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FRIDAY, JULY 16, 2021

INSIDE



Roller skating is a lifestyle on wheels  
SEE PAGE 10



Puppy Picnic Co. finds its 'pupnic' niche  
SEE PAGE 7



San Diego Junior Lifeguard intern Sita Antel jumps off the Ocean Beach Pier on Monday, July 12, during the first session of their annual Pier Jump. Throughout the morning and into the afternoon, dozens of Junior Lifeguards, parents, and members of the public jumped off the OB Pier and swam back to the beach. The event raises funds for the Junior Lifeguards' programs and the Prevent Drowning Foundation of San Diego. The next Pier Jump is scheduled for Aug. 16. For more information and to sign up, visit [sandiego.gov/lifeguards/junior](http://sandiego.gov/lifeguards/junior).  
THOMAS MELVILLE/PENINSULA BEACON

City receives state funds for OB Pier, working on advisory group

By DAVE SCHWAB | THE BEACON

State funding has been secured toward working to find a remedy to Ocean Beach's iconic, yet deteriorating pier. The City is also moving forward in forming a broad-based advisory group to figure out what to do about the pier and find a solution for its problems. "The state recently was able to allocate \$8.4 million for the OB Pier," said Venus Molina, chief of staff for District 2

**'Repair the pier, it's iconic.'**  
- **Tod Howarth**, Midway resident

Councilmember Jen Campbell. "Our office is also looking into securing other funding at both state and federal levels working with State Sen. Toni Atkins and Congressman Scott Peters." "We understand the City has secured some funding for the pier for the fiscal year 2022," said Denny Knox, executive director of Ocean Beach MainStreet Association. "But it's not clear if it is for studies of the pier, or for actual repairs." Knox noted she sent a list of individuals who've expressed interest in serving on a pier committee to the District 2 Council Office. A recently released, City-commissioned report by Moffatt & Nichol found the 55-year-old landmark OB Pier has "reached the end

of its service life" due to repeated structural damage from seasonal winter storms. "To ensure the continued use of the structure, deficiencies must be addressed," concluded the Moffatt & Nichol report, which offered three options – repair, rehabilitation, and replacement – for remediation of the pier's eroding structure. All three alternatives would be costly with repair estimates starting at about \$50 million.

SEE PIER, Page 9



New flower shop opens in Point Loma  
SEE PAGE 6



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# City still fine tuning its new short-term rental ordinance

By DAVE SCHWAB | THE BEACON

District 2 staff is busy working on fleshing out the details of the City's new short-term rental ordinance and is likely to return to the City Council this October to put the finishing touches on new rules and regulations governing rentals.

"We're meeting with all the stakeholders and all the City departments discussing how this will roll out," said Venus Molina, Councilmember Jennifer Campbell's chief of staff.

The City Council voted 8-1 on Feb. 23 in favor of the new short-term rental ordinance sponsored by Campbell. The ordinance was signed into law by Mayor Todd Gloria on April 14.

As outlined in a memorandum of understanding between Campbell's office, Unite Here Local 30 union, and Expedia Group representing short-term rental platforms, her new ordinance claims to reduce the volume of whole-home short-term rentals. It also would create a legal inventory for STRs along with new rules governing their operation, including 24/7 accountability by operators.

"Per the STRO Ordinance, licenses will be required to operate an STRO unit in the City

NEW SHORT-TERM RENTAL ORDINANCE INCLUDES

- Capping whole home STRs at 1% of the City's housing stock per the San Diego Planning Commission (based on SANDAG's annual Demographic and Socioeconomic Housing estimates), which would equate to 5,400 today.
- No limit on home-sharing STRs.
- Allowing part-time STR operators to obtain a license at lower annual fees to accommodate high visitor events such as Comic-Con, Pride or December Nights.
- Allowing STR owners a maximum of one license, per person.
- Creating a detailed Good Neighbor Policy along with strict enforcement guidelines, a fine structure for violations, and a license revocation standard.

beginning July 1, 2022," said City spokesperson Anthony Santacroce. "We are still working through the application and license administration process, including the lottery and fee structure. As processes are finalized, the STRO webpage will be updated with the information."

'We're moving forward to talk about how to implement this ordinance.'

- Venus Molina, Councilmember Jennifer Campbell's chief of staff

Santacroce said those interested in receiving email updates can sign up on the STRO webpage. Additionally, for those who anticipate that they will be applying for an STRO license, the City is encouraging them to participate in the pre-registration survey on the STRO webpage.

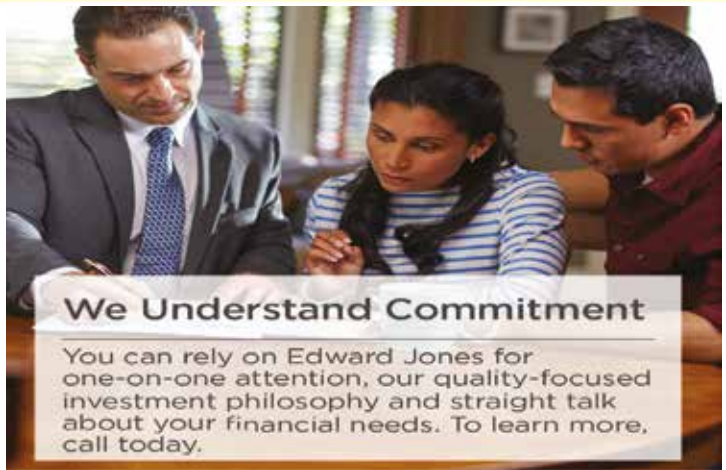
Added Santacroce: "After July 1, 2022, if a request for an investigation is submitted and the follow-up inspection reveals code violations, staff will determine the appropriate remedy. Remedies occur on a case-by-case basis and may include the issuance of a citation or notice.

"In most cases, the person responsible for a violation can voluntarily comply and correct the situation. However, once the deadline in the notice has expired, the owner or responsible person may be subject to civil penalties or judicial remedies, among other options."

Santacroce said civil penalties for violating the STRO Ordinance may be assessed up to a maximum daily amount of \$10,000 and up to a total maximum amount of \$400,000.


talk about how to implement this ordinance. We want to bring the fees, pay to play, how much each permit will cost, and information for the lottery, back for council approval in the fall."

Added Molina: "Another thing we're working on is how you prioritize good short-term operators that are in business who have been doing a great job. We have to have a lottery (capping rental numbers under the ordinance) and we're working out all those details."




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# City has agreement to put housing in Famosa Canyon

By DAVE SCHWAB | THE BEACON

The City Council entered into an agreement with Bridge Housing Corporation on July 13 to design and determine the feasibility of building at least 78 affordable housing units at the southeast corner of Famosa and Nimitz boulevards in District 2.

The action authorized the San Diego Housing Commission to build affordable housing on the 5-acre parcel in Famosa Canyon in Point Loma, which is to include a \$910,000 predevelopment loan for Bridge to be used for predevelopment activities.

"The intent of the loan is to assist Bridge in designing and determining the feasibility of a potential affordable housing project on the property," stated the council staff report on Famosa Canyon. "In no event shall the Housing Authority or Housing Commission take any action that would foreclose any alternatives or mitigation measures with respect to any use of the

property, including the 'no project' alternative."

"It's been close to 40 years that this property has been set aside for housing for working families and there is no time like the present to make sure we are maximizing these City assets," said District 2 Councilmember and Council President Jennifer Campbell. "As we face a continual need for more housing and a need by every community to find space to welcome new neighbors, this property gives us both while being near a freeway entrance and an arterial road that can handle added traffic instead of side streets that may not be able to handle a new development."

Added Campbell: "This property is also perfectly located to provide more customers for our wonderful businesses, restaurants and grocery stores along Voltaire, adding to a truly walkable, mixed-use community right in the middle of District 2. This is just the beginning of the process and I fully

expect Bridge Housing to work with the communities that surround the area to ease concerns and find constructive solutions that will make this project another great part of my district."

