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FDIC 

## San Carlos artist gains master signature membership from SDWS

By DAVE THOMAS

For one local artist, life just continues to paint good times.

Carol Thomason, 78, was recently honored with what she tabbed her life-time achievement award – the Master Signature Membership.

The San Carlos resident has had 10 paintings accepted for the International Exhibition over the last 20 years by the San Diego Watercolor Society (SDWS).

During the month of October, SDWS is hosting its annual International Exhibition in its gallery (Point Loma) at 2825 Dewey Road, Suite 105. For more information on the event, visit: [sdws.org/](http://sdws.org/).

For Thomason, her entry in the October exhibit is Lines of Communication 292, PETCO.COM, (Endangered Monarchs).

Thomason uses fluid acrylics, watercolor, collage, pencils and watercolor crayons to create the mixed media paintings in her non-objective series she calls "Lines of Communication." The series is about the Internet, cell phones, computers - the communication technologies.

Thomason's 22-year long series is about the Internet, cell-phones and computers and the companies using those Lines of Communication.

Her paintings have captured more than 80 awards locally and nationally in major exhibits with National Watercolor Society, American Watercolor Society, Western Federation of Watercolor Societies and San Diego Watercolor Society.

In 2021, Thomason was honored to be granted Signature Status by the American Watercolor Society in New York City.

Thomason majored in art history, UCSB. She received a teaching



San Carlos artist Carol Thomason continues painting success. Her painting known as Lines of Communication 292, PETCO.COM (Endangered Monarchs) is on display this month at the annual SDWS International Exhibition in Point Loma. (Courtesy photo)

credential at California State University at San Luis Obispo. From there, she got a master's degree work in art history at the University of Michigan. "So I have studied it all - cave painting to contemporary," Thomason noted. She moved back to California and began taking figure drawing classes in 1982 to see if she could realistically reproduce what her eye was seeing. "Yes, I'm good at that," Thomason commented. "But my love, over this 40-year period, has turned out to be my contemporary, non-objective, Lines of Communication series, begun in 1999, just as the Internet was being developed."

Asked in the past what she enjoys most about painting, Thomason noted, "I always think my next painting will be my best."

For any individuals (young or old) looking to take up painting, Thomason stated, "I have taught workshops and classes for young and old. I tell each person, follow your heart. What appeals most to you? Do that and do it often."

—Reach editor Dave Thomas at: [Dave@sdnews.com](mailto:Dave@sdnews.com).



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# MOVE

## San Carlos Community Garden shares their bounty

For the past 10 years, the San Carlos Community Garden (SCCG) has brought the community together during the annual Fall Festival event.

This year, the free festivity will continue from 1 to 3 p.m. on Saturday, Oct. 22 with the festival's theme: 'Growing Community and Sharing our Bounty.' The event is located at 6460 Boulder Lake Ave., San Diego.

In an effort to address food insecurity, the SCCG asks that those

interested in attending bring a non-perishable item as an entry ticket to the festival. The collected items will be donated to the Good Shepherd Food Distribution program in El Cajon to help families in need.

Live music, arts and crafts, activities for kids, educational resources and demonstrations on native plant gardening, water conservation techniques, seasonal gardening and much more will be offered at the festival.



# Two key items of interest grabbing attention of Del Cerro residents

By JAY WILSON

There are two key items of interest to Del Cerro residents at this time; the draft Environmental Impact Report (EIR) regarding the proposed All Peoples Church on the east side of College Avenue between I-8 and Del Cerro Blvd., and the large apartment complex to be built on the south side of Del Cerro Boulevard between Marne Avenue and Madra Avenue (see related story on front cover).

The 45-day public comment period for the draft EIR for the All Peoples Church ends on Sunday, Oct. 16.

You can download the EIR by going to [sandiego.gov](http://sandiego.gov) and enter All Peoples Church EIR in the search window at the top righthand corner of the City of San Diego homepage. The city requests all comments be provided electronically via email at [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov) and reference All Peoples Church/No. 636444.

Representatives of the All Peoples Church made a presentation to the Navajo Community Planners on Wednesday, Oct. 12, but that was after *Mission Times Courier* issue was going to press.

The newest proposed project locally is the six story, 114-unit apartment complex with retail

on the street level and apartment units above the retail stores.

From everything we have learned, this massive complex can be built by right because of recent State of California and City of San Diego legislation. By right, means it does not have to be presented to our local Navajo Community Planners and does not need to be approved by the City of San Diego's Planning Commission nor does it require city council action. The project must just meet proper building requirements.

The total number of parking spaces, including a single level of underground parking is approximately 140 spaces. The developer has indicated the complex will appeal to individuals working in and adjacent to Alvarado Hospital and SDSU graduate students.

A community concern is how many of the units will actually be rented by an individual compared to the number of units with two people and most likely two cars. For the retail to be successful, there must be ample parking for customers and the curbside parking on both sides of Del Cerro Blvd. between College Avenue and Madra are usually pretty full.

Fortunately, Sandi Crumpacker, and a number of her Del Cerro neighbors and interested residents have formed a working group to

thoroughly investigate this project and the legislation which allows such a project to be built without any community input. They are in the process of contacting other community-based organizations within the city of San Diego as the legislation impacts virtually every community. The group has formed several committees and one of the committees is contacting a couple of land use attorneys to determine if there is merit in any legal action.

If you are interested in becoming involved with this organization, send an email to [RHFDelCerro@gmail.com](mailto:RHFDelCerro@gmail.com) (Responsible Housing for Del Cerro).

There is a city-wide organization with a website at <https://www.neighborsforabettersandiego.org/> which also has some information comparing what the state law requires and how much more the legislation adopted by the City Council for the City of San Diego has allowed developers to build in an alleged Transit Priority Area. In accordance with SB 743, "Transit Priority Area" means "an area within one-half mile of a major transit stop that is existing or planned."

—Jay Wilson is a board member with Friends of Del Cerro.

## Allied Gardens/Grantville Community Council: You are needed in the community

By SHAIN HAUG

In recent months we talked about Allied Gardens, Grantville, and Navajo Canyon, but not so much about the Community Council – what it is and what it does.

The Community Council is a private 501(c)(4) corporation. It has no formal connection to the city, but we remain in close contact with our elective representatives to advise them on

the consensus on matters of concern.

Members of our Board of Directors work for the community as representatives on the Navajo Community Planners, Inc., the Mission Trails Regional Park Citizens Advisory Committee, the Friends of Benjamin Library, and the Friends of Navajo Canyon. We rely on what we hear from our neighbors during those activities, what we are told during Board and Town Hall

Meetings, and what you tell us in your emails.

### HOLIDAY SEASON AND TREE PLANTING

For some 22 years, we held the Holiday Festival at Lewis Middle School at the beginning of the school winter vacation.

That event includes a performance by the school band, holiday readings by students,

SEE AGGCC, Page 4

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## AGGCC

CONTINUED FROM Page 3

choruses from Foster and Marvin Elementary Schools, and a drawing supported for Barnes and Noble vouchers that is supported by the Optimist Club. The concert is followed by a reception with cookies and punch. We had to suspend the festival during the pandemic.

