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FRIDAY, DECEMBER 2, 2022

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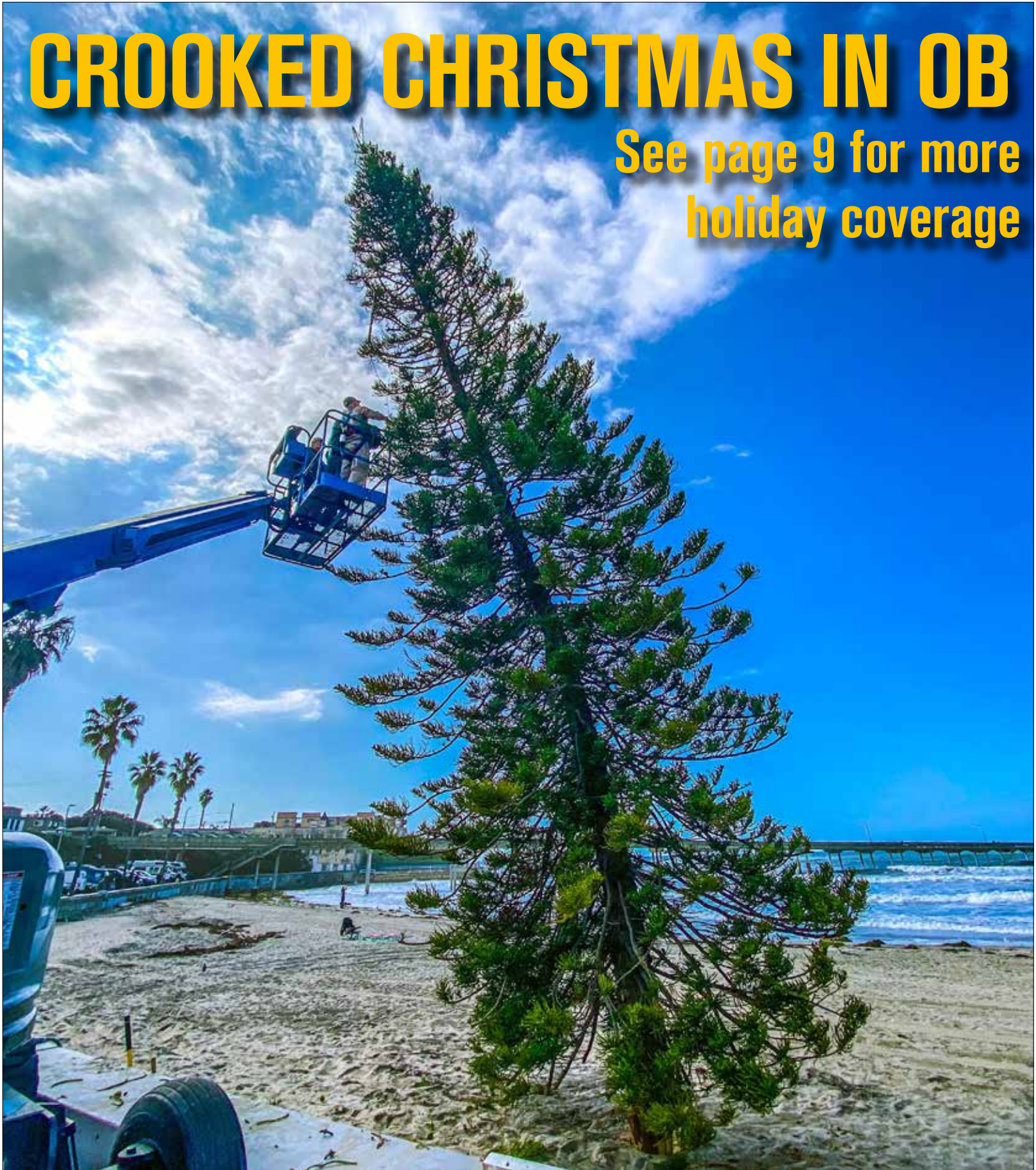
Pointers fall in CIF championship game

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Local artist paints Joe Musgrove mural

SEE PAGE 4



Workers string lights on the Ocean Beach Christmas tree on Tuesday, Nov. 29 after the pine was placed in the sand earlier that morning. The crooked tree, locally sourced every year, leans to the left as is the annual arboreal tradition for the beach community. THOMAS MELVILLE/PENINSULA BEACON



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Nonprofit group sues to stop Ocean Beach Pier replacement project

By DAVE SCHWAB | The Beacon

The end may be near for OB Pier, but how to rectify its 56-year-old deteriorating structure could be further delayed as a lawsuit seeks to block the replacement of the pier, alleging it is being done without proper environmental review.