Detractors of the housing project have been contesting the proposed affordable development for months, arguing there is support to preserve the long-vacant site as open space or future parkland in Point Loma.

"I oppose the sale of this land to any developer," said Point Loma Mandy Havlik. "This plot of land has been a topic of discussion for the community for several years. As the City continues to push for more densification in our neighborhood, the community has expressed grave concern about the potential impacts."

"This is a canyon with many things going on and should not be built on," said Point Loma Realtor Robert Tripp Jackson. "There could be future lawsuits due to settling or flooding."

## Beloved PLHS instructor killed in tragic accident

By SCOTT HOPKINS | THE BEACON

On June 2, Major Ian Santos, USMC Retired, hosted a festive evening at the Marine Corps Recruit Depot honoring members of his Point Loma High School Naval Junior Reserve Officer Training Corps (NJROTC) for their hard work and dedication in making their unit the top in San Diego despite COVID restrictions.

Santos spoke glowingly of the work ethic, courage and commitment of the teenagers, who sat proudly in full dress uniform with their parents and families. He presented awards and introduced students who spoke on behalf of the unit.

But just 24 days later, Santos was gone, killed in a tragic local motorcycle accident that left his students, their families and the PLHS staff deeply saddened. He was 51 years old.

Santos was born Sept. 30, 1969 in Flushing, N.Y. He was a career Marine Corps officer with distinguished service in the U.S. and abroad. He retired from the



Major Ian Santos

Marines in 2013 and became an inspiration to his students, teaching not only strong leadership skills but life skills as well.

"When I heard of his passing I was in shock," said outgoing student Commanding Officer John Burrell, 18, who will enter Purdue University. "It was way too soon. I've lost family members and others I love but never anyone I've respected as much."

"He led by example," Burrell added, "How to be a better leader, a better person. He was a mentor

and a friend, giving us nicknames and making it fun. He had a 'Just say yes' attitude, totally open to exploring new things and keeping it fresh."

"His care for students, love for his work and dedication to our community will forever be remembered," wrote PLHS Principal Kelly Lowry in an open letter. "This news may bring a variety of feelings in our students and staff, including sadness or confusion," Lowry wrote, "as we have lost an important member of our community."

Counseling for students and staff, both in person and via Zoom, was made available after the incident.

A devoted father to his four children, Santos also loved his dogs, cooking and the Dallas Cowboys. Described as "a kid at heart," he was always ready for a family outing or adventure, making others laugh with his fast wit.

Santos is survived by three sisters. Services were held at Miramar National Cemetery earlier this week.

## OB man pleads guilty to involuntary manslaughter

By NEAL PUTNAM | THE BEACON

A 19-year-old Ocean Beach man pleaded guilty Friday to involuntary manslaughter in the death of a transient he encountered who held a boxcutter before he was shot to death.

The July 2 guilty plea by Thurs Loo John followed a June 23 preliminary hearing in which a judge dismissed a murder charge and ordered him only to stand trial for voluntary manslaughter in the death James Chase, 58.

His attorney, Paul Pfingst, had argued that John did not commit a murder considering the circumstances of the Sept. 15, 2020, incident at 1 a.m. near a lifeguard tower on the beach.

Pfingst, who served as District Attorney for two terms, said the judge indicated that John would receive probation when he is sentenced on Oct. 12.

John is free on \$100,000 bond, but he spent eight months in jail on \$1 million bail until the bail amount was reduced. One judge lowered it to \$250,000 and it was

further reduced to \$100,000 on April 23, court records show.

Pfingst said if John receives a year in jail, he will get credit for the eight months he has already served.

"He's not going to do any additional time," said Pfingst, adding that would only occur if he received a one-year term.

Deputy District Attorney Jessica Paugh said the maximum sentence John faces is four years in prison.

Read more online at [sdnews.com](http://sdnews.com)



LIBERTY STATION

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## Local Woman-Owned Company, Elite Escrow Services Celebrates 50 Years Serving San Diego

2021 marks the 50th Anniversary for Elite Escrow Services of San Diego, located in three locations, central San Diego, Point Loma, and Coronado. The company was formed in 1971 by Dora and Frank Beck, providing escrow services to the greater San Diego Area. Continuing the legacy created by the Becks, current owners Genia Engelstad and Karen Viens purchased the company in 1979.

Elite Escrow Services is a full service, licensed, and independent escrow company and provides only escrow services as a true neutral third party to the real estate transaction. The company's mission is to provide escrow services with integrity, accuracy, and superior customer service.

Elite Escrow Services is a woman-owned company, run by Genia Engelstad

and Karen Viens and staffed by Escrow Officers, Escrow Assistants, support staff, a Marketing Director, and a Sales Team. The company currently employs 33 employees.

"Our success is about the people who are behind their desks doing the work each and every day," Genia says. "We have faced tough times in our economy while I have been with Elite, but during the pandemic in 2020 we didn't slow down. It was great to see how our team members didn't skip a beat in their service to our clients," she says.

"We stayed focused on the fact that we help people buy or sell a house, whether it's moving up or downsizing, whatever the case may be, we can help someone."

In honor of this milestone, the company is launching a new branding video

highlighting, "50 years in the making," along with its mission and dedication to the communities it serves, including local charities such as the Alpha Project and various real estate and escrow organizations. As well, the company will be featured in an article in the real estate publication, San Diego Real Producers Magazine.

Over the past 50 years, Elite Escrow Services has grown by consistently expanding their education, skills, and technology to serve a variety of clients. Involvement in the California Escrow Association and Escrow Institute of California has ensured the company stays informed of changing policies and best business practices. With impeccable leadership, dedicated employees, and the trust of loyal clients and affiliates,

Elite Escrow Services hopes to continue their legacy for another 50 years.

"Thank you to our customers, partners, and community here in San Diego for being part of our success for 50 years," said Genia.

Elite Escrow Services currently handles various types of escrows, and the staff operates under the highest ethical and professional standards. Elite Escrow Services mission statement is, "Experience the Elite Difference." To learn more about Elite Escrow Services please visit: [www.EliteEscrowServices.com](http://www.EliteEscrowServices.com).



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To view our menu & to make a reservation, please visit us online at [ThePresleySD.com](http://ThePresleySD.com)

# From real estate to Little House of Flowers in Point Loma

By DAVE SCHWAB | THE BEACON

There is an interesting story behind how Hilary Bateman's side floral business evolved into a career change.

"If someone would have told me five years ago I would own not only one but two floral shops, I would have just started laughing," said Realtor-turned florist Bateman, who started Little House of Flowers, a full-service boutique flower shop, in a Victorian-style kiosk in September 2018 on 6090 Friars Road. She recently expanded into a second location at 1017 Rosecrans St. in Point Loma.

"I had no formal training (in floral)," noted Bateman who admitted luck played "a big role" in her becoming a florist twice over.

"I consider myself very lucky for being in the right place at the right time and for meeting people that share my vision and ambition," she says on her website at [littlehouseofflowers.com](http://littlehouseofflowers.com). "I was a Coldwell Banker real estate agent with a passion for old houses and flowers, especially succulents, which I was growing out of my backyard in boxes. The (original) flower shop became available – this little house and I were a perfect match – and I jumped at



Little House of Flowers owner Hilary Bateman and florist designer Auburn Torres. COURTESY PHOTO

the opportunity to refurbish it back to its original charm and provide the neighborhood with a new, convenient flower and succulent shop."

Regarding her new Point Loma satellite location, Bateman noted: "I wasn't even thinking about starting a second shop. I was in the area getting cinnamon rolls and saw a for-rent sign. I did some

research, negotiated with the property managers, and then I signed a four-year lease."

Bateman said her Peninsula flower shop is more spacious offering distinct advantages over her kiosk.

"One of the big game changers there is we have a flower cooler so we can handle a lot more inventory and product, and also get some of these higher-end

## LITTLE HOUSE OF FLOWERS

Where: 1017 Rosecrans St. in Point Loma.

