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WILL THE SUN SET ON THE PIER?



Rehabilitating Ocean Beach Pier could cost \$50M

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OB Pier reopens, but now what?

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OB Pier reopens, but now what?



Businesses thrilled about extension of outdoor operations

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OPEN FOR BUSINESS



Redevelopment proposal at Navy property creates waves

YEAR IN REVIEW

END IS NEAR FOR OCEAN BEACH PIER, SPORTS ARENA REDEVELOPMENT REBOOT, NEW SHORT-TERM RENTAL ORDINANCE

SEE PAGE 3

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City committed to restart Sports Arena redevelopment project

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THAT FIRST STEP IS A DOOZY!



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

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OB WINS



Community group starts discussing options for OB Pier

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FLYING DRAGON



Midway planners upset at new homeless shelter proposal

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YEAR IN REVIEW – End is near for Ocean Beach Pier, Sports Arena redevelopment reboot, and new short-term rental ordinance

By DAVE SCHWAB | THE BEACON

In 2021, Peninsulans pressed on despite the lingering pandemic, and rapidly changing times that left everyone scrambling to cope with the new reality. There was no shortage of difficult issues to tackle during the year, including a controversial short-term rental ordinance, and what to do next with Ocean Beach's iconic pier, which engineers claimed had "reached the end of its service life."

Following is a recap of Peninsula happenings in 2021.



Excerpts from the report done released in April by Moffatt & Nichol concluded that the Ocean Beach Fishing Pier has reached the end of its service life.

THOMAS MELVILLE/PENINSULA BEACON

JANUARY

CLIFF CATASTROPHE

The preliminary hearing for Robert Duane Brians, 47, a man charged with driving off Sunset Cliffs with his twin daughters in June 2020, was delayed until April 7. Brians and his two-year-old daughters miraculously survived the crash at 4:30 a.m. in which all three were rescued in the water near Brians' crumpled truck in the ocean.

INSTRUCTOR MOURNED

Nearly three decades of Point Loma High School students recall with fond memories their days in the

advanced and honors English literature classes with a teacher who was both demanding and enthralling. Kermeen "Punky" Fristrom was recruited, while a Harvard University graduate student, to cross the country and teach in San Diego. He was assigned to PLHS where he began in the mid-1950s. Fristrom died on Jan. 3.

MISSION BAY BRIDGE

Mayor Todd Gloria on Jan. 5 was joined by City Council President Jennifer Campbell to open traffic

onto a portion of the new West Mission Bay Drive Bridge, signaling that the \$135 million project was now roughly halfway complete.

PLHS COACH

Chris Brisco, head varsity basketball for eight seasons and an assistant football coach at Point Loma High School, died Jan. 16 of an apparent heart attack at age 57. He was well-known to kids and parents throughout the Peninsula for running clinics and summer camps for youngsters at area

recreation centers and schools.

PAUSE PAUSED

After seven weeks of COVID closures local restaurants, museums, theaters, and other businesses resumed outdoor operations under state guidance. Hair salons, barbershops, nail salons, and tattoo parlors reopened indoors along with hotels and other lodgings. The changes resulted from California health officials' announcement that the Regional Stay Home Order had been lifted for all state regions.

REALTORS RELOCATED

Anne Herrin and Diane Sullivan, long-time Point Loma residents, and Realtors established a new Compass office at 1021 Rosecrans St., previously En Concordia.

NICO'S SKATEBOARD

Ocean Beach web designer and graphic artist Josh Utley teamed with fellow Point Loma High School chum Nick Coleman to release a model skateboard deck with custom artwork by renowned artist Steve Nazar. The new board featured customized artwork for Nico's, an iconic longtime OB Mexican eatery at 4918 Newport Ave. Utley added one goal for

releasing their new board was "to promote local business."

LAST DANCE

San Diego Dance Theater artistic director Jean Isaacs hung up her dance shoes on Jan. 31. She was honored for her 24 years of distinguished service with San Diego Dance Theater on Jan. 8 at Liberty Station's inaugural First Friday event. The Jan. 8 tribute to Isaacs' legacy included feature clips and excerpts from her time with the company celebrating her prolific artistry and the training she has provided to San Diego Dance Theater.

FEBRUARY

CLUB ANNIVERSARY

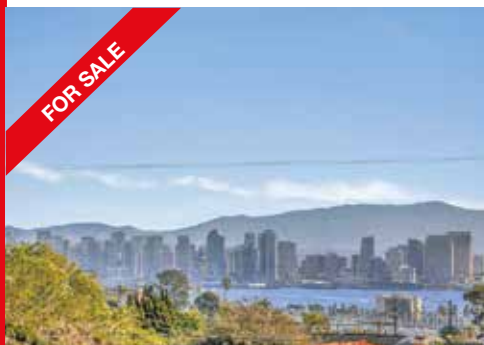
The Thursday Club in Point Loma celebrated its 100th anniversary on Feb. 4. "We're 100 years old and today we're still a women's philanthropic and social organization and not much has changed, as we've stayed true to the mission our founders put forth," said Francesca Thiem, centennial chair for the club, which is at 1224 Santa Barbara St. in Point Loma.

See YEAR IN REVIEW, Page 4

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YEAR IN REVIEW

CONTINUED FROM Page 3

RECALL LAUNCHED

An effort to recall District 2 City Council member and Council President Dr. Jennifer Campbell was launched with an early June deadline to collect 14,421 signatures – 15% of District 2's 96,140 registered voters – to qualify the measure on a special election ballot within six months.

SENIORS SUPPORTED

The continuing mission of the Peninsula Shepherd Center was to help seniors, age 60 and beyond, continue to live independently and self-sufficiently in their own homes. "Peninsula Shepherd Center is a coalition of service organizations, local churches, and community groups dedicated to serving the senior population," said center spokesperson Lisa Nokes. "We have found that, by trying to keep people in their homes, that they're so much more vital, engaged, and that they want to do things on their own."

OBMA AWARDS

The Ocean Beach MainStreet Association's annual awards nominated business members exemplifying the OB spirit throughout the past year. Lighthouse Ice Cream won for consistently keeping their storefront clean. OBTV won for positively showcasing businesses throughout OB. Apogee was recognized for its new storefront design, window display, and roll-up security door. Ocean Beach Business Center got kudos for being a great asset to the community while capturing the Community Award as the business the community felt best exemplified the OB spirit making lots of "Lemonade out of Lemons" in 2020. Steve and Teresa Mallory and Tevia Oskin were



Hodad's, the 52-year-old Ocean Beach eatery nationally known for its burgers and beach vibe, used a familiar theme in decorating its outdoor dining space: surfboards.
THOMAS MELVILLE/PENINSULA BEACON

also recognized for their OBMA contributions.

MURAL MESSAGE

A computer software engineer by trade and a muralist by avocation, James Armenta's impressionistic work now graced a wall in Liberty Station Arts District. The untitled piece, in the walkway between Moniker General and The Presley restaurant, merges classic nautical iconography using maritime signal flags flanked by dazzle camouflage to communicate a message to viewers.

ACTOR ACTIVE

Local character and comedic actor Mark Atkinson of OB scored a supporting role in the recent Netflix show "Selena: The Series" about the late Latina singer's rise to stardom. "My part in Selena is not huge, the show is huge," said Atkinson. "Selena: The Series," filmed at Baja Studios in Rosarito, Mexico, is a coming-of-age story about the late Selena Quintanilla's journey to fame as she became one of music's biggest Latino crossover artists.

SHORT-TERM RENTALS

San Diego City Council on Feb. 23 voted 8 to 1 to adopt a new proposed ordinance that would regulate short-term rentals and become effective July 1, 2022. The short-term rental compromise was proposed by District 2 Councilmember Jennifer Campbell. Some supporters of her proposal, however, questioned her condition that a future lottery be held to select whole-home STR operators, arguing instead that operators with the cleanest records be given priority for whole-home rental licenses.

HARDWARE HOST

A new local buyer was being sought for one of the oldest businesses in town: OB Hardware at 4871 Newport Ave.

LONG STORY

A traditional Irish pub was being installed in the space that last housed Royale at 4204 Voltaire St. Long Story Irish Pub was being designed like a traditional Irish drinking house. The new ownership group included Kyle Schubert, Nathaniel Winnett, Jerod Meents, and Joseph DeNigris. Schubert is a Sacramento bar and restaurant veteran who has founded multiple Irish pub concepts in the Sacramento area.