"This case concerns the City's attempt to sidestep the California Environmental Quality Act (CEQA) in approving an \$8 million project involving horizontal drilling and boring, sand excavation, and other changes to the environment around the Ocean Beach Pier, disguised as merely a 'study' to facilitate rebuilding the pier," states the lawsuit filed Nov. 15 in San Diego Superior Court by attorney Bryan Pease on behalf of the nonprofit Animal Protection and Rescue League, Inc.

"The City has done everything possible to obfuscate its intentions, avoid public input, and evade judicial review to fast track this harmful and environmentally destructive project," states the lawsuit. "Defendants did not consider any of the environmental effects of these proposed activities, including greenhouse gas emissions, or fumes and noise from all the drilling and auger boring from the parking lot and street."

The Pease lawsuit asks "for a



The OB Pier is the second-longest pier on the West Coast. PENINSULA BEACON

JIM GRANT/

preliminary and permanent injunction (court order) restraining any action taken to carry out the (pier replacement) project until CEQA has been complied with."

Reacting to the lawsuit, Kevin Hastings, vice chair of Ocean Beach Planning Board speaking on his own behalf said: "I think it's safe to say Mr. Pease speaks for himself here. This case has nothing to with concerns over fumes or impacts of studying the stability of the sea floor, and everything to do with Mr. Pease's opposition to recreational fishing and eating fish, and thereby the fishing pier that enables it."

Last year, a structural report on OB Pier done by consulting firm Moffatt & Nichol concluded that: "The Ocean Beach Fishing Pier has reached the end of its service

life. The pier was inspected above and below water and concrete cores were taken for analysis. Corrosion in the reinforcing steel has initiated and the structure will continue to degrade unless corrective action is taken."

The consulting firm's report offered three options for addressing the pier's deficiencies: repair of the structure, rehabilitation, and replacement.

"While the initial cost of the repair option is less, the repairs will not address the continuing deterioration of the pier and the cost to keep the pier operational going forward will be significant," determined the pier report. "Rehabilitation will increase the service life of the structure, but the cost is comparable to the

OB PIER

At 1,971 feet, OB Pier is the second-longest pier on the West Coast and the longest concrete pier in the world.

The Ocean Beach Municipal Pier was officially christened and introduced to San Diegans on July 2, 1966. California Gov. Edmund G. "Pat" Brown cut the ribbon.

The pier owes its asymmetrical design to Obecians, who liked the project so much they raised an additional \$100,000 while it was still under construction, extending the south bank by 167 feet.

Although the pier quickly became

a popular destination for locals and tourists, its original purpose was for fishing. Ocean Beach fishermen needed a way to prevent their fishing lines and lures from getting tangled in kelp near the shores. Since the construction of the pier, anglers are able to fish in 25-30 feet of water, avoiding most of the shoreline kelp and enabling them to catch species of fish that live in deeper waters.

The pier has more than 500,000 visitors per year.

Currently, no fishing license is required on the pier.

replacement option. Replacement of the structure will allow the City to design the pier for current seismic codes and address sea level rise to ensure the pier will be available for generations to come."

"The City is moving forward with a Capital Improvement Project to replace the Ocean Beach Pier," said James Nagelvoort, director for the Strategic Capital Projects Department, back in August. "Unfortunately, after 56 years of exposure to a harsh marine environment, the pier has reached the end of its useful life. As part of the effort to replace the pier, an Ocean Beach Pier Replacement Task Force has been organized to advise the City on the preferred project scope and program for a new Ocean Beach Pier."

The OB Pier Replacement Task Force is a group of volunteer community members nominated by Ocean Beach advisory groups and appointed by the City. The task force is supported by consultants and other City departments.

"The task force's efforts will help move this project forward," said Nagelvoort. "Once the initial preferred project scope is developed, it will be used to initiate project design, both the CEQA and NEPA processes, grant applications for additional project funding, environmental permits, and additional community outreach. It is important to express that, throughout the project design and environmental permitting phases, additional public outreach will be conducted."

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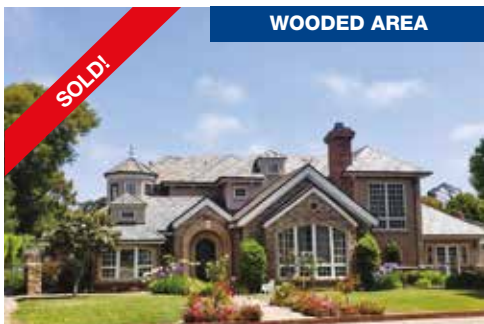


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Local artist paints Joe Musgrove mural and meets the pitcher

By DAVE SCHWAB | The Beacon

It's not often an artist gets to meet the subject of his work on the spur of the moment.

Yet, that is exactly what happened with Peninsula artist Jack Stricker, who glanced up, while painting a mural of San Diego Padres pitcher Joe Musgrove on the side of BBQ House Bar & Grill at 5025 Newport Ave., only to find Musgrove himself examining his work.

