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\$345 pizza in Hillcrest

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**“I’m tired.”**

An unsheltered individual sleeps in Hillcrest. (Photo by J.M. Garcia)

**San Diego’s increasing homeless crisis takes its toll**

By J.M. GARCIA

On a recent, overcast afternoon, James Wheat stood beside his white pickup outside the Hillcrest DMV on Normal Street and reflected on his life with outreach workers from the nonprofit, People Assisting the Homeless (PATH).

A self-employed handyman, Wheat saw his jobs dry up during the COVID lockdown. He still dresses for work. On this day, he wore a white, long underwear shirt, dark jeans and work boots. His light brown hair fell evenly to his shoulders, his goatee neat and trim. He has been living in his truck since November 2021

and helps the DMV staff keep the sidewalk clear of other homeless people, an irony he recognizes with a self-deprecating grin.

He has always worked for himself. He has a criminal record, breaking and entering, that sort of thing, to support a crack habit, he kicked 20 years ago. Every morning, he walks to

SEE **HOMELESS COUNT**, Page 3

**Residents push for neighborhood project funding in 2023 city budget**

By KENDRA SITTON

San Diego City is close to completing its arduous process for the \$4.89 billion Fiscal Year 2023 budget. After months of community input and the budget going back between the mayor’s office and the city council, the budget must be adopted by June 30.

In a District 3 town hall meeting, Council member Stephen Whitburn said he largely agrees

**Proposed Budget Overview**  
FY 2023 City Expenditures by Fund

- Total Proposed City budget is \$4.9 billion.
- The area where the City has most discretion to fund operations is the General Fund
- Other Funds have specific uses:
  - Enterprise Funds (Water, Sewer, Development Services) are supported by Fees/Rates for Service
  - Special Revenue Funds have spending restrictions

A breakdown of the budget was presented at a town hall by the Independent Budget Analyst Office.

SEE **DISTRICT 3 BUDGET**, Page 5

**“Mud Row” explores hope and forgiveness through generational trauma**

By JEAN LOWERISON

In Dominique Morisseau’s searing “Mud Row,” two generations of African American women in West Chester, Pa. navigate problems of class, race, love and family.

The play, commissioned as a project of the Pennsylvania-based People’s Light theater company, starts with the premise that “we got to know how we got somewhere so we know how to get somewhere else.”

The show opens when sophisticated Philly-dweller Regine (Marti Gobel) finds out that she’s inherited the old family row house in West Chester from her (unseen) grandmother. That house holds unhappy memories and Regine figures the best thing to do is put it up for sale. But when she and boyfriend Davin (Rondrell McCormick) arrive to set up the appraisal process previous to sale, they find that two poverty-ridden squatters named Toshi (Rachel Cognata) and Tyriek (Leo Banks) have been living there.

To complicate matters further, Regine and Toshi, a former drug addict, realize that they are sisters and both have many painful childhood memories. Can they heal those wounds and offer forgiveness?

SEE **MUD ROW**, Page 13

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Billards _____	Farmers Market _____	Pizza _____
Breakfast _____	Fine Dining _____	Seafood _____
Brunch _____	Greek Cuisine _____	Sports Bar _____
Burger _____	Happy Hour _____	Steakhouse _____
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Cafe _____	Indian Cuisine _____	Thai Cuisine _____
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Dentist _____	New Business _____	Yoga Studio _____



# Homeless count

CONTINUED FROM Page 1

a nearby gas station to clean up. A convenience store supplies him with coffee. He was raised in an orphanage and blames that experience for his poor memory with names. No one was ever around long enough for him to remember them. But he enjoys talking when the opportunity arises. Not too many people, however, show interest in a man who to all appearances looks as if he's part of the crowd waiting to enter the DMV.

One of the outreach workers, Brian Gruters, told Wheat that PATH might be able to enroll him in a construction training classes. Wheat said he would be interested and gave Gruters one of his handyman cards: *Handyman Services-Painting-Tile-Repairs-Remodeling. Free estimates. Senior discounts.* Gruters promised to get back to him.

"I'm always here," Wheat, 59, said.

Wheat is among the thousands of San Diegans who have no permanent place to live. A recent census found that almost 8,500 men, women and children live in shelters or outside throughout the county, a 10% jump from 2020. Housing costs continue to be a major obstacle for getting people like Wheat off the street, Gruters said.

"Inaccessibility of housing is a major issue," Gruters said. "Once in housing, with support, the re-tention rate is very high. Even with alcohol and mental health issues, those problems become much more solvable if the person has a place to live."

The aging population of homeless people has made an intractable even more difficult, Gruters continued.

"We're seeing chronic health issues," he said. "Some of these people can't go to shelters because of mobility problems and incontinence issues. They're on fixed income and can't afford housing. Some of the cheaper single room occupancy hotels aren't disability accessible."

Gruters and his two colleagues, outreach specialists Gabriella Ledezma and Nate Dressel, walked past the DMV toward Newbreak Church on Normal Street. Around a corner, about half a block down, an elderly man appeared asleep on a patch of grass beside a shopping cart, a blue box of cereal poking out of it. Ledezma recognized him. She said he was kind and smart and suffered from Schizophrenia. Despite his problems, he would express gratitude when she stopped to talk to him and offer him food and a hygiene kit. When he was not hallucinating, he would talk and ask her how she was.

"Many homeless people aren't used to having people who will talk and listen to them," Ledezma said. "As you gain trust, they will share more, trust more. I just let the conversation flow until it ends naturally."

Another, younger man stood with a thin, scrappy beard stood close by. He wore a long, stained trench coat and held two stuffed plastic bags that held among other things a bottle of Gatorade and duct tape. He rummaged in his pockets with his free hand and spoke to himself. Ledezma offered him a hygiene kit. The man asked if she knew where he could take a shower.

"What's your name?" Ledezma asked.

"Retired," the man replied, and smiled.

"Are you interested in shelter?" "Yes."

"We can help with that," Ledezma said. "As long as we know where to meet you, we can get you in a shelter. Do you know where you'll be tomorrow?"

"Here."

Recently, PATH staff have received calls from hotels with families on the verge of homelessness. Mom and kids out of rent money, can you help? Gruters and his colleagues have seen an increase in single mothers and their children living in cars and tents.