PLHS ATHLETICS

After nearly a year of sitting on the sidelines, many Point Loma High School athletes were allowed to take the field again. PLHS athletic director Manuel Diaz's message to the school community announced the resumption of sports, enriching the lives of over 800 Pointer students.

MARCH

STATE OF THE DISTRICT

In her state of District 2 address, Dr. Jennifer Campbell praised frontline COVID workers and defended her record while handing out beach community neighborhood awards. The "neighbor of the year" in 2021 was Tyler Badet, a Point Loma High senior who helped rescue two surfers at Sunset Cliffs. "I don't feel I deserve this recognition, the San Diego Lifeguards deserve all the recognition," said Badet in a video spot. He also credited San Diego Junior Lifeguards for their training.

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YEAR IN REVIEW

CONTINUED FROM Page 4

ARTISTIC TEMPLATE

The freestanding building at 5032 Niagara Ave. was transformed into a functioning and ever-expanding artist's collective selling coffee and doubling as a community hub and a small-business nursery cradle. The "team" leading the artist's collective has four core members: Shine, Lucy Ray, Marie Perry-Smith, and Haley Brousseau.

MEDIA INFLUENCER

Point Loma High instructor Anthony Palmiotto engaged the interest of his cinema students in a class project titled "How to be a social media influencer." The assignment was to choose a topic and promote it via any social media platform. It was successful. "I have a student in the class who's been doing digital media on YouTube for four years and he has 45,000 subscribers on a channel," said Palmiotto.

PRIZE GARDEN

Tucked away in a quiet residential neighborhood, the two-plus acre Point Loma Native Plant Garden was profiled as a neighborhood prize and a hidden gem. "The neighbors call it their backyard," said Al Field, a local garden volunteer. "And they're very possessive about it." "This park is for the community," agreed Jennifer Frey of the San Diego River Park Foundation, a nonprofit dedicated to maintaining the 52-mile stretch of the San Diego River from the eastern

mountains to Point Loma and the coast.

CENTENNIAL CELEBRATION

The stucco home on Rosecrans Street in Point Loma is well known for its longstanding sun-bleached white shell garden out front. But now it was noteworthy for another reason: One of its longstanding tenants, Elisa "Tia Elisa" Mendes, turned 101 on March 23. Asked the key to her longevity, Tia Elisa replied, "The secret is I've worked all my life and taken care of myself and lived right. I never drank or smoked."

SELLER'S MARKET

Peninsula brokers said the current real estate seller's market with exceptionally low inventory was making it extremely tough – but not impossible – for prospective buyers. "I'm working with a lot of young clients now who aren't getting family help, and they're buying homes in Ocean Beach and Point Loma. So it's doable," said Catrina Russell with Coldwell Banker West.

"If they're a cash buyer, they have much more leverage," advised Robert (Tripp) Jackson of Catalina Realty. "Be prepared and set to go with a firm-approved lender. Be more aggressive. It's amazing how, if a buyer writes a nice letter to a seller and tells them about their family or something, how a seller will connect with them."

MINI GOLF

Construction was underway for the renovation of Liberty Station's Loma Club along with the addition

of a mini-golf course and cocktail concept, called "Tappers." The Loma Club had occupied the 9-hole par-3 course since January 2020 and has extended course amenities by adding a live music venue and social club. The new project included a two-phase renovation and the addition of a 3,200 square-foot clubhouse currently at the Loma Club and an 18-hole miniature golf course.

APRIL

TIER RELIEF

The County moved into the Orange Tier of the state's COVID-19 prevention framework on April 7, further easing restrictions and allowing more indoor activities. The move came after the state raised the case rate threshold for counties to meet after meeting a goal to vaccinate more than four million Californians who live in areas with the least healthy community conditions.

MINI PARK

Point Lomans mulled the creation of a mini-park experience to improve the Del Monte Avenue overlook while addressing the sometimes problematic sunset-viewing crowds drawn there. Peninsula Community Planning Board member Mandy Havlik was working with Del Monte residents around the overlook on possibly securing City approvals to transform the steep site into a mini-park envisioning benches and landscaping.

SURF DECORATIONS

Hodad's, the 52-year-old Ocean



On Aug. 10, in Mission Beach, the Southern District (Ocean Beach) won the 68th annual Ron Trenton Memorial Lifeguard Relays.
THOMAS MELVILLE/PENINSULA BEACON

Beach eatery nationally known for its tasty, juicy burgers and beach vibe, used a familiar theme in decorating its outdoor dining space: surfboards. Lots of them. Jeremy Diem, Hodad's president/ CEO, said the eatery's new outdoor dining space took some doing. "We wanted to build something more permanent with a more solid foundation base that was better and more secure and not slanted," he said.

YOGA YEARNING

Whether on grass, sand, or water, yoga outdoors is one of the best ways to practice and enjoy the discipline, as evidenced by a profile of ongoing outdoor yoga practiced regionwide. "I have been teaching a donation-based yoga class on Sunset

Cliffs on Saturdays since 2009," said Jennifer Diamond of Jenergy Yoga. "Originally I started it as a way for my friends to be able to come to a class. Then the movement caught on and many others also began holding classes up here."

LIBERTY BALLET

Modern ballet found a new home in Liberty Station as The Rosin Box Project, San Diego's innovative contemporary ballet company, set up shop at the Dorothea Laub Dance Place, 2650 Truxton Road, in Arts District Liberty Station. The company moved into the Point Loma facility on March 1. "We are a small company, about nine dancers," said

See YEAR IN REVIEW, Page 6



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YEAR IN REVIEW

CONTINUED FROM Page 5

Carly Topazio, artistic director/founder of nonprofit The Rosin Box Project. “This is the very first place that we can call ours.”

HARDWARE HERO

Long-time OB Hardware employee Dottie Veal, loved and respected, was sorely missed by all who knew her after she died following a stroke. “She was an amazing person who worked an entire career as an educator then, after she ‘retired,’ began working at OB Hardware, which she proceeded to do for the next 30 years,” said OB Hardware’s owner Michael DeEmedio. “She became a legend in town and single-handedly fixed thousands of household problems in OB with her advice to customers.”

AGING PIER

The end may be near for the Ocean Beach Pier, claimed a report commissioned by the City on the beach community’s iconic pier. Excerpts from the report done by Moffatt & Nichol concluded that: “The Ocean Beach Fishing Pier has reached the end of its service life. Corrosion in the reinforcing steel has initiated and the structure will continue to degrade unless corrective action is taken.

PLHS RENOVATION

Workers were putting the final touches on a new multi-million dollar building on the 96-year-old



Ocean Beach neighbors in November sued the City in an attempt to block the scheduled emergency removal of several Newport Avenue palm trees, arguing the trees were healthy and historic and not a threat to incoming aircraft, as the San Diego County Regional Airport Authority claimed. **THOMAS MELVILLE/PENINSULA BEACON**

Point Loma High School campus. The project began in 2019 with the demolition of an outdated two-story building that housed the school’s telephone and computer main distribution frame. After that, the campus received a complete re-wiring that provided a new digital telephone system and replacement of the telephone and computer systems in the new building.

MARTIN MOURNED

Peninsula activist Winston David Martin died on April 9 after a valiant fight against cancer. David participated in too many projects, both large and small, to mention. He regretted greatly his

inability to shepherd through one of his most personally meaningful projects, the Ocean Beach Veterans Memorial. The project was later taken up by other community volunteers.

STAIRS REPAIRS

On April 7 the city council approved long-sought-after repairs to the Bermuda stairs in Ocean Beach. “The Bermuda Avenue access point means so much to this community and to visitors who come to enjoy our coastline,” said District 2 Councilmember Dr. Jennifer Campbell. “This action gets us one step closer to fully repairing and reopening this access point and I hope that this repair

will ensure coastal access for years to come.” The Bermuda staircase/seawall, which provides the only access to the pocket beach below, was damaged during winter storms in 2015-16.

MAY

CHEFS SUPPORT NONPROFIT

Seventeen local chefs pooled their talents on four consecutive Tuesdays at Liberty Station to raise funds to support a nonprofit’s efforts to educate youth against racial hatred and bias. Called Chefs Unite, the weekly Tuesday night dinner series featured four to five local chefs collaborating to create a memorable four-course, prix fixe meal.

