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A sprawling homeless encampment near the Sports Arena in the Midway District earlier this year. DAVE SCHWAB/PENINSULA BEACON

Residents, business owners in Midway fed up with City's inaction

By DAVE SCHWAB | THE BEACON

When you lose Bill Walton, you've lost the pulse of the city – and Mayor Todd Gloria has lost Walton.

"I can no longer say that my hometown of San Diego, is the greatest place in the world, I can no longer say that SD is a safe, healthy, clean, and beautiful place, I can no longer urge my family, friends, tourists, and businesses to come to SD to live, work, and play, I can no longer say that our neighborhood for the last 43 years is still my dream, I am brokenhearted," wrote Walton on his Instagram and Twitter accounts earlier this week.

“Clean up our city, and let us reclaim our lives, we must fix our homeless crisis, we need engagement, rehabilitation, and constant enforcement, and we need it now.”

- Bill Walton, NBA Hall of Famer, San Diego resident and booster, posted this quote on Instagram and Twitter this week

Walton, an NBA Hall of Famer, and one of San Diego's most famous residents and boosters, supported Gloria's bid for mayor but is now disappointed with the mayor's handling of the homeless situation. "Clean up our city, and let us reclaim our lives, we must fix our

homeless crisis, we need engagement, rehabilitation, and constant enforcement, and we need it now," Walton posted on social media.

The general consensus is there are more homeless on the streets of San Diego, especially in the Midway District, and the problems

associated with them are worsening, which is tarnishing the community.

"Things are quickly going in the wrong direction," warned Michael McConnell, a retired businessman living in Hillcrest/Mission Hills, who has been a homeless advocate for the past 13 years, daily bringing food, refreshments, and a listening ear to homeless dwelling in the San Diego riverbed. "I've never seen such desperation – and suffering – from so many people. I've seen folks dying outside, a block or two from a hospital."

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City increases and decreases street sweeping in Point Loma

By DAVE SCHWAB | THE BEACON

The City is making selective changes to its street-sweeping program to help maximize the trash and debris removed from neighborhoods and prevent ocean pollution, a move not to the initial liking of some Point Loma residents.

Effective Sept. 1, the City's Stormwater Department increased and decreased the frequency of select street-sweeping routes. Routes with high frequency and small trash collection were decreased; routes with low frequency and large trash collection were increased.

Additionally, four street-sweeping routes have new signage posted to implement limited-hour parking restrictions over the next few months. Street-sweeping changes in the Peninsula, proposed on selected streets, have aroused the concern of community planners.

"The City is going to reduce street sweeping in the Point Loma and Midway areas to make City services more equitable," noted Peninsula Community Planning Board chair Fred Kosmo. "Given the City's inability to properly address the homeless situation in Midway, reducing street cleaning there seems like a bad idea for sanitary reasons. That makes one

think that the City's view of 'equity' means fewer City services. Is that really what the people of Point Loma want?"

The City will conduct robust outreach in neighborhoods where new signs are posted – including direct mail and informational flyers distributed on parked vehicles – to inform residents of the changes. Vehicle citations will begin after a 30-day grace period following the sign installation for areas with new parking restrictions.

In all, 13 routes covering 300-plus miles of streets will experience adjustments with the goal of optimizing the efficiency and effectiveness of the street-sweeping program and providing more equitable service citywide.

"Street sweeping is one of the most effective tools we have to keep our neighborhoods free of trash and stop pollution from reaching our local waterways and the ocean," said Bethany Bezak, interim director of the Stormwater Department. "After analyzing years of data, we identified several opportunities where a slight increase or decrease in the frequency of our street-sweeping efforts would significantly bolster the amount of trash and debris collected citywide. These changes will help us continue our mission to ensure clean water and clean

beaches for all of San Diego."

Street sweeping is a pollution-prevention service that protects local waterways and infrastructure by strategically targeting trash and pollution removal in urban environments. Street-sweeper vehicles are outfitted with water sprayers, rotating brushes, and a vacuum, which work together to remove toxic pollutants and trash from roads while reducing dust levels.

Read more online at sdnews.com

STREET SWEEPING CHANGES

Effective Sept. 1, the City's Stormwater Department increased and decreased the frequency of select street-sweeping routes, increasing service to some, while decreasing service to others.

Those route changes include:

- Increased street sweeping for specific streets in Clairemont, Linda Vista, Miramar, Mira Mesa, and University City.
- Decreased street sweeping for specific streets in Peninsula, Midway-Pacific Highway, Balboa Park, Normal Heights, Kensington, College Area,

Grantville, Logan Heights, Encanto, and Golden Hill.

- New limited-hour parking restrictions for specific streets in Encanto, North Clairemont, Allied Gardens, and Clairemont Mesa. Implemented from now through May 2023, with a 30-day grace period after the signs are posted before any vehicle citations.
- San Diego residents can go to the City's interactive street sweeping map to check if their street is affected by the changes or go to ThinkBlue.org for more information.




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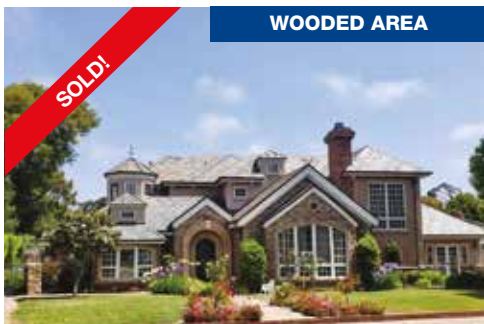
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City moving forward with more restrictions for beach fires

By DAVE SCHWAB | THE BEACON

Community planners support a proposal to ban wood bonfires on City beaches (including Pacific Beach, Mission Beach, La Jolla, and Ocean Beach) outside designated fire rings, but beach-access advocates insist the measure is yet another attempt by local government to restrict public freedoms.

"We are trying for an Oct. 10 docket date," said Victoria Joes, chief of staff for District 1 Councilmember Joe LaCava representing La Jolla.

LaCava chairs the City Council Environment Committee, which in May unanimously endorsed his proposed amendments clarifying beach fire regulations.

LaCava's proposal confining beach fires to City-provided fire rings and portable propane-fueled devices is meant to resolve conflicting language, improve public safety, and provide clarity for beachgoers and public safety officials alike.

"I support safe, legal beach fires," said LaCava. "These amendments are essential in keeping our public beaches safe while preserving the public's access to the unique experience of beach fires."

La Jolla community planners said their City advisory groups have vetted LaCava's proposal and the general consensus is that fire-ring restrictions are necessary.

"We at La Jolla Parks & Beaches discussed this issue about a year ago, and narrowly voted against having bonfires outside of City rings. And we supported LaCava, too," said LJP&B chair Bob Evans. "Just about everyone one of us in the community has had great experiences over the decades on the beaches, and all of us talked strongly about banning versus not banning. But now with so many more people (both locals and tourists) visiting our beaches, it's gotten way out of control."

Added Evans: "The police aren't able to effectively patrol and enforce, especially in the smaller pocket-type beaches along the La Jolla shoreline. There are so many people overcrowding on weekends, loud music and parties, leaving trash, commercialism, and events, and unsafe fire remains. Thus, unless the City can properly enforce and manage reasonable regulations on the beaches, we had to majority vote against bonfires outside of rings."

Not everyone, however, favors the new proposed beach-fire regulations.

"The fun police are after your freedom to use and enjoy your public beaches," La Jolla beach-access advocate Ken Hunrichs said. "Not satisfied with extreme restrictions on beach access and fireworks displays, Councilmember LaCava is proposing banning wood fires in

privately owned fire bowls on City beaches.

"The proposal would prohibit the use of your own fire bowl to have a natural wood fire. Their idea of a beach fire would force you to use only a propane fire in your device," Hunrichs said. "That would be like lighting all the burners on your kitchen stove and sitting around it. Not a good experience."

Longtime La Jolla Melinda Merryweather concurred with Hunrich's view.

"They don't want you to have wood or charcoal anywhere on the beach," she said. "They just want you to have propane. I want my grandchildren and great-grandchildren to have beach fires and the smell of hot dogs and marshmallows. They tried this (new fire regulations) in Newport Beach. There was so much anger about it they brought the fire pits back."

Dorie DeFranco, vice president of Barber Tract Neighborhood Association, said her group supports the proposed beach fire ordinance changes. "They clarify the current municipal code, which was confusing to everyone and not enforceable," she said. "This is a great start to reduce burns and air pollution for everyone. With enforcement, it will reduce the number of illegal fires."