"There is a need for preventive measures to help in these kinds of situations," he said, "before they land on the street."

Not far from Newbreak Church, Kim Chow and Damon Hart sat in an alley behind a store with a shopping cart loaded with garbage bags stuffed with cans to recycle. A dumpster stood off to one side reeking of garbage, the



PATH outreach worker, Gabriella Ledezma, talks to Kim Chow who has been homeless for nine years due to depression. (Photo by J.M. Garcia)

concrete around it slimy with ground-in trash.

Chow, 66, had on a black dress with a necklace. Ledezma gave her a blue dress.

"It's cute," Chow said. "Nice color."

"Have you seen, Joe?" Ledezma asked, referring to a homeless man she knows.

"He's across the street," Chow said.

She has been homeless for nine years. Depression, she said, put her on the street.

Hart, 60, stared at the outreach workers from behind

dark sunglasses. He ran a hand through his gray hair he had tied off in a ponytail and he tugged at a blue kerchief around his neck. Hunched over from arthritis in his spine, he turned his head when spoken to but tried not to move the rest of his body. He has been without a home for four months. He complained that security guards often roust him and other unsheltered people. When he gets kicked out of Hillcrest, he goes to Mission Hills. He returns to Hillcrest when he can no longer stay in Mission Hills.

"I'm tired," he said.

Homeless people, Dressel said, consider Hillcrest a safe area. Parts of Downtown, too, are deemed safe like City Center and C Street near the trolley between 9 p.m. and 5 a.m. But they have to leave in the morning. Their plight takes a toll.

"This work is emotionally intense," Dressel said. "You care about a lot of people out here. You want to help. You do your best but you hear word of mouth that someone died. It's tough. You're not always prepared for it. But it's a real high when you get someone into housing."



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## Conviction in flooring business robbery, murder

By NEAL PUTNAM

After seven hours of deliberations, a jury Wednesday, June 1 convicted a man of first-degree murder in the slaying of Ghedeer "Tony" Radda, the owner of the Bottom Price Flooring store in Downtown San Diego.

The jury also found the special circumstance true that Kevin Eugene Cartwright, 55, killed Radda, 49, during a robbery of the store and burglary. He was also found guilty of possession of a firearm by a felon.

Cartwright was also found guilty of robbery of the Adult Depot store, at 3487 Kurtz St., in Point Loma, which occurred the night before the homicide on Oct. 10, 2018.

Cartwright is facing a life term in prison without the possibility of parole as a result of the special circumstance verdicts. He may receive three years consecutively for the hold-up of the adult book store.

The trial progressed much faster than expected when it first started. During jury selection on May 19, people were told it would likely end in mid-June. The prosecution rested last week and the defense did not have many witnesses.

San Diego Superior Court Judge Eugenia Eyherabide instructed the 10 men and five women, which included the three alternates on the jury panel, not to consider

anything about Cartwright not testifying.

Eyherabide set sentencing for June 29. Cartwright remains in jail without bail.

Final arguments were presented Tuesday and jurors began deliberations. They reached verdicts on Wednesday, June 1 after seven hours of discussions over two days.

The family of Radda attended the trial daily. He had operated the Bottom Flooring Supply business for 16 years and had two daughters.

Attorney Jeremy Thornton, who represented Cartwright, told jurors in his opening statement that Cartwright did not kill Radda and he did not rob the adult book store.

Thornton told jurors the prosecution's case consisted of opinions and not facts. He said Lorena Espinoza, 38, who was shown on videotape distracting Radda, was seen in the store several weeks earlier with other men.

Thornton did present testimony of a criminalist who did DNA analysis who said Cartwright's DNA was not found on a mask that had been recovered by police.

However, the "old lady" mask that was seen by the intruder on the security videotape was never recovered. Jurors watched the silent videotape intently during the trial as it was played several times.

It showed Espinoza, wearing a blue wig, walking around and

talking to Radda at the back of the store, and the man in the "old lady" mask creeping around and suddenly surprising Radda.

The shooting was off camera. The intruder pushed Radda to the back of the store quickly and Radda was shot three times including once to the heart.

Cartwright spent at least four minutes trying to forcibly get into the cash register with a crowbar, according to the video. He spilled coins all over the floor and sometimes money. Espinoza began picking up the money.

They hurriedly left the store only to return when Cartwright realized he left his truck keys inside the store and went back to retrieve them, said Deputy District Attorney Matthew Greco.

Espinoza pleaded guilty to second-degree murder and she was sentenced on Jan. 21 to 16 years to life in prison. She told police Cartwright later gave her \$150 for her participation in the incident.

The murder weapon was not recovered. However, a gun that belonged to Radda was found by police in Cartwright's possession which had been stolen at the business. Also found in Cartwright's possession was ammunition that matched the type used in Radda's shooting, said Greco.

Greco showed the jury the street camera surveillance tapes where Cartwright left the business still wearing the "old lady" mask. He walked for about seven blocks with the mask, until taking it off, with cameras in street lights taking his picture.

## Quick tips to improve your home internet experience



As more households are working and learning from home these days, here are some easy tips to help improve your internet experience.

**Use audio instead of video for virtual meetings.** Video calls can be a strain on your service. Consider video for must-

see moments. Or turn the camera on only when you're speaking.

**Doorbell cameras and pet cams.** When you're home, lower the resolution on doorbell cams and pet cams. You can still effectively monitor the areas. And turn off pet cams if you're at home.

**Get a 360 View.** Cox Panoramic Wifi gives you wall to wall coverage, including those dead zones in your home. If you have Cox Panoramic Wifi, use the Cox Panoramic Wifi app to:

- Manage devices on your home internet;
- Pause the wifi on other devices (like the kids' iPad) when you're on important video calls.

**Computer Virus Protection.** Computer viruses and malware can slow down your internet. Use the free Cox Security Suite Plus powered by McAfee to protect your home computer. Cox Panoramic Wifi customers can turn on Advanced Security in the Cox Panoramic Wifi app.

**Secure your wifi.** Password protect your home wifi to keep out unauthorized users.

**Location, location, location.** Your internet experience may be slowed down if your wifi router or modem is in a bad location. Remember to:

- Elevate your modem or router on a shelf or tall piece of furniture (wifi signals travel outward and downward);
- Avoid placing your router near a microwave, mirror or fish tank, which can affect the signal.