ELECTRIC BICYCLING

Catching the growing wave of popularity in the electric bike industry was EZE Ryders at 4051 Voltaire St., Unit C. “Last year we saw a huge surge with the pandemic,” said ebike shop owner Devin Raymond, “There are companies that went up 200%, 300% because of COVID.” EZE Ryders is named for the ‘60s movie and the ease of electric-assisted bicycling. The shop handles electric bike sales, rentals, and services.

MARSH CARETAKERS

As volunteers of Friends of Famosa Slough, Jim and Barbara Peugh were profiled as caretakers of the 37-acre wetland between Ocean Beach and Midway District. The slough is a transitional zone

between saltwater and freshwater, as well as being a prime habitat for numerous plants and animals. It is also a birder’s paradise. The goals of Friends of Famosa Slough are to help restore the slough and to promote public awareness of the importance of wetlands.

LEGENDARY SURFER

Jim ‘Mouse’ Robb, a legendary local surfer, lifeguard, and waterman, rode the heavenly waves into the great beyond. He was a tireless community volunteer, and mentor to hundreds of youth teaching them surfing and water skills. In addition, Mouse was active in preserving the history of San Diego Lifeguards through his work for the San Diego Lifesaving Association and was instrumental in helping erect the bronze Lifeguard Memorial in Ocean Beach.

PADRES PROMOTED

With fans back in stands, the San Diego Padres commissioned a series of murals to promote the Major League Baseball team during the 2021 season, including one on Apple Tree Market at 4976 Newport Ave. in Ocean Beach. A Fernando Tatís Jr. mural, celebrating the 22-year-old shortstop’s bat flip in the 2020 National League Division Series against the St. Louis Cardinals, was spray-painted on the side of the building by Paul Jimenez and Signe Ditona of Ground Floor Murals.

See YEAR IN REVIEW, Page 7

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YEAR IN REVIEW

CONTINUED FROM Page 6

POLICE REFORM

The Community Budget Alliance, a coalition of local organizations seeking to re-allocate funding that goes to the San Diego Police Department, expressed, in no uncertain terms, their disappointment with 2021's \$19 million proposed police increase in the City budget. During the May 5 protest, CBA members brandishing signs implored Mayor Todd Gloria to reverse his position increasing police spending. The coalition called instead for the City to support a "people's budget" diverting some police funding to community program alternatives prioritizing the welfare of under-served communities of color.

PIERLESS COMMITTEE

A committee was being formed to explore the future of OB Pier, the longest concrete pier on the West Coast. The pier is suffering from old age and wave/saltwater abuse. Volunteers were being sought to make recommendations and work toward a solution.

OUTDOOR DINING EXTENDED

The San Diego City Council unanimously approved on May 18 an extension of interim urgency ordinances to allow the City's Temporary Outdoor Business Operation permit program to continue extending the expiration date for all permitted outdoor operations through July 13, 2022. In addition, the extension allows businesses and restaurants to continue outdoor operations even if COVID-19 health orders are rescinded.

EXOTIC PETS

Pet Kingdom in Midway District bridges the gap between reptile and fish enthusiasts. That's general manager/co-owner Matt Thomas' recipe for success at his exotic pet store at 3191 Sports Arena Blvd. "We're a grocery store for live animals," said Thomas of the pet shop which is divided into four departments: reptiles, saltwater and freshwater fish, and dry goods for mammals. "It's very hard to just be in one segment (fish or exotics) and stay competitive and thrive," said Thomas. "We're the largest, independent full-line pet store in San Diego. Most other shops are strictly reptiles, or strictly fish."

UPSES FESTA

"We're not going to be back to normal this year, as there are still no large gatherings allowed,

so we will not be having a parade," said Ricardo da Rosa, UPSES president, about 2021's Festa, which last year in 2020, was only a drive-thru-pick-up-your-dinner event due to COVID. "It's a great event and it's going to be a little bit different this year," added da Rosa. "But we're doing everything within the rules. The community wants and needs this, having been cooped up for way too long."

Instead of the long, full-on parade, there was a short procession



Ocean Beach residents Taylor Owen and Desiree Lugo walk through the OB Farmers Market on June 16, one day after the state removed the tier system and eliminated capacity limits and physical distancing restrictions for the public in most businesses and activities in the region. THOMAS MELVILLE/PENINSULA BEACON

from the UPSES Chapel to the Portuguese Hall on May 22.

MEMORIAL FLAGS

In the spirit of Memorial Day, Ted Utz of Point Loma and his three boys made and sold wooden flags donating some of the proceeds to the Wounded Warrior Project. "My wife, Nadine, and another local homeschooling family discussed having our children create a business as a homeschooling project in early 2020," said Utz. "Our goal was to have our children understand the basics of managing a small business as well as the importance of philanthropy. We settled on creating wooden flags. The children picked the Wounded Warrior Project as the charity to donate a portion of their proceeds."

JUNE

REVISED STREET FAIR

Uncertainty over COVID crowd restrictions caused the cancellation of a live cornerstone community event: Ocean Beach Street Fair & Chili Cookoff. But a more community-centric event titled "Celebrate the OB Vibe" promoting the mom-and-pop business district was substituted for the Street Fair on June 26.

PETCO COMMENCEMENT

Commencement ceremonies for Point Loma High's Class of 2021 took place June 12 at Petco Park. Each student was allowed to bring four guests to the ceremony, the 96th in the school's long and rich history. Audience members viewed the ceremony on the stadium's massive video screens and those unable to attend were able to view it on a live cast.

OB PIER'S FATE

While the iconic OB Pier was partially reopened before Memorial Day, Ocean Beach residents debated the future of the deteriorating structure at a town hall where some expressed sticker shock and disapproval for restoring or rebuilding it. "There should be a no-project alternative," argued environmental attorney Brian Pease at the May 26 Zoom town hall.

"That's a valid question," replied then- OBTC president Mark Winkie. "We'll find out having this

forum if you are in the majority and if people want to let it crumble into the ocean. The pier serves the community at large allowing people to enjoy the ocean up close. From my perspective, we should build a new pier to replace the one we have now."

GOOD SAMARITANS

Good neighbors were doing more for one another during the pandemic. Some, like Jerry Gallagher and Jonathan Abing, went so far as to turn being a good neighbor into a business. The two men, who both live in Sunset Cliffs and have wives who are attorneys, pooled their talents to start an enterprise helping seniors with essential personal and household services.

GOOD OB VIBES

The OB Vibe summer celebration on June 26 had something for everyone from arts and crafts to live entertainment, a 5K virtual race and family fun areas, even a homegrown brew. The annual Ocean Beach Street Fair & Chili Cookoff was expected to return in June 2022.

RECALL REJECTED

An effort to gather enough signatures in District 2 to get a measure placed on an election ballot to recall Councilmember Dr. Jennifer Campbell failed as volunteers were unable to collect enough signatures necessary with the prescribed time deadline.

NAVWAR REDEVELOPMENT

An environmental analysis was out on the NAVWAR redevelopment proposal to turn part of the Naval facility into a transit hub with housing and airport connections. Meanwhile, the pressure was building to downsize the project by a local group calling itself Save San Diego's Character. "Recently, the Navy initiated a direct mail campaign to notify residents and business owners of the impending renovation of the NAVWAR facility in Old Town offering five 'alternatives' to review and select a viable option," said Patty Ducey-Brooks. "The Navy proposes a version that has caused lots of concern regarding the character, integrity, and history of San Diego."

See YEAR IN REVIEW, Page 13

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2. Review Beneficiary Designations- contact your financial institution and review who is listed on your IRA, 401k and Payable on Death accounts as your beneficiary. Is this person still who you want your account to go to upon your death? There may be changes that need to be made to your beneficiary designations if someone has passed away or if you have children who are now adults.

3. Take a moment to reflect on the past year and express gratitude for all of your blessings. We are grateful for all of our past and future clients!

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Shannon O'Neill Jones

Weber & O'Neill

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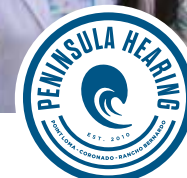
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Clairemont joins District 2, while PB moves to District 1 in redistricting

By DAVE SCHWAB | THE BEACON

The City's nine council districts have been redrawn according to the population by an independent redistricting commission, which has shifted Pacific Beach to District 1 with La Jolla while placing Mission Beach and Clairemont along with Ocean Beach, Midway, and Point Loma in District 2.