"It was about two minutes after I was done and I was biting into my second bit of fried chicken," noted Stricker, of his unexpected meeting with Musgrove. "He said, 'Who is

that guy on the mural? That's a nice picture.' And it was him. He had just randomly come in to get some food: It was perfect timing."

Stricker and the Padres' starting pitcher connected right away. "It was really nice meeting Musgrove, he's a local guy too, lives in Point Loma," noted Stricker adding, "We hit it off. He was kind and respectful. He is a great guy just doing his thing."

After they met, Stricker said he and Musgrove "fist-bumped, had a drink, and hung out for a couple of minutes."

Stricker, a 35-year-old artist who has been painting murals in Ocean Beach and Point Loma

for the past 15 years, is currently doing one depicting S.E.S Portuguese Hall of San Diego in Shelter Island. He said it took him three or four days to do the Musgrove mural he was commissioned to paint by the owners of the barbecue restaurant.

Stricker discussed how he broke into painting murals. "I pretty much got into it while skateboarding through graffiti," said the artist, who graduated from SDSU after studying painting and printmaking. "I wanted to fuse the two – oil and graffiti spray painting – together. That has been my jam for the last 10 years."

Of his Musgrove mural, Stricker noted: "He's just doing a bad-ass stare over his shoulder. When people walk by, it looks like he is looking at them pretty much. I wanted to draw everyone in with his eyes and his pitching stare."

Concerning his murals' themes, Stricker said, "I do a lot of ocean-inspired painting and murals. But I'm pretty flexible with that. My main thing is to try and get as many murals as I can up around the Peninsula where I grew up. I completely love this place. I'm doing two huge walls right now with blue-and-white Portuguese tiles down on Shelter Island."

After that is finished, Stricker



Peninsula artist Jack Stricker with San Diego Padres pitcher Joe Musgrove in front of his mural at BBQ House Bar & Grill. COURTESY PHOTO

plans "to do a couple of murals down near Petco Park for a couple of breweries that I know. That will be a lot of fun."

Asked about his artistic technique, Stricker replied: "I use lots of mediums, everything I can get

my hands on pretty much. I use brushes and spray cans. I try to fuse the two, those two mediums, together.

To view examples of Stricker's work, check out his Instagram @jackstrickerart.



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SENIOR GRANT

Peninsula Shepherd Center at 1475 Catalina Blvd. in Point Loma has received another holiday grant from the San Diego Seniors Community Foundation for a special delivery as part of its monthly Porch Visits program. The center will be distributing fresh live wreaths, poinsettias and custom-made cookies to 80 of its members as soon as next week.

GOODBAR HOLIDAY

The Point Loma Association and GoodBar at 1872 Rosecrans St. have cooked up a special holiday social on Friday, Dec. 9 from 5-7:30 p.m. Tickets are limited for this special event. For \$10 you get a drink and a food item from their happy hour menu (GoodBurger, chicken sandwich, cheesesteak or chicken tenders). Also, the elves will have holiday cookies for your creative decorating. For more information, visit goodbarsd.com.

VETERANS VILLAGE MAKEOVER

Veteran's Village of San Diego, 2061 Kurtz St., is the recipient of a Warehouse Makeover from The Home Depot Foundation Project Surprise. The VVSD Donation Warehouse Makeover/Transformation will provide a more efficient and functional warehouse for veterans to receive clothing, furniture, hygiene supplies and many other items that are donated to Veterans Village of San Diego. The makeover will include new racks, shelving, dressing room and seating area. It is all part of The Home Depot Foundation's annual Operation Surprise campaign, which aims to provide life-changing moments of surprise and support for veterans and communities in need.

GREEN GARDENS FUNDRAISER

Green Gardens Nursery at 4910 Cass St. in Pacific Beach is holding a fundraiser for Friends of Pacific Beach Secondary Schools on Thursday, Dec. 1 from 4-7 p.m. Guests can buy holiday gifts, ornaments, plants and Christmas trees. Twenty percent of sales go to Pacific Beach Middle School and Mission Bay High School. Refreshments and light appetizers will be served.

PAWS AND PAPERBACKS

Dr. Seuss Enterprises, a leading global children's entertainment company and the Petfinder Foundation, the nation's leading resource for pet adoption, are teaming up with San Diego Humane Society for a special, Grinch-themed #ReadToMax holiday program.



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ABACATIN LEADERS CHOICE AWARDS 2022

Sailor accused of murder in Point Loma to have prelim on Jan. 9

By NEAL PUTNAM | The Beacon

A sailor accused of second-degree murder while allegedly driving drunk in the wrong-way freeway death of a Point Loma woman will have his preliminary hearing on Jan. 9, 2023.

