With the help of event sponsors,

100 percent of the proceeds will benefit orphans of Baja, Mexico, through the efforts of Corazon de Vida. Tickets are \$75 in advance and \$90 at the door and include food, dessert and drink tickets good for pomegranate, Presidio or house margaritas, house wine and beer. For tickets visit bajanov18.eventbrite.com.

EVENTS CALENDAR

San Diego River Park Foundation fundraising happy hour

Thursday, Nov. 20, 5 – 9 p.m.

Groundswell Brewing (6304 Riverdale St., Grantville) will host an evening fundraiser for the San Diego River Park Foundation's Student Research Fund. The foundation encourages a \$10 donation at the door and guests will have a chance to win prizes for attending. For every pint sold, Groundswell will donate \$2 to the foundation. If you have questions email deverna@ sandiegoriver.org or call 619-297-7380.

20

'Writer, actor and tall person' John Cleese in conversation with Bob Odenkirk

Thursday, Nov. 20, 7 p.m.

University of San Diego's College of Arts and Sciences and Warwick's Books present Cleese discussing his new book "So, Anyway..." with Odenkirk ("Breaking Bad," "Mr. Show"). The Monty Python co-founder's memoir explores the journey from his early comedic days at Cambridge University to the success of his world-famous comedy troupe. Tickets are \$30 and include a pre-signed copy of the book. The event will be held at the Shiley Theatre on the USD campus (5998 Alcala Park). Visit warwicks.com for more information and to buy tickets.

San Diego River Coalition meeting Friday, Nov. 21, 3 – 4:30 p.m.

The public is invited to participate in these monthly meetings comprised of organizations interested in the future of the San Diego River. This month's meeting will focus on the coalition's annual work plan. Meetings take place on the third Friday of the month at the Mission Valley Library (2123 Fenton Parkway). For more information and to view meeting agendas, visit sandiegoriver.org.

Chargers Blood Drive XXXVI 25 Tuesday, Nov. 25, 9 a.m. – 6 p.m.

The Chargers and their fans are ready for "Chargers Drive XXXVI for Health and Wellness," presented by San Diego County Credit Union at the Town & Country Convention Center (500 Hotel Circle North, Mission Valley). This is one of the Chargers' longest running annual community events. San Diego Blood Bank has expanded the drive this year, adding a "Wellness Zone" with interactive exhibits, activities, food sampling, entertainment and much more. In addition to donating blood and meeting Chargers players, the first 500 people will get free blood typing and all attendees may take advantage of the free bone marrow registry onsite. Admission is just \$5 for adults, \$1 for children ages 3 - 12. Proceeds will help the San Diego Blood Bank get a new Bloodmobile. Those who donate will receive parking validation and may also request a refund of their admission price. Blood donations will begin at 9 a.m. with the exhibits and entertainment starting at 10 a.m. For more information call 619-296-6393 or visit sandiegobloodbank. org and chargers.com.



30 Festival 35th annual San Diego Jazz

Wednesday, Nov. 23 - Sunday, Nov. 30

America's Finest City Dixieland Jazz Society presents this annual fest at the Town and Country Resort and Convention Center (500 Hotel Circle North, Mission Valley). With seven different performance areas, there are large concert rooms with dance floors and smaller rooms for intimate listening. Over 30 bands will perform traditional jazz as well as dixieland, ragtime, swing and rockabilly styles. Local groups, as well as musicians from around the world, will be a part of this large festival. Tickets available before the event range from 3 to 5-day badges for \$95 - \$105. Daily badges will be available at the door. For more information and a full lineup of bands visit sdjazzfest.org.

Editor's note: If you would like us to feature your event in our community calendar, please send details by email to jeremy@sdcnn.com no later than the first Friday of the month.

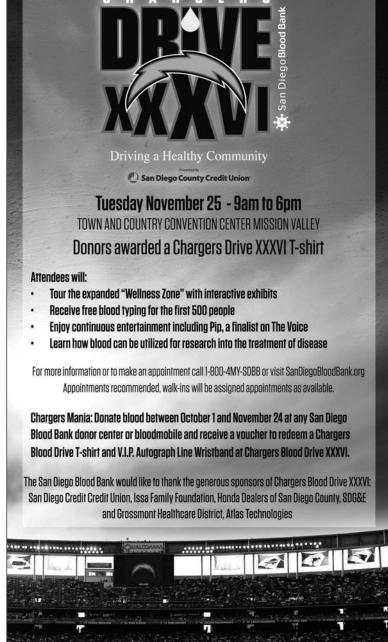
-Compiled by Jen Van Tieghem.■

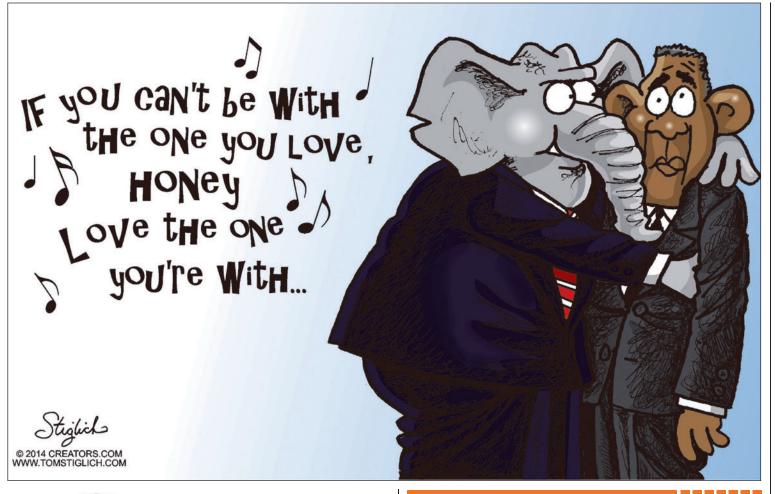


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Overwhelmed by Civita's West Park apartments

n this day and age of thought-In this day and ago of this lessness and profit, our city has a glaring example of this policy. Who allowed the construction of those overwhelming architectural horrors at Friars Road and Mission Center Road?

I thought the Carmel Pacific Ridge edifice on Linda Vista was ugly and deserved an "onion" from the San Diego Architectural Foundation's Orchids & Onions awards. But this deserves acres and acres of "onions."

It appears to me the population impact on Friars Road will be astronomical, and the quality of such a massive structure will not be top of the line. I also can see the future of those apartments being disproportionately empty and will be on the road

to 100 percent HUD housing. I am a proponent of HUD housing, but this will not be true to the concept.

Who gave permission to giving this construction the go-ahead? Do we have another scandal on our hands? Or is the plan to empty out San Diego, have everyone live in this compound and then build a big wall around us? It makes no sense.

Isn't anyone else complaining? Every time I pass the overwhelming massive ugliness I fear for the beauty and future of our city. I have been to many large cities here and abroad and I have never seen the likes

—Virginia Wentzel, Mission $Valley \blacksquare$



GUEST EDITORIAL

Good news for pet owners

Alan **Pentico**



et and pet lovers rejoice! California is quickly becoming a haven for families that have furry four-legged members.

In 2012, Gov. Jerry Brown signed Senate Bill 1229 into law. This law makes it illegal

for landlords to force their tenants declaw their an attempt to alleviate property damage or noise.

The sponwas sored by the Paw Project, a pet-protection organization dedicated creating to awareness of the crippling

effects of declawing.

The bill also protects pet owners who are looking for housing by clearly stating that landlords cannot turn down tenants who refuse to have their pets undergo these surgeries or advertise for their properties in a way that discourages pet owners from applying. The legislation also makes landlords liable for civil fines of up to \$1,000 for each pet if the restrictions are vio-

Pet lovers no longer have to choose between securing housing for their families and subjecting their pets to expensive, tion.■

unnecessary surgeries. Landlords, of course, may

still enforce "no pets" regulations or use additional deposits to offset the cost of any damage caused by animals owned by renters. For example, some buildings may require an additional non-refundable deposit and an additional monthly "pet rent" fee.