We would like to reinstate this event, but we need commitments from at least six folks to help us set up at the end of the school day and to remain close by for the take down after the reception.

In early December we put up the lights over the flyover bridge and at the Triangle. Later in the month, near the last day of school, we hold a tree lighting ceremony. We honor two top students from Foster and Marvin Elementary Schools by putting them to the task of flipping the switch. We close the evening with holiday songs led by a combo from Lewis.

In addition to the trees planted along Zion Avenue several years ago, Allied Gardens recently welcomed hundreds of new 'neighbors' to our community in the form of a wide variety of trees.

Approximately 300 trees have been planted in parkways (the strip between the sidewalk and the street) between Marvin Elementary School and Lewis Middle School in a project coordinated by SDG&E, the City of San Diego, Davey Resource Group and the Allied Gardens/Grantville Community Council. We are also fortunate that the City of San Diego will water and care for the planted trees for three years until they become established.

Under the leadership of Kim Morris, the Friends of Navajo Canyon works, San Diego Canyonlands, and I Love A Clean San Diego clean Navajo Canyon (pictured above) of trash, remove foreign species, and conduct nature walks through the area. During the work on the third Saturday of each month the community has removed thousands of pounds of trash and undesirable plants. We are engaged in a generational task to restore the canyon to its natural state. Kim is now on leave. We are looking to the members of our community to step up and to take charge of this important work.

This fall we hope to resume our San Diego Gas & Electric junction box painting. We began with the three boxes on the south side of Zion Avenue near Estrella and with the traffic control box at the corner of Waring and Zion. We have a good team signed up. Maybe you can nominate a box on your block that needs beautification.

The subscribers to our newsletter will agree that it is an outstanding publication full of information about the community. Contact us as indicated below for a courtesy copy.

Hearing from you and acting on your behalf is what the Allied Gardens/Grantville Community



# Election season heating up as all eyes turn to Nov. 8

By MICKEY ZEICHICK

Meet the candidates for the San Diego Unified School District Board of Education District “B”.  
A special community forum will be held on Oct. 19 at Lewis Middle School (5170 Greenbrier Avenue) for the Henry Cluster community hosted by San Carlos Area Council. The candidates are Shana Hazan (nonpartisan) and Godwin Higa (nonpartisan). Their respective websites are shanaforschoolboard.com/ and godwin4kids.com/.  
The doors to the auditorium will open at 6:30 p.m. and the forum will start promptly at 7. Submit your questions ahead of time to sancarlosareacouncil@gmail.com, neither candidate will see the questions prior to the forum. Deadline for questions is Oct. 18.  
We hope to see you there.  
At our July SCAC meeting, Barbara Bry was guest speaker and spoke about why she is running for San Diego Assessor/Recorder/County Clerk (SDARCC) and her vision for the future.  
During our September SCAC meeting, Jordon Marks was guest speaker and spoke about why he is running for SDARCC and his vision for the future. They answered questions from the audience and stayed around a few minutes later to chat personally.

Here are the websites to keep updated for each candidate: barbarabry.com and Vote4marks.com.  
The ASSESSOR locates, identifies and appraises vacant land and improved real estate, business property, and certain mobile homes, boats, and aircraft for property tax purposes. The RECORDER provides public notice by accepting and recording legal documents required by law upon payment of proper fees and taxes as well as maintaining birth, marriage and death records and indexes for San Diego County. The COUNTY CLERK issues marriage licenses and performs civil marriage ceremonies; registering Fictitious Business Name Statements, notaries public, process servers and professional photocopyers.  
SCAC does not endorse any candidate, our purpose is to present the candidates so you hear from them why they are running for office and present their vision for that office.  
Daylight Savings Time ends Sunday, Nov. 6, and we need to be mindful, as we get ready for our fall and winter holidays, that it gets darker “earlier” and that kids are still playing outdoors and not always watching what they are doing so we need to watch out for them.  
Mission Trail Regional Park: Located in the Mission Trails

Regional Park (MTRP) Visitor Center, the gift shop carries a range of items relating to the park, outdoor recreation, and wildlife. The Visitor Center and gift shop are open daily 9 a.m. - 5 p.m. They have regularly scheduled activities like nature walks, bird watching, photograph exhibits, art exhibits, and even star gazing. Bringing the kids to the Visitors Center is amazing with telling the story of our areas and the critters that have inhabited and some that are still on the land, water and sky. So much to see and do. You can keep up to date by using their website: MTRP.ORG.  
Our drive to collect back-to-school supplies for our students does not stop in September but goes on all through the year, so if you can let’s make this an on-going project. Some items always needed are pencils, paper, backpacks, preferably new with the tags on them, notebooks. You can bring these items to one of our bi-monthly meetings (or even our Oct. 19 special meeting) and I will make sure they get to one of our elementary and/or middle schools.  
Fire season seems to be all year long so remember to leave a defensible area of at least 100 feet around your structures.

SEE SCAC, Page 10

  
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# RWCNC holds annual fashion show, readies for November election



By WENDY HAUFFEN

Republican Women of California, Navajo Canyon was excited to hold our annual fashion show earlier this week with more than 120 guests.

This fun event featured models from RWCNC wearing fashions by Glamour Girlz, and we got to hear from Stephanie Brown from Saved in America. We also have fundraising to support Saved in America, a non-profit organization of volunteers who are former law enforcement officers, special operators, and Navy SEALs. Since December 2014, Saved in America has assisted in rescuing more than 250 children nationwide from human trafficking.

In November, we will return to the Legacy Hotel in Mission Valley for our monthly luncheon to hear from investigator Tony Johnson, a peace officer for more than 39 years.

He was employed by the San Diego Police Department for 32 years, during which time he served over six years as a homicide detective. He joined the San Diego County District Attorney's Office in November 2011 and has been assigned to the DA's Cold Case Homicide Team for the past four years. Johnson was recognized with the Blue

Night Award by the San Diego County Crime Commission for his outstanding work on a cold case homicide.

Election season is gearing up - you should be receiving your ballot this week. We recommend you vote *early* and return your ballot to any official ballot drop box, which are all staffed by the San Diego Registrar of Voters at all times.

It is time to get involved and make your voice heard. You can support candidates with your time, your money, and most importantly, your vote. Reach out to any candidate that you support to see how you can help with easy, fun activities such as envelope stuffing, making phone calls, door knocking, and more. The last envelope stuffing opportunity we attended had more than 75 attendees.

At La Mesa Oktoberfest, we were proud to have over a dozen cars in our car rally where we helped spread the word about Amy Reichert's candidacy for County Board of Supervisor, District 4. She is proudly running against Nathan Fletcher, who recently called the Republican Party a deranged cult. Standing up for your rights should never be considered "deranged" but rather, the ability to do so is the foundation on which our country was built.

To find out more about our club, or to become a member, visit: [www.rwcnavajocanyon.org](http://www.rwcnavajocanyon.org).