DeFranco noted there are numerous health and safety issues caused by beach fires, noting many



The proposal would confine beach fires to City-provided fire rings and portable propane-fueled devices.

PHOTO BY DON BALCH

illegal fires are built directly on the sand, leaving charcoal ash debris and burnt logs from fires. "The City bans smoking on the beach, but a typical beach fire produces thousands of times more toxic smoke than second-hand smoke from cigarettes," she said.

Scripps researcher Meinrat O. "Andi" Andreae, a member of the La Jolla Shores Association, detailed the dangers of beach fires. "The fires release toxic smoke that endangers the health of both beach users and residents in the adjacent communities," he said. "Every year, there are a number of hospitalizations resulting from people, especially children, stepping on glowing embers buried in the sand. And finally, the fires act as focal points for a variety of illegal activities, such as underage drinking, drug use, and violent behavior."

Andreae noted the proposed modification of the existing ordinance would be a significant step to clarifying what's legal and what's not. "If enforced, it would

PROPOSED BEACH-FIRE AMENDMENTS INCLUDE:

- Clarifying permissible fire devices: "City-provided fire rings" and "portable propane-fueled devices;"
- Removing the specification that beach fires are only allowed where a "City-provided fire ring" exists;
- Replacing "City-provided fire container(s)" with "City-provided fire ring(s);"
- Replacing "Public Beach" with "Beach Area;"
- Defining "propane-fueled device."

WHERE AMENDMENTS WOULD APPLY:

Only to "beach areas," which are defined as any beach or land and the waters abutting or adjacent thereto under the jurisdiction of the City's Park and Recreation Department, and do not apply to public parks.

WHERE BEACH FIRES ARE PROHIBITED:

Open beach fires outside containers are prohibited at all San Diego beaches. Fires are not allowed between midnight and 5 a.m. The burning of rubbish is prohibited. Presently, only wood, charcoal, or paper products may be used as fuel. Fuel for the fire may not exceed a height of more than 12 inches above the upper edge of the fire container. The fire must be extinguished before leaving the beach. Coals must be removed or deposited in hot coal containers.

eliminate the risk of burns from buried embers," he said. "It would reduce the overall number of fires, reducing the impact of smoke air pollution. All the while, it would still allow people to enjoy a picnic around a fire on the beach, either using the city-provided fire rings or their propane-fueled fire pits. I've seen several of them on the beach and asked people how they liked them. Everybody I asked told me they love them. Lots of fun without the mess."

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

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Increased activity at Naval Base Point Loma concerns residents

By DAVE SCHWAB | THE BEACON

Some Point Loma residents are concerned that the military hasn't been forthcoming enough about its recent proposal to increase the number of ongoing training events, including helicopter and explosives exercises, at Naval Base Point Loma.

But a Navy spokesperson answered, at a Sept. 14 meeting of the Point Loma Association, that the additional testing and training activities that the Navy is now proposing are similar to what has historically taken place on NBPL.

"The PLA is concerned with the additional potential training on the sub base and how it affects the Peninsula residents," said PLA's current chair Sandy Hanshaw. "Our biggest concern was the fact that the Navy didn't give an appropriate window of time for review and no public review of the plan, aside from our board meeting, which was after the review period closed."

Hanshaw said Navy spokesperson Muska Laiq, at the PLA board meeting, gave a presentation on the ways that the training and activity increase on the base will be conducted. "Much of the training is already happening on the base, but there are plans to increase it," said Hanshaw adding, "As presented by Muska, there shouldn't be a large impact on the residents, but



The Sikorsky SH-60/MH-60 Seahawk is a twin turboshaft engine, multi-mission U.S. Navy helicopter. COURTESY PHOTO

that will be an 'only-time-will-tell' situation."

Hanshaw also noted Point Loma residents had many questions on the topic and presented them during the board meeting, "gaining some feedback from Muska and the Navy personnel who were there."

"Point Loma is the best place for these activities because it allows different commands to train and work together in realistic scenarios," Navy community planning and liaison officer Laiq told the PLA. "Training at other locations also requires travel, which takes away from training time, increases cost, and takes personnel away from their families. Unmanned

vehicle flights would stay within the Naval Base airspace. If you haven't noticed them before – you won't notice any change.

"Special warfare exercises would involve a handful of boats coming in from the ocean and a few cars with support personnel. The majority of exercises would take place at night when traffic congestion is not an issue."

Added Laiq: "Noise from explosives training may be noticeable for people standing outside in neighboring communities, but would be brief. Proposed helicopter flights are very limited (maximum three per year), and all flights would come in directly from the ocean rather than along the peninsula.

NAVAL BASE POINT LOMA

Naval Base Point Loma was established on Oct. 1, 1998, when Navy facilities in Point Loma were consolidated under the command of Navy Region Southwest. NBPL consists of seven facilities: Submarine Base, Naval Mine and Anti-Submarine Warfare Command, Fleet Combat Training Center Pacific, Naval Information Warfare Systems Command (NAVWAR), Naval Information Warfare Center Pacific, the Fleet Intelligence Command Pacific and Naval Consolidated Brig, Miramar. These close-knit commands form a diverse and highly technical hub of naval activity. The on-base population is around 22,000 Navy and civilian personnel.

The history of PLNB began in 1795. The Spanish began building a fort at the base of Point Guijarros, opposite the tip of North Island (Coronado). This fort was built on the land now known as Ballast Point. Fort Guijarros was later finished in 1798 and then abandoned by the Mexicans in 1845. In 1846, United States Capt. Samuel Du Pont entered the abandoned land where the fort once stood and raised the American flag. Shortly after, in

1848, the Treaty of Guadalupe Hidalgo ended the Mexican-American War and the Americans claimed Point Loma.

In February 1852, President Millard Fillmore set aside the southern portion of Point Loma of about 1,400 acres for military purposes. Subsequently, it was assigned to the U.S. Army and named Fort Rosecrans, after Major Gen. William Rosecrans, an 1842 graduate of the U.S. Military Academy. In 1898, the Army built a coast artillery installation on the site which remained active until 1945.

Submarine Group, San Diego was established in 1946, and Submarine Flotilla 1 was activated in 1949. In 1959 Fort Rosecrans was turned over to the U.S. Navy. Starting in April 1995, several commands were decommissioned, or their homeports were changed, to meet the post-Cold War downsizing requirements of the Navy. Commands throughout San Diego were regionalized in an effort to provide equal or better base services while managing a reduced budget. The six naval installations on Point Loma were then consolidated as Naval Base Point Loma.

Ospreys would not be used for these exercises."

The Bell Boeing V-22 Osprey is an American multi-mission, tiltrotor military aircraft with both vertical takeoff and landing and short takeoff and landing capabilities. It is designed to combine the functionality of a conventional helicopter with the long-range,

high-speed cruise performance of a turboprop aircraft.

The Navy released a 134-page draft environmental assessment on Aug. 3 on their proposed increased testing and training on NBPL, at the beginning of a 15-day public comment period that closed Aug. 17.

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

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CRISIS

CONTINUED FROM Page 1

McConnell described the City's Housing First approach to dealing with homelessness as the right one. But he characterized the way it is being handled as counter-intuitive. "When we do some of the right stuff, we do it on such a small scale that it doesn't make a difference," he said. "We nibble around the edge of doing the right things, and we double- and triple-down on the wrong things."

McConnell believes the City's system dealing with homelessness needs to be much more diversified. "You need a variety of shelters for different populations, those older and younger, and for families," he said. "Maybe you could have some shelters that are more like camping facilities. It doesn't always work to throw a bunch of people into a large jumbo tent."

Added McConnell: "And shelters don't solve homelessness. They're a place for people to shower and sleep and use the restrooms. The big problem with shelters right now is that only one in seven people are getting into housing. My belief is if people want to access a shelter bed — we need to have it for them. We should have a proper place, a safe camp, something like that for them."

The Peninsula Beacon contacted a couple of residents at random in Midway recently to get their take on whether they think there are more homeless — and problems



A homeless encampment on Hancock Street in Midway District.

DAVE SCHWAB/PENINSULA BEACON

associated with them — now.

"I think the homeless issue in SD as a whole is just so bad," said Charlotte, who lives in North Park and works at Ralphs at 3345 Sports Arena Blvd. "The homelessness problem is just out of control. We need to get people on the street in contact with the resources that we have available to get them showers, shelters, voucher programs for hotels, rent control, and getting affordable housing in place as a safety net."