Fred Kosmo, chair of Peninsula Community Planning Board and one of nine San Diego independent redistricting commissioners, said the commission submitted its final map showing the reconfigured council districts on Dec. 15, 2021.

"The map becomes final 30 days after we voted to approve it on Jan. 15," said Kosmo, who declined further comment until after the new district map becomes final.

Redistricting commissioners in their months-long deliberations with extensive community participation ultimately rejected one proposed council district boundary change that would have put all or most of San Diego's coastal communities in a single council district.

Local reaction to the reshuffled boundaries of District 2, which previously included Clairemont, Linda Vista, Pacific Beach, Midway, Mission Beach, Ocean Beach, and Point Loma, was upbeat.

"It's been an honor serving every community in District 2



'Unfortunately, we are no longer in a district with Pacific Beach.'

- ANDREA SCHLAGETER, OCEAN BEACH PLANNING BOARD CHAIR



since I was elected in 2018," said District 2 Councilmember Jennifer Campbell. "While some big changes are coming to District 2, I will continue to support the residents of communities that won't be a part of the new district, like Pacific Beach and Linda Vista, until that time. To the new parts of District 2, including Old Town and more of Clairemont, know that I'll be honored to serve them after the 2022 election."

"Unfortunately, we are no longer in a district with Pacific Beach, as I had developed many relationships with community leaders there," said Andrea Schlageter, Ocean Beach Planning Board chair. "However, I am excited to get to know my neighbors in Clairemont, and am looking forward to working together to make the quality of life better for everyone."

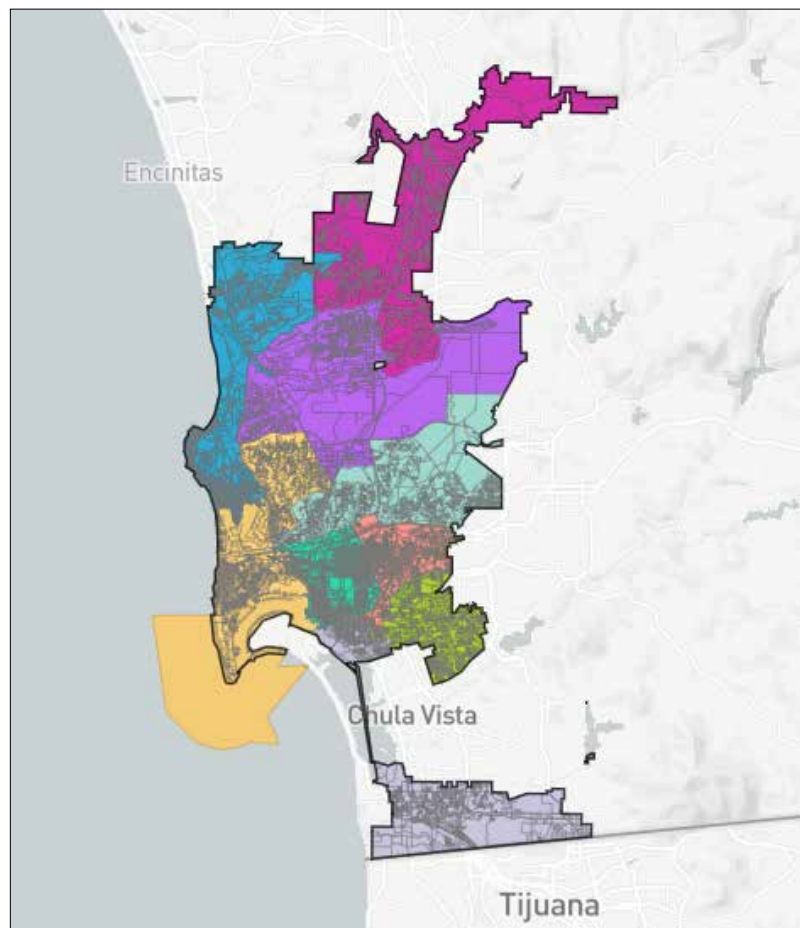
"Uniting Clairemont in the same council district recognizes its identity and is a step forward," said Mandy Havlik, a Peninsula Community Planning Board member speaking for herself. "It borders the bay and shares the challenges

facing District 2: vacation rentals without real regulations, an alarming rise in police response times, and a shortage of parks and park rangers."

Noting Clairemont is a single-family neighborhood, Havlik pointed out that the community has "concerns that the state's changes to zoning will allow unlimited lot splits, granny flats and mid-rise buildings next door. Clairemont voters were not convinced that overturning the coastal height limit and allowing high rises, or redeveloping the Midway District in violation of state law, is a good idea. We are together in this, and we can work together to make our community better."

The City Charter requires the creation of a Redistricting Commission at the beginning of each decade, after the U.S. Census, to adopt plans, which specify the boundaries of districts for the City Council. This process takes place independently of the City Council and the mayor's office.

Districts must be comprised of contiguous territory and made as



equal in population as shown by the Census reports, and as geographically compact as possible. It also requires that the districts shall, as far as possible, be bounded by natural boundaries, street lines, and/or City boundary lines.

The Charter requires that the districts be drawn to provide fair and effective representation for all citizens of the City, including

racial, ethnic, and language minorities. Additionally, to the extent possible, they preserve identifiable communities of interest. The redrawing of district boundaries is designed to ensure local legislatures are representative of the City's diverse population.

The final map for the redrawn districts is at <https://districtr.org/plan/92973>.

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Pointer athletes earn post-season honors

BY SCOTT HOPKINS | THE BEACON

More than two dozen athletes at Point Loma High School earned post-season honors in fall sports highlighted by two girls and one boy named to All-CIF teams. Each of the girls was also crowned "Athlete of the Year" in their sport.

Senior Sophie Compton was selected first team All-CIF and the top cross country runner in the Western League, while golfer Taylor Riley is also first team All-CIF and the top Western League athlete.

Junior Manuel Correia made the second team All-CIF boys cross country roster.

While football had 10 all-league members, six of them are underclassmen who will return to lead the 2022 team.

One freshman and four sophomores were among those recognized. The honor roll of all-league athletes, with sport and league listed in this format:

BOYS CROSS COUNTRY (Western League):

First: Manuel Correia (11)
Victor Rosas (12)
Second: Gustavo Osario (12)
League champion: Cathedral Catholic/Scripps Ranch

GIRLS CROSS COUNTRY (Western League):

First: Sophie Compton (12)
League champion: Cathedral Catholic
Athlete of the Year: Sophie Compton

FIELD HOCKEY (Eastern League):

Second: Isabella Gilmore (12)
League champion: Mission Bay

GIRLS VOLLEYBALL: (Western League):

First: Emma Heckman (11)
Second: Sophia Meyer (10)
League champion: Cathedral Catholic

BOYS WATER POLO (Eastern League):

First: Connor Keus (12)
Second: Jack Peterson (12)
Xander Stewart (9)
Ethan Lawler (12)
Zac Christensen (12)
Gavin Foster (12)
League champion: Clairemont

GIRLS TENNIS (Eastern League):

First: Ava Lawson (10)
League champion: Point Loma

GIRLS GOLF (Western League):

First: Taylor Riley (12)
Emilee Canepa (10)
League champion: Coronado
Athlete of the Year: Taylor Riley



These three PLHS football players are among 10 named to the All-Eastern League teams on offense and defense. From left are Chase Lowary (first team defense), Gerry Solares (first team offense) and Anthony Young (first team defense).
SCOTT HOPKINS/PENINSULA BEACON

SEE POINTERS, Page 10



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Jensen's Foods celebrates five years in Point Loma

By DAVE SCHWAB | THE BEACON

The 14,000-square-foot Jensen's Foods in Point Loma just marked its fifth anniversary in the retail space previously housing Fresh & Easy.

"What happened is Fresh & Easy went bankrupt in 2015 and we looked at this location because a customer told us it would be perfect, but the bankruptcy court wanted us to take a bigger chunk than we wanted," said store general manager and co-owner Adam Zack of Jensen's grocery chain based in the Palm Springs area. "CVS Pharmacy bought this and four other stores."

But then the Point Loma community inadvertently became involved in the real-estate transaction in the shopping center at 955 Catalina Blvd.