For more tips, visit [www.cox.com](http://www.cox.com).





# 15 months in prison for punching flight attendant

By Neal Putnam

A passenger who slugged a flight attendant just as the plane was landing in San Diego was sentenced May 27 to 15 months in federal prison and ordered to pay \$25,981 in restitution and medical expenses for her outburst over wearing a mask properly.

U.S. District Court Judge Todd Robinson increased the sentence for Vyvianna M. Quinonez, 29, of Antelope, Ca., that had been recommended by the U.S. Attorney's office, and by Quinonez's attorney, Knut Johnson.

Quinonez, wearing an orange jumpsuit and a white mask, was escorted into court by U.S. marshals because her \$20,000 bond had been revoked after she was cited for drunk driving in January.

Robinson reminded her the drunk driving incident in northern California occurred only nine days after she pleaded guilty before him on Dec. 22 to interfering with a Southwest Airlines flight attendant when she slugged her with a closed fist and pulled her hair. She lost her freedom because she had not remained crime free while out on bond.

The initial incident took place on May 23, 2021, after a flight attendant told Quinonez to wear her mask over her nose, to fasten her seat belt, and to stow her tray table. As the plane was touching down, Quinonez punched the flight attendant, which was captured in a 44-second video by another passenger who placed it online.

The flight attendant told the judge "this incident caught me completely off guard" and "was absolutely terrifying." She told Robinson she had to pay for two crowns for her damaged teeth "out of my own pocket."

The flight attendant said she had a scar under her eye. She said she had sought therapy. A lot of the restitution, which Quinonez's family has agreed to pay, will go to the flight attendant, as she was off work for several months.

Robinson also fined her \$7,500. When she is released from prison, Quinonez will be on supervised release for three years under the conditions that she attend anger management classes and that she not be a passenger on an airline.

Robinson said it was important to deter others from this type of conduct aboard airplanes. He said many flight attendants now go to work "with a different mindset" following news of similar incidents on planes.

A representative of Southwest Airlines told the judge that Quinonez's behavior "put our entire flight at risk." Because the injured flight attendant had to go to a hospital, Southwest Airlines had to get someone to take her place immediately, according to records.

"I want to apologize to the flight attendant," said Quinonez. "The way the media portrayed me—that is not me."

"I've seen how my mistakes impacted my family. I've learned, I've matured, I've learned my lesson," said Quinonez. "I wish I kept my composure. I've changed for the better."

Her parents, siblings, and other family members listened to the sentence in the audience.

"She admitted to her family she screwed up," said her attorney, Knut Johnson. "She knew it was the wrong thing to do. She knows she can never again act as she did in that short sliver of time."

Johnson said Quinonez expressed pride in how she has refused to fight other inmates in prison. "She is extremely remorseful for the wrong things she did," stated a letter writer to the judge, which was read in court by Johnson.

Johnson asked for credit for time served and for immediate release, noting the DUI case in northern California is pending. He said she earned several certificates in completion of Bible studies.

Her attorney said she has received "no favorable attention" from media as well as "threats on her phone."

"This sentence is justice for the victim," said Assistant U.S. Attorney Jaclyn Stahl afterwards. "This behavior was reprehensible."

The prosecution had asked for a 4-month prison term and a 6-month house arrest to follow for Quinonez. They also asked for 250 hours for community service, but the judge said he didn't want to impose that because of the longer prison sentence. Southwest Airlines has banned her for life from flying on their airline.

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## District 3 budget

CONTINUED FROM Page 1

with the mayor's proposed budget and appreciates the investment in addressing homelessness and public safety as well as historic investment in infrastructure — which is especially needed in District 3, the oldest area in San Diego.

The budget is larger this year compared to the last two years of the pandemic due to a projection of the city receiving more from the Transient Occupancy Tax (TOT), meaning more tourists are visiting the city.

The vast majority of the general fund will be spent on the police and fire departments. The mayor is increasing funding for water, stormwater and sewage infrastructure.

Of the \$69 million to be spent on addressing the homelessness crisis, much of those funds come from the state.

Not all priorities were included in the budget. A program that offered rental assistance to people facing homelessness will have its funding reduced. Other items that did not make it into budget include a pilot subsidy program for older adults, homeless shelters for seniors, public banking

SEE DISTRICT 3 BUDGET, Page 7



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## District 3 budget

CONTINUED FROM Page 5

feasibility study, additional staff for the Americans with Disabilities Act, and relief for small businesses and nonprofits.

The city is understaffed due to poor compensation compared to the private sector and its drawn-out hiring process. The budget includes raises for many city employees as well as adding a few new positions, including two full-time employees for the new Office of Race and Equity.

Arts funding is being brought back to pre-pandemic levels. There is also a new investment in the Parks and Rec department for restroom cleanings, graffiti erasure and security.

Following the adoption of limits on short-term rentals, \$2 million is designated on enforcing the new ordinance.

Officials from the Office of the Independent Budget Analyst spoke to the attendees about some of the issues in the budget, including the dependence on federal funds and that it is structurally unbalanced. The structural imbalance exists because ongoing expenditures are being funded by money meant for one-time expenditures.

In addition, they noted that despite the unprecedented investment in infrastructure it still is nowhere close to what is needed to clear the backlog. The ongoing deferral of infrastructure improvements will increase the cost over time as something that needed a repair may need to be replaced by the time the city gets to it.

Following the explanation of the budget, District 3 residents gave their input on what projects they would like to see funded in this year's budget.

A coalition of University Heights leaders spoke at a town hall meeting on Monday, May 24 to seek an update on whether their budget priorities had made it into the revised budget.

Whitburn noted that it had been listed as one of his budget priorities in January but he was still reviewing the latest budget proposal ahead of a Friday deadline to send

a memo with final changes.

"[It's] still very much an ongoing process," the council member explained.

Attendee William Elig said that from a citizen's point of view, the budget process was not very transparent because it was difficult to find what small neighborhood projects are being funded under the larger budget items like libraries or parks funding.

Marc Johnson echoed his concern about transparency – saying that neighborhoods often do not know something has been funded in a previous budget until the project breaks ground.

Whitburn agreed that too often communities find out about a project when construction begins.