The hearing for Eric Deangelo Ramos Cortez, 25, concerning the death of Sarah Lombardi was set for the Monday before the Thanksgiving holiday, but it was delayed to a more appropriate time and also because the defense

requested more time to prepare.

Lombardi, 54, was driving home from work on Dec. 20, 2021, on Interstate 8 just east of Sunset Cliffs Boulevard at 11:30 p.m. when her Toyota Camry was struck by a Subaru Outback SUV driven by Ramos.

Ramos has pleaded not guilty to all charges, which include gross vehicular manslaughter while intoxicated, and driving with more than a .15 blood/alcohol limit.

Lombardi worked at Kansas City Barbecue, a downtown restaurant, for 26 years, according to her

obituary. She is survived by her husband Danny Lombardi and her teenage son, Jonathan.

Ramos worked as an electrician and has been in the Navy for two years, according to court records. Ramos remains in the George Bailey Detention Facility without bail.

Two witnesses told the California Highway Patrol they saw the Subaru driving the wrong way on Interstate 8 and both called 911, according to an arrest warrant affidavit.

Ramos told CHP officers he

estimated he drank 5-6 beers on base before going out drinking with a Navy buddy later that night. His blood/alcohol level at the hospital was .18, which is over twice the legal limit for felony drunk driving, according to records.

"I don't know why I got behind the wheel," said Ramos to officers.

He said he got into an argument with his girlfriend that night and said that was the last thing he recalled before waking up in the hospital. Ramos said he did not recall being in a crash.

An investigator asked him how

many "Safety Stand Downs" had he attended in the Navy, and Ramos answered "more than enough for me to do this." He said he understood it was dangerous to drink and drive.

A Navy official said sailors are encouraged to call an on-duty driver to come to pick them up if they have consumed alcohol.

If Ramos is ordered to stand trial for murder, his jury will decide whether he is guilty or not guilty of second-degree murder or gross vehicular manslaughter, or both offenses.

San Diegans select name for new electric mini street sweeper

Following a month-long contest to raise awareness of the importance of street sweeping to neighborhood quality of life, the City of San Diego on Nov. 30 revealed the official new name of the City's 100% electric mini street sweeper – SWEEP-E – as it cleared trash and debris from the bicycle lanes along J Street in Downtown.

SWEEP-E has been given an ocean-themed makeover to highlight how street sweeping helps prevent ocean pollution, improve water quality and protect marine wildlife. The electric mini sweeper – the only one of its kind in the City fleet – has zero emissions and its

electric motor results in a significant noise reduction compared to a regular street sweeper.

The City's Stormwater Department launched the naming contest last month as part of its Think Blue San Diego public education and outreach initiative. The contest began by soliciting name ideas via email and social media, and San Diegans responded with over 300 unique suggestions. Those were whittled down to three finalists and San Diegans were asked to vote online at think-blue.org for their favorite.

Read more online at sdnews.com

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New performing arts center coming to Arts District Liberty Station



Artist's renderings of the exterior of The Joan and Irwin Jacobs Performing Arts Center and the main theater inside the soon-to-be renovated building at Liberty Station.

By DAVE SCHWAB | The Beacon

A partnership between non-profits NTC Foundation and Cygnet Theatre will renovate historic Naval Building 178 at Arts District Liberty Station for adaptive reuse, transforming it into The Joan and Irwin Jacobs Performing Arts Center. Expected to take two years to complete, the estimated \$38.9 million project will break ground in spring 2023 with an opening planned for late 2024. Naval Building 178 enhancements are to include an open-air lobby, two elegant bars, three landscaped patios, ample restrooms, ADA-accessible seating and parking, and an updated HVAC system. The center will also feature custom support spaces such as dressing rooms, two green rooms, a costume shop, and a dedicated rehearsal and orchestra space. An art gallery will also occupy

the lower lobby space showcasing local artists. The world-class Joan and Irwin Jacobs Performing Arts Center will be the first live performance building at Arts District Liberty Station and a contemporary, permanent home for San Diego's third-largest theater company, Cygnet Theatre. "Building 178 is a cornerstone of the Arts District and as it transforms into The Joan and Irwin Jacobs Performing Arts Center – and home of Cygnet Theatre – it will be a true anchor tenant for our campus and community," said Lisa Johnson, NTC Foundation president/CEO. "Our collaboration with Cygnet is an ideal partnership, as our organizations have blended seamlessly on this milestone project that will bring a highly-anticipated, one-of-a-kind venue to our city. None of this would be possible without our generous donors who helped