The San Diego County

 $_{
m to}^{
m eir}$ This law makes declaw their cats or debark their dogs in an attempt to landlords to force their tenants to declaw their cats or debark their dogs in an attempt to alleviate property damage or noise.

> Apartment Association provides a pet addendum form to members to use when accepting residents with pets. Such forms help new renters understand their rights and responsibilities when renting with a pet.

> A mutual understanding of pet owners' rights and responsibilities will make for a safe and peaceful environment for families with furry little friends.

> —Alan Pentico is executive director of the San Diego County Apartment Associa-

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For breaking news and investigative story ideas contact the editor by phone or email.

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DOWNTOWN NEWS





Times COURIER













A NewSchool student rendering shows a park on the San Diego River. (Courtesy Frank Wolden)

Future, from page 1

San Diego Senior Planner Brian Schoenfisch announced the timeline of a long-awaited update to the Mission Valley Community Plan, a document that will set the parameters of future development in the area.

For the past 30 years, all development and new construction in Mission Valley has followed the outlines drawn up in the 1985 Mission Valley Community Plan. The location and size of the shopping centers, housing, roads and recreational facilities built since then were essentially determined in the 1980s.

Times have changed, however, and some things worked out differently than anticipated. The result has been trafficchoked streets, sidewalks that end abruptly, a dearth of parks, inadequate bike lanes and a host of other problems.

Wolden, who worked on many of the projects that transformed Downtown from a gritty biohazard to one of San Diego's hottest 'hoods, said Mission Valley could learn a thing or two from Downtown's renaissance.

"The reason people buy condos in Downtown San Diego is because you can walk five minutes to go to a restaurant," he said. "You can't do that in Mission Valley. It's mostly one-story boxes and huge parking lots."

Stepner argued that Mission Valley's traffic and walkability problems are caused not by too

many people, but by bad planning. A focus on cars to the detriment of other modes of transportation has created an unpleasant experience for everyone, he said.

"I've walked lots in the valley," Stepner said. "It's dangerous as hell. I've taken my class out walking many times. I will not go anywhere near the intersection of Frazee and Friars Road anymore."

The city acknowledged the need for a new community plan several years ago, but only this year did the mayor and City Council make adequate funding available for the project. The Planning Department recently hired several additional staffers who will spend much of their time focusing on the update to the Mission Valley Community Plan, and the department is now prepared to charge ahead with a thorough update, Schoenfisch said.

The entire process — including gathering community input, developing alternatives, drafting an environmental impact report and seeking approvals from governing bodies — will take three to four years, according to Schoenfisch. The goal is to have the City Council approve the new plan by the end of 2018.

The actual feasibility of a streetcar on Camino de la Reina, a gondola under the Interstate 805 bridge or a mixed-use residential village in the IKEA parking lot was not a primary focus of the NewSchool students.

Instead, their task was to imagine the possibilities and analyze the strengths, weaknesses, opportunities and threats in Mission Valley's future.

Several themes emerged.

One was that most of the Mission Valley of 2014 lacks a sense of place and identity. One way to address that is to turn toward the San Diego River, and instead of shunning it, make it a centerpiece of the community.

Another: Find ways to overcome the freeways and arterial roads that create barriers to free movement around the valley. Make it easier to cross the river, to access transit stations and to explore the valley.

Another idea: Encourage future developments to create an outward facing "public realm" rather than gated communities that can only be accessed by those with a key. The idea is to draw residents "out of their private enclaves" and "into active and vibrant streets and public places."

What are your hopes and dreams for a future Mission Valley? We encourage you to send your thoughts to the editor (jeremy@sdcnn.com) for publication on this newspaper's opinion page. We also encourage you to get involved by attending monthly meetings of the Mission Valley Planning Group, the first Wednesday of every month at noon in the Mission Valley Library's community room.







Bringing Good Karma to San Diego

KARMA BOUTIQUE

*Gifts *Jewelry * Art

It's in the same mall as Tuesday Morning, Chili's and a very busy Starbuck's, but Karma Boutique is anything but a chain store.

Locally owned Karma strives to bring tranquility into shoppers' lives, giving a whole new meaning to retail therapy.

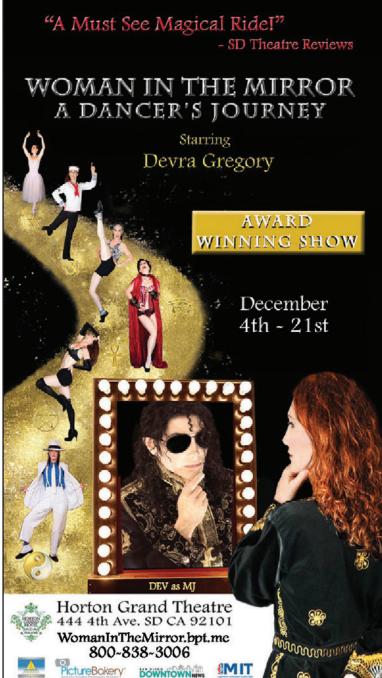
"Our lives get so busy and hectic life that I wanted to create a space where people could come to a tranquil environment and just breathe while browsing," said owner and founder Michelle Klein, who is often kept company at the store by her friendly rescued bulldog, Lottie-Lu.

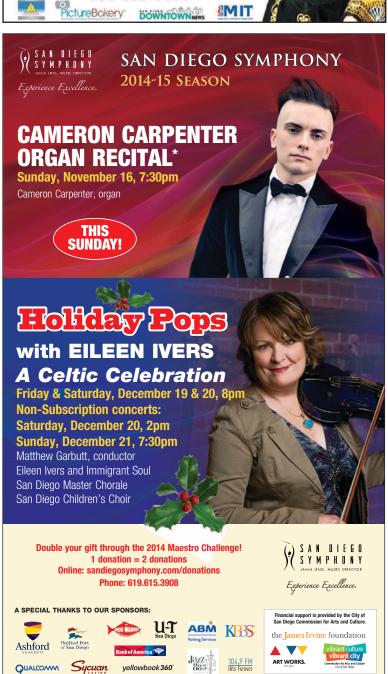
Karma Boutique is a unique shopping experience, and Klein's goal is to use her business to inspire creativity and encourage the community to shop local.

Besides specialty items, cards & gifts, Karma supports local artists & carries one-of-a-kind art & jewelry. They also host Tarot & Psychic Readings, along with doTERRA Essential Oil classes.

www.karma-boutique.com







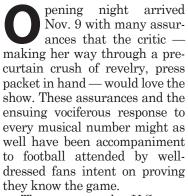
*San Diego Symphony Orchestra does not perform

CALL 619.235.0804 or VISIT sandiegosymphony.com



A grown-up Hunchback premieres in La Jolla

Charlene **Baldridge**



The game — the U.S. premiere of a musical based on Victor Hugo's "The Hunchback of Notre Dame" continuing at La Jolla Playhouse through Dec. 14 — was well-conceived and splendid to watch, ever so much more grand than the pre-game chalk talk led us to believe. However, no matter how well coached, the players seemed exhausted and at the end of their rope, so to speak. (Pun intended.)

"Hunchback" is produced by special arrangement with Disney Theatrical Group in association with Paper Mill Playhouse. The creative roster is rife with big names — composer Alan Menken, who wrote the through-composed score for both the stage musical and the 1996 Disney film: Stephen Schwartz. lyricist then and now; and Peter Parnell, who provided a new, more adult book, sans the cutesy Gargoyles that plagued the film. Parnell also restores the villainous Frollo (Patrick Page) to his liturgical frock and shocking licentiousness.

A 12-member singing/acting ensemble embodies the cathedral flock of gypsies and Parisian citizens, or "Congregants." In addition, the work is scored for a chorale, here the magnificent SACRA/PROFANA, seated and standing in recessed, elevated stalls at the back of the cathedral. Locally based, they number 32 for each performance. Other musical forces include a fine 14-member orchestra, conducted by Brent-Alan Huffman.