"That is one of our concerns our office has had over the years," Whitburn said.

Attendees also wanted to know how the neighborhood projects they advocate for make it into the larger budget.

Charles Modica, the deputy director of the Independent Budget Analyst (IBA) Office, said, "Quite frankly... coming to town halls and commenting at city council is usually reflected in changes."

Obviously even loud advocates have been disappointed before – Normal Heights has been



Council member Stephen Whitburn speaks to residents over Zoom during a virtual town hall. (Photo by Kendra Sittton)

pushing for the completion of Ward Canyon Park for decades with little progress.

Ryan Darsey of the District 3 office said some of the projects residents pushed for have received funding. After years of advocacy in Golden Hill, the office secured \$3.4 million in funding for the Golf Course Drive project in this budget.

The IBA staff noted that a lot of the smaller projects can be found in Volume 3 of the budget on the city's website and that the website has a Capital Improvement Project search tool which shows a map of where projects are.

Still, as constituents and city council members push for more transparent communication between citizens and government, the current tools to find out what is funded in the budget leaves much to be desired.

The city council is holding its final hearings on the budget in mid-June and the budget must be adopted by June 30.

## Rental scams

CONTINUED FROM Page 6

In the past, it was easier to identify scams. Scammers required money wires or cash, avoided in-person contact and refused to allow renters to tour a property without first paying a deposit – all red flags that would have derailed the scam. But now, those practices are normal and bad actors are taking advantage of the perfect storm that relies on electronic communication, the ease of electronic transactions such as Venmo or PayPal and avoids in-person interactions.

Here are ways scammers work:

- They place ads on websites such as Craigslist and Zillow and social media apps, often listing the properties below market value to entice unsuspecting renters.

- They take advantage of social distancing protocols by avoiding in-person meetings and requiring electronic communication and money transfers.

- When potential renters ask for a tour prior to paying, scammers use technology to provide fictitious virtual tours or conduct video tours of a hijacked property listing.

As new methods for conducting business change, it has become more difficult to identify rental scammers, but there are still some telltale signs of fraud. Here are some tips to evade rental scams:

- Be cautious of properties that are offered below market value. If it's too good to be true, it likely is.

- Use caution with ads that have significant grammatical errors or

misspellings. A legitimate rental listing should be professional.

- Verify the rental by checking known real estate websites to ensure the home exists, is located at the listed address and is available as a rental.

- Do an online search of the rental company to see if there are any bad reviews or warnings of scams about it.

- Be cautious of high-pressure rental tactics requiring you to make a deposit or payment quickly. Speed and urgency are the fraudster's tools.

- Meet your landlord in person. Avoid a completely cyber transaction which could make it difficult to identify the other party.

- Never make a deposit or payment before seeing the property and signing a lease.

- Make sure the owner or agent has access to the rental unit. Tour the unit or have someone you trust tour the unit.

- Don't settle for an exterior tour.

- Never wire money or pay in cash, cryptocurrency, or gift cards. Wiring money is the same as sending cash and impossible to recover.

If you were the victim of a rental scam, report the incident to your local police agency or request a San Diego District Attorney Real Estate Fraud Complaint Form at [realestatefraudcomplaints@sdca.org](mailto:realestatefraudcomplaints@sdca.org). As your District Attorney, I'm committed to increasing communication and accessibility between the DA's Office and the public. I hope these consumer and public safety tips have been helpful.



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## What's new in Hillcrest

By BEN NICHOLLS

People ask me, what's new and exciting in Hillcrest? I say, spring cleaning! This month I invite folks to take a stroll in the neighborhood and as you enjoy the spring weather, take a look around and see all the improvements the HBA has made in the neighborhood just in time for spring. Our Beautification Committee has been working overtime to improve the neighborhood and we've made some subtle, yet impactful, changes.

Our improvements start with our tree maintenance plan. Last year, we worked with the City of San Diego to add over 90 trees to the neighborhood. Mostly the trees were added at places where tree wells had stood vacant for some time but some locations were totally new. We also added tree gators to the many young trees that have been planted. Tree gators are those green bags around the base of the trees that create a cistern of water to slowly feed the tree over a couple of days. Finally, we added Flexi-pave to many of the tree wells throughout the neighborhood. This rubber "bark" creates a porous surface that's flush with the sidewalk. It allows water to traverse through to the tree while at the same time prevents water from being evaporated. The rubber bark also allowed us to remove

the problematic river rocks that had been in the tree wells.

You may have also noticed that many of the city-owned square trash cans have been painted and branded with our new Welcome to Hillcrest signage. The Welcome to Hillcrest heart celebrates the neighborhood's heritage with a friendly and welcoming vibe. It was designed by our committee volunteers and is hugely popular. You may have noticed that we added Welcome to Hillcrest entryway signage on the borders of the neighborhood too. If you want to show your neighborhood pride we sell "Welcome to Hillcrest" t-shirts and decals on our website or at the Hillcrest Farmers Market.

Finally, we have changed our sidewalk cleaning regime. Though the neighborhood needs a lot more TLC, you may have seen our new cleaning crews out emptying trash cans and cleaning sidewalks most days of the week. We clean the heart of the neighborhood five times a week and the rest of the neighborhood twice a week. One way you can tell if we've been cleaning is that you'll see the heavy green bags of trash gathered on the corners ready for pick up.

Spring has sprung in Hillcrest and at the HBA, that means spring cleaning. Next time you're in the neighborhood, keep an eye out for these helpful improvements.

## Taking a ride through North Park's "Hoppy" trail of breweries

By ROB MACDONALD

I pointed the front tire of my old Trek mountain bike north in the 30th street bike lane and left my South Park home on a May-gray afternoon to embark on a North Park brewery tour. I arrived at the first stop on my tour – Rouleur, pronounced Ruler. Through French translation, rouleur literally means having wheels. Located in the coveted Observatory building on University Ave, they are the new kid on the block after opening last August. Roll in and check out this awesome tasting room. Their main brewery is in Carlsbad. Rouleur's manager and Head Rouleur, Rawley Macias, has been brewing beer for over a decade and is himself a recognized beer judge and avid cyclist. They have great core values including organized bike rides on Thursday nights and Sunday mornings.