Contact: [littlehouseofflowerssd.com](http://littlehouseofflowerssd.com), 619-284-5288 or 619-994-3320.

fragrant flowers that need refrigeration, especially on hot days," she pointed out, describing her Point Loma shop as "a different animal. We can now do events for customers like private dinner parties, bridal showers, open houses, or just arrangements for people who want flowers."

Little House of Flowers specializes in fresh and colorful floral and succulent arrangements for your home, business or special event. Customers can pre-order bouquets, floral and succulent arrangements, for pick-up or delivery.

Little House of Flowers also offers pre-made bouquets and floral arrangements so you can stop by and grab a quick bouquet.

Little House of Flowers creates custom arrangements for special events, dinner parties, weddings, anniversaries, funerals, and corporate events. Wreaths, poinsettias, centerpieces, and festive succulent and floral arrangements are available for the holidays as well. Little House of Flowers is also proud of being

little. "We are all about the little details and making sure our customers are completely satisfied and ready to come back for more fresh flowers," said Bateman adding, "We also have a build-your-own flower bouquet bar."

Asked why she's mostly swapped careers these days to become a florist rather than a real estate agent, Bateman replied: "Flowers are very emotional, they're a big part of people's lives, which I really connect with and keeps me going. People buy flowers for a lot of reasons: funerals or weddings, or if someone had a bad day or got dumped by their boyfriend/girlfriend. There's a story behind every single flower. I love that because it's like being a bartender, only you're serving flowers."

Added Bateman, "The best part of my job is going to the flower market with flowers from all over the world and you always see and learn something about a new flower every week."

What's most difficult about the floral business?

"I never feel like I have enough time," responded Bateman adding, "I'm a perfectionist and I only want to give my customers the freshest products. I want people to be happy with what we give them."

## In Memory: Mary Northrop

Mary ("Mares") Miller Northrop, born July 31, 1954 in Tenafly, NJ, passed away Friday, July 10, 2021, after contracting pneumonia while being treated for cancer. She was attended by her husband and close friends.

Mares met her husband, Geoffrey Northrop, while at Duke University and they married in 1983 and moved to OB in 1984; living first on Voltaire St and then on Del Mar Ave. Mares was a member in good standing of the OB Lugnuts Bodysurfing Club (est. 1986).

Mares had a wide circle of friends who were always welcome at her home. She worked at the Cabrillo National Monument for many years and enjoyed wearing period Victorian costume for living history events. Mares and Geoff travelled many many miles following their favorite bands,



took frequent off-grid camping trips, and travelled together to international destinations.

An avid reader, Mares was dedicated to the ideas of peace and social justice. She was known for her empathy and generosity to her friends; and for the festive chili and cornbread parties she hosted after every year's OB Christmas parade. She never missed the parade.

There will be a memorial gathering July 31st at her home.

## City staff working on new vending ordinance

City staff is working on a new ordinance specifying rules and regulations governing vending on sidewalks and boardwalks, which have seen a proliferation of vendors.

SB 946, the Sidewalk Vending Ordinance, was passed by the state legislature in September 2018. Under the new law, the state mandates local jurisdictions to support and facilitate sidewalk vendors. The law's intent is to loosen restrictions making it easier for independent small-businesses to operate.

"I am currently working with the mayor and our City departments to enforce existing law and reign-in street vending," said District 2 Councilmember Jennifer

Campbell. "For vending that falls under gray areas of the law, my office is now taking the lead on a City-wide street-vending ordinance to provide clear enforcement guidelines."

"I look forward to reviewing the City's street vending ordinance when it comes to council," said District 1 Councilmember Joe LaCava. "Regulations and enforcement of our sidewalks, boardwalks, and parks are in everybody's interest."

Brick-and-mortar small businesses in beach areas have complained of unfair competition from vendors selling on boardwalks and sidewalks who are presently not

bound by the same rules and restrictions that they are.

Campbell's chief of staff Venus Molina noted the beachfront and City Council Districts 1, 2 and 3 have been most affected by the proliferation of boardwalk/sidewalk vendors.

"We're not allowed to criminalize vending," said Molina. "But control and enforcement is needed to ensure the rules are being followed."

Molina said City staff is hopeful of returning by the end of summer with a new ordinance spelling out what vendors can and cannot do plying their wares on sidewalks and boardwalks.



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# Puppy Picnic Co. finds its ‘pupnic’ niche at Liberty Station

By DAVE SCHWAB | THE BEACON

Ciera Chang has her dog, Kenzie, to thank for her new pop-up pooch-friendly business, which is Liberty Station’s exclusive picnic partner.

Everyone’s yapping about Puppy Picnic Co. at 2850 Womble Road, Suite 100.

“Last year, at the start of COVID, I was furloughed from my job and ended up fostering a dog,” said Chang. “I fell in love with her, taking care of her, and we were outdoors together eating. I ended up planning a little outdoor soiree, a doggie birthday, for her. So it was a combination of eating outdoors, and picnicking together, that made me realize at my doggie birthday party that people want to be able to do both together.”

So the seed for what became Puppy Picnic Co. was planted and began to germinate.

“It became my little passion project,” said Chang, noting she had furnished a dog cake, non-alcoholic dog “wine” and other celebratory accouterments for her pup’s birthday. She added, “I just thought it would be so cute for dog moms like me all over San Diego to have a place where they could go outside and picnic together.”

On her website puppicnicco.com, Chang implores her potential patrons to think



Tom Martinson, Ciera Chang, and Kenzie show off a puppy picnic set up.

PHOTO BY ERIN WIESE PHOTO

“yappetizers,” “barkuterie boxes” and (non-alcoholic) dog beer and wine, when it comes to working with her to plan special pet events. “Meanwhile, guests can choose their picnic fare from Liberty Station’s lineup of gourmet eateries or opt to pack their own meal,” said Chang on her website.

Puppy Picnic’s stylized

picnics include chic table spaces, cozy throws, bohemian décor, and even a vintage 1970 Volkswagen bus with a retro-fitted photo booth. Operating its event services out of a unit in Liberty Station’s South Promenade, Puppy Picnic Co. also doubles as a retail boutique. The pop-up shop, which is currently open by

appointment only, totes a variety of dog treats and toys, trendy picnic supplies, tote bags, home décor, and more.

Pointing out picnic companies are “booming throughout the United States” and are literally “popping up all over,” Chang seized the opportunity to carve out her own special “pupnic” niche.

## Puppy Picnic Co.

Where: 2850 Womble Road, Suite 100.

Contact: hello@puppypicnicco.com, 619-736-0603.

“We’re more focused on micro-events now doing picnics for two to a maximum of 10 people,” added Chang. “We’re like an event planning and rental service.”

Puppy Picnic patrons provide the food, the pop-up furnishes the drinks and the treats for patrons and pets alike. “You can build your own picnic,” noted Chang. “We plan your whole picnic, set it up, leave for 1 ½ or two hours, then pick up at the end. We have blankets you can purchase, and all the rental things you need come in our package deals. We make it super easy for you to picnic, and we have tons of add-on options. It’s nice because you can customize and do whatever you want.”

Right now the pop-up does picnics for dogs only. But Chang said they’re open to trying it for other pets. “We would be happy to try it out with a cat or other pet if animal lovers wanted to have a picnic for them and see how that goes,” she said.

Presently Chang’s retail shop is open by appointment only, and those appointments can be made at puppicnicco.com.

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Suite 104.Contact: [powertimeboating.com](http://powertimeboating.com),  
619-417-3303.By **DAVE SCHWAB** | THE BEACON

Boat sharing has come to San Diego just in time for summer.

SailTime Group boat membership franchise has launched offshoot PowerTime San Diego, a boat sharing program offering members access to high-end powerboats and yachts.

PowerTime and SailTime are designed to get people of all skill levels on the water enjoying new powerboats and sailboats while making boating easier and more affordable.