Michael Starobin is the orches-

Frollo has raised his dead brother's hunchback child, Quasimodo (Michael Arden), whom he terms a monster. Quasimodo is locked away from other humans, ensconced for his own safety in the cathedral tower with the bells that he rings and a cadre of stone friends who listen to and advise him. Frollo visits Quasimodo once a day, bringing communion, fruit and stern admonitions.

The status quo is forever upset when the boy, on the brink

of manhood, leaves tower and descends to the street where the annual Feast of Fools is underway. Guileless, he is chosen King of Fools and is rescued from his cruel tormentors by a beautiful gypsy named Esmeralda (Ciara Renée). In addition to Quasimodo Frollo, and

Esmeralda enchants Phoebus (Andrew Samonsky), the cathedral captain of the guard, setting possessed by William Michals, up a love quadrangle that ends in tragedy. Spurned by Esmeralda, Frollo imprisons her and Phoebus, persecutes the gypsies, and orders their extermination.

Archetypal in the extreme, Frollo epitomizes villainy and lust; Phoebus, gallantry; and Quasimodo, a certain purity and innocence. All worship beauty and goodness as represented by Esmeralda. To a certain extent, so does Clopin (excellent Erik Liberman), King of the Gypsies.

Director Scott Schwartz does what he can to make the characters human, and unsurprisingly the audience favorite is Quasimodo. Overall the singing is often nasal, lacking in the rich, more operatic quality that

U.S. premiere of "The **Hunchback of Notre Dame"**

Book by Peter Parnell, Music by Alan Menken, Lyrics by Stephen Schwartz, **Directed by Scott Schwartz**

Mandell Weiss Theatre,

La Jolla Plavhouse 2910 La Jolla Village Dr., La Jolla Tuesday – Sunday through Dec. 14 Tickets circa \$15 – \$117

laiollaplayhouse.org or 858-550-1010



Michael Arden as Quasimodo (Photo by Kevin Berne)

would better suit the music. Dare I point out that quality is who portrays Father Dupin and understudies Frollo?

With Stephen Schwartz's finely crafted lyrics, Menken's songs, many of them from the film, include "The Bells of Notre Dame," "Out There," Sanctuary," "Hellfire," Court of Miracles," "Someday" and "Made of Stone." The new Entr'acte written for the choir is much admired.

—Charlene Baldridge has been writing about the arts since 1979. Her book "San Diego, Jewel of the California Coast' (Northland Publishing) is currently available in bookstores. She can be reached at charb81@ gmail.com.■

Szechuan shrimp (Photo by Frank Sabatini Jr.)



FOOD & DRINK

Szechuan Mandarin

5855 Mission Gorge Road (Grantville)

619-280-4600

Prices: Soups and appetizers, \$2.50 to \$11.95; entrees, \$9.95 to \$32

Time travel



he year was 1980. President Ronald Reagan was elected to the White House in a Republican sweep. Ted Turner had launched CNN. And on Mission Gorge Road, a new Chinese restaurant opened its doors to meet the growing demand of consumers on the hunt for meals that exuded feistier flavors than standard, Cantonesestyle chow mein.

Convoy Street aside, Szechuan Mandarin remains one of the last full-service restaurants in San Diego's urban

core specializing in classic, chili-laced dishes from China's Sichuan Province. It's where you'll find spicy eggplant, beef crispy Kung and chicken, Pao not to mention fragrant, traditional crispy duck available in whole or half portions.

Mandarin House in Bankers Hill was part of this league until shuttering last year. Currently,

Hong Kong Restaurant, Jimmy reliance on soy sauce. Wong's Golden Dragon Asian Bistro and Wang's North Park come close, but they mix other styles of Asian cooking heavily into their menus.

pork (Photos by Frank Sabatini Jr.)

Flanked by car dealerships, the generically named restaurant shows its age with a couple of aquariums, plastic flora and cultural wall art. Patrons are greeted by an intimate cocktail bar leading into three cozy dining sections that are kept clean and tidy.

The steamed pork dumplings are among my favorites. Served eight to an order, their supple casings are filled with ginger-infused traditional ground pork and draped boldly in hot chili oil. Although if you're intent on proceeding to other mouth burners, you'll have to insist on "extra spicy" since all of the dishes listed in red are served medium by default.

Soups by the bowl easily feed two people. The seaweed-tofu ipe features a deep, earthy flavor from the ocean greens, which I've found overused for my liking.

Conversely, the hot and sour soup is addicting, with the peppery hotness battling equally with the sourness of rice vinegar.



because of its

The pungent chicken rarely disappoints. It incorporates just enough garlic, chilies and cilantro to maintain boldness. Deep-fried breast meat is used in the dish, but appeared rather sparingly when I last ordered it.

In a recent visit, my companion's Szechuan shrimp turned out to be the sweetest dish on our table, despite the menu designating it as spicy. A profuse amount of glossy red sauce resembling sweet and sour blanketed the medium-size shrimp while completely camouflaging the finely chopped vegetables that were included in the scheme. He fished out the seafood and left the rest.



Hot and sour soup (Photo by Frank

Faint waves of heat emerged from my Mandarin pork, although the menu's description of ginger in the sauce was undetectable. The meat was cut into thin strips, intermingled with crisp green bell peppers. For the most part, the pork was tender and trimmed of its fat.

In addition to the spicy options, tamer dishes include black bean filet of bass, crispy orange beef, walnut shrimp and almond chicken - the kind of meals that constituted as exotic fare to the steak-andpotato set of past generations.

Several years ago the wine list at Szechuan Mandarin was surprisingly large and ambitious. It has since been scaled down to pedestrian labels such as Kendall Jackson, Woodbridge and the like, due perhaps to the fact that consumers don't typically flock to Chinese restaurants for the vino.

We slugged Mandarin martinis instead, which provided a sweet, stimulating offset to the spicy dumplings and my pork dish after raising its heat level with house chili sauce. But that isn't to say you'll need a fire hose to quell your palate if choosing a dish marked in red. The food is safely spiced and as warmly familiar as the inspiring message sitting inside your fortune cookie.

—Frank Sabatini Jr. is the author of "Secret San Diego" (ECW Press), and began his local writing career more than two decades ago as a staffer for the former San Diego Tribune. He has since covered the culinary scene and other subjects for various print and broadcast media outlets in the area. You can reach him at fsabatini@ san.rr.com.



Butternut squash soup



Julie Ann White

Happy fall to everyone — my favorite time of the year! This soup has many variations, all of which are delicious. You can peel and cut the squash yourself, but I prefer to buy my squash already prepared. You can find squash that is already peeled and cut, usually in a 10to 16-ounce package, at Trader Joe's, Vons and most grocery stores.

Serves 4

Ingredients: 1 butternut squash, peeled and cut into cubes

3 tablespoons good olive oil

1 medium Granny Smith apple, chopped

1 cup yellow onion, chopped

1 clove garlic, finely chopped

2 carrots, peeled and chopped 32 oz. chicken broth or stock (I prefer organic stock)

1/2 teaspoon salt

1/2 teaspoon pepper

1/2 teaspoon ground cumin

1/4 cup heavy cream or milk

Directions:

Heat oil in a large pot over medium heat. Add cut squash and stir until golden brown. Add the remaining ingredients except the cream. Bring to a rolling boil, reduce heat and simmer for 20 minutes. Remove from heat and puree the soup with an immersion blender, or transfer to a blender or food processor and blend until smooth. Be careful — the soup will be very hot. Return to large pot and add the cream and a pinch of red pepper flakes if you like things spicy. Serve in bowls with a dollop of plain yogurt and roasted pumpkin seeds if you like. I found roasted, sprouted pumpkin seeds at Costco that are delicious. Enjoy on one of these cool evenings.



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JAZZ

Saturdays: Douglas Kvandal with the LiveJazz! Quartet at the Amigo Spot at Kings Inn. Free. 7 p.m. KingsInnSanDiego. com. 1333 Hotel Circle South, Mission Valley.

Sundays: Jazz 88.3 Jazz Jam at Proud Mary's Southern Bar and Grill in the Ramada Conference Center. Free. 6 p.m. ProudMarysSD.com. 5550 Kearny Villa Road, Kearny Mesa.