"We were fortunate to have the opportunity to move in to the Observatory building space. Our focus is to enhance the culture of North Park and make awesome beer," Macias said. Bike culture is a core tenet at Rouleur. The day that I was there, Rawley

SEE NORTH PARK BREWERIES, Page 9



Rouleur is inside the observatory building. (Photo courtesy Alternative Strategies)

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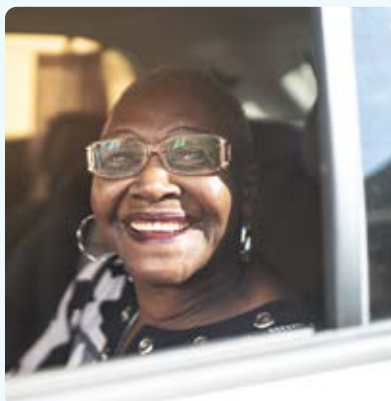
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By: Dick McEntyre and Chris von der Lieth, Attorneys at Law

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Typically at the time your trust instrument is prepared, your attorney will prepare the deed necessary to transfer legal title to your home into your trust, and you yourself will be responsible for transferring the other titled assets into your trust. This process is often called "funding" your trust. And it is somewhat of a hassle for some folks to do this. This is because you usually must personally visit your bank to change title to bank accounts and must correspond with stock brokerage firms and complete lengthy forms to transfer your brokerage accounts. But all your effort is certainly worthwhile, if by doing so you avoid a probate!

*The above statements are not to be taken as legal advice for the reader's particular situation. Richard F. McEntyre practices law in the area of estate planning and administration, having served the San Diego community as a lawyer for over 40 years. Chris von der Lieth is a lawyer who has worked with Dick for over 8 years. Affordable rates. Highest quality services. House calls available.*

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Mike Hess Brewing, North Park Beer Co. and the Original 40 were all stops in the beer tour. (Photos courtesy North Park Main Street)

# North Park Breweries

CONTINUED FROM Page 8

said he and his buddies biked from their Carlsbad facility to the North Park site. His wife and kids were having lunch on the table behind me. He said that was his ride home. I ordered the Boneshakeur, a New Zealand Pilsner. Since I was riding my bike, my aim was to start with a lighter, lower 5.6 ABV with many breweries to go.

Next I rode east on University to Bottlecraft. Although not a brewery, I included Bottlecraft on my tour because of its amazing selection of beers. Opening nine years ago, they feature 12 awesome beers on draft plus hundreds of bottles available to drink in or take-to-go. They have free spirits tasting every Thursday; free wine tasting every Wednesday; and beer and cheese pairing and a special sour beer tasting monthly.

Continuing east, around the corner on Grim Street, I made my way to Mike Hess Brewing. According to manger Sean Kellogg, they were looking for an up-and-coming neighborhood and settled in North Park just over 10 years ago. This is a huge production facility and the first to establish itself in North Park. Here I had the Claritas Kölsch, a refreshingly smooth, authentically German beer, which they won the “world beer cup gold medal in the Kölsch category. The sense of community at Hess is real.

“We are very active in community events and activities, and fundraising and charity events,”

said Kellogg. At last years’ HessFest event, they raised money for the Navy SEAL Foundation and Next Step Service Dogs. Patrons can interact with the brew staff and check out all the stainless steel vats as you walk through the main brewery on the sky bridge path to the spacious tasting room. You can enjoy live sports on a large flat-screen TVs, play darts, board games or just enjoy a good conversation in the spacious seating area. They have five locations and just took over the Alpine beer facility, retaining all their employees. They are dog friendly and sell dog treats as well as fun Mike Hess dog collars.

Back on University, continuing east, arriving at Original 40 Brewing Company, named after the Original 40 tracts of land in North Park and built in a former church building, according to Tim Tucker, manager. Here I had the Friars Robe Brown Ale. I’m not typically a brown ale fan, but this was light and crispy with a mellow finish. Open for three years, they have an excellent large indoor space, with great seating out front, and picnic tables on the side and in the back. Dogs are welcome in the outdoor seating.

Making a U-turn and riding west on University, I arrived at North Park Beer Co., a tasting room and brewery. The taproom was designed by the renowned Basile Studio and is styled after the early 1900s Arts and Crafts period with warm quartersawn white oak furnishings, copper elements, and custom fabricated street lamps. It is a huge space with brew vats on the side and back, and large roll-up windows and tables in front looking out over University Ave, which was

where I sat enjoying Nearly Departed—a triple dry-hopped West Coast IPA, watching the street life.

Riding up 30th, I stopped at Second Chance Beer Company. Like Hess, its founders saw the growth in North Park and wanted to be part of it. They’ve been in business five years at this tasting room location. They brew their beer in the Carmel Mountain area of San Diego. Jason McGovern served me up their popular porter Tabula Rasa, a very drinkable, not too heavy porter. They are very dog friendly here. When I was there, dogs were lounging at the feet of their owners. They donate a portion of all proceeds from their Buddy Lager to local dog rescues such as The Animal Pad and Second Chance Rescue.

Not on my tour, but worthy of a visit, continue north on 30th, you’ll find Working Class, Rip Current, Fall Brewing Company, Belching Beaver, Poor House Brewing Company. Off 30th at El Cajon Blvd area, there’s Barn Brewing, Co, Home Brewing Co, and Pariah Brewing Company. To the south, you’ll find Thorn Brewery, Modern Times, and Fall Brewing tasting room, near South Park. So you can see, there is no shortage of fine brew houses in North Park.

With a full belly and light head, I pointed the old Trek bicycle south and carefully headed home on the bike path with a smile on my face remembering all the brewers and patrons I met and stories they shared that make North Park a beer drinker’s dream. So drive, bike, take a bus, ride-share or walk, but get on up to North Park and enjoy the brewery scene. You’ll be happy you did.



Inside Rouleur, which is a bike-themed bar inside the Observatory. (Photo courtesy Alternative Strategies)

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# Food & Drink Blotter.

BY FRANK SABATINI JR.

## HILLCREST GETS A NEW PIZZERIA WITH SOME PRICED OPTIONS

Hailing from Vancouver, Canada is **Steveston Pizza**, which opened recently in the quaint bungalow formerly occupied by **Empirehouse Urban Palate**.