bring this project to life, and we can't wait to witness the plethora of arts and culture opportunities this venue will offer San Diego." "This partnership is the exciting natural progression in Cygnet Theatre's steady growth since our founding 20 years ago," said Cygnet Theatre's artistic director, Sean Murray. "This new location will not only cement Cygnet's long-term sustainability as a San Diego institution but will fill an important need for a flagship theatre destination and live performance venue in Liberty Station. We are so thrilled to be able to bring Cygnet's high-quality contemporary programming to this already vibrant arts destination. "In addition to being Cygnet Theatre's new home, we are looking forward to opening our doors to other community performing arts organizations as an accessible space," added Murray. "On top of all of this, we are deeply

grateful to our donors and supporters who have recognized the incredible economic and cultural impact this project will bring to the region." Cygnet and NTC Foundation have privately raised 77.1% of the project's total cost, relying solely on philanthropic contributions from the community for the remainder. In 2017, NTC Foundation conducted a study that confirmed the City's need for a performing arts center to serve smaller community arts groups. After a study determined Building 178 as the best-suited building owned by NTC Foundation, NTC Foundation and Cygnet Theatre partnered to create a unique nonprofit partnership to fund and refurbish Building 178. Building 178's redesign proposes to remove boarded-up archways and re-establish the existing enclosed arcades and colonnades,

THE JOAN AND IRWIN JACOBS PERFORMING ARTS CENTER

Components: The Joan and Irwin Jacobs Performing Arts Center will include two state-of-the-art theaters – one 289-seat proscenium theater, and one 150-seat flexible studio. Both theaters will feature flexible seating to accommodate different audience sizes and production needs, as well as advanced features that will mitigate noise from the lobby and plane flyover. **Location:** The Joan and Irwin Jacobs Performing Arts Center will occupy historic Naval Building 178 at Arts District Liberty Station on a 66,640-square-foot lot along Roosevelt Road between Truxton and Historic Decatur roads. **Theater planning, design:** Fisher, Dachs & Associates. **Acoustics:** Threshold Acoustics. **Architect:** OBR Architecture. **Project, construction manager:** Boretto & Merrill Consulting. **General contractor:** Cannon Constructors. **Fundraising consultant:** Netzel Grigsby Associates

restoring existing windows and doors that were previously boarded and enclosed. The exterior of the building will be repainted to align with Liberty Station's historic fabric. The project will also demolish and reconstruct the northern portion of the building entirely (excluding the arcade), restoring to its original design, to allow for expansion of the basement floor level where a new main stage of the theater will be constructed.

SEE ARTS CENTER, Page 22



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WILLIE O'REE DAY

San Diego County Supervisor Joel Anderson honored hockey Hall of Famer Willie O'Ree with a County proclamation declaring Nov. 19, 2022 "Willie O'Ree Day," recognizing the hockey icon's impact on the San Diego community and his contributions to hockey. The two celebrated with a special

puck drop before the San Diego Gulls game at Pechanga Arena San Diego. A native Canadian, O'Ree is best known for being the first Black player in the National Hockey League who previously played for the Gulls minor league hockey club in San Diego. Video of the proclamation and interviews with both O'Ree and Anderson can

be found at <https://spaces.hightail.com/space/YLP2Mz5kD2>.

GUN OWNERS XMAS PARTY

San Diego County Gun Owners, a political action committee, will hold its Christmas party from 5:30-8 p.m., Monday, Dec. 19 at the Bali Hai restaurant's South Pacific Room, 2230 Shelter Island Drive. The event is open to the public. Admission and parking is free. Reservations are not required. Appetizers will be served. Drinks will be available for purchase. A silent auction and raffle will be held. For more event information, visit sandiegocountygunowners.com.

LIBERTY STATION CHRISTMAS TREE

Liberty Station kicked off its Christmas holiday season with the lighting of the former Naval base's 88-foot Norfolk Pine tree adorned with colored lights and light-up ornaments on Friday, Nov. 25. Hundreds of people attended the tree lighting, which also sent a lot of people inside the public market at Liberty Station ahead of Small Business Saturday.

ICE RINK AT LIBERTY STATION

Celebrate the holidays at Liberty Station by skating at the Rady Children's Hospital Ice Rink now through Sunday, Jan. 8. Located in the Central Promenade at Arts District Liberty Station, Rady Children's Ice Rink is in its 26th year and is a family-friendly way to spend time together, raising funds

for the Thriving After Cancer program at the Peckham Center for Cancer and Blood Disorders. The ice rink is a hub for joy and inspiration throughout the holiday and will be open Mondays through Sundays from 10 a.m.-10 p.m., with the exception of Christmas day. For more information, visit rchicerink.org.