Nov. 14: Keith Jacobson at Trisler's Wine Bar. Free. 7 p.m. Trislers.com. 8555 Station Village Lane, Mission Valley.

Nov. 20: Ben Wanicur Trio performing the music of Chick Corea and Keith Jarrett at Croce's Park West. \$5. 7 p.m. CrocesParkWest.com. 2760 Fifth Ave., Bankers Hill.

CLASSICAL

Nov. 16: Camarada at the Mingei Museum. Free with museum admission. 2:30 p.m. Mingei.org. 1439 El Prado, Balboa Park.

Nov. 16: Cameron Carpenter at Copley Symphony Hall. \$25 - \$60. 7:30 p.m. SanDiegoSymphony.org. 750 B St., Downtown.

Nov. 19: Opera Exposed: A program of opera highlights by young singers at the LGBT Center. Free. 12 p.m. SDOpera.com/Education/ SDOU. 3909 Centre St., Hillcrest.

ALTERNATIVE

Nov. 18: P.O.D. (acoustic performance) and Taurus Authority at The Merrow. \$5. 9 p.m. TheMerrow.com. 1271 University Ave., Hillcrest.

Nov. 21: SoundDiego Live with Mariachi El Bronx, Pounded by the Surf and Shady Francos at U-31. Free with RSVP. 8 p.m. SoundDiego.com. 3112 University Ave., North Park. Nov. 28: Trans-Siberian Orchestra at Viejas Arena. \$39.50 and up. 4 and 8 p.m. ViejasArena.com. 5500 Canyon Crest Dr., College Area.

Dec. 6: Moving Units, All Leather, Qui and Secret Fun Club at Brick by Brick. \$15. 8:30 p.m. BrickByBrick.com. 1130 Buenos Ave., Morena.

POP

Nov. 19: Bastille at Viejas Arena. \$29.50 and up. 8 p.m. ViejasArena.com. 5500 Canyon Crest Dr., College Area.

Dec. 4: The Acoustic Alliance 10-year anniversary show with Nena Anderson, Steph Johnson and more at Brick by Brick. \$10. 7 p.m. BrickByBrick. com. 1130 Buenos Ave., Morena.

Dec. 5: Phillip Phillips at RIMAC Arena. \$26 and up. 8 p.m. UCSDBoxOffice.com. 9500 Gilman Dr., La Jolla.

OTHER

Nov. 15: Black Market III, Doug C and the Blacklisted, and Talk Like June at Brick by Brick. \$10.8:30 p.m. BrickByBrick.com. 1130 Buenos Ave., Morena.

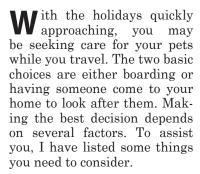
Nov. 20: Bob Wade at Trisler's Wine Bar. Free. 7 p.m. Trislers. com. 8555 Station Village Lane, Mission Valley.

Nov. 22: Silvermine at Pal Joey's. Free. 9 p.m. PalJoeysOnline.com. 5147 Waring Road, Allied Gardens.

Bands, venues, and musiclovers: Please submit listings for this calendar by emailing jen@sdcnn.com. ■

Consider your options for holiday pet care

Sari Reis



Is your pet a cat or dog? Cats are very territorial and do not like change. For them, staying at home with an experienced caregiver is the preferred choice.

Do you have a senior pet? Many seniors, although quite social, prefer to maintain the status quo and stay at home. Familiar surroundings are much less stressful when family is away.

What is the health of your pet? Dogs or cats with medical concerns often have special needs. Sometimes they require medications. In this case, you will want to have a caregiver who is skilled, experienced and comfortable administering med-

ication as required. Medically compromised pets should probably remain in their home environment. Some veterinary technicians offer pet sitting and may be an excellent choice for your caregiver. If your pet requires round-the-clock attention, getting someone who is skilled and can stay at your home is ideal. Alternatively, you may want to consider boarding your pet with the veterinarian while you are gone. Most veterinary clinics offer this option.

What is your dog's personality? Is he social? Does he enjoy the companionship of humans and other dogs? For those of you who work from home, your pet is used to having someone around a lot. If you are going away for more than just a few days, your dog is really going to miss the human contact, and in this case, I would recommend boarding. Make sure you do your due diligence and are comfortable with the care your pet will receive at the boarding facility.

Do you have more than one pet? With two or more dogs or cats, they have each other for companionship. Also, if you have several pets, one skilled caregiver coming to your home would be much more practical than boarding the dogs and getting care at home for the other animals.

What is the duration of your trip? If you decide on home care, be sure the frequency of visits will be appropriate to keep your pet from feeling lonely and depressed. For dogs, a minimum of two visits a day and preferably three works best. For kitties, a minimum of one daily visit.

What can you afford? When planning your holiday vacation, factor in the cost of pet care and remember this is not the place to skimp. These are your family members and you want them to get proper care.

By taking these factors into consideration, you can move forward in finding the best in-home caregiver or boarding facility for your furry kids, ensuring both you and your pets have a good holiday vacation.

—Sari Reis is a Certified Humane Education Specialist and the owner of Mission Valley Pet Sitting Services. For more information you can contact her at 760-644-0289 or visit www.missionvalleypetsitting.com.
■

ADOPT A PET

Names: Ozzy and Harriet Age: 7 months old **Gender:** Neutered male and spayed female **Breed:** Domestic Short Hair ID #: 150523 and 150524 **Adoption Fee:** \$125

Ozzy and Harriet, two 7-month-old Domestic Short Hair mixes, are sweet kittens looking for a fun-loving home to call their own. Since they have entered our care, their caretakers have been working with them to bolster their confidence when meeting new people, and now they are ready to find a great new family to love them.

While they are a little shy and reserved at first, these little kittens have a lot of love to give. They may be adopted together or separately, as they are not bonded and can live happy lives either way. Ozzy, a velvety black male, and Harriet, a black and white female, are both fairly mellow and would thrive in a home with adults or older, respectful children, due to their shy personalities.



They are also part of our new "Everything's Better With A Buddy" adoption program — adopt any cat or kitten, and we'll waive the adoption fee for a second.

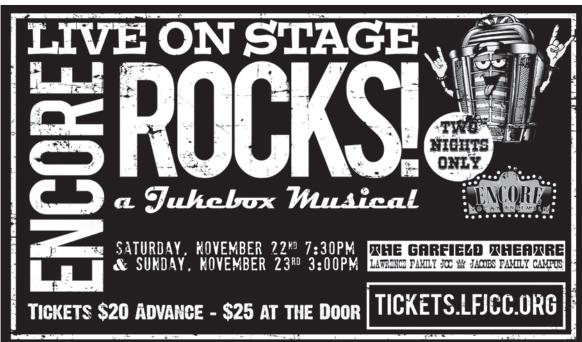
The adoption fee includes the cost of spaying or neutering, current vaccinations, permanent microchip identification, a certificate for a free veterinary exam, and 30 days of complimentary medical insurance from Trupanion Insurance.

Ozzy and Harriet are available for adoption through San Diego Humane Society at 5500 Gaines St. in the Morena/Linda Vista area. To learn more about making either (or both) of them part of your family, please call 619-299-7012.



S.D. Humane Society & SPCA 5500 Gaines St. (92110) 619-299-7012 | sdhumane.org **ADOPTION HOURS**

Weekdays: 11 a.m. - 6 p.m. Weekends: 11 a.m. - 5 p.m.





Consider your diabetes risk factors

Kelly **Ostrem**



his Thanksgiving, as you break bread with family and friends, talk about your health. November is diabetes awareness month, and knowing if you are at risk for diabetes can be a major step in slowing or preventing its onset.

Diabetes is a disease that develops when the body cannot properly process glucose, or sugone who has diabetes. Knowing your family history is crucial to helping you take a proactive approach to your own health.

Other common risk factors for diabetes are obesity, physical inactivity, a prior history of gestational diabetes (developing diabetes while pregnant), your ethnicity and age.