San Diego's priciest pizza is 'The Forty Five.' (Facebook)

Just past the options for cheese, pepperoni and classic "Marguerite" pizzas, the menu takes some sensational turns.

All of the pies are 12 inches. Under the "Journey" category you'll find options such as the "West Coast" topped with smoked salmon, capers and roasted bell peppers—reasonably priced in these inflationary times at \$26.

Costs inch up a notch in a few ensuing categories, where the pizzas are topped with ingredients such as pesto-marbled tomato sauce, rosemary-smoked bacon, figs, and honey-glazed chicken breast.

But if you dare venture into "The Castle" category, you'll need deep pockets.

The cheapest pizza in that section is "The Butterfly" for \$47. It's crowned with shrimp, prawns and smoked salmon. Proceed further and you're looking at the "Hurricane" pizza with Canadian lobster tails and other seafood for \$130, and finally, "The Forty Five," which flaunts pesto shrimp, caviar, lobster and creamed potatoes. The price: \$345 (gasp). 127 University Ave., 619-230-5330, [stevestonpizza.us](http://stevestonpizza.us).

## ZERO-WASTE GROCERY SHOPPING

After permit and construction delays, **The Mighty Bin** in North Park has finally opened. The zero-waste store is the first of its kind in San Diego, allowing customers to bring in their own clean containers for buying

items such as nuts, grains, cereals, produce, oils, and even household and personal-care products. Don't have a container? The store offers a jar-donation and deposit program—or you can buy them onsite.

"There are many zero-waste stores around the world, but not a lot in the U.S.," said owner Isabelle DeMillan, who has a background in conservation, sustainability and green building.



Isabelle DeMillan at The Mighty Bin (Courtesy photo)

"Everything in our dispensers and bins is certified-organic," she added. "And our produce is all Southern California organic."

Most items are priced per pound although peanut butter made onsite is sold by the ounce.

The Mighty Bin is about 700 square feet and occupies a portion of what used to be a mattress store. Located in a small strip plaza, its neighbors include **Empanada**

**Kitchen and Pure Project** brewery. 2855 El Cajon Blvd.

## LAST POUR ON KETTNER STREET

The popular outdoor **Carruth Cellars** tasting room in Little Italy will serve its final wine flights on June 12 after owner/winemaker Adam Carruth was unable to strike up a doable agreement with his landlord for an extended lease.

As a result, the operation will soon move to the North Promenade of **Liberty Station**, into a 10,000-square-foot wine garden near **Stone Brewing World Bistro**. Wines at the new location will be served by the flight, glass and bottle, and an enhanced menu will feature freshly made paninis and build-your-own cheese and charcuterie boards.

Based in Solana Beach, Carruth sources its fruit from Northern California and produces a dozen different wines with each vintage. 2215 Kettner Blvd., 619-269-9463, [carruthcellars.com](http://carruthcellars.com).

## TAKE ME TO SHIBUYA

The Tokyo-inspired **Cloak & Petal** in Little Italy has created a separate drinking and dining experience in the back of the building called **Shibuya Nights**. It is named after a ward in Tokyo and offers a limited cocktail and food menu amid hand-painted wall murals and lounge lighting.

The atmosphere lends itself to lamb lollipops, vegetables with to-fu, rum-infused dragon ball tea, and more.



The tucked-away Shibuya Nights (Alternative Strategies)

Dining hours at Shibuya Nights are not the same as Cloak & Petal in the front of the house. It opens at 6 p.m. Monday through Friday, and 5:30 p.m. on Saturdays and Sunday, although the bar opens at 2:30 p.m. on the weekends. 1953 India St., 619-501-5505, [cloakandpetal.com](http://cloakandpetal.com).

## SMALL PLATES AND WINE IN GOLDEN HILL

An ultra-cozy spot specializing in small plates and vino has opened in Golden Hill under the name **Juan Jasper Kitchen & Wine**. The menu is ever-changing but has so far seen the likes of chorizo deviled eggs, spicy Caesar salad, chicken liver and apple pate, and crab cakes. A couple of choices for bigger appetites have included Salisbury steak with mushroom-onion demi-glace, and a burger complemented by bordelaise sauce.

The succinct wine list focuses mostly on exclusive labels from California and France, all available by the glass or bottle. A few select craft beers are also in the offering. 1216 28th St.

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# Eclectique Boutique opens in Seaport Village

**Fashion Files**  
By **DIANA CAVAGNARO**

Eclectique Boutique recently opened in San Diego's Seaport Village. This amazing boutique is situated in the Lighthouse District and is owned and operated by Gayleen Nichols. Nichols is a longtime Downtown business owner. She operated Bubble's Boutique for over 17 years in the Gaslamp Quarter District so many of her clients will be delighted to learn that she is remaining in Downtown.

This charming boutique has an amazing industrial chic interior with a beautiful combination of metal and wood. There is an array

of unique clothing, accessories and fun gifts. They are especially excited to carry items by local artists such as crystal jewelry by Lorie Smith and Sterling Silver jewelry, Little Sparkles by Mike Pinn.

They carry one-of-a-kind leather bags and wallets by Soruka. This company uses leftover scraps of leather to reduce the environmental impact which keeps them out of landfills. This recycled leather creates zero waste.

Kate Mesta, is another jewelry artist from Laguna Beach who is in the store. Timmy Woods is a globally-renowned handbag designer and you can find her creative jackets in this store. You may remember her Paris Handbag worn by Sarah Jessica Parker in

Sex in the City. One of the standouts are the crossbody beaded handbags by Mary Frances. Some are in the shape of musical instruments, floral bags and crossbody skull handbags. Mary Frances creates handbags that are produced with socially compliant partners.

Vintage Addiction is 100% recycled military tents. Kent Stetson cut up pieces of his computer-generated art and creates special handbags that are a real conversation starter. One of the best-selling gifts are dishtowels



SEE ECLECTIQUE BOUTIQUE, Page 13      Inside of the store (Photos by Diana Cavagnaro)



Jackets by Timmy Woods



Mona B Towels



One of a kind leather handbags by Soruka



Crossbody Beaded Handbags by Mary Frances



Erin Collins behind the register

## UPCOMING EVENTS

**"Fold, Twist, Tie"** — This is a Paper Bag Hat exhibit by Moses at the Mingei International Museum in Balboa Park. Open 10 a.m.-5 p.m. on Saturday-Wednesday and 10 a.m.-8 p.m. on Thursday-Friday. In conjunction there will be a lecture by Diana Cavagnaro on Hats at Coffee and Conversation which will be on June 24 from 10:30 a.m.-11:30 a.m. at the Frances Hamilton White Art Library. It will be on display April 8 through October 2.