## Wrestling at the middle school level would be a victory for younger student-athletes

In the community

By SAM LITVIN



Middle schools in San Diego Unified School District cater to a diverse range of students.

Up until last year, SDUSD did not provide affordable after school opportunities the way wealthier districts in the county do. Because the district skews poorer demographically it is especially important for them to provide sports and activities that keep kids out of trouble and provide important developmental, learning and health benefits.

Wrestling is a sport that allows affordable participation for kids regardless of race, gender and physical or mental disability. Wrestling is the seventh most popular sport in United States with largest growth year over year of any other sport for girls

and the only sport to grow for both boys and girls post COVID with a 2.5% increase in participation. This makes it a prime sport for San Diego Unified to offer to kids in 2022-2023 season. With 15 high schools in the district that offer wrestling programs and 11 high school coaches offering full support and commitment to the program including coaches and mats, it is a great choice in terms of economics and impact for San Diego to add.

While sports were once believed to be an optional activity that helped overall health, research shows that they also have an outsized impact on mental health outside the classroom and aid learning inside the classroom. Research has also been shown that sports have many other benefits including

SEE WRESTLING, Page 11

# La Mesa Democratic candidates stir support as election nears



By MITCH WAGNER

Republicans are turning to local elections to rebuild, after losing the city of San Diego, the county, and state. They're leveraging school boards and the governments of small cities—like La Mesa—to spread their toxic, MAGA, white supremacist, Trump-supporting, election-denying, forced-birth, LGBTQ-phobic agenda.

But Democrats are pushing back, as we saw at a recent, rousing club meeting, where we heard from more than a dozen candidates for La Mesa local offices—as well as a few surrounding communities—who will make East County blue(r) this year.

The big news from the meeting is that Kathleen Brand said she's dropping out of the La Mesa City Council race. That's a bittersweet development. On the plus side, it leaves us with two strong Democratic candidates for two open seats—Mejgan Afshan and Patricia Dillard. We'll avoid the infighting that cost us the city council seat last year, when two Democratic candidates ran for one seat, and lost to Republican Laura Lothian.

However, the development is also sad, because Brand would have been a great city council member. She said she plans to run for the next open seat, in two years. We're looking forward to that, and we thank Brand for making a difficult sacrifice.

Afshan told club members about her background as a 31-year La Mesa resident who attended local schools as well as San Francisco State University, interning for Gavin Newsom and working for Nancy Pelosi. Her goal is to focus on houselessness, fulfill the city's climate action plan and "do right by community members" who are struggling, to provide equitable policy change and equitable access to government resources. The city needs to take advantage of federal and state government funding for programs such as programs to the Home Investment Partnership Program and increasing mental health services, she said.

Dillard told those at the meeting she ran at the urging of community leader Mary Castellanos and Dr. Akilah Weber (currently State Assembly member, recently on the La Mesa City Council). Dillard serves on the

city's Police Oversight Board, "Which is where I have worked countless hours with dedication to help protect our black and brown community from police brutality, excessive force and racial profiling," she said. She supports unions, equal pay, and working wages for all.

Her priorities on the council will be to support clean, renewable, and sustainable energy—including more charging stations for cars—clean air, public spaces and parks, walkable communities and a safe environment.

Matt Strabone, who's running for La Mesa City treasurer, turns an election that would normally have been dry into an interesting race. "What if I told you we could raise more money for La Mesa—hundreds of thousands of dollars—without raising taxes or cutting services?" Strabone said. The city has a rainy day fund more than \$60 million, which is being invested poorly, earning less than 1%. The Treasurer's job is to invest that money wisely. "I have a clear, well-researched, prudent, and safe plan to do just that," Strabone said.

While Strabone is running on sound fiscal policy, Strabone's opponent is a MAGA Republican, who donated thousands of dollars to Donald Trump, Mitch McConnell, and Ted Cruz.

Those were just a few of the speakers we heard from this month.

Also speaking:

- For La Mesa-Spring Valley School Board: Rebecca MacRae, current board president, running for re-election; Brianna Coston; Caitlin Tiffany.
- Andrea Beth Damsky, running for Helix Water District, Division 2
- Debbie Justesen, for Grossmont-Cuyamaca Community College District Governing Board. Justesen is currently board president.
- Arnie Levine, for El Cajon Mayor
- Mike Schaefer, for State Board of Equalization, 4th District
- Victoria Abrenica for Spring Valley Community Planning Group
- And Steve Jesionka, speaking on behalf of Stephen Houlahan, who's running for U.S. Congress against MAGA favorite Darrell Issa.

To watch a video of the entire meeting, go to [mfdems.com](http://mfdems.com) and click the YouTube link at the top of the page.

—Mitch Wagner writes on behalf of the La Mesa Foothills Democratic Club.

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**EDITOR**  
Dave Thomas x130  
[dave@sdnews.com](mailto:dave@sdnews.com)

**CONTRIBUTING EDITORS**  
Kendra Sitton x136  
Tom Melville x131  
Dave Schwab x132

**CONTRIBUTORS**  
Elaine Alfaro  
Karen Austin  
Robin Dohrn-Simpson  
Shain Haug  
Michelle Irwin  
Sarah Ward  
Jay Wilson  
Mickey Zeichick

**WEB & SOCIAL MEDIA**  
Dave Thomas  
[dave@sdnews.com](mailto:dave@sdnews.com)

**PRODUCTION MANAGER**  
Chris Baker x107  
[chris@sdnews.com](mailto:chris@sdnews.com)

**ADVERTISING CONSULTANT**  
Heather Fine x118  
(951) 296-7794  
[hfine@sdnews.com](mailto:hfine@sdnews.com)

**ACCOUNTING**  
Heather Humble x120  
[accounting@sdnews.com](mailto:accounting@sdnews.com)

**BUSINESS CONSULTANT**  
David Mannis

**PUBLISHER**  
Julie Main  
(858) 270-3103 x106  
[julie@sdnews.com](mailto:julie@sdnews.com)



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The staff at Mission Trails Dentistry has much reason to smile as it celebrates its 25th anniversary. (Courtesy photo)

# Mission Trails Dentistry all smiles on celebrating 25 years

By DAVE THOMAS

Mission Trails Dentistry is all smiles when it comes to celebrating a special anniversary this month.

To celebrate a quarter century of healthy smiles, Dr. Bradley Ross, Dr. Ian Murray, Dr. Leslie Phillips, and their staff will be hosting an open house on Thursday, Oct. 27, 5 p.m. to 8 p.m. Mission Trails Dentistry is located at 6902 Navajo Road (at Jackson Drive).

Guests are invited to tour the office and meet the doctors and team. MTD will have refreshments, giveaways for adults and kids, and opportunities to win prizes. They look forward to welcoming many of their patients and community members.

RSVP's to the Oct. 27 event are appreciated at: [appts@mission-trailsdentistry.com](mailto:appts@mission-trailsdentistry.com).