"The name PowerTime is new, the concept is not," said company owner Keenan Hirsh. "SailTime, the sailboat version of this program, has been around for many years. Doing this with sailboats, we realized the powerboat market needed something like this. And it made a lot of sense."

Hirsh said his SailTime spin-off company PowerTime is for boating enthusiasts looking for an alternative to ownership. "It's designed for people who desire to own a boat, but for a variety of reasons, including the financial commitment, would prefer not to buy one and rather join a powerboat membership instead," he said.

How fractional boat membership works was explained.

"You come in and select a boat you want to use for the year, and you purchase a membership to that boat," Hirsh noted. "You're not purchasing equity, but you're also not responsible for maintenance or assessment fees. You just pay a monthly or annual membership fee with no long-term commitment."

Members at PowerTime and SailTime enjoy the most time on the water for the least amount of cost. After selecting a fractional membership to a specific boat in the fleet (sail or power) members, according to their experience and skill levels, are given professional instruction and orientation aboard their new shared boats.

"You take a boat with a maximum of eight different people using it for seven half-day periods a month," Hirsh said, pointing out members are then entitled to use the company's exclusive web-based scheduler to start boating. They can book a PowerTime craft up to a year in advance, or be spontaneous and book a trip just a few minutes before getting to their boat.

Members can boat up to seven consecutive days for one flat fee. A monthly membership fee covers slip fees, maintenance, insurance, and operating costs. No hassles or extra expenses. Your boat is ready to sail when you are.

Read more online at [sdnews.com](http://sdnews.com)

## PIER

CONTINUED FROM Page 1

Noting addressing pier issues is "one of Campbell's major priorities and is of significant importance to our communities and the region," her office said it is in the early stages of getting a pier group together to be comprised of local community members, business leaders, and others interested in voicing their input. The group is expected to start meeting in the coming weeks to begin formalizing the group's structure, frequency of meetings,

and role.

Campbell's office said her goal in forming the committee is to provide a forum for sharing ideas and relaying their input to department and mayoral staff as decisions are being made on the pier's future.

More than 50% of some 400 respondents in a recent Ocean Beach Town Council poll on the OB Pier indicated they wanted it repaired for immediate partial reopening or rebuilt altogether. A total of 45.4% of respondents wanted the pier rehabilitated for full reopening. The survey was conducted online from

May 15-25.

Meanwhile, Point Loma residents continue to weigh-in on the pier, its future, and whether continuing to repair it, replace it, or eliminate it and spend the money elsewhere is in the community's and region's best interest.

Mark Winkie, Ocean Beach Town Council president, expressed concern that there doesn't appear to be a "sense of urgency" about addressing the pier and its erosion issues.

"It's been quite frustrating," Winkie said. "There needs to be

a broad spectrum of people advising the City on the next steps. We were told this was going to start to happen."

Added Winkie: "Seeing it demolished or removed, that's not for me. If you look at the way the pier has been designed, there's a very low point in it, and it's very susceptible to wave action. Spending money without changing the structure would be a waste of time in the long run. The only way is really to build a new pier using new materials with approved state and federal guidelines."

"Repair the pier, it's iconic," said Midway resident Tod Howarth.

"Rebuild and design the pier with community beneficial items such as information and an education center (plaques that educate about the local environment and area) and add renewable energy systems," said Tracy Dezenzo of Ocean Beach. "New bathrooms would be great too."

"The OB Pier has been a staple for more than 50 years," said Robert Tripp Jackson of Point Loma.

Read more online at [sdnews.com](http://sdnews.com)



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# Roller skating is more than a trend, it's become a lifestyle

**IT'S ALL ABOUT FUN, FRIENDSHIPS, AND ARTISTIC EXPRESSION**

By JEN PFEILER | THE BEACON

For San Diego roller skaters, roller skating is not just a hobby, it's a life passion, form of exercise, transportation, and an artistic expression. And like a fingerprint, that artistic style is unique to each individual roller skater.

"When I add my own flare it makes it more fun," said Madisson Eaton (@punkygirllsk8s), a Pacific Beach roller skater who has been skating for the last three years.

For Eaton, that flare includes a "flow" type of skating where she can slow down and focus on choreography.

"One of my biggest dreams is to be able to just skate and just not have to worry about hitting anything ... just close my eyes and be in total zen," Eaton said.

Eaton noted she also enjoys working on more technical moves at the skatepark, like trying to do a no-handed cartwheel – also known as an aerial – without touching the wall.

Kara Simpson (@karashredz), who began roller skating in June 2020 and considers herself "strictly an aggressive park skater," said she is working on mastering a variety of flips.

"If you can't already tell, I love being upside down!" Simpson said.

For other roller skaters, like Brie Olsen (@beepbeepbrie), the fun is not necessarily the tricks and techniques, but the outfits she wears while skating.

"I just show up in skates and dress fun," Olsen said.

Olsen began roller skating in August 2020 and is a frequent participant of Sunset Roller Club's (@sunsetrollerclub) themed skates where roller skaters meet up dressed in costumes. The latest themes include dressing like it's prom and impersonating a pop star for the evening.

One of the club's founders, Channon Medeiros (@thehawaiianwerewolf), said he wanted the Sunset Roller Club to offer a community for people amid the pandemic. Medeiros himself began roller skating during COVID-19. With all the gyms closed, Medeiros quickly fell in love with roller skating and even quit his nursing job to give roller skating lessons full time.

A little more than a year later, Medeiros said his goal is to "never stop having fun roller skating."

While some roller skaters enjoy pairing their skates with a fun outfit, others are discovering a more classic combination by joining their love for roller skating with lowrider cars. Bayan Ghahramani (@persianskater), who has been roller skating nearly every day since December 2016, said she likes to go to lowrider cruises in Barrio Logan and dance in between the cars during the event. Ghahramani noted she now travels with different car shows across the country and coordinates specific



Madisson Eaton (@punkygirllsk8s) does a split on roller skates at Liberty Station.  
PHOTO BY BOBBY SARMIENTO

choreographed dances with the drivers.

Ghahramani said she also enjoys connecting to her Persian heritage by belly dancing on her roller skates along the boardwalk in PB and Mission Beach while jamming to any kind of music with a beat.

"Any roller skater when they put roller skates on, at first they find their balance ... then they start incorporating their own personality and culture into it," Ghahramani noted.

While roller skating is an outlet for individual expression, there is also a sense of camaraderie among skaters.

Even if you're new to the roller skating community, Ghahramani said, "The skating community is very accepting... you don't have to know someone to go up to them and say 'hey teach me a move,' you just have to know that you both have skates."

Ghahramani noted that during the pandemic, the number of roller skaters dramatically increased. And while the boardwalk may be slightly more crowded as a result, Ghahramani said she loves seeing new skaters show off their tricks on social media.

"It's really cool that we have so many skaters because we get to learn so many different things from each other," she said.

Eaton also commented that there is no specific age demographic when it comes to roller skating.

"It doesn't matter how old you are," Eaton said. "The boardwalk is for everyone."

The pandemic and social media connections have played an undeniable role in the uptick in roller skating in recent years, according to business owner and rink hockey player, Christina Stang. Stang opened her Fritzzy's Roller Skate Shop at 4150 Mission Blvd. in Pacific Beach during the pandemic. She stated that online orders as well as the shop's roller skate rentals have been especially successful, allowing newbies to try skating out on the nearby boardwalk before deciding whether to commit to a new pair of skates.

Stang noted, "It's cool to see the San Diego community embrace roller skating for fitness."

Fitness is indeed an important aspect of the activity for those in the

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- Mission Beach boardwalk
- Balboa Park
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- Silver Strand
- Father Junipero Serra Trail
- Lake Murray

roller-skating community. While newbies may feel achy learning to balance on a pair of skates for the first time, Ghahramani noted, "Skating doesn't become a form of exercise until you gain your balance and you can move in it."

That's when the real perspiration begins, according to Ghahramani, who said roller skaters often bring towels to wipe off the sweat while they skate.