"The community started a whole petition drive saying they didn't want another CVS; they wanted a grocery store," said Zack. "So CVS dropped this one (site), and then

the realtor came back to us and said, 'This is available now, are you interested?' We put a bid in through the bankruptcy court, got it, and started remodeling, opening on Dec. 9, 2016."

What distinguishes Jensen's?

"We're one of the very last independent small (grocery) chains that are family owned in California," answered Zack noting his company, in business since 1940, has "employees who've been with us for over 50 years."

Zack said Jensen's is community-centered. "Our focus is our community," he said. "We get involved in our communities and support a lot of the schools and the charitable organizations. When we came here that was our business plan: We're going to get ingrained in our community."

But Zack added Point Loma was tough to break into for Jensen's because "only about 20% of the people had heard about us. So we made the effort."

When Jensen's first opened, the



Jensen's deli is a popular stop with customers. The shop makes its salads, sandwiches, and tortilla chips fresh on site. DAVE SCHWAB/PENINSULA BEACON

grocery store held a community block party and barbecue to introduce themselves to the community. "This store is unique to us because it's the only one where we have lots of families," pointed out Zack. "The other ones our customers are older

and they don't have kids. So this one is marketed a lot different."

Jensen's has a huge produce section with mostly locally sourced products. "Part of our philosophy is to support local vendors," said Zack. "We have twice as many vendors as our other stores because there's just a lot more local stuff down here."

Jensen's has a deli, self-service food including juicers, nut grinders and salad bars, even a poke bar with sushi chefs. "We like food, and we like to eat, so we tried to create a store that we would like to shop in ourselves," said Zack.

Jensen's Foods

Where: 955 Catalina Blvd.

Hours: 7 a.m.-9 p.m. daily.

Contact: jensensfoods.com, 619-550-2097.

Jensen's also has a wine and spirits aisle, a meat counter, and a dairy and cheese section. "We have a little more of a healthy focus here, vegan because we've found people in Point Loma appreciate, and ask for, organic and gluten-free," noted Zack adding their cheese section is top-notch and a "destination" all its own.

The neighborhood community-driven grocery store is also renowned for the freshness of its products. "The company we contract with makes all its sushi fresh every day," said Zack.

But what Jensen's biggest seller is might surprise you. It's tortilla chips.

"It's our number one selling item and we sell about 15,000 bags a year and we make them all right here," said Zack adding, "We make all our salads and sandwiches and everything here."

Of Jensen's business philosophy Zack said: "Quality and service is such a big thing. Most stores look at the cashiers as being interchangeable. My philosophy is the cashier is the most important person in the store because they can make the customer's experience even better with personal interaction."

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POINTERS

CONTINUED FROM Page 9

FOOTBALL (Eastern League):

First Team Offense:

Gerry Solares (12)

Cayden Nantkes (12)

Anthony Sandoval (12)

First Team Defense:

Chase Lowary (11)

Max Umberg (11)

Anthony Young (12)

Second Team Offense:

Drake Cobb (11)

Aaron Lee (10)

Second Team Defense:

Cameron Lucas (11)

Charles Romero (11)

League champion: Mira Mesa

Winter sports now underway include boys and girls basketball, boys and girls wrestling, boys and girls soccer, and girls water polo.

GULLS GAMES RESCHEDULED

The San Diego Gulls, in conjunction with the American Hockey League, has announced the re-scheduled dates for four games that were postponed due to COVID-19 protocols:

The game originally scheduled for Dec. 22 (AHL Game 399) vs. the Stockton Heat will now be played on Tuesday, April 26 at Pechanga Arena San Diego (7 p.m.).

The game originally scheduled for Dec. 27 (AHL Game 408) vs. the Ontario Reign will now be played on Wednesday, April 13 at Pechanga Arena San Diego (7 p.m.).

The game originally scheduled for Dec. 29 (AHL Game 421) vs. the Henderson Silver Knights will now be played on Tuesday, March 22 at Pechanga Arena San Diego (7 p.m.).

The game originally scheduled for Jan. 5 (AHL Game 457) at the Henderson Silver Knights will now be played on Tuesday, April 19 at Henderson (7 p.m.).

Read more online at sdnews.com

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The 3Rs of beer drinking – Rincon Reservation Road Brewery tasting room opening in OB



The tasting room features this mural by Native American artist Joe Hopkins of the Luiseno people who were hunter gatherers.

COURTESY PHOTO

By DAVE SCHWAB | THE BEACON

Rincon Reservation Road Brewery’s first off-reservation tasting room showcasing tribal art and culture will debut on Newport Avenue on Jan. 16. The remodeled retail space will feature a main bar and tasting room with views of Newport Avenue along with a backroom.

After a private tasting on Saturday, Jan. 15, the 3,200-square-foot tribal tasting room will open to the public at noon on Jan. 16.

Rincon Band of Luiseño Indians opened their 3R Brewery in January 2020. This new OB tasting room marks 3R’s initial expansion elsewhere in San Diego.

“It’s Rincon’s first tribal venture outside the reservation in more than 100 years,” said Ruth-Ann Rodriguez Thorn,

board chairwoman for the Rincon Economic Development Corporation.

Thorn pointed out tribes like Luiseno have traditionally invested only in other people’s businesses, or been sponsors for events or stadium naming rights.

“Tribes haven’t owned and operated an actual business with their name on it,” she said. “So 3R is creating a whole new opening for the next generation of tribal enterprises.”

Much planning, construction, and care have gone into creating the newly renovated space previously inhabited by Belching Beaver. Rincon’s latest venture is more than a tasting room. It is also a space highlighting Native American culture and art.

“We have an incredible mural by Native American artist Joe Hopkins of the Luiseno people who were

hunter-gatherers,” said Thorn. “They went down to the ocean to get seafood, then they would go up to the mountains again when the acorns were ripe. We are wanting people to travel with us down the road of our history to where we are present-day.”

It’s not a coincidence that OB was selected by the tribe to roll out its first off-reservation business.

“Way back in the day, Ocean Beach was as far as Luiseno tribal lands went going all the way from the base of Palomar Mountain down to the beach, which we shared with our cousins, the Kumeyaay Tribe,” noted Thorn adding, “Our goal is to build a national brand.”

Many of OB tasting room’s brews will bear the tribe’s signature.

“Some of the beer names are actually from the Luiseno language and culture, like Rez Dog

Hefeweizen, a term of endearment meaning resiliency, referring to reservation feral dogs,” said Thorn. “Another beer named Tuupash means blue and was named after a spiritual gathering place on our reservation called the Oasis. Our tribe is putting their names out there to start a conversation about who we are.”

In addition to having guest brewers, 3R Brewery’s seasonal beers will be brought in throughout the year for patrons to enjoy.

Currently San Diego County’s only tribal-owned brewery, 3R started at Harrah’s Southern California resort as SR76 Beerworks in 2016. Three years later, it was rechristened as 3R Brewery and has since sold its products at Costco and BevMo.

OB tasting room brands served from a dozen taps will include Red Rattler Amber Ale, Chief IPA,

3R BREWERY TASTING ROOM

Where: 4836 Newport Ave.

Hours: Mondays-Thursdays noon-10 p.m., Fridays-Saturdays noon-midnight, and Sundays noon-10 p.m.

Contact: 3Rbrewery.com, 619-786-1152.

Luiseño Hazy IPA, Oasis Blonde Ale, Tuupash Blueberry Saison, Alaawaka Spiced Hefeweizen, and a pair of stouts (oatmeal and coffee). Upcoming collaboration beers brewed with fellow San Diego breweries will also be offered, along with beer-based cocktails, including micheladas, beermosas, and “The Grazy,” a blend of hazy IPA and grapefruit soda.

OB’s latest tasting room is not yet licensed for food service but an upgraded license has been applied for. Former La Jolla Marine Room chef de cuisine Ron Oliver is devising a menu utilizing Indigenous American ingredients like elderberries, mesquite, tepary beans, and acorn oil. Oliver is also growing foodstuffs such as squash, corn, and beans for use in 3R Brewery’s traditional dishes like fry bread and wewish (acorn porridge).

Since its debut in Valley Center, 3R Brewery has been named one of the 12 Best New Breweries of 2021 by Hop Culture and is quickly making a name for itself in the local craft brewing industry. Now everyone can take a journey down Rincon Reservation Road, even if they aren’t on tribal land.