Do you think homelessness is getting worse? "It is because I know that, with the rent increases, it's pushing people out of their houses," answered Charlotte.

William Yarling, a formerly homeless vet living in Little Italy who shops in Midway, had a similar view of the homeless status quo

there.

"It's (population) definitely growing," said Yarling, who manages a complex housing previously homeless vets.

What needs to be done with the homeless that is not being done now?

"We're not handling people's psychological problems and mental health issues," answered Yarling. "You can only put a Band-Aid on this situation so long: It's just got to be addressed."

Yarling himself was homeless on the streets briefly after losing his job and his home. "I got off the streets as fast as I could," he said. "That was not my life. I never looked back."

San Diego Police Department Communications Officer David Surwilo, who operates out of Western Division covering Midway, agreed that homelessness in the neighborhood is a vexing problem.

"The most recent count showed an increase in the number of homeless on the streets," said Surwilo adding, "The feedback I have received is that area residents and businesses do not feel as if the homeless numbers on the streets are decreasing."

Concerning ongoing monitoring/enforcement of people living out of their vehicles on Hancock Street in Midway, Surwilo replied, "The area along Hancock Street behind Sports Arena has always, and remains, challenging with a steady-to-high homeless population. We are seeing vehicle habitation as well as tents, canopy

dwelling, vehicle abandonment, and illegal dumping along the roadway."

The City regularly monitors Hancock offering homeless outreach, clean-ups, and enforcement said Surwilo who added, "At this time the City is not enforcing the Vehicle Habitation Ordinances due to pending litigation. But illegal dumping, vehicle registration, equipment, and Oversized Vehicle Ordinance, narcotic and other violations are being enforced."

Surwilo noted Homeless Outreach and Neighborhood Policing teams are "out on City streets offering assistance and services to the homeless. The assistance involves offering shelter and helping them obtain mental health services, identification cards, and medical help."

Added Surwilo: "Every police officer in patrol can help arrange for homeless assistance on patrol. The police department additionally has Psychiatric Emergency Response Team staff who are licensed clinicians in the field riding with patrol officers."

Homelessness in San Diego and in District 2, which includes Midway, is the top priority for Councilmember Dr. Jennifer Campbell. "Homelessness is a complicated issue, but Campbell, Mayor Gloria, and the Council are working to find homelessness solutions every day," said Campbell's office. "For the first time, the city, county, and state are working together to help our unhoused neighbors. The goal is to help homeless individuals find shelter, services, and

SOME SOLUTIONS TO HELP THE HOMELESS SITUATION IN DISTRICT 2:

■ There are 194 new beds available to homeless individuals which have been added in the last six months in Midway (150 at the new Rosecrans Shelter, and 44 at the Community Harm Reduction Shelter on Sports Arena Boulevard). The Rosecrans Shelter is the first to offer onsite behavioral health services, and the Sports Arena Boulevard Shelter is focused on addiction issues.

■ The Safe Parking Program in Mission Valley was expanded to 24 hours, 7 days a week. Safe Parking allows homeless individuals to stay in place and receive services. The four Safe Parking Programs in San Diego report treating more than 300 people nightly.

■ Homeless Outreach Teams are still conducting specific outreach efforts in Midway, including Hancock Street and Sports Arena Boulevard.

long-term housing."

Walter Andersen and his daughter, Karen Andersen-Thatcher, who own Andersen Nursery at 3642 Enterprise St. in Midway, both have first-hand experience dealing with the homeless. They characterized the experience as an ordeal.

"Our long, three-year fight with the City (over homeless) was a bitter battle," said Walter Andersen. "I personally did about 10 Get it Done complaints. I stopped when a police officer called me and said 'The new mayor has given the police department a hands-off the homeless declaration and we are helpless to try to do anything.'"

Andersen spoke of the huge homeless encampment in Midway off Rosecrans that was largely disbanded by the City back in February.

"There were close to 80 tents sometimes and about 200 homeless living on 'this' street," he said. "Then the City had two porta-potties installed, kind of like a 'welcome mat.' The City was condoning this way of life and the area they were using and calling 'home.' The City has been sitting on its hands way too long, too many years. So the homeless population explodes to a dangerous level. Disease, human waste all over, and needles everywhere. This is OK?"

"The section of Sports Arena Boulevard where our business is located was horrific for nearly a year," agreed Karen Andersen-Thatcher. "I will say the last few months, the street has been cleaner because of regular SDPD patrols. While the encampment on Sports Arena Boulevard has shrunk, there are still many homeless in the Midway area overall, which affects all the businesses. We have had customers say they are not comfortable driving to our business (through the community) and they are not comfortable parking in our parking lot."

"In addition, the lack of enforcement in the Midway area is creating a breeding ground for crimes of all kinds. The City has created and exacerbated the situation, by ignoring the homeless in the Midway area for so long. Now the city has the difficult job of trying to undo it."

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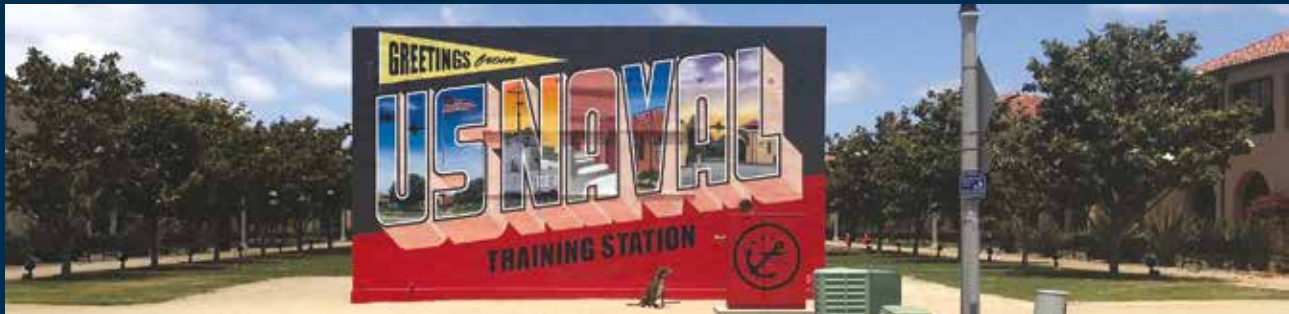
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Local hospitality group, Good Time Design, who owns and operates San Diego's favorite hot spots including The Presley and Moonshine Flats will be opening the doors to their new South of the Border-inspired restaurant, Go Go Amigo, on March 3rd in Liberty Station. Equal parts a place for lively celebration and group gatherings as it is for Mexican cuisine, everything about

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City Council agrees to enter negotiations with Midway Rising

Peninsula Beacon's exclusive Q&A with Midway Rising on its plans for parking, parks, and traffic

By DAVE SCHWAB | THE BEACON

On Sept. 13, San Diego City Council voted 7-1 to enter into an exclusive negotiating agreement with Midway Rising to redevelop the 48-acre sports arena site providing 4,000 new affordable homes, a brand new arena, and retail and park space.

Councilmember Vivian Moreno was absent. District 7 Councilmember Raul Campillo was the sole dissenting vote. He questioned a lack of a childcare focus for the redevelopment as proposed, as well as the feasibility of the project as envisioned by the Midway Rising development team of Zephyr Partners, Chelsea Investment Corp., and Legends Global.

"We are selecting one team to begin negotiations," cautioned District 1 Councilmember Joe LaCava, who chairs the council's Land Use and Housing Committee. "This is not a pretty package wrapped up with a nice bow on it. We are not voting on a real estate transaction. We are not committing public dollars. The City's due diligence will continue until a development agreement is brought forward for council approval."

After the Sept. 13 council hearing, District 2 Councilmember Dr. Jennifer Campbell, whose district includes Midway, said: "Today, the City Council adopted a resolution declaring the selection of the Midway Rising team as the successful respondent for the Midway redevelopment effort. It's been a long-awaited project that will create a new and beautiful neighborhood. It is a critical step on a very long path."

Added Campbell: "I support the redevelopment of the Midway site because it will positively impact District 2 residents and all of San Diego. The neighborhood has been

blighted and under-resourced for decades. It's time to build a new neighborhood with affordable housing, jobs, parks, and a new sports and entertainment venue. To ensure transparency, I have asked Midway Rising to provide a traffic mitigation study and to provide quarterly noticed public hearings to give updates and to listen to residents as the project begins to move forward."

Staff advised on Sept. 13 that, though the City has prioritized the greatest number of affordable units to be built on the site, that is not their "only consideration but rather a guideline providing flexibility." Counsel added the City would have "no legal violations for not selecting Midway Rising," but would have to "provide a written explanation for why it went with a different selection."