It's been 25 years since Ross transformed the former Great Western Bank building on the corner of Navajo and Jackson in the San Carlos neighborhood. He turned the ATM lane into Cup 'n Go drive-through coffee, the bank vault into a dental lab and the rest of the building into a beautiful, thriving dental office that has since served thousands of area residents.

According to Ross, he appreciates the opportunity he and the staff have had to provide dental care for thousands of members of the community.

"We've always tried to make sure our patients are treated like family, and I think we have achieved that goal," Ross commented. "Kids I saw years ago are now bringing in their own children. Some highlights include seeing a patient terrified of dentistry and seeing them leave happy and relieved that they can feel safe and comfortable in the dental office. Another example is a young man in his twenties who came into our office with severely damaged teeth and was constantly covering his mouth with his hand. We were able to restore his smile so he could move forward in his life with confidence. I will never forget the evening I saw a local news story of a young woman who was

struck by a car as she was crossing the street in a hit and run. She fractured many of her front teeth and was not in a position to help herself. I was able to reach her through the news station and we brought her in and restored her beautiful smile. Some of my patients have become friends. One became my co-writer on a musical we produced here in San Diego about my father, who owned Gold Star, a famous recording studio in Hollywood. Bringing in Dr. Ian Murray and Dr. Leslie Phillips has brought us even more loyal patients to our practice."

For Ross, being in business this many years has led to witnessing changes in the dental industry over time.

"In the 36 years that I have been in practice, I have always embraced new technology," Ross remarked. "Dentistry definitely has had notable and progressive changes. I was one of the first to use digital x-rays and received some notoriety offering Virtual Vision entertainment eyewear to patients to use during their dental visits. We have advanced our skills with local anesthesia, oral conscious sedation, and nitrous oxide to help improve the patient experience. We have seen the use of scanners and intra-oral cameras become the norm. The use of decay detecting solutions and lasers help us in diagnosing decay earlier and in providing more conservative restorations. On that note, the conservation of natural tooth structure is more evident in the work we do now. Instead of using metals, we use adhesive/bonded restorations like porcelain veneers, crowns, and bridges. Invisalign orthodontics has been a game-changer using clear aligners. Now many more adults are choosing to straighten their teeth."

According to Ross, the most notable change all these years is the new standard of care in offering implants for replacing missing teeth.

"Once anchored in the bone, there are options on how we can attach a new tooth (restoration) to

SEE MISSION TRAILS DENTISTRY, Page 14

## Carol Wittensten Long

R.N. Extraordinary  
July 24, 1934 - September 8, 2022

The big city girls couldn't wait to meet the new arrival to their prestigious nursing & medical campus of Rush- Pres. university in Chicago.

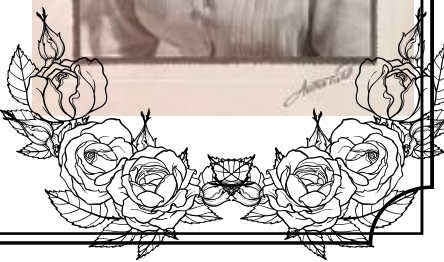
Who was this person coming from the far reaches of No. Dakota? Devils Lake? Where the devil is that?

Tricks & teasing soon turned to love & respect as Carol won them over.

Much hard work and loving patient care catapulted her to important nursing positions, followed at retirement by a few years as a hospice volunteer.

Carol was an eager & avid traveler and visited most every corner of the world, always making lifelong friends wherever she went.

After 88 years the Lord has called her home.  
R.I.P. Sweet Carol



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# Students safety plan

CONTINUED FROM Page 1

accountable and forthcoming. A plea that's been emphasized repeatedly since the *Los Angeles Times* first reported the case in June, some seven months after University officials were notified of the allegations.

Since then, the University has sent several communications to the school community, each time believed to rationalize what many say was a lack of responsiveness to the reported victim, a lack of transparency with the school and community, lack of candor about disciplinary proceedings, and the absence of an internal investigation.

Now, one year after the reported sexual assault, campus community members have received a new communication about the current status of the case.

In an Oct. 5 letter emailed to students and staff, SDSU President Adela de la Torre attempted to provide an explanation and an update of events. She wrote, "To date, names of any suspects identified through the criminal investigation have not been publicly released, and there have been no arrests. We are also still awaiting action by the District Attorney, who will decide whether any suspects will be criminally charged."

She acknowledged that SDSU delayed its own investigative process after several requests by SDPD asking the University to "stand down" to avoid any actions which could compromise the City's investigation.

In the letter, de la Torre shared that SDSU's own investigation is now active and is following California State University (CSU) policy. She stated, "... external investigators are already scheduled to visit SDSU next month, November 2022, for three days of interviews with Title IX professionals, our victim advocates, and other key faculty, staff and students."

While this case will continue to be a focal point for needed change at SDSU and campuses across the country, some change for good is already taking place here this semester. The ultimate goal is to both respond to incidents which have occurred and work harder to prevent problems from occurring in the first place.



One neighbor caught this image of young adults gathering for a party at an off-campus home. (Courtesy photo)

## INFORMATION FOR ON AND OFF CAMPUS SAFETY

SDSU communicates with all students, recognized student organizations, parents and others to inform them about policies, behavior expectations, programs, and other critical information. Communications might be in the form of a presentation, training session, email, or even a social media campaign.

At the start of the school year, students were informed about a multitude of things which support a safe and productive college experience.

Some were presentations to new and transferring students about navigating their new school environments and accessing resources. Discussions conducted by experts with sports teams have also taken place, focusing on sexual assault prevention, consent, laws, and behavior. Alcohol and other drug awareness and problem prevention is also a focus, as is the annual conversation about expected behavior in off-campus neighborhoods and the responsibilities of party hosts.

Corporal Mark Peterson, a community resource officer for the San Diego State University Police Department (UPD), took part in some of the meetings. He emphasized, "During the first few weeks of the semester, we prioritize educating students about the importance of staying safe on and off campus. Students need to understand that they can enjoy safe and fun activities while making good decisions. Safety is a shared responsibility and we encourage students to immediately report emergencies and critical incidents to the police department."

A new safety-focused newsletter also aims to positively impact well-being.

Emailed twice a month to students, parents, faculty and staff, the "Safety and Wellness Digest" will highlight news and information related to health, safety and general well-being. The e-newsletter will also communicate about campus events and programs designed to provide safe social activities for students, and encourages parents and others to support their students in good decision-making and actions.

Information can also be accessed at [healthpromotion.sdsu.edu](http://healthpromotion.sdsu.edu).

## SOME OF MANY STUDENT EFFORTS PROVIDED

More safety-oriented programming and student resources are being provided and promoted by actual students. There are many efforts on and off campus which are trying to draw attention to critical safety issues and spur change.

Some are taking place at meetings among the **Associated Students** and its Campus Community Commission.