**June 5, 2022** — San Diego Swim Week Collective — Network, shop and celebrate at The Inn at Rancho Santa Fe from 1-4 p.m. on June 5. For tickets visit: [bit.ly/3z652TZ](https://bit.ly/3z652TZ)



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**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.

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

**CROSSWORD PUZZLE**

	1	2	3	4		5	6	7	8	
9					10		11			12
13					14		15			
16				17		18				
19			20		21				22	
	23			24		25			26	
		27			28		29		30	
			31			32		33		
		34					35		36	
	38				39		40		41	
43				44			45		46	
48			49	50				51		52
53							54		55	
56								57		
	58								59	

**CLUES ACROSS**

1. Slovenian mountain
5. Growl
9. Where things stand
11. Made a sharp sound
13. Female spirit in Irish folklore
15. Deteriorate with age
16. A way to save for retirement
17. The Big Apple
19. Intestinal pouches
21. City in New Hampshire
22. Giving a bad impression
23. Samsung laptops
25. Without (French)
26. Scientist's tool (abbr.)
27. System of one more computers
29. Captures
31. Authentic
33. Female mammal's nipple
34. Pandemonium
36. Satisfy
38. Arrived extinct
39. Shipborne radar (abbr.)
41. Network of nerves
43. Monetary unit
44. Showed old TV show
46. They help you hear
48. One who eliminates
52. Congress' investigative arm
53. Parties
54. Most supernatural
56. Takes illegally
57. Breathes while asleep
58. Sea eagles
59. German surname

**CLUES DOWN**

1. Looks at for a long time
2. Solution for diseases
3. Belonging to a thing
4. Former Packers fullback
5. Contemptible person
6. One billionth of a second (abbr.)
7. Helps
8. Final section of the large intestine
9. Invests in little enterprises
10. Look for
11. Unbeliefs
12. Susan and Tom are two
14. Female sheep
15. A poet writes it
18. Affirmatives
20. "Full House" actress Barber
24. Traveled rapidly
26. Long upholstered seat
28. Set wages
30. Peter Gabriel song
32. Sides of a jacket
34. More beautiful
35. Actress Kate
37. Furniture with open shelves
38. Indicate
40. The cost of a room
42. Gets rid of something
43. Impudence
45. No No No
47. Drunkards
49. Middle eastern country
50. High energy lasers (abbr.)
51. Primary component of ribosomes
55. An informal debt instrument

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





Chala Handbags (Photo by Diana Cavagnaro)

# Eclectique Boutique

CONTINUED FROM Page 11

with humorous sayings on them. My favorite was “Of course I talk to MY DOG Who else can I trust?” For all the dog lovers out there, you can find many dog-related items such as pet tags by Kate Mesta and Chala Handbags who are an advocate of animal rights and welfare. The bags are PETA-approved vegan and they donate to their charity partner, Heart and Home Animal Rescue Foundation.

This boutique also carries clothing and one of their best

sellers are the Cha Cha pants by Tempo Paris. Another best seller is Silk Kimono's by Cocoon House. They have a selection of women sizes including extra-large. The tag line is “Eclectique Fashion and Gifts for every Mood.” Starting in June they will have new store hours from 10 a.m. to 10 p.m. For a fabulous shopping experience stop by in Seaport Village Suite # 11 or visit [eclectiqueboutique.com](http://eclectiqueboutique.com).

—Diana Cavagnaro is an internationally renowned Couture Milliner based in Alpine, California. Learn more about our Hat Designer, Teacher & Blogger at [DianaCavagnaro.com](http://DianaCavagnaro.com).



Gayleen Nichols (Photo courtesy of Eclectique)

# Mud Row

CONTINUED FROM Page 1

A years-earlier family confrontation takes us to the 1960s, where 20-something Elsie (Andréa Agosto) has decided to marry up in order to get out of the poverty she was born into. But sister Frances (Joy Yvonne Jones), a firebrand civil rights activist, has a wider view. She feels that African Americans' lot as a whole needs to be improved, and is convinced that the best way to do that is to get out on the picket-line to make change happen.

The action moves back and forth in time, problems and arguments come and go, and dispositions sour and improve – just like life.

Brian Redfern's set and Regan A. McKay's costumes add to the time-shifting ambience and look of the piece. Props also to lighting designer Caroline Andrew and Melanie Cole Chen for the tricky lighting and sound designs.

Delicia Turner Sonnenberg, founding artistic director of Moxie Theatre and one of the best in town, helms this complex, sometimes tricky, occasionally maddening concoction with a steady hand. She is aided by a superb sextet of excellent actors. Every one of them will convince you of whatever they want you to believe.

But can hope, civility and forgiveness survive? If you're interested in a most unusual exploration of the topic, don't miss this production.

“Mud Row” plays through June 19, 2022 at Cygnet Theatre, 4040 Twiggs Street in Old Town.

Showtimes: Wednesday and Thursday at 7:30 p.m.; Friday and Saturday at 8 p.m.; Sunday at 2 p.m.

Tickets: [boxoffice@cygnettheatre.com](mailto:boxoffice@cygnettheatre.com) or (619) 337-1525

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Uptown // Downtown Briefs

UNDERSERVED HIGH SCHOOLERS GRADUATE WITH HIGH ASPIRATIONS

On May 22, 2022, about 300 people gathered at UC San Diego @ Park & Market to celebrate Reality Changers' graduating high school seniors. These 142 students from across San Diego County will be the first in their families to attend college and some are the first in their families to graduate from high school.



This fall, students are planning to attend colleges locally and around the country, including Yale, Stanford, University of California Berkeley, San Diego State University, UC San Diego, San Diego City College, and others. Reality Charger helps students to be college-ready by 12th grade. Most of the 2022 high school graduates have received significant financial aid and scholarship packages, drastically reducing or even eliminating their out-of-pocket costs.