Type 2 diabetes makes up about 90 - 95 percent of all cases of diabetes. It can develop at any age, but it's highly preventable. Type 2 diabetes is often called insulin-resistance because the body doesn't allow glucose or sugar to



Many diabetics use a meter to regularly test their blood sugar levels. (Courtesy v1ctor/Flickr via Creative Commons)

ars that are used for energy by the body. There are currently 29.1 million people with diabetes in the United States. Statistics show that one in three adults will get diabetes in their lifetime.

When diabetes isn't managed well, it can lead to devastating health problems such as blindness, heart disease, kidney failure, strokes, or amputations of the toes, feet or legs. Diabetes is the seventh leading cause of death in the U.S., and it's nothing that you want your loved enter cells to be used or stored as energy.

This leads to higher glucose levels in the blood. High blood sugar, whether at levels high enough for diabetes or not, can be dangerous. So get the conversation going and know if you are at risk for developing diabetes.

There are 86 million adults that have prediabetes, a precursor to diabetes that is indicated by higher than normal levels of blood sugar. Nine out of 10 of these prediabetics don't even

Individuals with the following characteristics are at a greater risk of developing Type 2

- Is 45 years of age or older
- Is overweight
- Has a parent with diabetes
- Has a sister or brother with diabetes
- Has a family background of African-American, Hispanic, Latino, American Indian, Asian-American or Pacific Islander
- Had diabetes while pregnant (gestational diabetes) or gave birth to a baby weighing 9 pounds or more
- Are physically active less than three times a week

For a more detailed questionnaire that could help you better understand your risk of diabetes, visit cdc.gov/diabetes/prevention/pdf/prediabetestest.pdf.

making some lifestyle changes like maintaining a healthy diet and a regular exercise routine, you can work on lowering your blood sugar levels and ultimately prevent this disease.

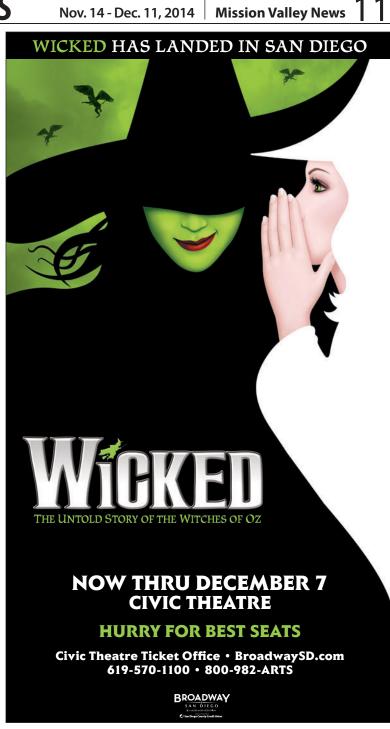
Lately, they've discovered that exercise is really crucial to preventing diabetes as well as managing diabetes for those who are diagnosed with it. Exercise helps the body's cells respond to insulin, which Type 2 diabetics struggle with, and makes it easier for the body to respond to insulin and get the glucose into the cells and out of the bloodstream.

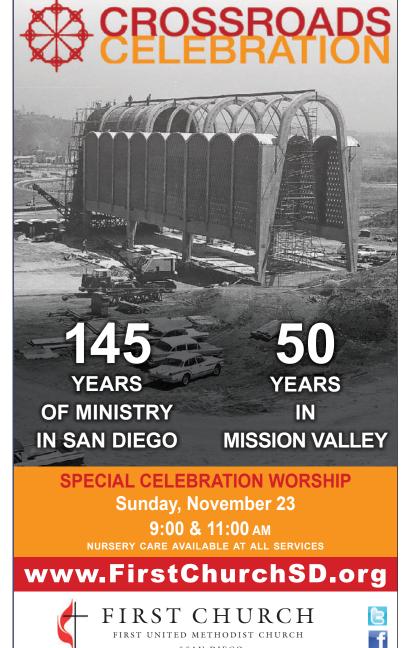
So find an exercise program you can stick with. Get moving 3-7 days each week. There are diabetes prevention programs available across the country. The Mission Valley YMCA has many classes and activities to keep you active. They also have trainers skilled at working with diabetic clients.

If you are at risk for prediabetes or diabetes, talk to your doctor. Losing weight, eating healthy and exercising regularly can help too. Ultimately, take care of your health because diabetes is a big issue. And have a conversation with your friends and family this November. Learn your risk. You could have an impact in your own life — or the life of someone you love.

-Kelly Ostrem is a certified Health Fitness Specialist and a Certified Health Education Spe-Mission Valley YMCA.■







2111 Camino del Rio South, Mission Valley • 619-297-4366 • FirstChurchSD.org

WALLEY NEWS

Gen-X: Parental discretion is advised

Genevieve Suzuki



While it may be common knowledge, no one actually tells you when you become a parent you're in for a lifetime of worry.

As soon as you figure out you're pregnant, you worry for the first 12 weeks that the pregnancy will be healthy. After that, you hope the baby will be healthy. And after birth. you religiously watch that baby for the first four months of its life, praying it will live through whatever mystery is behind Sudden Infant Death Syndrome. (My husband took it one step further, holding up a mirror under her little nose on a couple of worry-filled nights.)

Once your child starts crawling, your worries multiply by a thousand as you babyproof every electrical socket, place padding on table corners and move glass or porcelain items out of reach.

And then your child starts to learn. In my opinion, this is when worries become infinite.

The other day I came home from work to find my 5-year-old playing with her Littlest Pet Shop dolls. I hate these dolls. I step on these dolls all the time and yes, they are just as painful as LEGO bricks, thanks to their

It's showing kids that if you're bullied enough, you can make everyone sorry by killing yourself.

hard little extremities.

My daughter has a sweet little voice. After a long day with difficult issues, it's nice to hear that sweet little voice playing with her dolls.

"OK, Honey," she said, playacting as the mother. "Mommy is going now, so here's a gun to keep you safe."

Wait. What?

"Quinn," I said, turning slowly to my daughter. "What did you just say?"

"A gun. This is a gun," she said, showing me something she fashioned out of some random plastic toy parts.

I looked up at her iPad then to see she was watching YouTube, the subject of many arguments with my husband. It's not that I hate YouTube. It's that I hate that — when we



Unmonitored iPad time (Courtesy Brad Flickinger/Flickr via Creative Commons)

aren't sitting right there with her — my daughter has the tendency to find completely inappropriate videos.

And oh, boy, she hit the mother lode with this one.

Titled "Bullied and Abused," it's the story of a Littlest Pet Shop Doll who took matters into its own paws by shooting itself after being bullied and abused by other Littlest Pet

Shop Dolls.

Seriously?

While I understand the creator was likely trying to portray some kind of message to kids that it's not OK to bully people, a plastic wiener dog attempting suicide is not exactly conveying the more positive idea of "It gets better." Rather, it's showing kids that if you're bullied enough, you can make everyone sorry by killing yourself.

Additionally, when it comes to making that point about bullies, it may not be the best idea to use Littlest Pet Shop Dolls, whose market comprises mostly 4- to 8-year-olds, many of whom still believe in the magic of Santa and the Tooth Fairy.

My husband and I finally sat down with Quinn that night and spoke to her about what she had seen. We told her guns are not the answer, at least, not in our house, and that you need to stand up to bullies, not hurt yourself to prove a point.

Honestly, I don't believe she really understood half of what we said, but at least we felt better that we had addressed the plastic bullying elephant in the room. In the meantime, we have since deactivated Quinn's Safari access so that she no longer freely watches YouTube clips. If she wants to watch something, she has to ask us first.

As with many movies, the Internet demands parental guidance while our kids are surfing. After all, it wasn't Quinn's fault that she was accessing random clips on YouTube. It was our fault for not providing the necessary stewardship.

—Genevieve Suzuki lives in La Mesa and is a past editor of this newspaper. She practices family law and can be reached through her website, sdlawyersuzuki.com.■









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BUSINESS Nov. 14-Dec. 11, 2014 Mission Valley News 13 For city subsidies, it takes money to get money

Halverstadt Voice of San Diego

an Diego leaders have a message for businesses seeking subsidies: You've gotta give us something before you get something.