According to Leanne Locano, a third year student and member, "the Commission is made up of SDSU students who aim to foster strong community relationships and facilitate communication with College Area residents." As

one of the Commission representatives, she says, "the Commission is constantly working on new projects and collaborating with community stakeholders to create a safe, positive and welcoming campus community. The Commission meets on campus every week. For more information go to: [as.sdsu.edu](http://as.sdsu.edu).

Students working with the Center for Student Organizations & Activities also help to plan more "safe-space" socializing events like Aztec Nights, generally held each week. Campus areas are transformed into safe and fun settings like block parties, roller-rinks and carnivals with music, food, fun rides, games and prizes.

**Greek Life** is also focusing more on its roles and responsibilities as organizations and individuals. More information can be found at [sdsugreeks.com](http://sdsugreeks.com).

**FratMANers** is a peer education group specifically for SDSU fraternity men. It's posted organizational goal is to, "increase awareness about rape, potential rape situations and sexually coercive behavior while decreasing the acceptance of rape myths." They hope FratMANers members, from some 27 SDSU fraternities, will be advocates for change.

**Sister** (Sororities Invested in Survivor Support, Training and Ending Rape Culture), is also a peer group which aims to train women from nine SDSU sororities to be leaders in preventing sexual assault through awareness, education, prevention, intervention and survivor support.

Hazing prevention among Greek Chapters and other organizations is also a focus to prevent safety-related problems. The University provides for the anonymous reporting of hazing online at [reporthazing@sdsu.edu](mailto:reporthazing@sdsu.edu).

## NEW REPORTING POLICIES

While campus officials now work to comply with legal reporting requirements, they encourage everyone to report concerns or knowledge about sexual misconduct and other incidents which undermine safety on and off campus. There are several reporting methods which have been established to do so, including sexual misconduct/Title IX reporting and discrimination/harassment/retaliation reporting.

Two new policies aim to encourage students to report without fear of repercussion. Listed under "Student Rights and Responsibilities," the **Amnesty Policy** encourages campus community members to report incidents of sexual violence, alcohol or other drug-related emergencies, and incidents of hazing. Specifically, "the Amnesty Policy allows students to get help for themselves or others without fear of receiving disciplinary sanctions through the SDSU conduct process."

The **Good Samaritan Policy** aims to alleviate conduct penalties for certain alcohol and other drug violations if "recognized student organizations" seek timely

assistance from emergency personnel and SDSU staff. Both policies hope to ease concerns and any hesitation someone might have should a situation require an emergency response.

The University Police Department also states, "SDSU encourages anyone, including our neighbors, to call our hotline at (619) 594-9393 to report behavioral issues and concerns."

## NEW SDSU SAFE APP

While the new policies hope to increase the likelihood that students will get the help they need if a critical incident occurs, other actions hope to prevent unsafe situations from occurring in the first place. Several other new efforts were initiated with the start of the 2022-23 academic year to better encourage and support student well-being and reduce problems.

One is a free, phone-based app called **SDSU Safe**. Downloadable for both Apple and Android users, it uses mobile and GPS technologies to promote student safety on and off campus. The app will enable users to receive urgent campus safety alerts, as well as information and links to safety-related resources and tools to report incidents. SDSU Safe also connects to Title IX and other reporting resources. Students can also access "Friend Walk," which connects individuals to track someone's movements from one location to another for added safety.

## NUMEROUS RESOURCES

Some resources are need specific, providing individual counseling, phone consultations, crisis intervention, workshops and peer education to help students connect with someone to explore or address concerns. Students can find these resources at Counseling and Psychological Services. Other well-being services can be found at Student Health Services.

Over 350 recognized student organizations also aim to create opportunities for students to find connection, purpose, and support. Categories include: clubs related to academic interests, honor societies, cultural, LGBTQQIA, recreational, religious, leadership, and Greek Life. Most of these resources can be found through links at [sacd.sdsu.edu](http://sacd.sdsu.edu).

## STRONGER POLICE PRESENCE

In August, as the new school year approached, a pledge was made to proactively address problems in off-campus neighborhoods.

The effort, aiming to better ensure students' and residents' safety, was made during a District 9 Advisory Group meeting initiated by Council President Elo-Rivera who represents the College Area. Participants included the Council President, office staff, top leadership from the San Diego Police Department (SDPD) and San Diego State University Police Department (UPD), City staff members, and a couple of College Area residents representing the College Area Community Council



Local law enforcement is making a concerted effort to keep students and those in the neighborhoods of the campus safe. (Courtesy photo)

and local neighborhoods. Captain Julie Epperson, who heads SDPD's Eastern Division, also attended the meeting. Responsible for overseeing the policing of the College Area, she pledged to increase patrol coverage on the three weekends at the start of this school year. Each of these weekends being more likely to have house parties in adjacent College Area neighborhoods, which could result in critically unsafe situations.

Every Friday and Saturday night from Aug. 19 to the Labor Day Holiday, a squad of four SDPD officers and a sergeant patrolled the College Area. Given previous reports of reduced officer staffing, SDPD made a coordinated, strategic plan for coverage. A total of five police departments collaborated in the community support detail, including officers from the SDPD, UPD, Coronado Police Department, CSU, Fullerton Police Department and CSU San Marcos Police Department.

Robert Raynor, SDPD's community relations officer for the College Area, worked this detail on the first two Saturdays.

He praised the effort, saying, "Our officers have been doing some good work over the past weekends shutting down parties and arresting criminals in the College Area." He reported, "During the 6 days of the operation, officers made 157 contacts. Five resulted in felony arrests. One revolver, 1 ghost semi-automatic pistol and 1 hatchet were recovered. Three (contacts) resulted in misdemeanor arrests, 49 traffic stops were conducted (23 received citations, 26 received warnings, one resulted in a vehicle pursuit of a stolen vehicle), 25 First Response Notices were issued, four vehicles were impounded, 14 field interviews were conducted, and 56 radio calls were responded to."

First Response Notices are related to the Community Assisted Party Program (CAPP), a tool officers have to deal with problem parties which meet the criteria for nuisance and other violations. Raynor states, "Currently we have 11 houses under CAPP (eight of them entered CAPP in August and September)."

Raynor notes these CAPP procedures, "Upon response to a party call, the officers will determine if it is valid and they will issue a First Response Notice. If a residence receives 2 First Response Notices within 60 days, then the house becomes CAPP'd for 1 year. Any valid noise response to a CAPP'd house results in the residents receiving an Administrative



Students  
safety plan

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Citation (\$1,000). If there are five residents, that party will cost them \$5,000. A second response to a CAPP location, the residents and owner of the house (each) receive an Administrative Citation (\$1,000)."

The University Police Department says it actively informs students about CAPP, including responsibilities and expected behaviors of party hosts

and their guests. Collaborations, like this one among law enforcement agencies, and all the other efforts of groups profiled in this article, will help to better ensure the safety of students on and off campus in the College Area.

An extra police detail is also planned for the upcoming Halloween weekend in hopes of keeping things as safe as possible for students and others in and around SDSU.

—Karen Austin is a College Area resident and new member of the College Area Community Council, not the Planning Board.