"It lets me get out of the house and move," said Olsen, who added that she's been tracking her miles while roller skating since October. Her goal is to get to a thousand miles by her one-year roller skating anniversary in August. Olsen noted she has about a hundred miles left until she reaches her goal.

But unlike taking time out of a busy day to go to the gym and work out, Olsen and Eaton said they both incorporate roller skating into their day-to-day errands. They manage to do this by taking note of which stores allow them to do their shopping on roller skates, and avoid places that don't.

Aside from the physical benefits of roller skating, roller skaters say the activity has elevated their mental health. Ghahramani noted roller skating consistently helped her overcome anxiety.

"It was my lifesaver and then it started growing into an art-form too," she said.

Olsen also noted that when she first started roller skating, she would sometimes go at night when it was most meditative for her. Even now, as more opportunities to be sponsored by brands and audition for commercials open up for her and other local roller skaters, Olsen said the most important thing is to: "Remember to have fun with it. If you're not having fun with it, it's not worth it."



Bayan Ghahramani (@persianskater) travels with different car shows across the country and coordinates specific choreographed dances with the drivers.  
PHOTO BY TWISTED FATE PHOTOGRAPHY



Kara Simpson (@karashredz) skates at the new Belmont Park skatepark in Mission Beach.  
PHOTO BY LANCE LYNN



Brie Olsen (@beepbeepbrie) with a giant ice cream cone at Belmont Park.  
PHOTO BY RICK SAA

# Four Pointer athletes named to All-CIF teams

By SCOTT HOPKINS | THE BEACON

A quartet of athletes from Point Loma High School received post-season honors following the recently concluded "second season" of prep sports.

First-team honors went to girls golf star Taylor Riley and baseball players Duce Gourson and Kien Vu. Second-team recognition went to Blake Ledbetter.

Riley, an incoming senior, is a nationally recognized youth golfer. She carries a 4.0 grade point average and has been featured on the Future Champions of Golf website. She looks forward to receiving numerous college offers.

"I am so excited about the opportunity to play college golf," Riley said. "I am a strong student and I know I will be an asset to a collegiate program as a teammate and competitor."

For Gourson, a graduated senior, selecting a college won't be an issue. He committed to the University of Arizona in his early prep days. He may, however, also hear his name called during the upcoming Major League Baseball draft.

Gourson led the Western League champion Pointers with a .426 batting average, 13 doubles, three triples, eight home runs, 29 RBI, and 12 stolen bases despite being walked 35 times by opposing pitchers. In the field, he made only five errors in 127 chances from his shortstop position, a .961 percentage.

Vu, who will be a senior next season, was a star in center field, never committing an error all season while running to catch some long fly balls that looked like extra-base hits.

At the plate, Vu hit .284 with 30 runs scored (tied with Gourson), five doubles, a triple, and six home runs with 19 RBI and seven stolen bases. He also made 11 appearances as a



Taylor Riley was named to the first team All-CIF girls golf team. An incoming senior, she will be attracting numerous college scholarship offers

pitcher covering 25.2 innings. He walked nine batters and struck out 28.

One of the top relief pitchers in the county, southpaw Ledbetter has also graduated. He compiled a 2.39 earned run average in 15 appearances covering 41 innings. He walked only nine and struck out 37, earning a team-leading number of saves.

Read more online at [sdnews.com](https://sdnews.com)



Three Pointer baseball players were named to All-CIF teams. From left, Kien Vu and Duce Gourson were named to the first team and Blake Ledbetter received second team honors. PHILLIP BRENTS/PENINSULA BEACON

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## ITEMS WANTED 325

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## BUSINESS OPTS. 550

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## LEGAL ADS 900

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9011905 Fictitious Business Name(s) a. b balanced Located at: 4305 GESNER STREET, STE 101, SAN DIEGO, CA 92117 Is registered by the following: a. BIRGIT WITHERSPOON .This business is conducted by: AN INDIVIDUAL The first day of business was: 02/01/07 Registrant Name: a. BIRGIT WITHERSPOON Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 12 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9011863 Fictitious Business Name(s) a. CANNABIS 21+ Located at: 1233 CAMINO DEL RIO SOUTH, STE 1299, SAN DIEGO, CA 92108 Is registered by the following: a. LOUD SD, INC. .This business is conducted by: A CORPORATION The first day of business was: 02/01/07 Registrant Name: a. LOUD SD, INC. Title of Officer, if Limited Liability Company/Corporation Title of Signor SEAN ST PETER, CEO.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 12 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9011827 Fictitious Business Name(s) a. HARMONY NATURAL WELLNESS b. HARMONY NATURAL WELLNESS OF SAN DIEGO Located at: 2348 GALVESTON STREET, SAN DIEGO, CA 92110 Is registered by the following: a.ANDREW MORGAN HARRISON, Sr.This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.ANDREW MORGAN HARRISON, Sr. Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 12 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9011759 Fictitious Business Name(s) a. CHICKENHEADZ LLC Located at: 5026 NEWPORT AVENUE, SAN DIEGO, CA 92107 Is registered by the following: a. CHICKENHEADZ LLC .This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name:a. CHICKENHEADZ LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor. MARTIN ROBLES, MANAGERThe statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 11 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9012270 Fictitious Business Name(s) a. COSDAVI Located at: 7825 ENGINEER RD #2031 ,SAN DIEGO, CA 92111 Is registered by the following: a. HARANG US INC .This business is conducted by: A CORPORATIONThe first day of business was: 6/16/21Registrant Name: a. HARANG US INC Title of Officer, if Limited Liability Company/Corporation Title of Signor. PARK, YONGJUN JOHN CHRISTIAN, CHIEF EXECUTIVE OFFICER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 16 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9012212 Fictitious Business Name(s) a. PUFF PB Located at:1544 GRAND AVENUE SAN DIEGO, CA 92109 Is registered by the following: a. GRAND MOKOU, INC .This business is conducted by: A CORPORATIONThe first day of business was: N/A Registrant Name: a. GRAND MOKOU, INC .Title of Officer, if Limited Liability Company/Corporation Title of Signor. a. GRAND MOKOU, INC ., SEAN MOKU, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 16 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9012342 Fictitious Business Name(s) a. HAPPY HOLLOW MOBILE HOME PARK b. HAPPY HOLLOW MHP Located at: 999 E DIVISION ST, NATIONAL CITY, CA 91950 Is registered by the following: a. HAPPY HOLLOW MHP GP, LLC .This business is conducted by: A LIMITED PARTNERSHIP The first day of business was: 10/12/18 Registrant Name: a. HAPPY HOLLOW MHP GP, LLC .Title of Officer, if Limited Liability Company/Corporation Title of Signor. a. KIM EGGLESTON, MANAGER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 17 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9012354 Fictitious Business Name(s) a. HANAIEI OPAL DESIGNS b. HANAIEI OPAL Located at: 853 BROCKTON ST, EL CAJON, CA 92020 Is registered by the following: a. KAHLEA BRAKOWSKI.This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. KAHLEA BRAKOWSKI Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 17 2021. ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2021-000019651-CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 WEST BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: HALL OF JUSTICE TO ALL INTERESTED PERSONS: 1. Petitioner (name): SOLOMON JUMA AHMAD filed a petition with this court for a decree changing names as follows: Present name: a. SOLOMON JUMA AHMAD to