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FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026064 Fictitious Business Name(s) a. BEACH FIRE GUY Located at: 2914 MISSION BLVD, SAN DIEGO, CA 92109 Is registered by the following: a. BUTTER KNIFE BETTY, INC business is conducted by: a CORPORATION first day of business was: 06/01/2015 Registrant Name: a. BUTTER KNIFE BETTY, INC Title of Officer, if Limited Liability Company/Corporation Title of Signor KAYLE KENNEDY, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 22, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026633 Fictitious Business Name(s) a. SD TSHIRT SHOP b. SAN DIEGO TSHIRT SHOP Located at: 9363 MIRA MESA BLVD, SAN DIEGO, CA 92126 Is registered by the following: a. LCM TSHIRT SHOP, INC business is conducted by: A CORPORATION first day of business was: 11/1/21 Registrant Name: a. LCM TSHIRT SHOP, INC Title of Officer, if Limited Liability Company/Corporation Title of Signor LORDES MEDEL, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 2, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025494 Fictitious Business Name(s) a. JOHNNYS RESIDENTIAL REPAIRS AND SERVICES Located at: 1343 C ST, APT 8A, SAN DIEGO, CA 92101 Is registered by the following: a. JOHNNY ROSALES business is conducted by: AN INDIVIDUAL first day of business was: 11/16/21 Registrant Name: a. JOHNNY ROSALES 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: NOVEMBER 16, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026549 Fictitious Business Name(s) a. BRITE TILE Located at: 3182 COURSER AVENUE, SAN DIEGO, CA 92117 Is registered by the following: a. TONY A RUF b. RUTHANN RUF business is conducted by: A MARRIED COUPLE first day of business was: 12/01/91 Registrant Name: a. TONY A RUF b. RUTHANN RUF 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: DECEMBER 1, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025767 Fictitious Business Name(s) a. THE INCREDIBLE EGG b. THE GOOD EGG Located at: 2556 LAMING ROAD, SAN DIEGO, CA 92106 Is registered by the following: a. CHOUKAIR RESTAURANT GROUP, LLC 2 business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: N/A Registrant Name: a. CHOUKAIR RESTAURANT GROUP, LLC 2 Title of Officer JOHN CHOUKAIR, PRESIDENT 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: NOVEMBER 18, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026738 Fictitious Business Name(s) a. TRUTH INDUSTRIES, LLC b. CENTER OF TRUTH AND TRANSFORMATION Located at: 14764 OLIVE VISTA DRIVE, JAMUL, CA 91935 Is registered by the following: a. TRUTH INDUSTRIES, LLC business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 12-03-21 Registrant Name: a. TRUTH INDUSTRIES, LLC Title of Officer TRUTH T ATKINS, CEO 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: DECEMBER 3, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026637 Fictitious Business Name(s) a. LIVE GRAZEFULLY Located at: 4514 UTAH STREET, SAN DIEGO, CA 92116 Is registered by the following: a. CANDICE LEE BAILEY business is conducted by: AN INDIVIDUAL first day of business was: N/A Registrant Name: a. CANDICE LEE BAILEY b. 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: DECEMBER 2, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026867 Fictitious Business Name(s) a. OFFICIAL CALIFORNIA DETAILING, LLC Located at: 7255 CHARMONT DRIVE, UNIT 718, SAN DIEGO, CA 92122 Is registered by the following: a. OFFICIAL CALIFORNIA DETAILING, LLC business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 12-06-21 Registrant Name: a. OFFICIAL CALIFORNIA DETAILING, LLC Title of Officer DUSTIN WHARTON, PRESIDENT 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: DECEMBER 6, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025773 Fictitious Business Name(s) a. NEET SHEET b. GENIUS ON DEVELOPMENT Located at: 11413 BOOTES ST., SAN DIEGO, CA 92126 Is registered by the following: a. GENIUS ON, LLC business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: JAN 31, 2019 Registrant Name: a. GENIUS ON, LLC Title of Officer KIRK YOUNG, CEO & CO-FOUNDER 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: NOVEMBER 18, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025972 Fictitious Business Name(s) a. ALL FRIENDS NATURE SCHOOL Located at: 4418 MONTALVO ST, SAN DIEGO, CA 92107 Is registered by the following: a. SUSAN SEIGUER business is conducted by: AN INDIVIDUAL first day of business was: 1-14-17 Registrant Name: a. SUSAN SEIGUER 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: NOVEMBER 20, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026444 Fictitious Business Name(s) a. RAIN-BOW ROOTS Located at: 4842 ORCHARD AVE, SAN DIEGO, CA 92107 Is registered by the following: a. DANNAH ROSE BREHM business is conducted by: AN INDIVIDUAL first day of business was: N/A Registrant Name: a. DANNAH ROSE BREHM 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: NOVEMBER 30, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026731 Fictitious Business Name(s) a. STUDIO VERDE Located at: 4640 LOTUS STREET, SAN DIEGO, CA 92107 Is registered by the following: a. JOHN AMBERT business is conducted by: AN INDIVIDUAL first day of business was: 04/01/2016 Registrant Name: a. JOHN AMBERT 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: DECEMBER 3, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025782 Fictitious Business Name(s) a. QUALITY COURIER Located at: 9464 CHESAPEAKE DRIVE, ST 701, SAN DIEGO, CA 92123 Is registered by the following: a. MADDEN CORPORATION business is conducted by: A CORPORATION first day of business was: 09/20/2015 Registrant Name: a. MADDEN CORPORATION Title of Officer DONALD L. MADDEN, PRESIDENT 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: NOVEMBER 18, 2021. ISSUE DATES: DECEMBER 10, 17 JANUARY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9026992 Fictitious Business Name(s) a. VIOLA INTERIORS Located at: 2870 4TH AVE #215, SAN DIEGO, CA 92103 Is registered by the following: a. NADINE MARIE VIOLA business is conducted by: AN INDIVIDUAL first day of business was: 12/7/2021 Registrant Name: a. NADINE MARIE VIOLA 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: DECEMBER 7, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025689 Fictitious Business Name(s) a. WMA CONSTRUCTION CONSULTING b. HANKS CARDS92110 Located at: 2268 FELSPAR ST, SAN DIEGO, CA 92109 Is registered by the following: a. WILLIAM MARK ANDERSON business is conducted by: AN INDIVIDUAL first day of business was: 02/28/21 Registrant Name: a. WILLIAM MARK ANDERSON 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: NOVEMBER 18, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027505 Fictitious Business Name(s) a. REAL-CON REMODELING Located at: 2535 FENTON PARKWAY, SAN DIEGO, CA 92108 Is registered by the following: a. JUSTIN STAFFORD business is conducted by: AN INDIVIDUAL first day of business was: N/A Registrant Name: a. JUSTIN STAFFORD 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: DECEMBER 13, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027162 Fictitious Business Name(s) a. CONSTELLATION INSURANCE SERVICES Located at: 1298 PROSPECT ST # 1U, LA JOLLA, CA 93027 Is registered by the following: a. EQUITY INTERNATIONAL SERVICES, LLC business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 3/1/2009 Registrant Name: a. EQUITY INTERNATIONAL SERVICES, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor JOHN KASSAR, CEO/PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 9, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027306 Fictitious Business Name(s) a. ADAPTIVE VISUALS b. SIGNS DIRECT USA Located at: 530 PAWNEE GLEN, ESCONDIDO, CA 92025 Is registered by the following: a. CROWN MERCH, LLC business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 4/23/01 Registrant Name: a. CROWN MERCH, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor MARIO MARIN/ PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 10, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027313 Fictitious Business Name(s) a. BUON APPETITO RESTAURANT Located at: 1609 INDIA STREET, SAN DIEGO, CA 92101 Is registered by the following: a. ENTERTAINMENT INC this business is conducted by: A CORPORATION The first day of business was: 06/15/2003 Registrant Name: a. ENTERTAINMENT INC Title of Officer, if Limited Liability Company/Corporation Title of Signor. SALVATORE CANIGLIA, VICE PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 10, 2021. ISSUE DATES: DECEMBER 17 JANUARY 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027314 Fictitious Business Name(s) a. SOGNO DI VINO Located at: 1607 INDIA STREET, SAN DIEGO, CA 92101 Is registered by the following: a. L'UVA D'ORO INC this business is conducted by: A CORPORATION The first day of business was: 09/15/2005 Registrant Name: a. L'UVA D'ORO INC Title of Officer, if Limited Liability Company/Corporation Title of Signor.