Dog days of summer  
visited College Area  
and beyond

Anyone living in or visiting the San Diego area over early September felt the heat. Hot temps and humidity made for less than ideal conditions for many people. Animals were not immune to the heat either. Meet Pablo, a shy but cute little guy. Pablo was smart enough to seek some relief from the heat by getting in his miniature pool. Pablo, who turned 10 years old recently, lives in the Rolando Village area with his family. Fortunately for Pablo and his human friends, temps have cooled down as we move through October. (Courtesy photo)



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# AGGCC

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You are needed.

—Shain Haug is president AGGCC.

# SCAC

CONTINUED FROM Page 5

If you would like to get involved in your Area Council, contact me at: [SanCarlosAreaCouncilPres@gmail.com](mailto:SanCarlosAreaCouncilPres@gmail.com).

We are looking for someone to help with our San Carlos Community Garden plot.

Our next regularly scheduled SCAC meeting is Wednesday, Nov. 16 at the San Carlos Branch Library starting at 6:30 p.m. The meetings are held in-person.

# Corbin's Q: Honk for BBQ when in neighborhood

By ROBIN DOHRN-SIMPSON

If you drive by Corbin's Q on El Cajon Boulevard while they're grilling out front, the first thing you'll notice is the aromatic BBQ smell wafting down the street, then you'll see the sign "Honk for BBQ". And honk everyone does.

With more than 20,000 hours of grilling time, Corbin's main desire is to keep the great family traditions growing.

Corbin O'Reilly grew up on a ranch near San Luis Obispo with around 80 head of cattle. The central Coast of California is cattle country and residents take their BBQ seriously. If you have been to the San Luis Obispo farmer's market on Thursday nights, you'll know about the dueling BBQ stalls with each one claiming to be better than the other. All of them excellent.

That's where Corbin learned the fine art of Santa Maria Style BBQ - which is meat simply seasoned with pepper, salt, and granulated garlic. "I made my own open pit grill and cook Santa Maria style here in San



Corbin's Q has BBQ and more waiting for you. (Photo by Robin Dohrn-Simpson)

Diego. We use Red Oak which is only grown in California," O'Reilly said.

"We grill every morning," O'Reilly continued. "Our tri-tip, pulled pork and baby back ribs are the popular meats. Both the house made mac and cheese and ranch-style beans are our popular side dishes. But, not to worry, we also offer potato salad and coleslaw as our side dishes. If you want more vegetables, you can have a protein-topped salad such as a Chicken Santa Fe Salad, Pulled Pork Cobb Salad, or a Tri-Tip Salad."

Another passion of Corbin's is auto renovation where he tricks out the antique vehicles and adds beer taps. He started with a 1952 Chevy Panel Truck and now has around 15 trucks. He has licensed his trucks throughout the USA, Canada, the United Kingdom, and Australia.

Corbin's Q continues to grow. "We will be expanding our patio area to house our expanded full bar," O'Reilly said. You can hire them for weddings, parties, corporate events even family days at the pumpkin patch.

"I work hard every day to

provide for my family, my staff and their families," O'Reilly said. "BBQ is for the people, and we want them to enjoy our food."

Corbin's Q is located at 6548 El Cajon Blvd. Phone number (619) 913-3287; call in to order and pick up or dine in and enjoy their dining room or patio.

Go to [corbinsq.com](http://corbinsq.com) to see their menu. To see the tap trucks, go to: [taptrucksd.com](http://taptrucksd.com).

Just remember to honk for BBQ.

—Robin Dohrn-Simpson is a local food and travel writer. Reach her at [robindohrnsimpson.com](mailto:robindohrnsimpson.com).

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Wrestling

CONTINUED FROM Page 6

socialization, discipline, and learning to compete in a safe environment.

Kids who are involved in sports develop discipline, learn goal setting, leadership, and many other invaluable skills. Research has also shown that the GPA of students who do athletics goes up, colleges value athletics and many are able to get college scholarships. Needless to say that early introduction to a sport is a tremendous advantage for later success in that sport.

San Diego Unified School District recognized the inequity of middle school students in other districts having more opportunities as a result of being involved in sports. Changing that inequality by SDUSD is an important step in offering opportunities to learn a sport, while also provide an after school activity to keep kids out of trouble and providing a path to opportunities from which SDUSD students were not open to before.

This is especially important as kids in middle schools are especially susceptible to falling with the wrong crowd and in San Diego which has higher percentage of urban and poor, making it an especially large concern. In general, urban youth trail suburban youth in sport participation 10% for boys and 20% for girls. So middle school athletics are

very important and one sport is in someways for San Diego even more important.

In a district that values diversity, equality and social justice, it is important to offer not just a few sports as there is a limit to each sport of how many kids can be on a team or for which sport their natural abilities and preferences enable them to have fun and be successful.

- Wrestling is an ancient sport with styles being a part of every culture on earth from Native Americans, to Greeks, Indians and Africans. Wrestling is an equitable sport without limitations on body size, economics, gender race or culture. Wrestling provides a way to gain self confidence and discipline. It is the only sport offered in public schools that offer kids the ability to learn self-defense. This has often resulted in wrestlers being heroes of many school shootings, being first to respond to an active shooter.

- Wrestling has no limitation on gender - in fact women's wrestling is the fastest growing sport in the U.S., growing 25% per year with more than 6,000 girls competing in California alone. Wrestling is an inclusive sport where disability is not a factor with many wrestlers with disabilities as wide ranging as lack of limbs, deafness and blindness and have competed at the highest level with able bodied athletes.

- Wrestling is race blind. San Diego has the historical distinction of having the first African

American wrestler to complete at the NCAA tournament (Harold Henson 1949, SDSU). Wrestling has provided college opportunities for many San Diego kids from minority groups such as Vista High School Anthony Meza and Lincoln High School's Willie Jones.

- Wrestling is the most equitable sport because it has virtually no financial requirement from a wrestler aside from gym shorts and wrestling shoes. While the sport enjoys popularity in an urban areas, cities offer the least opportunities to kids to try the sport. However when offered, non-profit organizations like Beat The Streets which provide wrestling opportunities in urban areas have shown huge impact of wrestling on lives of kids in underprivileged neighborhoods. While they don't operate in San Diego, a program like Beat the Streets on a city wide population stands to have massive impact.

- Because wrestling is a team sport but the individual competes individually, the sport is often a magnet for neurodiverse individuals such those with autism and ADHD. And while watching professional wrestling makes kids more aggressive, practicing martial arts including wrestling makes kids less aggressive and less disruptive.

- Wrestling is the perfect sport to reduce aggressive behavior. While more aggressive kids are attracted to wrestling, research

SEE WRESTLING, Page 14



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<b>Sunday October 23</b>	<b>Culinary Cinema, Film Premiere &amp; Spotlight Award</b> <i>AMC 14 UTC @ Westfield UTC (Formerly Arclight)</i>
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# Cerro House

CONTINUED FROM Page 1

"I've lived in Del Cerro for 30 years, and I've never seen homelessness this bad, and I've never seen so many people who are leaving or struggling to get by because of how expensive housing is," Katz said.