The city's three most recent business incentive deals, doled out to a biotech company and two breweries, require each company to deliver new tax money before those businesses can collect tens of thousands of dollars in tax or permit rebates.

In a handful of cases, companies that have signed deals with the city in the past haven't reaped all the money they were promised because they didn't live up to what they pledged.

"When it comes to tax incentives and tax rebates and reimbursement, it's always performance-based and we're looking to make sure they've done everything they're supposed to do before we pay out that money," said Russ Gibbon, the city's business development manager.

That's not necessarily how it works in other places.

Nevada's offering of upfront cash was reportedly among the reasons Tesla opted to build a car battery factory there. Texas is also known for writing checks to lure businesses before they've had a chance to prove they'll actually bring new jobs or tax money.

Many cities and states also don't track whether such subsidies pay off in the long run. A recent survey of about 1,200 cities and municipalities nationwide found at least a quarter of them don't measure the effectiveness of business incentives they offer or even perform cost-benefit analyses before handing out help.

The report released by the Washington D.C.-based International City/County Management Association also found almost 45 percent of respondents never or only sometimes inked performance agreements with the businesses that benefited from local incentives.

San Diego's not offering money up front, and it tracks the cash it does dole out more closely than some other cities that took part in the survey. (The city says it participated.)

In San Diego, the metrics officials use to measure success often come down to a few simple questions: Did the company maintain or create new jobs? Did it stay in San Diego? Did the company pay more taxes?

City officials say they've tried to structure subsidy deals so the city doesn't reach into its coffers unless those metrics are met.

The formula to determine whether those companies actually get a check varies by the deal.

Biotech manufacturer Illumina is set to receive a tax rebate of up to \$1.5 million plus interest if it keeps about 300 manufacturing jobs in the city and tax revenue in excess of what it's already paying, which would presumably be associated with increased



Tax credits enticed Ballast Point to open a new production facility in San Diego (Courtesy Ballast Point)

business here.

The company's 10-year contract with the city approved this summer requires annual reports on manufacturing jobs associated with the subsidy. Illumina's rebate would drop \$15,000 per job if it can't maintain them.

Deputy Chief Operating Of-

ficer David Graham, who oversees San Diego's economic development department, said the city would judge the subsidy a success if Illumina delivers what it promised in the deal.

Increased business equals more tax money for the city, he said.

"At the conclusion of the incentive, that company is still here and the expansion is still here and we continue to get 100percent of the revenue," Graham said.

Graham had a similar take on deals approved with brewers Ballast Point and AleSmith, which offset their spending on city permits and other fees associated with renovations and expansions in Miramar. Each will receive reimbursements of more than \$150,000.

Per their agreements with the city, the brewers won't get those rebates until they produce new tax revenue associated with their new locations.

At Ballast Point, city staffers have projected a \$50,000 net increase in cash for the city.

Companies that don't meet the requirements of their city incentive deals don't get subsidies.

Gibbon said semiconductor supplier SGS-Thomson didn't receive promised incentives in the late 1990s after it failed to supply all the jobs detailed in its city agreement. Electronics company LG Infocomm also lost out during the same period when it moved its manufacturing facilities elsewhere.

And biotech firm Biogen Idec lost out on roughly \$350,000 of a larger incentive deal in the mid-2000s with the city because it didn't participate in separate reclaimed water and tax reporting programs. Idec later shuttered its University Towne Center complex, which now houses Illumina.

The city didn't lose out on any money in those deals because they were structured to protect taxpayers if the companies didn't follow through, Gibbon said.

Similar incentive deals are likely in the future. Mayor Kevin Faulconer has said he's eager to offer assistance to businesses to help them add new jobs.

Not all companies will get them, though.

Businesses that offer wellpaying jobs, significant tax hauls and prestige have a leg up. Companies with more political connections and more influence on the city's tax base are also more likely to seek and get government help.

But city officials have made it pretty clear: If you're going to get city money, you must first offer something concrete.

Editor's note: This article is part of Voice of San Diego's quest digging into the difficulties — real or perceived — of doing business in San Diego. To read previous articles from this quest, visit voiceofsandiego. org/category/quest-businessclimate.

—Lisa Halverstadt is a reporter at Voice of San Diego. You can contact her directly at lisa@ vosd.org or 619-325-0528.■





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47 Waterston or Neill

52 One or two follower

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Sudoku Solutions on page 16

• Airstrip, from page 3

acres; however, he could not sell it because he had placed the property in the name of the Princes. He died in 1942, and after considerable legal wrangling the land was sold

The buyers were a husband-wife team of professionalaviators who saw another valuable use for that large flat area on the mesa. Brewster "Bud" Gillies had been a vice president of Grumman Aircraft Engineering Corp. With the start of World War II, pilots of the male type were in demand to fly U.S. military aircraft being cranked out in increasingly large numbers, which created a problem for Grumman and other aircraft companies that needed personnel to test their planes and deliver them to various locations. Gillies believed that hiring women pilots was a viable solution to these problems, and he was a key player in achieving that result.

His wife, Betty Gillies, helped tremendously. In 1939, she became president of the Ninety-Nines, the International Women Pilots Association. The Ninety-Nines was founded in 1929 and by 1940 had become a strong network with more than 400 women pilots. The group, and Gillies in particular, was working hard to create new flying possibilities and to remove the restrictions imposed on women flyers. In 1942, she was the first pilot to qualify for the Women's Auxiliary Ferrying Squadron. In March of 1943, she became the first woman to fly the P-47 Thunderbolt fighter aircraft. (I was a big fan of that aircraft, arguing with my pals about which fighter was best.) She ferried various aircraft within the continental United States including the B-17 bomber, the P-38 fighter and others.

After some careful, progressively moreinvolved phases, Bud Gillies' efforts were

supported Grumman, and soon women became test pilots on Grumman Hellcat fighter airplanes and key players for many previously male-only aviation roles. (The famous pilot Jacqueline Cochran became president of the

> A Place for Mom to help you. - Joan Lunder

Ninety-Nines in 1941.)

With the end of the war, the Gillies arrived in San Diego and made an offer to the Jehovah's Witnesses for that puzzling piece of land on the mesa. After more legal finagling, the Gillies got the land and the state of California issued an airport permit, dated Sept. 30, 1949, authorizing the Gillies to construct and operate a Class S-I Airport on their new land. Little info exists about the airstrip's operation.

Residential development began in 1948 on an adjoining section of that mesa. Lots were for sale north of the airstrip, according to a history of Alvarado Estates. They went for \$5,000. Marketing materials noted that you could fly in and out with your own plane, then taxi it over to your own lot and house. How many new developments could offer that benefit? After a while that was no longer seen as a benefit, and following further development, the airstrip was shut down in 1965. On that same space, another set of lots was set up, thus replacing the planes with luxury housing.

Greg Lambron is a local attorney who grew up in Alvarado Estates and has written articles for the Estates Community about those early arrangements.

"I would often see the small planes, such as Cessnas, flying in and out," he said. "The Gillies lived in the house that had been the Jehovah's Witnesses compound. They were friends with my dad and we'd often head down to the Town & Country for lunch.'

The Gillies lived there until the mid-1960s, then moved up to Rancho Santa Fe. Greg's family moved into that same house in 1967.

"As a kid I'd often see older people, some wearing overcoats, looking at our house and asking 'Is this the Temple?' My dad would say it was not.'

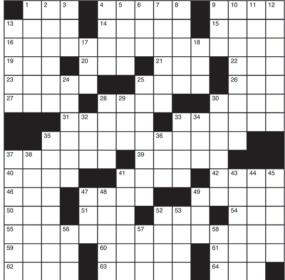
Today, Alvarado Estates is a major lockedgate community up from Montezuma Road onto Yerba Buena Drive. A few blocks east is another compound, a hugely active institution called San Diego State University. And the Gillies' airstrip is remembered only by a few — mainly those living right there.