ABDURAHMAN JUMA AHMAD 2. THE COURT ORDER that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person object- ing to the name changes described above must file a writ- ten objection that indicates the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING a. Date 08/17/2021 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS / BEACH & BAY PRESS & PENINSULA BEACON. Date: JUNE 23, 2021. JUDGE OF THE SUPERIOR COURT RUNSTON G MAINO ISSUE DATES: JUNE 25 ,JULY 2, 9 & 16 AT- TACHMENT TO ORDER TO SHOW CAUSE – Name Change (NC-120) Due to the Covid-19 Pandemic, and the Court not conducting in-person hearings, the following order is made: NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE. The Court will review the documents filed as of the date specified on the Order to Show Cause. If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is filed, the court will set a hearing date and con- tact the parties by mail with further directions. IF YOU ARE A RESPONDENT OBJECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified Date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing patent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012127 Fictitious Business Name(s) a. GLOBAL NATURE AND ART ALLIANCE Located at: 2400 5th AVENUE #440, SAN DIEGO, CA 92101 Is registered by the following: a .PAUL DOBBS b. XINMAN WANG This business is conduct- ed by: A GENERAL PARTNERSHIP The first day of business was: 3/1/21 Registrant Name: a .PAUL DOBBS b. XINMAN WANG Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 15 2021. ISSUE DATES: JULY 2,9,16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012991 Fictitious Business Name(s) a. 1ST MERIDIAN CONCIERGE NURSING b. 1ST MERIDIAN NURSING CARE Located at: 4545 MURPHY CANYON RD #204, SAN DIEGO, CA 92123 Is registered by the following: a .FIRST MERIDIAN CARE SERVICE, INC This business is conducted by: A COR- PORATION The first day of business was: 02/01/14 Regis- trant Name: a .FIRST MERIDIAN CARE SERVICE, INC Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 23 2021. ISSUE DATES: JULY 2,9,16 & 23

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2021-00027551-CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 WEST BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: HALL OF JUSTICE TO ALL INTER- ESTED PERSONS: 1. Petitioner (name): EDWARD ZEVALLOS filed a petition with this court for a decree changing names as follows: Present name: a. EDWARD ZEVALLOS aka EDWARD ZEVALLOS CIRIO aka JORGE EDWARD ZEVALLOS CIRIO to JORGE EDWARD ZEVALLOS 2. THE COURT OR- DER that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person objecting to the name changes described above must file a written objection that indicates the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING a. Date 08/11/2021 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hear- ing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS / BEACH & BAY PRESS & PENINSULA BEACON. Date: JUNE 28, 2021. JUDGE OF THE SUPERIOR COURT LORNA A. ALKSNE ISSUE DATES: JULY 2,9,16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9011086 Fictitious Business Name(s) a. AGING&RAGING Located at: 1232 SAVOY STREET, SAN DIEGO, CA 92107 Is registered by the following: a .KATHERINE KELLY b. AMY PEARLMUTTER c. BRIANNE ICE d. CAMERON BUCHANAN e. CANDICE LYFORD f. CORY BAKER c. DANIELLE STROUD d. DANNA CANNIVINO e. KELLI MARUCCIA f. LAUREN LIT- TEKEN c. LISA O'CONNOR d. MEGAN GUYOT e. MELISSA SPRADLING f. JANENE NOONAN c.NICOLE SANTOS d. RE- GAN MEDEIROS-WIESE e.VICTORIA TRAIÑO This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name:a .KATHERINE KEL- LY b. AMY PEARLMUTTER c. BRIANNE ICE d. CAMERON BUCHANAN e. CANDICE LYFORD f. CORY BAKER c. DAN- IELLE STROUD d. DANNA CANNIVINO e. KELLI MARUCCIA f. LAUREN LITTEKEN c. LISA O'CONNOR d. MEGAN GUYOT e. MELISSA SPRADLING f. JANENE NOONAN c.NICOLE SAN- TOS d. REGAN MEDEIROS-WIESE e.VICTORIA TRAIÑO Title of Officer, if Limited Liability Company/Corporation Title of Signor.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 05 2021. ISSUE DATES: JULY 2,9,16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9013068 Fictitious Business Name(s) a. VAN DEUTCH APPLIANCE REPAIR Located at: 8642 DALLAS STREET, LA MESA, CA 91942 Is registered by the following: a. MOHAM- MED R BENCHEKROUN This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a . MOHAMMED R BENCHEKROUN Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Record- er/County Clerk of San Diego County on: JUNE 24, 2021. ISSUE DATES: JULY 2,9,16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012725 Fictitious Business Name(s) a. HONEST AIR SD Located at: 4344 BLACKTON DRIVE, LA MESA, CA 91941 Is registered by the following: a. BUNKERS INSPECTIONS, LLC, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 6/10/21 Registrant Name: a. BUNKERS INSPECTIONS, LLC, Title of Officer, if Limited Liability Company/Corporation Title of Signor. Mat- thew Bunker, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 21 2021. ISSUE DATES: JULY 2,9,16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-

9012735 Fictitious Business Name(s) a. OFTN FVDED BARBER LOUNGE Located at: 844 W MISSION BAY DR, SAN DIEGO, CA 92109 Is registered by the following: a. JEREMY AUSTIN MORENO This business is conducted by: AN INDI- VIDUAL The first day of business was: N/A Registrant Name: a JEREMY AUSTIN MORENO Title of Officer, if Limited Liabil- ity Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 21, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014230 Fictitious Business Name(s) a. BARE SD Located at: 2710 GARNET AVE #106 SAN DIEGO, CA 92109 Is regis- tered by the following: a. THERESA HALIK This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. THERESA HALIK Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Record- er/County Clerk of San Diego County on: JULY 2, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012963 Fictitious Business Name(s) a. SUPREME NOBLE HOLDING LIMITED b. MIKA LLC Located at: 7744 LUD- DINGTON PLACE, LA JOLLA, CA 92037 Is registered by the following: a. JOHN CHEN This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. JOHN CHEN Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 23, 2021. ISSUE DATES: JULY 9,16,23 & 30 FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012248 Fictitious Business Name(s) a.ONYX OFF SITES AND TRAININGS Located at: 4907 MORENA BLVD, SAN DIEGO, CA 92117 Is registered by the following: a. POSI- TIVE ADVENTURES, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. POSITIVE ADVENTURES, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor. RYAN P SHORTALL, POSITIVE ADVENUTUES, LLC, MANAGER The statement was filed with Ernest J. Dronen- burg, Jr. Recorder/County Clerk of San Diego County on: JUNE 16 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012576 Fictitious Business Name(s) a. ENDS OF THE EARTH PUZZLES & MAPS Located at: 3328 BROWNING ST., SAN DIEGO, CA 92106 Is registered by the following: a.ELIZABETH BANHAM b. COREY MCCORMICK This business is conducted by: a. GENERAL PARTNERSHIP The first day of business was: 9/3/20 Registrant Name: a.ELIZABETH BAN- HAM b. COREY MCCORMICK Title of Officer, if Limited Lia- bility Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 19 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012899 Fictitious Business Name(s) a. PURE OCEAN AD- VENTURES Located at: 12222 POWAY RD #20, POWAY, CA 92064 Is registered by the following: a. HELLEM, LLC, This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. HEL- LEM, LLC, Title of Officer, if Limited Liability Company/Cor- poration Title of Signor. MICHAEL HELLEM, HELLEM, LLC, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 23 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014293 Fictitious Business Name(s) a. IDEAL REAL ESTATE Located at: 6120 AVENIDA CHAMNEZ, LA JOLLA, CA 92037 Is registered by the following: a. DMITRY ITKIN This busi- ness is conducted by: AN INDIVIDUAL The first day of busi- ness was: 04/03/02 Registrant Name: a. DMITRY ITKIN Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JULY 6, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014002 Fictitious Business Name(s) a.BURKE CONTRAC- TORS Located at: 8714 MENKAR ROAD, SAN DIEGO, CA 92126 Is registered by the following: a. BURKE CONTRAC- TORS INC This business is conducted by: A CORPORATION The first day of business was: 06/29/21 Registrant Name: a. BURKE CONTRACTORS INC Title of Officer, if Limited Li- ability Company/Corporation Title of Signor. DANIEL BURKE, BURKE CONTRACTORS INC, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JULY 1, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014291 Fictitious Business Name(s) a. PATRIOT AIR AIR CONDITIONING & HEATING Located at: 859 FELSPAR STREET, SAN DIEGO, CA 92109 Is registered by the fol- lowing: a. PATRIOT AIR AIR CONDITIONING & HEATING This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 7/29/16 Registrant Name: a .PATRIOT AIR AIR CONDITIONING & HEATING Title of Ofi- cer, if Limited Liability Company/Corporation Title of Signor. JEREMY R COFFMAN .PATRIOT AIR AIR CONDITIONING AND HEATING , MEMBER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JULY 6, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9013688 Fictitious Business Name(s) a. UNIVERSAL SCALPS Located at: 3500 FIFTH AVE UNIT #309A, SAN DI- EGO, CA 92103 Is registered by the following: a. WILLIAM BERMUDEZ This business is conducted by: AN INDIVIDUAL The first day of business was: 06/22/21 Registrant Name: a. WILLIAM BERMUDEZ Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 29, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012718 Fictitious Business Name(s) a. R&R JETSKI RENTALS Located at: 4535 WINONA AVENUE, SAN DIEGO, CA 92115 Is registered by the following: a. ARTISS RED- MOND b. ARLYN REDMOND This business is conducted by: A MARRIED COUPLE The first day of business was: 06/22/21 Registrant Name: a. ARTISS REDMOND b. ARLYN REDMOND Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 21, 2021. ISSUE DATES: JULY 9,16,23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012492 Fictitious Business Name(s) a. IN ELEMENTUM Located at: 27442 CALLE DE LA ROSA, SAN JUAN CAPIST- RANO, CA 92675 Is registered by the following: a. MICHELE E PAYLOR This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. . MICHELE E PAYLOR Title of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 18, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9012554 Fictitious Business Name(s) a. THE CENTER FOR STRESS AND ANXIETY MANAGEMENT Located at: 2878 CAMINO DEL RIO SOUTH # 200, SAN DIEGO, CA 92108 Is registered by the following: a.JILL STODDARD PHD PSY-