A year ago, the City Council voted unanimously to declare the sports arena site surplus land as required under Assembly Bill 1486. That law promotes affordable housing development on unused or underutilized public land throughout the state to respond to the existing affordable housing crisis.

Dike Anyiwo, chair of the Midway-Pacific Highway Community Planning Group, told the council on Sept. 13 that Midway planners voted unanimously in favor of redeveloping the site noting: "It took us 11 years to update our community plan. We supported Measure E (eliminating the 30-foot Midway height limit) and, unfortunately, we have to do this again, which I find regrettable."

A lawsuit filed Aug. 31 by a group named Save Our Access has challenged the previous lifting of the 30-foot height limit in Midway, claiming the City failed to comply with updating an environmental

impact report before the measure could be voted on. The suit responds to a second measure placed on this year's Nov. 8 ballot, which asks for a re-vote on lifting the existing Midway 30-foot height limit.

At the end of May, the City Council narrowed a field of five candidates down to three to redevelop the former Sports Arena site, to be anchored by affordable housing, in Midway. Eliminated from the competition were Neighborhood Next, and Discover Midway, leaving Midway Rising, HomeTownSD, and Midway Village+.

City staff evaluated all five proposals on several criteria, with top priority given to the total amount of affordable housing they proposed, as well as their experience with building sports arenas.

During lengthy public testimony on Sept. 13, local residents spoke for and against Midway Rising being granted exclusive negotiating rights for sports arena redevelopment.

Eric Judson, CEO of JMI Sports, which helped redevelop Petco Park and SDSU's Snapdragon Stadium, and who is a member of one of the competing teams for sports arena redevelopment that the City did not pick for exclusive negotiating rights, was critical of the process that went into choosing Midway Rising. "Why are we not asking tough questions regarding the arena proposals?" he asked. "A new 16,000-seat arena with parking and 4,000 new residential units does not fit on this site. This is putting 20 pounds of stuff in a 10-pound bag that will crush the Midway District and the surrounding communities."

Queried Judson: "Why aren't we evaluating the arena proposals based on the best fit for the community, environmental impacts, and the financial feasibility of the arena plans? Please dig deeper. Do more due diligence. Housing is critical. But the wrong arena solution could be an epic failure for San Diego."

Peninsula Beacon's Q&A with the Midway Rising team about the project

PB: What exactly did the City Council, and Midway Rising agree to on Sept. 13? It's not a contract but exclusive negotiations, correct? What exactly does that mean?

MR: On Tuesday, Sept. 13, San Diego City Council formally selected Midway Rising to pursue the redevelopment of the San Diego Sports Arena site. The first step will be to enter into an Exclusive Negotiation Agreement (ENA) for two years to work toward a long-term lease of the site. If a long-term lease agreement is not reached, the City maintains the flexibility to enter negotiations with an alternate Sports Arena redevelopment team or to assess other options.

PB: Tell us about the overall concept for this multi-use project. How will the housing, sports and entertainment, and retail components all fit together?

MR: Midway Rising is proud to offer a vision for the Sports Arena that is bold and prioritizes the delivery

of much-needed affordable homes for San Diegans and is consistent with the Midway-Pacific Highway Community Plan. Our site plan offers the most in every single category – 4,250 housing units (2,000 affordable units, 30-80% AMI), 250 middle-income units (80-120% AMI), 2,000 market-rate units), a modern 16,000-seat Sports Arena, 20-plus acres of parks and open space, a 200-key hotel and a mixed-use entertainment, arts and cultural district referred to as The Zocolo. Our proposal is a balanced approach that will create an inclusive, healthy and economically vibrant community for all of San Diego.

PB: What about park space? How much will be provided? Where will it be? How will it be maintained?

MR: Our proposal includes 20-plus acres of new public parks, including a 2.9-acre central paseo greenway, a series of community parks and two elevated rooftop parks with gardens and ocean-facing views. Parks and green open space will be located throughout the entirety of the site's 48.5 acres. Short-term and long-term park space maintenance will be discussed during upcoming negotiations with our City partners.

PB: Do you plan on improving infrastructure adjacent to the property? If so, how will you accomplish that?

MR: Using the Midway-Pacific Highway Community Plan as a guiding blueprint, Midway Rising will work with the City of San Diego to assess the Sports Arena site's existing infrastructure in order to prioritize short-term and long-term infrastructure needs. These will be addressed incrementally during the phased build-out of the project. Additionally, our team will commission a regional transportation study to map out improved transit and connectivity solutions in the surrounding area. We intend to share those study results with our City and regional transportation planning agency partners, such as Caltrans, SANDAG and MTS, so we can mutually discuss and explore solutions.

PB: Will there be enough parking? Will there be an above- or below-ground parking structure connected with this project? How will parking for residents be facilitated there?

MR: Based on our experience with other successful venues in destination locations, we believe 2,775 parking spaces is the right amount for this project. These spaces will be available for visitors in two above-ground parking structures; it's important to note, there will be no below-ground parking anywhere onsite. In addition to these parking spaces dedicated to the project, residential housing will be parked separately in accordance with City requirements.

PB: Local residents are concerned about the potential issues with traffic and crowding with all this new housing – how will that be addressed? Will there be a shuttle or bike lanes to the trolley at Old Town?

PECHANGA ARENA

The indoor arena was built in 1966 in the Midway District at 3500 Sports Arena Blvd. The arena seats 12,000 for indoor football, 12,920 for ice hockey, indoor soccer, and lacrosse, 5,450 for amphitheater concerts and stage shows, 8,900–14,800 for arena concerts, 13,000 for ice shows and the circus, and 16,100 for boxing and mixed martial arts. The arena is currently home to the San Diego Seals of the National Lacrosse League, the San Diego Gulls of the American Hockey League, and the San Diego Strike Force of the Indoor Football League.

PROPOSED PLAN

Midway Rising is proposing 4,250 new homes – 2,000 affordable, 250 middle-income, and 2,000 market rate, with a 450,000-square-foot arena with a capacity for 14,500–16,500 people; a 200-room hotel, and 250,000 square feet of retail with more than 11 acres of park and open space along with a 9.4-acre public plaza.

MR: Our plans propose building a new mobility hub on the south side of the site, adjacent to Sports Arena Boulevard, to accommodate multimodal forms of transportation and ride sharing apps, such as Uber and Lyft, along with other regional transit connections that will be developed. As mentioned, our team will commission a regional transportation study to map out these ideas and connections. We intend to share those study results with our City and regional transportation planning agency partners, such as Caltrans, SANDAG and MTS, so we can mutually discuss and explore solutions.

PB: What's the real percentage of affordable housing units and, really, how affordable will they actually be? How is "affordable" being defined for the purpose of this project?

MR: Our proposal includes 2,000 affordable units targeted for extremely low- and low-income San Diego families at 30-80% Area Median Income (AMI), as prioritized by the state's Surplus Land Act. Affordable units will be made available to working families, seniors, those with disabilities, veterans and unsheltered individuals. Here's a breakdown of bedroom unit types for the 2,000 affordable units included in our proposal: 1-bedroom units (49%), 2-bedroom units (27%), 3-bedroom units (24%).

PB: Tell us about the permitting needed for this project and the timeline involved?

MR: Negotiations between Midway Rising and the City of San Diego will occur during the following two years and will conclude with a long-term lease. During this negotiation period, we will work with City staff to acquire all necessary building, construction and site development permits while a CEQA Environmental Impact Report (EIR) is prepared, with an anticipated construction groundbreaking in 2025.

PB: Best case, when is the earliest construction could begin?

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Q&A

CONTINUED FROM Page 8

Realistically, how long will it take to build this project? Have you set a target date for completion? How will the project be phased?

MR: Our plans outline five separate construction phases over a projected 10-year build-out, with an anticipated groundbreaking in 2025. These details are subject to change once site due diligence is performed. Starting in the very first phase of construction, our schedule is to deliver 300 to 500 units of affordable housing every two years. Additionally, we will begin immediately constructing the modern, 16,000-seat arena while the

existing Sports Arena remains open and operational. This will allow for continued sports and entertainment events and resulting revenues for the City during the initial phase of construction.

PB: Will the existing leaseholders, like Kobeys Swap Meet, be allowed to continue to operate while construction is going on? Will the construction area be fenced off?

MR: No decisions have been made at this time. We look forward to discussing these details in upcoming City-led negotiations.