YEAR IN REVIEW

CONTINUED FROM **Page 7**

HISTORIC WISTERIA COTTAGE

Ocean Beach Historical Society members Pat and Susan James were honored for maintaining the tradition of the Wisteria Cottage and Garden Party by Save Our Heritage Organization. The James’ award was presented to them by the historical preservation group during its May 27 online awards meeting. The pair have been caretakers of the charming OB beach cottage built in 1907. The garden party tradition was started by the late Ned Titlow, past president of OBHS, and Carol Bowers, OBHS co-founder.

FIDO VICTORIOUS

“Hey all, we won, woo hoo.” That post on Fiesta Island Dog Owner’s Facebook page summed up the group’s feelings on the California Coastal Commission’s decision to choose the more dog-friendly of two options for re-configuring land uses and the vision for 470-acre, multi-use Fiesta Island. Commissioners chose Option B keeping the island intact and undivided while increasing the fenced, off-leash area.

CREAM OF THE CROP

Lighthouse Ice Cream, a beacon drawing locals and visitors alike to Ocean Beach for treats for more than 20 years, observed its 24th anniversary in the community on June 10.

JULY

SPORTS ARENA REBOOT

Stakeholders and City officials

reacted with trepidation to news that the proposed Sports Arena redevelopment was likely in violation of the state’s Surplus Land Act, which ultimately caused a reboot of the visionary project. In response, Mayor Todd Gloria initiated a new bid process involving reissuing a request for proposals for the Sports Arena site that prioritizes affordable housing and complies with state law.

NAVY’S PREFERENCE

Of five alternatives for redeveloping NAVWAR’s World War II-era Old Town Campus, the Navy issued a statement preferring Alternative 4: public-private, higher-density, mixed-use development with a transit center and an estimated 30-year build-out. But most residents weighing in at a June 23 virtual public meeting on the OTC revitalization project hosted by the Navy prefer Alternative 1. That alternative is NAVWAR-only redevelopment with phased construction over five years. It would not involve mixed-use development or an Old Town Transit Center.

MIDWAY ENCAMPMENTS

Growing concern was expressed at Midway-Pacific Highway Community Planning Group’s June meeting about a surge in unsheltered tents pitched around the former Sports Arena and Goodwill Industries at 3663 Rosecrans St. as well as Big Lots across the street at 3705 Rosecrans St.

MIDWAY MURDER

A suspect accused of killing a romantic rival in 2018 outside

a Point Loma fitness center was ordered to stand trial for murder along with the special circumstance of lying in wait. If Ernesto Castellanos Martinez, 45, is eventually convicted of killing Alexander Mazin, 27, he could be sentenced to life in prison without parole. Martinez fled to Mexico after allegedly shooting Mazin three times around 10:50 a.m. in a parking lot behind the 24 Hour Fitness at 3675 Midway Drive on Feb. 25, 2018.

PIER REVIEW

State funding was secured toward working to find a remedy to Ocean Beach’s iconic, yet deteriorating pier. “The state recently was able to allocate \$8.4 million for the OB Pier,” said Venus Molina, chief of staff for District 2 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.

FAMOSA HOUSING

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.

See **YEAR IN REVIEW**, Page 14

was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 13, 2021. ISSUE DATES: JANUARY 7, 14, 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9025176 Fictitious Business Name(s) a. THE INFLORESCENCE Located at: 2726 SHELTER ISLAND DRIVE NO 336, SAN DIEGO, CA 92106 Is registered by the following: a. THE FLUORESCENTS, LLC This business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 11-04-2021 Registrant Name: a. THE FLOURESCENTS, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor PETER C. A’HEARN, MANAGER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 09, 2021. ISSUE DATES: JANUARY 7, 14, 21 & 28

SUMMONS (Family Law) CASE # 21FLO12481C NOTICE TO RESPONDENT : MICHAEL JOSEPH McNALLY You are being sued. Read the information below and on the next page. Petitioner’s Name is: APRIL ELISE McNALLY. You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. SUPERIOR COURT OF CALIFORNIA,CENTRAL DIVISION / CENTRAL COURTHOUSE, 1100 UNION STREET, SAN DIEGO, CA 92101 The name, address, and telephone number of petitioner’s attorney, or petitioner without an attorney, are: IN PRO PER, APRIL ELISE McNALLY, 4764 KLEEFELD AVE, SAN DIEGO, CA 92117 Date: 12/21/21 Clerk, by , R. DIAZ DE LEON , Deputy ISSUE DATES: JANUARY 7, 14, 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2021-9027852 Fictitious Business Name(s) a. BEADS AND MORE Located at: 4150 MISSION BLVD, SUITE111, SAN DIEGO, CA 92109 Is registered by the following: a. JULIA S. CANDILLO This business is conducted by: AN INDIVIDUAL The first day of business was: 03/01/1998 Registrant Name: a. JULIA S. CANDILLO 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: DECEMBER 16, 2021. ISSUE DATES: JANUARY 7, 14, 21 & 28

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2021-00054225-CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 W BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: HALL OF JUSTICE. TO ALL INTERESTED PERSONS: 1. Petitioner (name): STEPHANIE CHRISTINE SACCARO & MARC DAVID WEINBERG filed a petition with this court for a decree changing names as follows: Present name: a. STEPHANIE

CHRISTINE SACCARO to Proposed name: STEPHANIE CHRISTINE SAURO b. NATHAN LIAM WEINBERG to Proposed name: NATHAN LIAM SAURO 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: 02/14/22 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, AND PENINSULA BEACON. Date: DECEMBER 30, 2021. JUDGE OF THE SUPERIOR COURT LORNA ALKSNE ISSUE DATES: JANUARY 7, 14, 21 & 28 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 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 contact 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. 2022-9000021 Fictitious Business Name(s) a. OBMG Located at: 4967 NEWPORT AVE, SUITE 4, SAN DIEGO, CA 92107 Is registered by the following: a. TULE, LLC This business is conducted by: A LIMITED LIABILITY COMPANY first day of business was: 01-03-2022 Registrant Name: a. TULE, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor DIANA DEMBECK, MEMBER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JANUARY 03, 2022. ISSUE DATES: JANUARY 7, 14, 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9000408 Fictitious Business Name(s) a. FABIAN CONSTRUCTION Located at: 931 GRAND AVENUE, SAN DIEGO, CA 92109 Is registered by the following: a. JOHN GEORGE FABIAN III Tthis business is conducted by: AN INDIVIDUAL The first day of business was: JANUARY 7, 2022 Registrant Name: a. JOHN GEORGE FABIAN III 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: JANUARY 7, 2022. ISSUE DATES: JANUARY 14, 21, 28 & FEBRUARY 4



SUDOKU PUZZLE

Fill in the blank cells using number 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.

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

CROSSWORD PUZZLE

1	2	3	4			5	6	7		8	9	10	11
12				13			14			15			
16					17		18				19		
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49						50				51		52	53
56						57				58			
59						60					61		
62						63						64	

CLUES ACROSS

- Requests
- Calendar month
- Invests in little enterprises
- Bird sound
- S. American plant cultivated for tubers
- Car
- Bullfighter
- Hill (Celtic)
- Strong criticism
- Detector
- When you hope to get there

- Having the skill to do something
- Legendary MLB broadcaster
- Vulcanite
- C. Asian mountain range
- In a way, healed
- Midway between E and SE
- Small appendages of insects
- ___ Greene, “Bonanza” actor
- A place to bathe
- Postal worker accessory
- Classical music
- A way of wrecking
- Terminator

- You eat three a day
- Pointed end of a pen
- NATO official (abbr.)
- Genus of clams
- Boxing’s “G.O.A.T.”
- Colorless, odorless gas used as fuel
- Covered thinly with gold paint
- Bachelor of Laws
- Red fluorescent dye
- Engineering group
- Female sibling
- Adjacent

CLUES DOWN

- What a thespian does
- Footwear
- Adjust spacing between
- Witnesses
- Who shows excessive fondness
- Distinct form of a plant
- National capital
- Hunting expedition
- Related to medulla oblongata
- European country
- Cola
- Excluded from use or mention

- Speak
- Bloodshot
- Make better
- Keyboard key
- Type of degree
- Paddle
- Peacock network
- Not young
- Baseball stat
- One’s grandmother
- Breakfast food
- Bathroom features
- Disease-causing bacterium

N	X	E	N		S	I	S			E	O	E	I
N	I	S	O	E		B	T	T		L	T	I	O
E	N	V	H	L	E		I	T	V	V	O	H	V
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O	I	B	S		O	E	O		S	K	S	V	

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



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PB resort living at its finest! This coveted 3rd floor Plaza unit was recently remodeled, has a view of 1 of the 4 pools in the complex and is right by the laundry room. The Plaza is walking distance to all that PB has to offer and is a quick bike ride away from the ocean and bay. A billiards room, fitness center, library and large deck overlooking the lagoon round out the amazing amenities in this sought after complex. If you're looking to live the good life in PB, this unit is for you!