—Tom Leech is a frequent contributor to Mission Valley News, and, with wife Leslie Johnson-Leech, is the author of the new children's Christmas poetry book, "The Curious Adventures of Santa's Wayward Elves," available at xlibris.com and amazon.com. For info about all his books, visit presentationspress. com.

place mom

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Crossword Solutions on page 16



ACROSS

- 1 Monk 4 Author of the quote
- 9 False god 13 Ali, once 14 Kitchen emanations
- 15 Butter alternate 16 With 35 and 55 Across, quote by 4
- Across 19 Table scrap
- 20 Honest one 21 Understand
- 22 Diamond item 23 Violinist Isaac
- 25 Water 26 Had a little lamb
- 27 Jane of fiction 28 Actor James
- 30 Cupid
- 31 Reviewer Bliven 33 Paired 35 See 16 Across
- 37 Cave 39 Miser
- perfumed sea" 40 "
- Poe
- 41 Rumple 46 P.I. yam

49 Where Greek met Miserables

47 Hard fa

- 52 TCU rival 54 Shooting match
- 55 See 16 Across 59 One's, in Le Havre 60 Like most TV shows 61 Shape
- 62 Queen of the gods 63 Marry in haste 64 Compass reading

DOWN

- 1 Coquettish 2 Ceiling beam 3 Nautical assent
- 4 Embryo's home 5 "Thus with a kiss : Romeo
- 6 Fate 7 Siegfried's target
- 8 Rasso Simon 9 Cow to Cato
- 10 Birmingham native 11 Fizz maker 12 Multimillion-dollar
- affair, at times 13 Actress Glenn

Rules

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process elimination to solve the puzzle.

3		2	5		9	6	8	
	5							
4				8			7	
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							3	
	1	4	9		3	2		6

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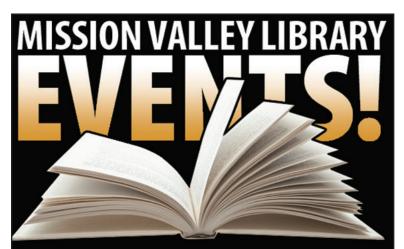
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"Ask the Lawyer" Free Legal Clinic

First Tuesday of the month, 6 to 7 p.m.

Join attorney Mark Miller the first Tuesday of every month to talk about your legal issues and learn about your options. No appointment is necessary; just show up with your questions.

Assemblymember Weber's Mobile Office

Monday, Nov. 17, 10 a.m. to noon

Connect with Assemblymember Shirley Weber's staff here in your community, get help with any problems you are having with public agencies, ask questions about legislation and learn about state and local services. Issues that staff can assist with include renter's and homeowner's assistance programs, property tax issues, consumer complaints, unemployment and disability insurance. No need to make an appointment; just stop in.

Baby Signs Storytime

Second and fourth Mondays, 11:30 a.m. to 12:30 p.m.

Parents often wonder, "What is my baby thinking?" There is a way to find out: teaching your baby some basic signs using American Sign Language will fill the gap. Communication is said to be the foundation of a solid relationship; learning to sign with your baby will build that bond early and provide you a bridge from infancy to childhood.

Paws for Reading

Second and fourth Mondays, 3:30 to 4:30 p.m.

New readers can get some valuable practice time with a very nonjudgmental certified therapy dog, courtesy of the nonprofit Love on a Leash. Try out those longer words — dogs don't care if you get them wrong. They just want to hear you read.

Preschool Storytime and Craft

Thursdays, 10:30 to 11:30 a.m. [Note: no Storytime on Nov. 27] Preschoolers are invited to a storytime, then a fun craft right after-

San Diegans for Healthcare Coverage sessions

Monday, Nov. 17 and Tuesday, Nov. 25, 4 to 6 p.m.

Are you uninsured, and wondering whether you can take advantage of the Affordable Care Act? Is your insurance coverage too expen-

Do you want to change your plan, but don't know how? Stop by for a one-on-one session with advisors from the nonprofit San Diegans for Healthcare Coverage, and get answers to these and other questions.

Sumi-E Art Class

Wednesdays, 2:30 to 5 p.m.

Learn the classical Japanese style of ink and brush.

Fridays, 10:30 to 11:30 a.m. [Note: no Storytime on Nov. 28] Storytime designed for toddlers, featuring songs, rhymes, and finger plays.

Yoga for Adults and Teens

Tuesdays, 6 to 7 p.m.

Are you looking for a workout program that's easy to learn, requires little or no equipment and soothes your soul while toning your body? If strengthening your cardiovascular system, toning and stretching your muscles and improving your mental fitness are on your to-do list, then yoga is for you.

First and third Mondays, 1 to 2 p.m.

Kids will learn how to calm and quiet themselves, develop strong and healthy bodies and set a foundation for lifelong well-being in a relaxed and fun environment.

Zumba Basic

Mondays, 4 to 5 p.m.

Join the Zumba craze. Find out what makes this fun workout such a hit. A towel and bottled water are recommended for Zumba sessions.

Fridays, 1:30 to 2:30 p.m.

Zumba Gold is a lower impact version of our Zumba Basic class on Mondays, but just as fun. The moves have been carefully designed to be easy to follow by participants of any size or age.

Third Tuesday, 6:30 p.m.

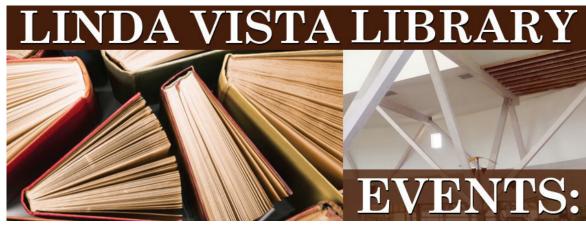
Call the library at 858-573-5007 for more information on the latest

Thanksgiving Day closure

Thursday, Nov. 27

The library will be closed all day in recognition of the Thanksgiving holiday.

GET INVOLVED!



Linda Vista Planning Group General Meeting Monday, Nov. 24, 5:30 p.m. This is an open meeting of the Linda Vista Planning Group. The public is encouraged to attend. Visit lindavista.org/lvpg.

■ The Anime/Manga Club Wednesdays, 5 to 6 p.m. Discuss fantastic anime and manga new and old: their history, storylines, possible storyline revisions and the latest news. Club members have a say in what anime and manga titles should be added to the library collection. For teens only.

Chinese Storytime with Kaili Saturdays, 10 to 10:45 a.m. Come enjoy exciting stories told in Chinese.

Crafts for Kids

Mondays and Fridays, 4 to 5 p.m. Stretch your imagination

and create fabulous crafts. The craft is different every

Tuesdays and Wednesdays, 5:30 to 7:30 p.m.
Kids: need help getting your homework done? Our tutors will assist you. They specialize in English, math, science and history. First come, first served.

■ Morning Storytime with Kathie Mondays, 10:30 to 11 a.m. Children and their families are invited to join us for stories, rhymes and songs.

■ Storytime with Andie Saturdays, 11 a.m. to noon Stretch your imagination and enjoy a story told energetically.

■ Storytime with Mr. Luan Fridays, 10:30 to 11:05 a.m. Energetic storytime that is fun, interactive and educational. The session will include singing and maybe a little dancing.

■ Tai Chi Class

Mondays and Thursdays, 10 to

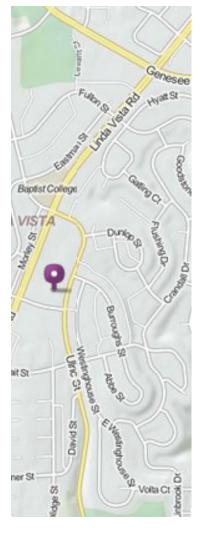
Improve your balance and mobility with slow, controlled movement.

■ Toddler Yoga Storytime First Thursday of the month,

10 to 11 a.m. Toddlers will enjoy the calming, meditative effects of yoga while interacting with their parents and the other children participating.

Linda Vista Branch Library is located at 2160 Ulric St. The library is open Monday 9:30 a.m. to 6 p.m.; Tuesday and Wednesday 11:30 a.m. to 8 p.m.; Thursday and Friday 9:30 a.m. to 6 p.m.; Saturday 9:30 a.m. to 3 p.m.; closed

Sunday. For more information, visit lindavistalibrary. org or facebook.com/lvlibrary.