PB: Tell us about your plans for the sports arena. The existing one will be razed and a new one built, correct? Where will the new arena be located?

MR: In the first phase of construction, we will build a modern, 16,000-seat Sports Arena on the eastern portion of the site, during which time the existing Sports Arena will remain open and operational. This will allow for continued sports and entertainment events and resulting revenues for the City during the initial phase of construction.

PB: How important is removing the 30-foot height limit to this project? It is on the November ballot again but there are no guarantees it will pass. If it doesn't pass, and the 30-foot height limit is not removed, how will that impact the project?

MR: Midway Rising is committed to supporting the passage of

Measure C to exclude the Midway-Pacific Highway Community Plan area from the City's existing 30 feet coastal height limit. We will work closely with our City partners, business leaders and community members to advocate for the robust economic benefits that will result from Measure C's passage. If Measure C is not approved by voters, we will work with the City of San Diego to reevaluate our proposal and vision for the Sports Arena.

PB: What kind of public input, outreach, are you folks going to do to involve the local community in this whole process?

MR: During the Sept. 13 City Council hearing, in partnership with City staff, our team committed

to providing quarterly informational updates to the San Diego City Council and the City's Land Use and Housing Committee related to the ongoing negotiation process to share progress made to-date, completion of milestones, anticipated next steps and any additional input. Our team also will engage in quarterly meetings with the wider San Diego public to solicit their input and feedback on our proposal and vision for the Sports Arena site. This input is vital and hearing firsthand ideas, challenges and opportunities from Midway and Point Loma residents along with other San Diegans will equip us with important insight to help fine-tune details in project negotiations.



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San Diego Winery Stuns at International Competition
Rare Varietal Wins Platinum Medal

Can a small urban winery from San Diego actually beat out a global field of venerable wineries?

Gianni Buonomo Vintners of Ocean Beach's did just that. They recently took home a Platinum Medal from the Great American International Wine Competition in Rochester, New York for a wine called Blaufränkisch.



"When the competition informed me that we won top honors, I totally freaked!" exclaimed winemaker Keith Rolle. Realistically, I never dreamed that we would beat out the established European producers from the region where the wine originates."

The ancestry of Blaufränkisch goes back to Central Europe. Fittingly, most of the entries in the competition were from Slovenia, Slovakia, and Czech Republic with a smattering of entries from US producers.

Gianni Buonomo sources its grapes from Washington and brings them to its diminutive Ocean Beach winery to vinify, barrel age, bottle and serve in their tasting room.

Asked why he makes this rare wine, "I think wine enthusiasts today are weary from another Cab or Chardonnay. They want something new and exciting. Blaufränkisch fits that bill perfectly. It's underappreciated now, but I'm going to change that."

Blaufränkisch Appreciation Day has been slated for Saturday, September 24 from 2:00 pm to 6:00 pm at their Ocean Beach winery. The Platinum Medal wine will be paired with a grilled pork sausage featuring dried cherry, goat cheese and white pepper.

Open to the public. No ticket required.

WHEN: Saturday, September 24, 2022
2:00 pm to 6:00 pm

WHERE: Gianni Buonomo Vintners
4836 Newport Ave.
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COST: \$12 wine, \$10.00- \$15.00 food



Voted Best San Diego Winery for five consecutive years, Gianni Buonomo Vintners sources grapes from the Sierra Foothills in California and from Washington state. The award-winning wines are produced and served onsite just steps from the Pacific surf in the coastal San Diego community of Ocean Beach.

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Author and actor Gianni Russo to launch Italian American heritage month at Little Italy's Amici Park with book signing, meet-and-greet, and live performance

September 21, 2022 (San Diego) – Convivio Society, San Diego's premier non-profit organization dedicated to promoting Italian culture and heritage in San Diego County is hosting best-selling author and "The Godfather" actor, Gianni Russo, on September 30. The Hollywood-style, red carpet extravaganza kicks off Italian American Heritage Month with Russo (who played Carlo Rizzi in the iconic film), headlining the intimate evening sharing details of his extraordinary life before a crowd of more than four hundred fans.

Combining storytelling and crooning, Russo will captivate the audience, recounting his struggle to overcome polio as a young man, escape from capture by renowned drug lord, Pablo Escobar, and inspiration on how to act and sing from his mentors, Marlon Brando and Frank Sinatra, respectively.

The evening will begin at 5:30 pm with 100 guests having the opportunity to spend time with Russo for a personal Meet-And Greet, receive a signed copy of his book, "Hollywood Godfather," take pictures with him, and enjoy appetizers and Prosecco. The group also will be greeted by the voices of Rosario Monetti and Victoria Robertson, accompanied on keyboard by local favorite, Jim Bianchi. A VIP dinner presented by several high-end restaurants will follow. Russo will take the stage at 8:00 pm and finish the night autographing pictures and purchased copies of his book.

In addition to Russo's performance, Convivio's Amici House coffee bar, Caffè Caritàzza, will be open to serve both its regular coffee offerings as well as signature specialty drinks. Wine by Mignanelli Winery, beer, and non-alcoholic beverages will be available for purchase. In addition, Russo's book, event t-shirts, and Corleone-brand food products will also be for sale. An online, silent auction will offer guests the option to bid on unique items, and Russo will cap off the evening by leading his own auction offering bidders a chance at an exclusive dinner-for-ten package at Russo's New York home.

For more information about Convivio's celebratory evening and to purchase tickets to the Meet-And-Greet and Russo's performance, visit www.godfather50.org.



Convivio Society, a 501(c)(3) corporation was founded in 2001. The organization provides advocates, donors, and volunteers the organizational capacity to advance Italian cultural identity, preserve Italian cultural-heritage assets, cultivate community and fellowship, and foster multicultural awareness through the arts, humanities, and other disciplines.

POINT LOMA RESIDENT CELEBRATES 100 YEARS

Longtime Point Loma resident Betty Huber, who ran Chicago-based Coldwell Banker Mortgage's largest U.S. home-lending office in Mission Valley in the 1980s and early '90s, celebrated her 100th birthday Wednesday, Sept. 14.

At home near Point Loma High School, surrounded by her children, grandchildren, and friends while the Padres played the Mariners on her television, she blew out her single candle with one well-aimed puff.

"I can't believe it," she said, regarding her 100th birthday and the Padres' 6-1 loss.

While raising her five children with her husband Donald, Huber wrote FHA and VA home loans to help Pardee Construction Co. sell its subdivisions in Mira Mesa. Later, in 1979, she joined Coldwell Banker Mortgage, eventually running the office as executive vice president with 77 employees.

"There were only 2% of all women who made that much money at that time," she recalled in her 2020 memoir titled "The Book of Betty."

"My office made the most profit of any in the whole United States. So you've got a real live wire here."

She and her husband Donald, who died in 2010, were among the founders of St. Charles Borromeo Church and Academy. Donald Huber helped establish the fire department, and later served as its chief, at the originally named Marine Corps Air Depot Miramar. In fact, he coined the name of the



new Marine base as Miramar rather than a piece of Camp Kearny, she said.

Don Huber is known in aviation firefighting circles as a developer of "A-Triple-F" (AFFF, aqueous film-forming foam) that can smother a fire, fast.

"He became a hero in his own right because he invented a product they use all over the world today," said Betty Huber. "These pilots who crash-landed would die before they could pull them out... This product has saved thousands of lives."

Natives of Minnesota, Betty joined Don in San Diego at Christmas-time 1942 during World War II, presuming her Marine enlistee boyfriend would soon be shipped off for duty in the Pacific. Instead, he was one of 100 pulled aside and ordered to start building the air base that would become Miramar. They married in January 1943. "We got married in San Diego but I had only come to kiss him goodbye!"

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San Diego's wildest Oktoberfest to celebrate 20 years in OB

By DAVE SCHWAB | THE BEACON

Ocean Beach Oktoberfest event founder Scott Slaga, and Ocean Beach MainStreet Association, teamed up to put the beach community's own cultural stamp on the international German festival.

Slaga, a beach entrepreneur with Winstons Beach Club in OB and 710 Beach Club in Pacific Beach, and OBMA, the community's business improvement district, share responsibility for transforming the event, now in its 20th year, into what it has become: San Diego's wildest Oktoberfest.

Slaga recalled being introduced to Oktoberfest in Munich, Germany in 2000, which left an indelible impression.

"I'd never seen such a celebration before, 600,000 people in 20 huge beer tents, all of it bigger than a football field with 7,500 people per tent," he said. "It was all ages and no language barriers, with people drinking and dancing and singing, packed in like sardines. The event is all about eating and drinking good German food and beer and listening to oompah bands."