CHOLOGY,INC This business is conducted by: A CORPORA- TION first day of business was: 4/8/10 Registrant Name: a. .JILL STODDARD PHD PSYCHOLOGY,INC Title of Officer, if Limited Liability Company/Corporation Title of Signor. JILL STODDARD, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 18, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014440 Fictitious Business Name(s) a. CAIRNSCRAFT DESIGN & REMODEL Located at: 4660 VOLTAIRE STREET, SAN DIEGO, CA 92107 Is registered by the following: a .TRU-VALUE ENTERPRISES ,INC This business is conduct- ed by: A CORPORATION first day of business was: 9/15/15 Registrant Name: a. TRU-VALUE ENTERPRISES ,INC Title of Officer, if Limited Liability Company/Corporation Title of Signor. CHARLES CAIRNS, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JULY 7, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2021-00029362-CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 WEST BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: Superior Court of California, CIV- IL DIVISION TO ALL INTERESTED PERSONS: 1. Petitioner (name): SHIRIN NAGHAVI and BRIAN GONZALES filed a petition with this court for a decree changing names as follows: Present name: a. FLAMINGA NAGHAVI GONZALES to AZALEA NAGHAVI GONZALES 2. THE COURT ORDER that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person object- ing to the name changes described above must file a writ- ten objection that indicates the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING a. Date 08/25/2021 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS / BEACH & BAY PRESS & PENINSULA BEACON. Date: JULY 09, 2021. JUDGE OF THE SUPERIOR COURT LORNA ALKSNE ISSUE DATES: JULY 16,23 ,30 & AUGUST 6 ATTACHMENT TO ORDER TO SHOW CAUSE – Name Change (NC-120) Due to the Covid-19 Pandemic, and the Court not conducting in-person hearings, the following order is made: NO HEAR- ING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE. The Court will review the documents filed as of the date specified on the Order to Show Cause. If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is filed, the court will set a hearing date and contact the parties by mail with further directions. IF YOU ARE A RESPONDENT OB- JECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding week- ends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified Date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing patent, and proof of service must be filed with the court. IT IS SO ORDERED.


FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014364 Fictitious Business Name(s) a. VICKY NGA PHAM b. VICKY PHAM c. VICKY NGA PHAM REAL ESTATE Located at: 9915 MIRA MESA BLVD #200, SAN DIEGO, CA 92131 Is registered by the following: a .NGA THI TUYET PHAM This business is conducted by: AN INDIVIDUAL first day of business was: 03/30/20 Registrant Name: a .NGA THI TUYET PHAM Title of Officer, if Limited Liability Company/ Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Di- ego County on: JULY 6, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014771 Fictitious Business Name(s) a. TOUCHPOINT DIS- INFECTING Located at: 113 W. G ST #523, SAN DIEGO, CA 92101 Is registered by the following: a TOUCHPOINT DIS- INFECTING, LLC This business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 07/02/21 Registrant Name: a TOUCHPOINT DISINFECTING, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor.EDDY LUKOVIC, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Di- ego County on: JULY 9, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6


FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014772 Fictitious Business Name(s) a. SAN DIEGO PUB CRAWLER Located at: 113 W. G ST #523, SAN DIEGO, CA 92101 Is registered by the following: a. SAN DIEGO PUB CRAWLER , LLC This business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 01/01/16 Registrant Name: a. SAN DIEGO PUB CRAWLER , LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor.EDDY LUKOVIC, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Di- ego County on: JULY 9, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014556 Fictitious Business Name(s) a. ENDURITEK b. bubu brand Located at: 4629 CASS STREET, SAN DIEGO, CA 92109 Is registered by the following: a. ARI EVAN GOLD This business is conducted by: AN INDIVIDUAL first day of business was: N/A Registrant Name: a. ARI EVAN GOLD Tit- le of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Ernest J. Dronen- burg, Jr. Recorder/County Clerk of San Diego County on: JULY 8 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6 FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014913 Fictitious Business Name(s) a. BEAUTY PRODUCTS BY DESIGN Located at: 1607 TRENTON WAY, SAN MARCOS, CA 92078 Is registered by the following: a. ERIN COLLINS This business is conducted by: AN INDIVIDUAL first day of business was: N/A Registrant Name: a. ERIN COLLINS Tit- le of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Ernest J. Dronen- burg, Jr. Recorder/County Clerk of San Diego County on: JULY 13, 2021. ISSUE DATES: JULY 16 ,23 ,30 & AUGUST 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021- 9014462 Fictitious Business Name(s) a. DVY FILMS Lo- cated at: 8731 GLEN OAKS WAY, SANTEE, CA 92071 Is registered by the following: a. DVY ENTERPRISES, LLC This business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: N/A Registrant Name: a. DVY EN- TERPRISES, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor. MARIA CECILIA DEL MUNDO, COO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JULY 7, 2021. ISSUE DATES: JULY 16,23 ,30 & AUGUST 6



**The Department of the Navy  
Announces a 30-Day Extension to  
the Public Comment Period for the  
Draft Environmental Impact  
Statement for the Navy Old Town  
Campus Revitalization**



Pursuant to the National Environmental Policy Act (NEPA) of 1969, the Navy prepared a Draft Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with modernization of the Old Town Campus (OTC) to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness.

The public comment period began on  
May 14, 2021 and ends on August 12, 2021.

**SUBMIT COMMENTS:**

- Online through the project website:  
**www.NAVWAR-revitalization.com**
- By mail to:  
Navy OTC Revitalization EIS  
Project Manager  
Attention: Ron Bochenek  
750 Pacific Highway, Floor 12  
San Diego, CA 92132-0058

All comments must be postmarked by  
**August 12, 2021** to be considered in the Final EIS.