However, the current business owners located at the property, Madra Liquor and Deli and Define U Fitness, are now having to close up shop before year's end.

Oscar Ramos has been working at Madra Liquor & Deli for 25 years and is figuring out his next step when the lease expires on Nov. 30.

"I'm sad because all the customers here, they are my family," said Ramos. "I'm working here everyday. I don't have time to look for another place, for another business, so my boss wants to end everything here — no more business, no more pizzas."

Ramos said he first heard talk regarding the end of the lease about a month ago, but these plans have been in staging much longer.

"We spent about 18 months working with the City under its approved process," said Katz. "We knew when we submitted for building permits that it was a project that would meet all the requirements."

According to Gary Geiler, assistant director for the City of San Diego Development Services Department (DSD), the developer also went through a series of preliminary reviews.

"They went through four rounds of preliminary review with the City to understand the site, the constraints and the regulations in place at the time," said Geiler. "They probably have a really good set of plans at this point that they were prepared to submit [for reviews]."

These preliminary reviews are a guiding resource for developers as they create conceptual plans to eventually submit for official review. According to Geiler, the first preliminary review was submitted in August 2020, followed by subsequent preliminary reviews in November 2020, November 2021 and March 2022.

Tapestry submitted an official application for a permit on June 21, 2022, which went to reviewers in July and August. Geiler said after one round of official reviews is complete, a second and third review process will most likely commence.

Currently, the application has received review solely from the DSD because it's categorized as a process one permit application.

"The process one ministerial approvals are based on the scope of work, whether it complies with the use regulations and development regulations," said Geiler. "If [one] wants to build an apartment complex, we have to verify the zone. Does the zone allow that use? Does it allow a certain density? Is the building they're proposing fit within the development regulations of the zone? If it meets the regulations of the zoning code and building code then it is approved under the process one approval."

Because of the process one status, the Navajo Community Planning Group (NCPG), which is involved in representing residents' concerns around community issues like housing and maintaining the community plan, could not take part in the planning process, according to David Smith, chair of the NCPG.

"We are not involved at all in the planning because it's a process one permit," said Smith. "The planning group's primary focus is land use issues or deviations. That's the only time we step in to have any oversight or make a recommendation to the planning department."

When it comes to Complete Communities and TPA, this program and TPA law allow developers to utilize certain deviations to help planning progress.

Katz wrote in a press release about how Cerro House fits these criteria, "Located in a city-designated Transit Priority Area (TPA), Cerro House is the first development to come to Del Cerro under the City of San Diego's new 'Complete Communities' Initiative signed by former Mayor Kevin Faulconer in 2020 which aimed to incentivize housing growth near public transportation and existing amenities."

Although Complete Communities was implemented prior to Councilmember Raul Campillo (District 7) taking office, Campillo

SEE CERRO HOUSE, Page 15



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# New teachers, library makeover and more at Patrick Henry High School



## Patrick Henry High School News

By MICHELLE IRWIN

On Aug. 29, we opened our doors to our Patriots. It was such a great day to see all our new freshmen and returning students arrive on campus and fill our classrooms with joy and excitement. We currently have 2,609 students enrolled at Patrick Henry High School.

Our goal is to continue to develop our students to be thoughtful productive citizens with a sense of purpose, integrity and a curiosity about the world in which they live. At Henry, we challenge each of our students to reach their full potential with our quality instructional program.

This year, we welcomed several new staff members to Henry, they are:

- Danielle Castagnola - English teacher
- Alli Mayville - English teacher
- Pearla Konig - Educational specialist
- Ryan Livingston - Math teacher
- Jennessa Labatte – Math teacher

- CJ Santimaw - NJROTC teacher
- Jeff Russell - Theater teacher
- Michael McVeigh – Spanish teacher

## PHHS LIBRARY GETS A MAKEOVER

Our library is receiving brand-new furniture with funds from Prop Z during the months of September and October. We are anxiously awaiting the rest of the shipment. Our library will have lounge couches, high-top tables, café style seating, and new bookshelves. We wanted to create college-style ambience to encourage students to come to the library to study with classmates and have a quiet place to read and research. We are grateful for all community members who voted for Prop Z which allowed us to upgrade our library facility.

## ACADEMIC LABS:

The academic labs launched on Sept. 27. This is space where students can get extra support from teachers and peer tutors with math and writing. We can help with homework, classwork, test prep, test corrections, and essay drafting, revisions, and editing. Students should bring work to do in the labs. Some students even come every day and form study groups.

SEE PHHS, Page 14



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Wrestling

CONTINUED FROM Page 11

shows that martial arts like wrestling end up lowering kids' aggression and enabling children to have better control over their emotions leading to a more peaceful conflict resolution.

• Wrestling in San Diego County is one of the most popular sports with 81 programs and over 1,500 students competing every year. San Diego is home to some of the best programs in the state and the country including Poway wrestling who are nationally renowned for their dominance. Many wrestlers in San Diego after graduating go on to wrestle for local colleges like Palomar and UC San Diego. Some have placed first in the nation and went on to wrestle for Ivy League schools like La Costa Canyon's

Ian Baker (Princeton) and Joe Curtis (Columbia), Rancho Bernardo's Jaden Abbas (Stanford).

By elevating San Diego wrestling through middle school athletics, San Diego Unified can expand opportunities to many more kids, making the sport more equitable and diverse. This will have the benefit of keeping kids in school, making them better students, athletes and providing them a path towards college wrestling and college scholarships a reality.

For all those reasons, we the wrestling coaches and athletic directors of San Diego Unified submit the following proposal to introduce middle school wrestling for the spring 2023 season.

—Sam Litvin is the new head varsity wrestling coach at Patrick Henry High School.

PHHS

CONTINUED FROM Page 13

Please encourage your students to attend. We will be hosting the labs on Tuesdays, Wednesdays and Thursdays from 3:30 p.m. - 4:30 p.m. in the library each week.

COVID testing every Monday at PHHS:

Covid testing information for the 2022-2023 school year:

- Sign up once for this school year
- Link to sign up: [my.primary.health/1/sdusd\\_2022](https://my.primary.health/1/sdusd_2022)
- Note our school is listed as Henry High
- Testing will occur every Monday from 12 – 4 p.m.
- Students will not be pulled from class, they may go at lunch or after school
- Testing will take place in the cafetorium, next to cafeteria

If you have any questions, contact our PHHS Nurse:

Kori King, RN, BSN, RCSN  
School Nurse  
[kking@sandi.net](mailto:kking@sandi.net)  
(858) 988-2700 x 3050

PATRICK HENRY FOUNDATION

Patrick Henry Foundation is our own school's non-profit support organization, like the PTA, PTO, or other school support organizations. The Foundation would like to thank those who have become members have donated to our membership drive. Remember every dollar raised supports our faculty and student body. On Sept. 15, the Foundation approved four grants that were submitted by our teachers and our water polo team totaling \$2,000. It is with your donation that the Foundation was able to support our biology, physics, theater and water polo programs. Again, consider becoming a member so the Foundation can support more grant requests. If you have any questions, e-mail [phhs patriot-foundation@gmail.com](mailto:phhs patriot-foundation@gmail.com) or go online at: [patrickhenryhighfoundation.org](http://patrickhenryhighfoundation.org). Hope to see you at our monthly 6:30 p.m. 3rd Thursday meetings in the PHHS main office conference room.