Civita, from page 1

three bathrooms after their search.

Stucky said other young families have also moved into the development.

"We're seeing a lot of families with young children," said Stucky, who is also hopeful the development will someday have a school. "It's kind of the demographics attracted to the area. It's really designed well."

Christy Schmidt, 28, also purchased her first home in the Frame and Focus community.

The San Diego native who noved in during June said it was difficult to make the commitment to purchasing a home but she felt connected to Civita.

"I looked around a lot," said Schmidt, who also works at the landscape design firm that is designing Civita Park. "I settled on Civita because of the location and I know how amazing it's going to be."

Schmidt, who previously lived in Bay Park, described Civita as the "new generation" of communities with its focus on walkability and sustainability.

"It's very community-centric," Schmidt said. "I love what they're going for, and I think we'll see this a lot in the coming genera-

tions, but you can't find it somewhere else right now."

Schmidt said she plans to make her 1,306-square-foot condo her home for a long time.

"I was so glad to buy in Civita and to buy a new home," Schmidt said. "I have no idea what the future holds but I can definitely see myself living here for quite a while."

For Adrianne Ahern and her husband, Barry Grundland, purchasing a home in Civita made sense.

The couple purchased an 1,800-square-foot home in the Lucent community and plan to move in next spring.

Ahern, 54, and her husband will be moving from Del Mar despite the fact that her office is in the coastal North County city.

"We were looking around for a small home to make into a great place and my husband heard about Civita," Ahern said. "The idea of Mission Valley didn't appeal to me but we loved the community when we visited."

Ahern said the features of her new home and neighborhood make it worth it to endure a longer commute.

"I like the clean look," Ahern said. "I like the way it's designed. I like the idea of the parks and restaurants and the gymna-

sium. I like that everybody who has bought there seems very happy and are really excited to live there.'

Civita in 2015

West Park, an apartment neighborhood with 612 apartments, is under construction and scheduled for first move-ins in the first quarter of 2015. The community, which is expected to have a 10,000-square-foot resident gym, will begin pre-leasing in Novem-

Construction has also begun for Versa, an affordable apartment complex for those 55 and older. The 150-apartment neighborhood is scheduled to be complete the first quarter of 2015.

Civita Park, a 19-acre city park located at the center of Civita, is scheduled to break ground before the end of 2014 and will be completed in approximately one year.

More than one-third of Civita will be devoted to open space and public areas, including parks, landscaped parkways, community recreation center and a Civic Center with a plaza, Heritage Museum and amphitheater.

-Hoa Quach is a San Diegobased freelance writer. Connect with her online at hoawrites.com.

introduced the hotel's design at

a recent Mission Valley Plan-

Sudberry is naming the over-

all development "Discovery

Place." The narrow parcel owned

by the Grant family is awkward-

ning Group meeting.

Discovery, from page 1

foot structure that will house a circular wind tunnel 14 feet in diameter. Four axial fans at the bottom of the chamber generate a high-speed column of wind that gives users the sensation of

"It is exactly like freefall sky-

diving," said iFLY CEO Alan Metni, who used to skydive professionally. "It's all the same excitement, all the same fun and freedom to move around, without the risk that goes along with freefall skydiving.'

It is also a lot less expensive. A first-time tandem jump out of an airplane generally costs around \$200 with various San Diego-area companies, whereas iFLY's indoor experience will be priced around \$70.

was interested in Mission Valley because it is cen-

tral to San Diego's tourism infrastructure and also easily accessible to military populations, who make up a sizable chunk of iFLY's market.

Based in Austin, Texas, iFLY has built 34 similar indoor skydiving facilities around the world, including three others in California. The company expects its \$10 million Mission Valley facility to attract 150,000 visitors a year for birthday parties, corporate team-building activities, class field trips, other special events and individualized experiences. It will also employ approximately three dozen people by the time it opens next year, Metni said.

Just west of the skydiving building, closer to Qualcomm Way, Sudberry is also developing two retail pads, including an



 $Metni\ said\ his\ company\quad \textbf{A rendering of the indoor skydiving facility now under construction in Mission Valley}$ (Courtesy iFLY)

1,800-square-foot drive-through Starbucks. More than half a dozen Starbucks stores are already sprinkled throughout Mission Valley, but the nearest drivethrough is farther east, near the intersection of Camino del Rio North and Fairmount Avenue.

In addition to skydiving and Starbucks, the eastern end of the property will also host a new 135-room hotel. The 50foot building will likely be a Springhill Suites by Marriott, according to OTO Development manager Taylor Callaham, who

way and Camino del Rio North, which is part of the reason it has taken so long to develop compared to the rest of the valley.

(The area also happens to have one of the most confusing street name situations in Mission Valley. When you head east from Mission Center Road, you're on Camino de la Reina, but as soon as you cross Qualcomm Way, the street name changes to Camino del Rio North. Similarly, when you head south from Friars Road, you're on Qualcomm Way, but once you cross Interstate 8 and Camino del Rio South, the street name changes to Texas

"I do think a lot of people, including the Grants, believed this site... would never be developed," said Colton Sudberry, CEO of Sudberry Properties.

> Across the street and adjacent to the river, the San Diego River Park Foundation is working to secure permits and funding for a new public park called Discovery Center at Grant Park. The park will include a 9,450-square-foot building with space for interpretative exhibits and events, an outdoor education area with seating for 120 people, a refreshment kiosk, a large central lawn, an extension of the San Diego River Trail, public restrooms for trail users and large areas of landscaping and

open space.

The estimated budget for the park project is \$21.5 million, including the land — about 17 acres valued at approximately \$10 million — donated by the Grant family.

The site development permit for the park is currently available for public review. Public hearings to approve the permit should be held early next year, and the park may open by the end of 2015, said Rob Hutsel, the foundation's executive director.

PUZZLE ANSWERS

SUDOKU ANSWERS FROM P. 14

3	7	2	5	1	9	6	8	4
1	5	8	6	4	7	3	2	9
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7	3	6	8	9	5	1	4	2
9	4	5	7	2	1	8	6	3
2	8	1	4	3	6	7	9	5
5	9	3	2	6	8	4	1	7
6	2	7	1	5	4	9	3	8
8	1	4	9	7	3	2	5	6

CROSSWORD ANSWERS FROM P. 14

	F	R	Α		W	1	L		Е		В	Α	Α	L
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Е	Υ	R	Ε	_	С	Α	Α	Ν	_	_	Α	М	0	R
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Paul Abou, MD, Internal Medicine Raed Al-Naser, MD, Internal Medicine Jeffrey Anthony, DO, Family Medicine Rafid Arabo, MD, Internal Medicine Nassir Azimi, MD, Interventional Cardiology Ali Banaie, MD, Gastroenterology Gonzalo Ballon-Landa, MD, Infectious Disease Reema Batra, MD, Hematology David Bodkin, MD, Internal Medicine C. Plowden Bridges, MD, Anesthesiology Michael Butera, MD, Infectious Disease George Fadda, MD, Internal Medicine Sanjay Ghosh, MD, Neurosurgery Scott Hacker, MD, Orthopedic Surgery

ALVARADO HOSPITAL MEDICAL CENTER

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Scott Musicant, MD, Vascular Surgery Vimal Nanavati, MD, Interventional Cardiology Michael O'Leary, MD, Otolaryngology C. Eric Orr, MD, Surgery Richard Parker, DO, Family Medicine Sathya Pokala, MD, Internal Medicine Veena Prabhakar, DO, Family Medicine Lee Ralph, MD, Family Medicine Ananthram Reddy, MD, Gastroenterology Richard Safrin, MD, Pathology Kosala Samarasinghe, MD, Internal Medicine Reza Shirazi, MD, Radiation Oncology Glenn Tsukada, MD, Diagnostic Radiology James Veltmeyer, MD, Family Medicine Brian Weeks, MD, Otolaryngology