Asking price of \$469,000

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COMPASS Scott Booth 858-775-0280 isellbeach.com 4688 Cass Street, San Diego, CA 92109 DRE#01397371



WWW.1703-19BACONSTREET.COM

Ocean Beach \$2,195,000

Rarely available 4-plex in A+ South Ocean Beach location! This trophy property features four 1 bedroom, 1 bath units, four garages, private yards, lush landscaping, updated plumbing and drain lines, dual paned vinyl windows, on-site laundry, and hardwood floors. Great floorplans and extra-large yards appeal to quality tenants. Just 100 paces to Sunset Cliffs, Santa Cruz beach, and just blocks to dining, nightlife, cafes, and sandy beaches. Long term tenants love the quality of life here. This is a good one!



WWW.4758NARRAGANSETT.COM

Ocean Beach \$895,000

Sweet vintage cottage in South Ocean Beach! This oversized detached 1 bedroom, 1 bath is the best deal in 92107. In the same family for over 50 years, it has been lovingly maintained and updated with remodeled kitchen, trendy butcher block counters, dual paned vinyl windows, newer roof, and updated bathroom. On large 3500 sq ft lot, perfectly positioned to build a detached garage with ADU over it. It currently has 6 off street parking spaces. Private yards, just blocks to Newport Ave, nightlife, groceries, shopping, cafes, the Pier, and beach. Great investment!



WWW.370ROSECRANS.COM

Point Loma \$1,049,000

Stunning single level condo in the best neighborhood of Point Loma! This top floor, corner unit in La Playa is exactly what you have been waiting for. Features include 3 bedrooms, 2-1/2 baths, zero steps, remodeled kitchen with stainless steel appliances and walk-in pantry, fresh paint, new flooring, gas fireplace, full size laundry, and killer views. The romantic master retreat has a cedar lined walk-in closet and remodeled bath with a walk-in shower. Walls of windows and sliders to the balcony lead you to amazing city, bay, marina, and Coronado Bridge views. Just 1 block to Kellogg Beach and down the street from two yacht clubs.



WWW.3268BAYSIDEWALK.COM

Mission Beach \$2,495,000

Home for the holidays! Stunning, contemporary 3 bedroom, 2-1/2 bath townhome right on the boardwalk. Open concept floorplan with remodeled kitchen, tile floors, fireplace, attached 2 car garage and tons of outdoor living space. Multiple sets of sliders lead you straight out to the boardwalk and the sand. The gorgeous master retreat is a spa like oasis featuring panoramic views from all windows and balcony, soaking tub, and tons of closet space. All bedrooms are on 2nd floor, and each has a private balcony. Roller blading, biking, paddleboarding, surfing, sailing & strolling are right outside your door. Incredible bay, night light, and fireworks views from almost every room.

Ocean Beach Real Estate Expert

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YEAR IN REVIEW

CONTINUED FROM Page 13

LIBERTY EVOLUTION

Liberty Station was becoming San Diego's hub for everything handmade and hand-picked from the best local artisans and vendors with the addition of Sea Hive Station and its 23,000-square-foot indoor/ outdoor space, formerly Ace Hardware, at 2750 Dewey Road. Owner Brandon Vega pointed out the branding concept for his antique-like indoor-outdoor market travels well.

GRANNY FLATS SUPPORTED

At a July 29 Zoom webinar, local government reps including state senator Toni Atkins, San Diego Councilmembers Joe LaCava, and Sean El-Rivera, and others supported accessory dwelling units (ADUs), otherwise called granny flats, companion units, cottages, or casitas, as a viable alternative to addressing the region's affordable housing crisis. ADUs are defined as a second rentable unit that a homeowner can build on their lot.

TOWN COUNCIL SHAKEUP

In July, Ocean Beach Town Council president Mark Winkie resigned over an undisclosed "indiscretion," and weeks later the 15-member board filled five vacant seats caused by four other board resignations.

AUGUST

REPAIR OR REPLACE PIER?

The son of the contractor who built OB Pier in the '60s said he believed it should be replaced – not repaired. "People want a pier for OB and all of the City," said Ralph Teyssier, whose father, Leonard, was the contractor who built the pier dedicated

in July 1966. Teyssier noted that "doing a repair or rehabilitation will only extend the pier's service life for a very limited time. And those options come at a cost. And that cost is reoccurring. So it doesn't make any economic sense."

BACK TO SQUARE ONE

The San Diego City Council on Aug. 3 officially declared the San Diego Sports Arena redevelopment area as surplus land, which began the process of putting the project out once again for bid. "We are going to seize this once-in-a-generation opportunity to revitalize the Midway District with housing San Diegans can afford and a true entertainment district anchored by a new arena," said Mayor Todd Gloria.

BIKE SAFETY

A dozen fatalities in bicycle-versus-vehicle accidents in 2021 underscored the need for infrastructure improvements to make San Diego's streets safer. Mayor Todd Gloria said: "One cyclist's death is too many, particularly when we know it's preventable. My administration has taken several steps to help reach our Vision Zero goal of eliminating fatalities and serious injuries on our roads, including establishing a new team to create bike lanes more quickly, joining the National Association of City Transportation Officials to learn and adopt best practices, and working with SANDAG to reduce the time it takes to process a bike infrastructure permit by 75%. Saving lives should not be controversial, and my administration will continue to work to make sure all who use our roads, regardless of method of travel, are safe."

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

4 Bedrooms
2 Baths
1,581 Sq Feet
7,337 SF Lot
\$1,500,000

Fantastic development opportunity in the La Playa community of Point Loma. This home is centrally located within walking distance to the Village, Shelter Island and the Bessemer walking path. So many options!!!



2 Bedrooms
1 Bath
800 Sq Feet
\$825,000
\$194 Mo HOA

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Call Lanz Correia for more information
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lcorreia@correigroup.com
Cal DRE#01883404

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BAY PARK 5 BDRM / 3.5 BA \$1,850,000
Stunning custom 5+ bdrm 3.5bth canyon rim home built in 2015. Modern Farmhouse meets Sophisticated Contemporary architecture. No expense was spared. Owned Solar means almost no electric bill. Gourmet Kitchen with top-of-the-line appliances and custom cabinetry with Caesarstone countertops. This House shows and feels like a model home. The charming curb appeal lures you in to the immaculate interior with open spaces and top-of-line finishes throughout. 2640 estimated sqft with an attached 2 Car garage. Bedroom and full bath on first level, dual HVAC and large 17,300 sqft lot.



TWO COTTAGES IN OCEAN BEACH \$1,295,000
Beautifully Remodeled Two Cottages on one lot in the heart of Ocean Beach! Live the dream! This two unit property has two separate cottages. The front cottage is a 2 bedroom with all new fixtures, flooring, paint, window and so much more. Wrap around yard, front yard and off street parking. The back cottage is an open floorplan with one bedroom, private yard and newly remodeled from top to bottom as well!



GOLDEN HILL 2 BDRM / 2.5BA 1,362 SQ FT \$799,000
Modern architecture at its finest! Golden Hill Gem built in 2020. 2 bedroom 2.5 bath detached home with privacy & amazing indoor and outdoor living. Tri-level living, main level with great room & lush patio perfect for BBQs. Dual Master suites with walk-in closets and high ceiling and exposed ducts for the ultimate urban feel. Enjoy panoramic views to the Coronado Bridge, bay and mountains from the rooftop deck. This home is currently a very successful Vacation Rental.



COMING SOON 1 BDRM / 1 BA \$425,000
Gated resort style community. Relax by the Koi Pond or take a dip in the pool & spa! Take advantage of the sauna, gym, game room, sand volleyball court, tennis courts, BBQ's & club house!

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