PARADE OF LIGHTS

The 52nd annual San Diego Bay Parade of Lights will occur on Dec. 11 and Dec. 18. Participants in this year's holiday boat parade will decorate their boats to fit this year's theme. The San Diego Bay Parade of Lights brings more than 100,000 San Diego residents and visitors to the shores of San Diego Bay each year. The procession of approximately 80 lavishly decorated boats has become one of the most iconic events in the region. There is no cost to view the parade. This year, for the sixth time, the parade will proceed to The Pier at Cesar Chavez Park before making the turn to Coronado, giving spectators another area to view the parade. Shelter Island (start of parade) – 5:30 p.m., Harbor Island – 6 p.m., The Embarcadero – 6:30 p.m., Seaport Village – 7 p.m., The Pier at Cesar Chavez Park – 7:15 p.m., Ferry Landing on Coronado – 7:30 p.m.

LOMA ELEMENTARY ROUNDUP

Holiday Food Drive – The annual food drive to help LPE families in need starts this week. Collecting food and gift cards every morning

from Nov. 28 to Dec. 9 in front of the school and at the Kinder Gate. Looking for volunteers to help with collections.

Family Dinner Night – The next Family Dinner Night fundraiser will be at The Kebab Shop in Point Loma at 3305 Rosecrans St. on Thursday, Dec. 1. Open to close on Dec. 1, The Kebab Shop will donate 50% back to LPE. Dine in or take out Mediterranean cuisine. Paper or digital fliers excepted. Online orders use discount code "fundraiser."

POINT LOMA PLAYHOUSE 'I WASN'T ALWAYS FAMOUS'

San Diego's Duane Daniels, accomplished actor, singer, director, and producer, returns to the San Diego stage 8 p.m. on Saturday, Dec. 10, in his new show "I Wasn't Always Famous" sharing songs and hilarious memories from his over 40 years in show business. Daniels has won the Drama-Logue Award, ACT Award, Patte Award, Blitz Award, The L.A. Critics Association, LA Weekly and Garland Awards (Variety Magazine). San Diegans will remember him best as the Demon Barber of Fleet Street in "Sweeney Todd," and his over 2,000 side splitting performances in "Triple Espresso," a highly caffeinated comedy. He also founded The Fritz Theatre and served as the artistic director for 18 years. In television, Daniels is most remembered for his role in the critically acclaimed "Veronica Mars." He also has two feature films, "Fathoms Deep," and "First Strike" due out next year.

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Holiday Gift Guide of Ocean Beach

**OB Holiday
Parade Section
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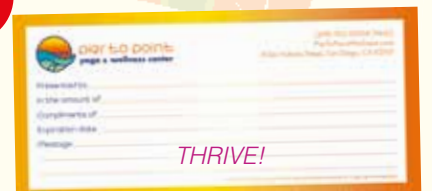
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2022 Holiday Gift Guide of Ocean Beach



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2022 Holiday Gift Guide of Ocean Beach



SHOP LOCAL: Buying gifts in Ocean Beach matters

BECOME AN ADVOCATE

It's easier than ever to find a local movement supporting shopping locally. Joining one is even easier. Shopping local is even more crucial now than ever, as so many small businesses try to survive after the pandemic.

In most cases, the best way to show love for your local business is to buy from them. The holidays are a great time to give back to your small business community by spending your dollars there.

But what happens when you go beyond the purchase? How much can you achieve by becoming an actual voice in the conversation promoting the act of shopping locally into the mainstream?

JOIN THE MISSION

Community-focused organizations, like Ocean Beach Merchants Association (OBMA) are continually seeking volunteers to help get the word out on their efforts. Choosing to devote your time or resources toward the overall growth of the small business landscape can have a big impact on your community.

Individuals looking for everything from clothing to home improvement services to office supplies can look to small businesses to fill those needs:

- Ocean Beach has unique and personalized gifts that you can't find anywhere else.
- Look for small businesses for any and all

of your shopping needs. Chances are items sold by big box retailers also are sold by small businesses. When the options are the same or similar, purchase from a small business instead of its big box competitor.

- Readily provide recommendations of small businesses with which you have done business. Too often people are quick to complain about places that have failed them, but those same people don't think to say kind words about companies that went above and beyond. Share great experiences on social media or through word of mouth.

- Talk to small business owners first if you have an issue. It's tempting to go directly to social media to complain about something, but such complaints can have a dire impact. Always take issues to the manager or business owner first to see if a resolution can be reached. A manager may not be aware of an issue at all. Give small businesses a chance to make it right before taking things public.

- If you own a small business, rely on other small businesses to fulfill your needs.

Small businesses have experienced unprecedented setbacks due to COVID-19. By supporting small businesses, communities can help them regain stable footing.

Find local businesses through the OBMA directory at OceanBeachSanDiego.com or reach out to OBMA at 619-224-4906 and they will point you in the right direction. (In a world that doesn't answer the phone-we do. Think of us as the OB Concierge)



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‘Jingle All The Waves’ at this year’s Ocean Beach Holiday Parade



By DAVE SCHWAB | THE BEACON

The theme for this year’s 43rd annual Ocean Beach Holiday Parade is “Jingle All The Waves,” which kicks off Saturday, Dec. 3 at 5:05 p.m. with the lighting of the community’s Christmas tree followed by the 90-minute parade with more than 100 floats and entries.