We are looking forward to the new school year and all the opportunities it holds for our students.

Editor's note: Michelle Irwin is principal at Patrick Henry High School.

Mission Trails Dentistry

CONTINUED FROM Page 7

it," Ross noted. "Using a cone beam CT and our 3D printer, we can use state of the art software to pre-plan the dental procedure."

As much enjoyment as he gets out of practicing dentistry, Ross said it is the relationship he and his staff have with patients that means the most.

"I love the older patients for their commitment to the practice and their appreciation for having an office that listens and attends to their needs," Ross pointed out. "I have had several staff members who have been with us for decades and the patients know them very well. One of our favorite patients we saw for 30+ years had a wonderful smile and quality of life till he passed away at 103."

—Reach editor Dave Thomas at: [dave@sdnews.com](mailto:dave@sdnews.com).

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# Is a real estate crash imminent? What’s really happening with San Diego real estate

By SARAH WARD, REALTOR

Both the broadcast and Internet news and are flooded with headlines currently asking if there will be a housing crash. Such headlines obviously generate lots of clicks and advertisements. But what is the real story? The increased interest rates from the low 4’s at the beginning of the summer to the mid 6’s currently definitely are having the intended effect of bringing down home prices a bit. Buyers begin their search with the simple fact of how much they can afford based on their income, credit score, and debt levels. As interest rates increase, existing buyers are approved for decreasing amounts to purchase a property,

causing home prices to decrease. Correspondingly, some buyers have headed to the sidelines waiting to see if rates will come back down soon. Two years ago, in the run up to the presidential election between Trump and Biden, the market also slowed quite a bit, and stayed somewhat slow through the holidays; however, in early 2021, the market picked up again. I sense the same phenomena happening again, with the market slowing until early 2023. Hopefully, rates will dip a little by then maybe into the 5’s, bringing some buyers in off the sidelines. As far as a market crash, I believe that to be unlikely. In 2008 to 2010, many mortgages were written with low

standards and with little money down so that when prices fell, many homeowners walked away, resulting in thousands of homes hitting the market all at once. The fundamentals are quite different today with mortgages having recently been written with much higher standards and with most homeowners loaded up with equity. Quality homes in good locations are definitely still selling to buyers hoping to refi later at a lower rate. But listings attracting many full price offers has waned. We are no longer in a seller’s market but are in more of an equilibrium market with fewer buyers making offers on a property. Also, the days to sell a property has increased to about 30 days on average county-wide.

Real estate remains an excellent hedge against the continuing high inflation. An interesting note is that rates on owner-occupied properties are in the 6’s for those with excellent credit, but the rates on investment properties are in the 7’s to 9’s, because lenders are not too interested to write those loans currently. So buyers now have less competition when negotiating for an owner occupied property. Investor buyers have clearly decreased in the marketplace. Keep in mind that San Diego real estate will continue to be in high demand and will remain an excellent investment over the long-term. I expect the current environment to settle down in 2023, and once again we will have multiple buyers bidding on listings here in San Diego. Our economy is robust with tech companies, biotech, healthcare companies, and top universities

that all pay well for talent. There are still plentiful renters here in San Diego with excellent incomes and the strong desire to finally own a nice property.

- SFR MARKET REPORT:**
- **92115 College Area:** Median home price down 7% from August to \$957,000 with closed sales down 21%, and inventory steady at 51 homes currently for sale.
  - **92119 San Carlos:** Median home price down 5% from August to \$950,000 with closed sales down 5% to 18 sales, and inventory up 20% to 31 home currently for sale.
  - **92120 Allied Gardens/Del Cerro** Median home price down 7% to \$1,050,000 with closed sales up 23% to 27 homes sold and inventory of homes for sale up 31% to 34 homes available.

—Sarah Ward is a Realtor with Fine & Coastal Real Estate.

## Cerro House

CONTINUED FROM Page 12

said, in reference to Complete Communities, “Increasing the housing stock in San Diego while maintaining the character of our neighborhoods always presents a challenge. I believe where there’s the will, there’s a way.” Smith explained how Complete Communities impacted the process of a plan like this. “The developer can utilize the complete community package that awards them five deviations, or I’m going to call them five cards,” said Smith. “Those cards can be used to override things such as the existing land use, the height limit and the units per acre. They’re allowed to give them these five cards if they’re going to guarantee the

City they’re going to be building a higher portion of affordable housing units in that project.” In regard to TPA, the City website states parking regulations under TPA “allow for more multifamily residential units to be built without parking to lower housing costs and encourage residents to use alternative modes of transportation such as walking, biking and transit.” Moreover, Smith said, “The TPA existing law says if you’re a half-mile from a major existing transit route then you’re within a TPA.” This location is within a half-mile radius of the College Avenue & Del Cerro Boulevard stop. In addition to TPA and Complete Communities, base zone requirements are determined by the development standards of Del Cerro’s community plan. This property is also located in two overlay zones

—the airport and parking overlay zones which determine the building’s height limit and number of required parking spots. “If they didn’t meet these overlay zone regulations then it could trigger a discretionary review,” said Geiler. A discretionary review would escalate the review process to two or higher, which allows the NCPG to become involved in the approval process. Since the application is still a process one, planning approval will remain between the developer and the City, according to Smith. “I know a lot of people are up in arms about it because it’s going to impact traffic and the schools, but unfortunately, there’s nothing we’re going to do as a community planning group to stop it,” said Smith. “We have asked the applicant/owner to come to NCPG

as an information item to set the record straight. I haven’t gotten an answer back.” According to Katz via email, they have received feedback from residents. “We have appreciated the feedback we have received,” Katz said. “Some people have emailed to ask when the project will be complete and want to add their name to the waiting list for a home. Cerro House is being built by people who live in this community, work in this community, love this community and want our community to succeed.” Smith said housing plans like Cerro House will most likely continue to surface throughout San Diego. “This transit priority law and the adoption of it by the City of San Diego after the state did it, and the adoption of this Complete

Communities housing reform that came from the mayor, these things are happening all the time at a city level, which are all public,” said Smith. “That’s why we as a planning group try to help understand these things and talk about them at our meetings. We try to figure out how to comment to the city on this type of reform. A lot of times I hear cries for help, but if you didn’t want housing, you needed to lobby the city.” Cerro House has not received permit approval from DSD yet, but more information on the plans can be found at: cerrohouse.com/. Editor’s note: Mission Times Courier made several attempts to talk with the ownership at Define U Fitness but did not hear back prior to going to press. See related story on Page 3.

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