Reality Changers' programs include free tutoring, college application support, financial aid application guidance, and more to help the graduates reach this important milestone.

"My heart is bursting with pride," says Reality Changers President and CEO Tamara

Craver, "these students worked so hard to become high school graduates and we just can't wait to see what they do next!"

The 22nd Annual Scholar Celebration, which was sponsored by the Blue Shield of California Promise Health Plan and UC San Diego Extended Studies, included musical performances by The Brothers Burns, speeches from students and program alumni, and remarks from Pamela Gray Payton, Chief Impact and Partnerships Officer, Vice President of Community Impact for The San Diego Foundation.

Since 2001, more than 3,000 students have graduated from Reality Changers. The program, which is based in City Heights and works with youth from all over San Diego County, serves youth from 8th grade through college and beyond.

Craver says, "We're here for our students every step of the way. We'll provide individualized coaching, workshops, mentorship, and more to help the Class of 2022 become college graduates and launch their careers."

KENSINGTON LANDMARK GETTING MAJOR RENOVATION

Franklin Elementary STEAM Magnet School students, alumni, community members, and San Diego Unified School District representatives grabbed shovels to pose in front of a makeshift dirt mound, as part of the district's traditional groundbreaking celebration on Thursday, May 26.

The event marked the start of the school's highly anticipated Whole Site Modernization project, which will bring a state-of-the-art two-story classroom building, renovations and modernizations to all classrooms, and campuswide enhancements to the nearly century old site.

"Franklin has served generations of students in the Kensington and City Heights communities for 93 years and counting," said Dr. Lamont Jackson, Superintendent of San Diego Unified. "We're excited to bring Franklin students new facilities and technology that will enhance their educational experience, while creating new memories that will carry onto the next generation."

"You walk onto our campus and you can see and feel the history," said Melissa Roy-Wood, Franklin Principal. "But you also see aging buildings and a need for expanded play areas. So we are beyond ecstatic about this makeover."

The new classroom facility will include collaborative workspaces, a staff lounge and a student food services kitchen, which is part of an expanded student dining area that will be complete with a shade canopy. Outdoor improvements include renovated kindergarten and upper-grade playgrounds with shaded play structures, a learning garden with a shade canopy, and a bioretention basin with landscaping.

Campuswide safety will be improved with a student services suite and a monitored single point of entry, modern public address/intercom system, security cameras, intrusion and fire alarm systems, and secure perimeter fencing.

"We have worked hard to bring this project to fruition, with careful planning and design meetings with the school and community," said Kevin Beiser, Board of Education Trustee for District B. "Now, it's time to watch as our visions are brought to life. Our students and the Kensington community deserve it."

"We are honored and very excited to be a part of the modernization of Franklin Elementary School," said Salfie Taal of Salfie Rabines Architects. "It has been inspiring to work with such an

active and involved community to create a new vision for the campus."

Construction is anticipated to complete in late 2024. The district is working with the school and community to integrate historical elements into the modernization.

Funding is made available through Propositions S & Z, and Measure YY, which are local school bond measures approved by San Diego voters to improve San Diego Unified schools. Read more about the project at <http://fpcprojects.sandi.net>.

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TOP AGENTS in 92101

Total Sales by Real Estate Agent in 2021  
(Incl. buyer sales and listings sold, January 1 - December 31, 2021)

1. Gregg Neuman	150	14. Michael Lange	13	27. Eric Panchadsaram	8
2. Chad Dannecker	66	15. Mike Althof	13	28. Franchesca Meram	8
3. Denny Oh	47	16. Jojo Giordano	13	29. Sean Zanganeh	8
4. Crista Chaquica	19	17. Brent Cole	12	30. Rosemary Snow	7
5. Michael Chious	18	18. Michael Ciampa	11	31. David Spiewak	7
6. Mark Mills	17	19. Sarah Scott	11	32. Nicole Hazelton	6
7. Ryan Ponce	17	20. Jorge Castellon	10	33. Ganzalo Vidano	6
8. David Stone	16	21. Melissa Goldstein Tucci	10	34. Theodore Schulz	6
9. Claudette Cooper	14	22. Jamie Pullman	9	35. Robert Whalen	6
10. Jason Cassity	14	23. Jaz Cook	9	36. Jeanine Savory	6
11. John Husar	14	24. Gerry Burchard	9	37. Ben Crosby	5
12. Joe Marcotte	13	25. Sabrina Ortega	9	38. Francine Finn	5
13. Jeffrey Nix	13	26. Alan Hamrick	9		

REAL Marketing, Inc. Congratulates the Top  
Downtown San Diego Real Estate Agents in 2021!

REAL Marketing Inc. has helped real estate agents build their market share and client retention for more than 30 years across North America, specializing in increasing market share and improving customer retention. We are pleased to announce our team has helped Gregg Neuman and the Neuman & Neuman Team extend their lead in Downtown sales for the TWELFTH consecutive year.

Results for 2021

Total sales for the 92101 zip code increased to 1,353 units last year, which is a 49.1% increase from 2020. The average sales price increased 12.4% to \$738,273 while the average days on market have decreased by 20.5% to 31 days.

Gregg Neuman of Berkshire Hathaway HomeServices California Properties tops the list for a twelfth consecutive year with 150 total 92101 sales. While his sales represent 55% of Berkshire Hathaway Home Services California Properties' sales in Downtown, he continues to outsell entire brokerages, including Pacific Sotheby's Intl Realty, Big

Block Realty, Coldwell Banker Residential, Redfin Corporation, Hunter & Maddox Intl. Inc., Sandicor, and eXp Realty of California Inc.

With a total of 272 sales according to data available from Trendgraphix, Berkshire Hathaway HomeServices California Properties finished another strong year and also sustains their lead over all other Downtown brokerages.

Congratulations to all Top Real Estate agents in Downtown San Diego for another outstanding year.

TOP 10 in 92101

Total Sales by Company

1. Compass	432
2. Berkshire Hathaway HomeServices	272
3. eXp Realty of California Inc	97
4. Redfin Corporation	85
5. Coldwell Banker West	82
6. Big Block Realty	78
7. Pacific Sothebys International	71
8. Coldwell Banker Residential	64
9. Hunter & Maddox International	45
10. Sandicor	38