Fresh in his mind while returning to San Diego, while flying directly over the Del Mar Fairgrounds, Slaga thought, "San Diego needs an Oktoberfest."

The inaugural OB Oktoberfest was held at Dusty Rhodes Park in 2002, then over to Del Mar before finally finding a home at the beach in OB.

Kristen Keltner, OBMA's event and program manager, said Slaga came to OBMA and said, "Here is this idea, we need a local partner to make it happen. And OBMA said, 'We would love to partner with you.' Anytime someone has a great idea for a



special event, we want to have a say so, to make sure it is clean and safe and also in the best interests of our merchants. OBMA also thought it could be a great weekend community event, one that could involve artists and food and vendors promoting shopping and dining and staying in OB."

Slaga said OB Oktoberfest quickly outgrew its original location at Dusty Rhodes Park. "We have done it in OB ever since, where it expanded from a one- to a two-day event," said Slaga about the Oct. 7-8 event this year, which takes place where Newport Avenue meets the beach.

Being outdoors, in an oceanfront setting, is what makes the event something rare and special, said Slaga. "Our Oktoberfest is different from all the others," he noted. "We don't follow tradition. We have some good German food and beer, but we have our own music, not oompah. We're right on the ocean and that always adds to the revelry. We have gimmicky contests, besides the obvious bratwurst eating and stein holding. We're doing a balloon blow, live wrestling, and a liquid brunch with a drag show this year. It makes it different – and fun."

"We've heard nothing but positive feedback from our merchants in the last few

years," said Keltner about OB Oktoberfest. "It brings a lot of people and it is really a win-win for the community. On top of that, it raises funds for OBMA, which puts it back into the community through our Clean and Safe Program. Funding also goes into holiday decorations, which we'll have new this year, and wayfinding signage."

The goal of the Ocean Beach Clean and Safe Program is to prioritize public safety as well as act quickly to eliminate blighted areas and beautify the neighborhood. The program involves security teams biking up and down all the alleys, streets, and sidewalks three or four days a week. They patrol on Voltaire Street, near Dog Beach, and especially along Newport Avenue.

If you are searching for a local Oktoberfest, OB more than qualifies said Slaga.

"It is laid-back beach attire, a lot of music, and a beach orientation," he said. "If you are looking for a Southern California Oktoberfest – this is your choice."

Read more online at sdnews.com

OKTOBERFEST SCHEDULE

Friday, Oct. 7, 4-11 p.m. in the Beer Garden (\$10 entry);

4:20 p.m. – 420 Happy Hour, live pro wrestling presented by OB Rassie House, 2-for-1 drinks;
6 p.m. – Half Hour Late Band;
7:30 p.m. – Women's Stein Contest;
8 p.m. – Stranger Band;
9:30 p.m. – Men's Stein Contest;
10 p.m. – Paging the 90s Band.

Saturday, Oct. 8, 10 a.m.-11 p.m.

10 a.m. – Cornhole Tournament;
11 a.m. – OB Liquid Brunch; Drag Show hosted by Marian T.; (the first 500 people get a donut and a shot of Jager Cold Brew);
1 p.m. – Brat Eating;
1:30 p.m. – Lords of the Satellite Band;
2:30 p.m. – Balloon Blow;
3 p.m. – Electric Waste Band;
4 p.m. – Mr. and Mrs. Oktoberfest;
4:45 p.m. – The Aggrolites;
6 p.m. – Beer Belly Competition;
6:30 p.m. – CAPYAC;
8 p.m. – Women's Stein Contest;
8:30 p.m. – Vokab Company Band;
9 p.m. – Men's Stein Contest;
10 p.m. – Band of Gringos.

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CLASSIFIEDS/LEGAS

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019341 Fictitious Business Name(s) a. WATER PRESSURE SD Located at: 80 EAST L ST, CHULA VISTA, CA 91911 Is registered by the following: a. CESAR NIELSON MARTINEZ This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. CESAR NIELSON MARTINEZ 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: AUGUST 29, 2022. ISSUE DATES: SEPTEMBER 2, 9, 16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9018525 Fictitious Business Name(s) a. J WALES ROOFING SOLUTIONS Located at: 9920 PACIFIC HEIGHTS BLVD SUITE 150, SAN DIEGO, CA 92121 Is registered by the following: a. J WALES HOME SOLUTIONS, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 07/01/2022 Registrant Name: a. J WALES HOME SOLUTIONS, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. JOSEY PARKS, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 16, 2022. ISSUE DATES: SEPTEMBER 2, 9, 16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019305 Fictitious Business Name(s) a. PROFIT MONKEY Located at: 4850 PACIFIC HWY, STE 10, SAN DIEGO, CA 92110 Is registered by the following: a. RICO SQUAD, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 4/1/2020 Registrant Name: a. RICO SQUAD, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. ALBERTO MESTRE, MANAGING MEMBER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 26, 2022. ISSUE DATES: SEPTEMBER 2, 9, 16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019180 Fictitious Business Name(s) a. CALI-BREAKFAST Located at: 702 ASH ST #E, SAN DIEGO, CA 92110 Is registered by the following: a. BIANCO INVESTMENT, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 4/8/2022 Registrant Name: a. BIANCO INVESTMENT, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. MARCO PROVINO, MANAGING MEMBER The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 25, 2022. ISSUE DATES: SEPTEMBER 2, 9, 16 & 23

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9018453 Fictitious Business Name(s) a. LAKESHORE LEARNING STORE Located at: 702 CENTER DRIVE, SAN MARCOS, CA 92069 Is registered by the following: a. LAKESHORE LEARNING MATERIALS, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 08/03/2007 Registrant Name: a. LAKESHORE LEARNING MATERIALS, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. DANIEL KLING, CFO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 16, 2022. ISSUE DATES: SEPTEMBER 2, 9, 16 & 23

SUMMONS CASE # 37-2021000046774-CL-BC-CTL NOTICE TO DEFENDANT : KEVIN LAFRANCE AND CHRISTOPHER LAFRANCE YOU ARE BEING SUED BY PLAINTIFF: ALI SHOJANA, D.D.S., INC NOTICE! You have been Sued. The court may decide against you without your being heard unless you respond within in 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. The name and address of the court is: SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, 330 W BROADWAY, SAN DIEGO, CA 92101 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, is Michael P Richter SBN: 54408, 438 Camino Del Rio South, Suite 219, San Diego, CA 92108 (619) 543-1744 NOTICE TO THE PERSON SERVED: You are served as an individual defendant. Date: 11/04/2021 Clerk, by, E. Engel Deputy Clerk (ISSUE DATES) SEPTEMBER 9, 16, 23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019407 Fictitious Business Name(s) a. LA BURRE Located at: 816 FLORENCE STREET, IMPERIAL BEACH, CA 91932 Is registered by the following: a. SANAS GROUP, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. SANAS GROUP, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. ISMAEL TORRES MACIAS, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 29, 2022. ISSUE DATES: SEPTEMBER 9, 16, 23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019340 Fictitious Business Name(s) a. RAY OF BEAUTY WAXING Located at: 7185 NAVAJO RD, SUITE K, SAN DIEGO, CA 92119 Is registered by the following: a. MARISA LIEU This business is conducted by: AN INDIVIDUAL The first day of business was: 09/01/2022 Registrant Name: a. MARISA LIEU TITLE of Officer, if Limited Liability Company/Corporation Title

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019856 Fictitious Business Name(s) a. HILL POINT PROPERTIES Located at: 4049 YALE AVE, LA MESA, CA 91941 Is registered by the following: a. ASHTON MARIE GENZMAN b. SAMUEL RICARDO ALVAREZ This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name: a. ASHTON MARIE GENZMAN b. SAMUEL RICARDO ALVAREZ 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: SEPTEMBER 6, 2022. ISSUE DATES: SEPTEMBER 16,23,30 & OCTOBER 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019639 Fictitious Business Name(s) a. S&K ENTERPRISES Located at: 8300 STATION VILLAGE #1, SAN DIEGO, CA 92108 Is registered by the following: a. KAMIKA KELLY b. NARCIPPA S. TEAGUE This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: 08/01/2022 Registrant Name: a. KAMIKA KELLY b. NARCIPPA S. TEAGUE 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: AUGUST 31, 2022. ISSUE DATES: SEPTEMBER 9, 16, 23 & 30