**Visit [www.NAVWAR-revitalization.com](http://www.NAVWAR-revitalization.com) for more information  
or to submit comments online.**

## CROSSWORD PUZZLE

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### CLUES ACROSS

- Fashion accessory
- Subatomic particle
- Ethnic group of the Philippines
- Popular cookie
- Fabric
- Alcoholic liquor
- Peter \_\_, Dutch portrait painter
- Longtime Chicago mayor
- A famous "Lady"
- Islamic calendar month
- Rocky peak
- Polio vaccine developer
- Songs sung in open air
- Military movements
- Male parent

### CLUES DOWN

- Fifth notes of major scales
- Region
- Your consciousness of your own identity
- Georgetown athletes
- They follow A
- Spoke
- Hairdressers' domain
- Extravagantly theatric
- End-blown flute
- Heroic tales
- Member of a Semitic people
- Members of a priestly caste
- Southern Ghana people

- Beloved hot beverage
- Female sibling
- Surgical technique (abbr.)
- Fencing sword
- French industrial city
- Intellectual property organization
- Helps to carry food
- "Rule, Britannia" composer
- One-time Empress of the Roman Empire
- Intestinal pouches
- None better
- "WandaVision" actress
- Comedic actress Kathryn

- Get off your feet
- Express disgust
- Surface of the ground
- Put into a silo
- Belief
- British nobleman
- Tennis game
- Dry, protective crust
- Swiss river
- Large integers
- La \_\_ Tar Pits, Hollywood
- Every one of two or more
- "Deadpool" actor Reynolds
- Earlier
- Peter's last name

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V	W	V	S		N	O	S	O	B		H	S	V	S



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Buyer #3:

View house in PB or LJ with a pool, minimum of 3/2, up to \$3.2mill

Buyer #4:

Bayfront house in North Mission, up to \$4mill

Buyer #5:

3/2 Townhouse or condo within 2 blocks of the ocean, up to \$1.2mill

COMPASS

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2 Baths

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\$1,975,000

980 Scott Street

Don't miss this rare opportunity to create your dream home in one of San Diego's most desirable neighborhoods – Point Loma's La Playa. Location! Location! Location! This property is an older home on a large 11,376 sf lot ready for renovation or redevelopment.

4733-35 Bermuda Avenue

REDUCED PRICE

Front house -

2 Bedrooms

1 Bath

Back House -

1 Bedroom

1 Bath

\$1,699,000

2 Houses on one lot in highly desirable Ocean Beach location

1 Block to the Cliffs! Each with private laundry and parking.

ds

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REALTY

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[diane@dianesullivanrealty.com](mailto:diane@dianesullivanrealty.com)

NEW LISTING

WWW.17430OCEANFRONT.COM

Ocean Beach • 2br/2ba Condo

Perched over the Pacific Ocean & Sunset Cliffs in South OB, this sweet 2br/2ba condo has it all! Remodeled kitchen & baths, stainless steel appliances, vinyl windows, laminate floors, private laundry & off street parking. Sunsets, panoramic ocean & whitewater views & evening surf sessions on the South side. Just blocks to OB's restaurant scene, cafes, nightlife & sandy beaches. Rare opportunity for 2nd home, investment, long-term or vacation rental. Ocean front living? You got it!!!

NEW LISTING

WWW.4374MONTALVO.COM

Ocean Beach • 1br + Studio 3,128 sq ft \$1,195,000

Super cute duplex in popular Ocean Beach, just minutes from the water, beach, night life and dining. This sweet duplex + extra unit consists of two 1-bedroom units, plus a bonus studio. Hardwood floors, updated kitchens and baths, newer roofs, vinyl windows and low maintenance yards. Well maintained and cared for over the years. The front unit has a private patio with peek ocean views. The 2 back units have large, shared patio space. Quality tenants that love it there is a huge bonus. Get your foot in the door and enjoy beach ownership for years to come!

NEW LISTING

WWW.1830MENDOTA.COM

Pt. Loma Heights • 3br/2ba • 1,379 sq ft \$1,295,000

The islands meet San Diego in this incredible oasis situated in the heart of Point Loma! This turnkey 3 BD 2 BA home features open concept living with hardwood floors, remodeled kitchen with Stainless Steel appliances and leathered granite counters, remodeled baths, tankless water heater, upgraded electrical, whole house fan, central heat and 2 large attached garages. La Cantina doors open wide to the front lanai overlooking the koi pond, spa, outdoor dining and firepit. Very private and tropical. This is an entertainer's dream. Minutes to the bay, the beach, marinas, airport and Downtown San Diego. Live every day like you're on vacation.

JUST SOLD!

WWW.4319DELMAR.COM

Point Loma Heights • \$2,250,000

Storybook Tudor on tree lined street in beautiful Point Loma Heights. This stunning 1929 fairytale cottage features 3 bedroom/2 bath, hand crafted Cotswold roof, vaulted ceilings with rough-hewn beams, hardwood floors, high end kitchen & remodeled baths, 5 sets of French doors, fireplace, surround sound, HVAC & 2 car garage. Detached guest cottage features bay views, full living room, full bath, kitchenette and 2nd story bedroom. Custom brickwork, a recently refinished lap pool, 9-person in ground spa, koi pond & built-in BBQ. You will fall in love the minute you step into this dream come true! This is a VERY special home!

Ocean Beach Real Estate Expert

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We've recently added a new front deck and have remodeled the back patio to allow our residents to enjoy the beautiful views of Point Loma. If you would like to come out and enjoy the view with us, please give us a call to schedule a tour!

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Lanz Correia not only specializes in the Ocean Beach and Point Loma area, he also specializes in selling unique properties like The Desert View Tower. This property boasts over 90 acres of stunning desert views. The Desert View Tower was originally built between 1922-1928. Includes three quaint homes, and a covered Balinese yoga and activity platform. The included adjacent rock caves, aptly named Boulder Park, feature large stones sculpted by an out-of-work engineer, Merle Ratcliff, during The Great Depression.

Call Lanz Correia for more information  
619-564-6355  
lcorreia@correiagroup.com

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**PT. LOMA - 3+ BD, 3 BA + FAMILY RM, 2023 SQFT \$1,500,000**

Impressive, Spanish Home! Inviting front gated courtyard. Charm & vintage details, flexible floor plan! Formal living room, fireplace and hardwood flooring. Updated kitchen, family room, private outdoor patios & lush gardens. Large master suite. Detached guest suite, granny flat, or extra bedroom. 2 car garage with alley access. Walk to Liberty Station & just minutes to the beach & shopping!

**SUNSET CLIFFS - 2 BD/2 BA, 1,399 SQFT \$1,100,000**

Absolutely stunning panoramic views! Enjoy a spacious, single level, open floor plan. Take in the ocean breezes & soak up the sunset views with two view balconies overlooking the ocean! Updated & move-in ready. Large mater view suite, kitchen with granite counters, stainless steel appliances & breakfast bar, in-unit laundry. 1 garage space + 2 additional parking spaces! Steps from ocean & beach access.

**POINT LOMA - 2 BD, 2.5 BA, 1,074 SQFT \$675,000**

Two Bedroom Townhome in Highly Sought After Sea Colony Complex! Enjoy a spacious balcony off both the living room & dining room, extending your living space outdoors! Updated kitchen & baths, master suite with vaulted ceilings, balcony & plenty of closet space! The two car garage has direct access to the unit, laundry & storage. Complex offers a pool, spa, clubhouse, playground & tennis courts.

**WEST MISSION VALLEY - 2 BD, 2 BA, 1,058 SQFT \$599,000**

5957 Gaines St. Single level condo offers attached 1 car garage with direct access! Both the living room & kitchen access private treetop balcony. Open floor plan, vaulted ceilings, cozy fireplace. Updated kitchen, stone counters, tile backsplash & luxury SS appliances. Large master suite! Well maintained, parklike complex offers pool, spa & clubhouse! USD, Beach Communities, Downtown, Mission & Fashion Valley minutes away!

# OCEAN BEACH OPEN HOUSE

JOIN ME THIS SUNDAY, JULY 18 FROM 1PM TO 4PM  
4541 ORCHARD AVE, SAN DIEGO, CA



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858 Moana Dr | 3 Bed | 2 Bath | 1636 Sq Ft | Wooded Area | Single Level | Turn-Key | Private Backyard

## Team Bennett + Bennett



**Kevin and Cortney Bennett**  
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