The community pulls out all the stops each year for its holiday extravaganza. It does everything from brewing its own signature craft brew to finding and planting its own Christmas tree at the beach at the foot of Newport Avenue, to implementing its annual parade, and toy and food drives.

All of the many Yuletide events are planned and executed by OB Town Council, which also handles

the annual Christmas tree selection, ensuring the chosen tree is transported to, planted in, and decorated on the beach.

Brewers from major San Diego breweries get together every year to create a collaboration holiday beer, Crooked Tree IPA, that will be served around Ocean Beach during December. The beer is named after the traditional Christmas tree in Ocean Beach that famously leans to the left no matter what.

“We’ve got all the usual suspects in terms of parade floats and entries,” said Corey Bruins, president of Ocean Beach Town Council “We’re excited to see what they come up with.”

Bruins noted a crowd-pleasing float from last year entered by OB Milk Enthusiasts, is back this year

for a return engagement, along with other popular local floats. “The Ocean Beach Hotel and San Diego Woodies floats are always exciting,” Bruins pointed out adding, “The Friends of the OB Library will be out again this year, as well as the Point Loma High School Music Program.”

Added Bruins: “It is also always good to see firefighters carrying Santa, who will be riding on their fire truck. Firefighters and lifeguards take turns carrying Santa every year. We’ve also got a lot of golf carts coming out for the parade, which is very OB and a lot of fun.”

The parade runs from Sunset Cliffs Boulevard down Newport Avenue, turning the corner at Abbot Street where entries will be reviewed by judges. Parade entries

will be judged based on the following categories: Best Use of Lights, Best OB Spirit, Most Unusual, Best Kids Group, Best Performance, Best Live Music, and Best Overall.

One of the charms of OB’s annual holiday parade is that spectators can get a good view of it anywhere along Newport Avenue from Sunset Cliffs Boulevard to Veterans Plaza and around the corner down from Abbott Street to Santa Monica Avenue. To enjoy the parade as much as possible, come early and take in the day, urge OBTC and Ocean Beach MainStreet, the community’s business improvement district.

Parade grand marshals this year are Chris and Jo Perego, owners of Ocean Beach Business Center. “They lead the parade,” noted Bruins adding OBTC, which stages the

event, is an all-volunteer-run organization. He pointed out it takes over 100 volunteers to run the parade.

“It takes months of planning and preparation working with the City to make sure this parade goes smoothly,” said Bruins. “We’re coming down the final stretch and we’re really excited about it.”

OBTC EVENT SCHEDULE

Crooked Tree IPA Brewing began on Nov. 5.
Holiday tree arrived on Nov. 29.
Santa at the Christmas tree: Dec. 3, 10, 17.
Holiday Parade and VIP Deck: Dec. 3.
Holiday Auction and Party: Dec. 8.
Food and Toy Drive: Dec. 12-16.
Food and Toy Drive Delivery: Dec. 17.




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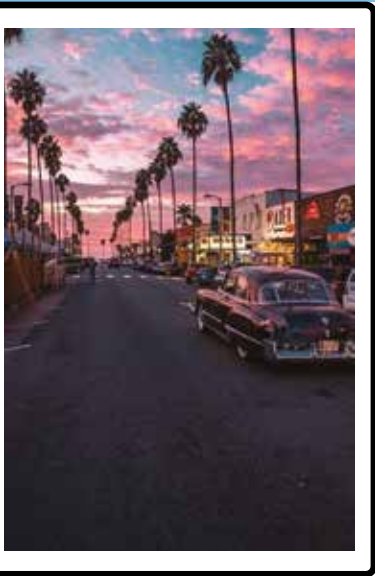
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Merry Christmas
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Annual OB Food & Toy Drive helps families and seniors

By DAVE SCHWAB | THE BEACON

It's that time of year again when schools, churches, and a host of community volunteers pool their resources to conduct the annual OB Food & Toy Drive benefiting needy families and seniors throughout the Peninsula during the week of Dec. 12-17.

"It's sort of all hands on deck, like past years," said Cameron Reid, co-chair along with Stacie Woehrle, of charitable food and gift giving sponsored each year by Ocean Beach Town Council. OBTC works with community groups and volunteers to package a week's worth of groceries, care packages, and new gifts and toys for the needy during the holidays.

"We typically start about July thinking about logistics and sponsorships," said Woehrle of planning for the annual event. "Thankfully, this year we have Shelly Parks, who works for the Jacobs & Cushman San Diego Food Bank, join our committee. She has really brought a lot to the table as far as resources and the ability to procure food."