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019681 Fictitious Business Name(s) a. KBADY PHOTOGRAPHY Located at: 3139 SWEETWATER SPRING BLVD, APT 151, SPRING VALLEY, CA 91978 Is registered by the following: a. KYLIE BADY This business is conducted by: AN INDIVIDUAL The first day of business was: 09/01/2022 Registrant Name: a. KYLIE BADY 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: SEPTEMBER 1, 2022. ISSUE DATES: SEPTEMBER 9, 16, 23 & 30

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00027908 -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): SAMUEL VICTOR PEREZ filed a petition with this court for a decree changing names as follows: Present name: a. SAMUEL VICTOR PEREZ to Proposed name: SAMSON VICTOR PEREZ 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: 10/18/2022 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: AUGUST 31 2022 . JUDGE OF THE SUPERIOR COURT CHRISTOPHER S. MORRIS ISSUE DATES: SEPTEMBER 16, 23, 30 & OCTOBER 7 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 parent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020127 Fictitious Business Name(s) a. NAILS BY KATELYN a. 1578 GARNET AVE, SAN DIEGO, CA 92109 Is registered by the following: a. SUONG KIM VUONG This business is conducted by: AN INDIVIDUAL The first day of business was: 05/22/2005 Registrant Name: a. SUONG KIM VUONG 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: SEPTEMBER 08, 2022. ISSUE DATES: SEPTEMBER 16,23,30 & OCTOBER 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020480 Fictitious Business Name(s) a. HALLOWS DESIGN CO. a. 295 CHESTNUT AVENUE #36, CARLSBAD, CA 92008 Is registered by the following: a. HANNAH FRANCINE KOHL This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. HANNAH FRANCINE KOHL 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: SEPTEMBER 13, 2022. ISSUE DATES: SEPTEMBER 16,23,30 & OCTOBER 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020506 Fictitious Business Name(s) a. SEA MAC CONSTRUCTION AND ENGINEERING a. 2211 PACIFIC BEACH DRIVE, SAN DIEGO, CA 92109 Is registered by the following: a. CHAD MICHAEL JOSEPH .McGRANAHAN This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. CHAD MICHAEL JOSEPH .McGRANAHAN 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: SEPTEMBER 13, 2022. ISSUE DATES: SEPTEMBER 16,23,30 & OCTOBER 7

SUMMONS (Family Law) CASE # 19FL001861C NOTICE TO RESPONDENT : ISAAC HIRSCH You are being sued. Read the information below and on the next page. Petitioner's Name is: ALICE DAL MORO 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

See LEGALS, Page 13

BEACON TRAVELS TO PARIS



The Point Loma Boone family, (from left) Zailey Boone-Alvarez, Jayden Schlarmann, Nicholas Boone, Becky Boone, Grace Schlarmann, and Ella Schlarmann at the Eiffel Tower with the Peninsula Beacon.

COURTESY PHOTO

BEACON TRAVELS TO FLORENCE



The Point Loma Boone family, (from left) Zailey Boone-Alvarez, Jayden Schlarmann, Nicholas Boone, Becky Boone, Grace Schlarmann, and Ella Schlarmann at the Eiffel Tower with the Peninsula Beacon.

COURTESY PHOTO

LEGALS

CONTINUED FROM Page 12

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 seen a copy of them. FEE WAIVER: If you cannot pay the 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, ALICE DAL MORO, 4589 CAMPUS AVENUE, SAN DIEGO, CA 92116 Date: 02/14/2019 Clerk, by, R. VALENTINO, Deputy ISSUE DATES: SEPTEMBER 23, 30, OCTOBER 7 & 14 ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00037447 -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); PATRICIA ROBERTS filed a petition with this court for a decree changing names as follows: Present name: a PATRICIA ROBERTS to Proposed name: ARACELI PENA 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: 11/02/2022 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: SEPTEMBER 20 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14 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 parent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019199 Fictitious Business Name(s) a. BITCHIN' WICKS b. AMIGOS JANITORIAL SERVICES a. 2611 CAMULOS ST #24 SAN DIEGO, CA 92107 Is registered by the following: a. EGPL LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 12/3/2021 Registrant Name: a. EGPL LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor . ALMA MC GEE, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: AUGUST 25 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020689 Fictitious Business Name(s) a. PHIL'S BBQ a. 17051 W. BERNARDO DRIVE, SAN DIEGO, CA 92127 Is registered by the following: a. PHIL'S BBQ OF RANCHO BERNARDO, INC This business is conducted by: A CORPORATION The first day of business was: 05/31/2006 Registrant Name: a. PHIL'S BBQ OF RANCHO BERNARDO, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor . CHARLES P. PACE, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 16 ,2022. ISSUE DATES: SEP-

BOOK SIGNING

On Oct. 4, join local author Jennifer Givhan as she celebrates the launch of her new book River Woman, River Demon with a free event at Mysterious Galaxy, 3555 Rosecrans St., Suite 107. Jennifer Givhan, a National Endowment for the Arts and PEN/Rosenthal Emerging Voices fellow, is a Mexican American writer and activist from the Southwestern desert. She's the author of 11 books and features protagonists that are strong women who are transformed and, via magical realism, change the world around them. The event will consist of a 30-minute discussion with the authors, followed by a book signing line. The event will also be streamed through on Crowdcast for those unable to attend in person. Masks are required to attend this event in person. Visit mystgalaxy.com.

PING PONG TOURNAMENT

The second annual Ping Pong Tournament for men and women that was postponed due to COVID, will be held Friday, Sept. 30 starting at 6 p.m. at Ocean Beach Woman's Club, 2160 Bacon St. It's a single elimination bracket. Skrewball has signed up as a grand champion sponsor, and Wild Ales, Raglan, and Rest and Relax are table sponsors. Food and drink will be provided by Rincon, OB Brewery, Dirty Birds, Jensen's, OB Meat Co., Luigi's Pizza, Cupcakes Squared, and OB Kabob. All proceeds go to the fundraising and philanthropic efforts of the Ocean Beach Woman's Club.

STAND-UP COMEDY

A six-week stand-up comedy workshop and performance taught by award-winning comedian Tony Calabrese will be held from Sept. 28-Nov. 4 at Point Loma Playhouse.

TEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020722 Fictitious Business Name(s) a. CARE CONNECTED a. 106 THORN ST, SAN DIEGO, CA 92103 Is registered by the following: a. JOEL E. MATA MD, INC This business is conducted by: A CORPORATION The first day of business was: 7/22/2019 Registrant Name: a. JOEL E. MATA MD, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor . JOEL E. MATA , PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 16 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020723 Fictitious Business Name(s) a. FUNCTIONAL RESTORATION, SAN DIEGO a. 106 THORN ST, SAN DIEGO, CA 92103 Is registered by the following: a. JOEL E. MATA MD, INC This business is conducted by: A CORPORATION The first day of business was: 05/24/2016 Registrant Name: a. JOEL E. MATA MD, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor . JOEL E. MATA , PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 16 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020918 Fictitious Business Name(s) a. R&R SURF, ELECTRIC SURF, SUP AND KAYAK RENTAL a. 4535 WINONA AVE, SAN DIEGO, CA 92115 Is registered by the following: a. REDMOND AND REDMOND HOLDING CORP This business is conducted by: A CORPORATION The first day of business was: N/A REDMOND AND REDMOND HOLDING CORP TITLE of Officer, if Limited Liability Company/Corporation Title of Signor . ARTISS REDMOND, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 20 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021033 Fictitious Business Name(s) a. LA PERLA a. 6460 CONVOY COURT #188 Is registered by the following: a. SALVADOR TOVAR This business is conducted by: a. INDIVIDUAL The first day of business was: 09/19/2022 a. SALVADOR TOVAR 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: SEPTEMBER 21 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

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

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	42		
					43			44				
		45	46									
47	48					49			50	51	52	53
55						56				57		58
59						60				61		
62						63				64		

CLUES ACROSS

- Fall down
- Gas usage measurement
- Golf score
- A superior grade of black tea
- Wrath
- Eating house
- Delay leaving a place
- People now inhabiting Myanmar
- Canadian flyers
- Walks back and forth
- Frequently
- Humans have two
- Surrounds with armed forces

- Made proper
- Medical buildings
- Patty Hearst's captors
- Hits with a drop shot
- Italy's PM 1919-20
- Promotions
- En __; incidentally
- Queens baseball team
- Commoner
- Expenses in insurance world (abbr)
- Payroll firm
- Broadway actress Daisy
- Skipper butterflies

- Hint
- Daniel __, French composer
- English children's author Blyton
- Midway between east and south-east
- Spiritual leader of a Jewish congregation
- Patriotic women's group
- The woman
- Tall, slender-leaved plant

CLUES DOWN

- Parts per thousand (abbr.)
- Jump
- Eaten as a vegetable
- Residual paresis after anesthesia
- Brunchtime staple
- Makes money off of
- Refined
- Nocturnal S. American rodents
- From a distance
- Officials
- It helps you see
- Central Canadian indigenous person

- Invests in little enterprises
- They help in tough situations
- Industrial port in Poland
- Type of screen
- Peyton's little brother
- Alcoholic beverage
- Newspapers need it
- Herbal tea
- Distinctive practice
- Exercise system __-bo
- Explosive
- Belonging to a thing
- Presidential candidates engage in them
- Of the Swedes

E	D	E	H		E	H	S			R	V	D
I	B	B	V	R		E	S	E		D	I	N
R		E	B	E		P	I	L		V	B	E
	N	V	G	V			D	V	E	A	V	L
					N	V	I	E	E	L		
S	T	E	W	K	H	O	A	M	E	N		
T	N	V	S	S	V	P		S	D	V		
I	T	T	I	N				S	K	N	I	D
					V	L	S		S	O	I	N
					D	E	L	V	M	I	L	I
					S	E	G	E	I	S	E	R
S	H	V	E		L	J	O		S	E	O	P
V	F	C	H		N	O	W		A	H	V	T
E	F	V	C		E	R	I		E	O	K	E
R	V	P			G	P	M		P	O	L	P

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



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WWW.3535STERNE.COM

Point Loma \$1,599,000

Turnkey 3 bedroom, 2 bath beauty in Loma Portal! Features include updated kitchen with granite counters, hardwood floors under carpet, central HVAC, dual paned windows and doors, attached 2 car garage and open concept living. Gorgeous master has sitting area, 2 walk-in closets, spa-like ensuite bathroom and French doors leading to stunning views. Killer views of the bay, harbor, and neighborhood with palm trees and sunsets to the tip of Point Loma. Say goodbye to high utility bills because this home has owned solar! Multiple view decks, spa and great yard for the kiddos or pets. An entertainer's dream! Get here quick. This is a good one!



WWW.4783PESCADERO.COM

Ocean Beach \$1,599,000

One of a kind property in coveted South OB. This 3 bedroom, 3 bath detached home features eat-in kitchen, updated baths, hardwood floors, great floorplan, 3 parking spots, and killer views. Sweet butterfly garden, private back yard, and multiple view decks make this home special and very unique. Tons of potential for development in fantastic neighborhood. 3rd bedroom has separate entrance. Just blocks to the beach, Sunset Cliffs, and restaurants. Sunset View school district. Enjoy sunsets, palm trees, and ocean views! Welcome home!



WWW.3124DUMAS.COM

Point Loma \$1,999,000

The Mediterranean meets the modern farmhouse! This stunning, "brand new 90-year-old home" features character without the hassle of fixing it up! 5 bedrooms, 4 baths, open concept living with gourmet kitchen, dual paned windows and sliders, wide plank oak style vinyl floors, central heat and AC, fireplace, multiple decks, 1st floor master suite, and detached 2 car garage. Private yards, killer view, amazing finishes, and great neighborhood. Just 2 blocks to Liberty Station restaurants, shopping, and golf course. Watch the lights come up over the city while sipping wine or enjoy coffee on large front porch. Great schools and friendly neighbors. What else could you ask for? Come quick, you won't be disappointed!



WWW.4832LONGBRANCH.COM

Ocean Beach \$1,195,000

Super cool 2 bedroom, 2 bath beach cottage West of Sunset Cliffs and just 3 blocks to the sand. Open beamed ceilings, stylish masonry wall in living room, open concept living, tile floors, chef's kitchen with cathedral ceilings, black walnut and soapstone counters, and maple butcher block. Dual paned vinyl windows and new plumbing, sewer, and electrical as of 2017. Attached 2 car garage and very private entertaining spaces. Blocks from the ocean, nightlife, cafes, restaurants, and the Pier. This is a perfect beach getaway, investment or 2nd home. Or live the dream every day and make this your forever home. Come quick, you'll be glad you did!

2 Bedrooms
1 Bath
832 Sq Feet
\$675,000
\$500 Mo HOA



3883 Caminito Litoral # 224 - Sea Colony

Welcome home to this lovely Plan 2 Sea Colony townhome that offers an open floor plan in the living space. Like to spend time outside?

The large 150 SF patio off the kitchen is perfect for relaxing or entertaining. The kitchen offers granite tile counter tops with added storage and countertops unique to this home. Newer windows, doors and AC have been installed via the Quieter Homes Program.

1 Bedroom
1.5 Baths
1,050 Sq Feet
\$952,000
\$498 Mo HOA



1021 Scott Street # 161 - Yacht Club Condos

This single level, 1st floor condo offers private in unit laundry & a 1 car private garage. Enjoy a wall full of windows making this space light and bright and a patio that faces and offers views of the marina.



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3836 Atascadero Drive \$1,500,000

Welcome to this charming Point Loma, single level, 1906 SF home that offers 3 bedrooms, 2 baths and an extra room that would be perfect for a home office, toy / game room, guest room or add in a closet for a 4th bedroom.

Hard wood floors run through the bedrooms, dining area and hall. High quality plantation shutters through out. Nice floor plan with bedrooms and bathrooms in one side of the home. The Kitchen, Dining Room and Living Room are situated nicely for current living and future renovations. A fireplace in the Living Room will provide for cozy winter evenings. The kitchen offers easy access to the lovely back yard for BBQ and entertaining.

No small spaces in this home. All the rooms are generous sized. This home is located in the desirable Silver Gate Elementary School district.



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REALTY

Diane@DianeSullivanRealty.com
1021 Rosecrans Street, 92106
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OCEAN BEACH 3 UNITS \$2,799,000
Amazing Trophy property! Three Separate Remodeled Cottages! This property exudes Charm and Grace. Potential for the Mills Act! First time on the market since the 90's! All units have been refurbished and have their own yards, laundry and off-street parking. Front Home is a Craftsman with a fenced front and back yard. The middle home is a one bedroom with a large fenced yard. The back home is a two bedroom plus an office area and side yard and deck! 3 blocks to the beach. This sweet deal will not last! GSI is \$1,033,000



SUNSET CLIFFS 3BDRM/2.5 BA \$2,050,000
Amazing OCEAN & SUNSET VIEWS from this Greek-inspired custom-built home offering an elegant beach lifestyle with all the quality features you expect PLUS 2 short blocks to the ocean. Incredible indoor/outdoor living - open light-filled gourmet kitchen, with counter island, opening to huge family room w/fireplace, PLUS additional built-in kitchen w/counter dining in backyard. Spacious primary bedroom has en-suite bath, spa tub, separate shower, & large granite-topped vanity w/double sinks PLUS large custom walk-in closet w/skylight. Relax in the evenings on the extra-large rooftop deck with 360-degree views of the ocean and surrounding area, or choose the balcony steps from primary bedroom for sunset views.



SUNSET CLIFFS 3BDRM/1.5 BA \$1,999,997
Sunset Cliffs! One block to the Ocean. This .18 of an Acre is a rare find. 1st time in over 3 decades. This 50's home builder is commonly called "A Palmer Home". 3BR, original oak floors refinished. Oversized Garage with a guest room. 2 car detached garage. (Mid Century Modern) Guest Suite with private 1/2 Bath Corner Lot. Hear the soothing sounds of the waves. Ocean views from the Deck, yard and kitchen, oak floors refinished. Newly remodeled kitchen and bathroom. Lush mature landscaping on an approximately 7,600 square foot lot.



POINT LOMA 3BDRM/2 BA \$1,799,000
Amazing opportunity! Attention Builders and Buyers! Location, Location, Location!! One Block to the Bay! Walk to Point Loma Village and so much more! Seller has approved plans that are permit ready! Mixed Use Development Project: 1388 Estimated Square Feet of Commercial / Retail Space and 3 Residential units with 2067 to 2546 Estimated Square Feet with Elevators, Roof Top Decks and Subterranean Parking for Residential and Commercial.



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25,600 sq ft



JUST SOLD
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5 bed/5bath 3650 sq ft
Custom remodel with views



JUST SOLD
1549 Morenci
\$1,300,000
3bed/2bath 1350 sq ft
Fully remodeled in Bay Park



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4023 Via Del Conquistador
\$1,620,238
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