Reid noted the annual drive is back again this year at the Masonic Center at 1711 Sunset Cliffs Blvd. He said they have a "lofty" goal again this year of "helping at least 150 families and seniors."

That is accomplished, Reid said, via dialogue with and access to local schools and churches. "Over



the last two weeks, we've been rolling out toy collection boxes across the Peninsula, along with collecting on our website, for people who want to participate," he said.

Woehrle said honorable mention goes to Stasi McAteer, who has been helping her on the toy side of the drive to "get the word out that there are families that need assistance, as well as a need for people donating."

Due to COVID, Woehrle pointed out that "we only take new, unwrapped toys to pass on to people. We look at the (donated) items and decide which families, which children, they should go to."

To stage the food and toy distribution, Reid noted OB Kiwanis distributes fliers and grocery sacks door-to-door throughout the Peninsula.

"They (Kiwanians) tag 3,000 to 5,000 houses the first week of December," he said starting the day

after the parade (Dec. 3) and returning a week later on Dec. 10 to collect bags of food left on front porches. "It makes it easy for everyone to donate," Reid said adding, "We also get food from the San Diego Food Bank and Grocery Outlet."

Of how they find needy families and seniors, Reid noted: "We work closely with local schools, churches, and the YMCA to sign up people. We don't turn away anyone as long as they sign up."

Woehrle said the week of Dec. 12-17 sees donated items, food and toys, flowing into the Masonic Lodge "from various churches, schools, and private people. We (volunteers) form a sort of triage for food and toys that come in, get everything ready to start packing it up into care packages. That happens on Monday through Thursday. But the real meat-and-potatoes is on Friday, where we package everything and get ready for it to

OB FOOD & TOY DRIVE:

The OB Tree Committee annually sponsors the OB Food and Toy Drive that serves local families and seniors in need each year during the holiday season. The group assembles care packages and new gifts and toys for those in need of help. Volunteers spend a week meeting to sort toys and food and get them all delivered. If you'd like to donate to the OB Food and Toy Drive or volunteer your time, contact the OB Town Council through their website.

DESIGNATED TOY DONATION STATIONS:

- Pruett Realty (1845 Sunset Cliffs Blvd.)
- Diane Sullivan Realty/Anne Herrin Compass (1021 Rosecrans St.)
- Newbreak Church (2069 Ebers St.)
- Water's Edge Faith Community (1984 Sunset Cliffs Blvd.)
- Mysterious Galaxy Bookstore (3555 Rosecrans St Suite 107)
- Ocean Beach Business Center (4876 Santa Monica Ave.)
- Matt Kalla Insurance (4148 Voltaire St.)
- OB MainStreet Association (1868 Bacon St.)
- CrossFit OB (1811 Sunset Cliffs Blvd.)

be delivered on Saturday, Dec. 17."

"The morning of Dec. 17 from 8-10 a.m. is when volunteers pretty much deliver everything, all of the care packages, to families," added Reid. "People come in with their cars, we load them up, give them an address and send them to the other side of the hill. Families living out of their cars, drive to us and pick it up themselves. Unfortunately, there are a lot of those people – more than ever before."

Woehrle said people can donate by going to www.obtowncouncil.org and clicking on food and toy

drive. The website also lists the locations of all toy collection boxes.

The best thing about OBTC's annual Food & Toy Drive is that it is all homegrown, noted Woehrle. "Over the past 20 years, it has been locals assisting people on the Peninsula," she said. "So it's a real grassroots effort with no corporate sponsors. It's boots on the ground, everyone giving what they can to make sure families and seniors, our neighbors and neighborhoods, are remembered and cared for and thought about for the holidays."



OB Holiday Parade, Sat. December 3rd, 5:05 pm

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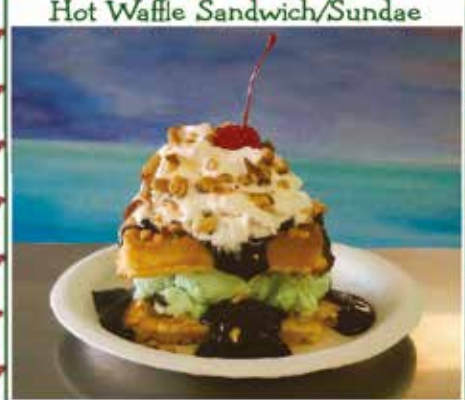
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Ocean Beach's crooked Christmas tree a community tradition

By DAVE SCHWAB | THE BEACON

Nothing is as quintessentially Ocean Beach as its left-leaning Christmas tree mirroring the quirky bent of the coastal community.

Every year turning the corner into December, a crane is used to transplant a huge pine tree from somewhere in the area to the beach near the pier.

"The tree comes from a home in OB, and this year we moved it down on Tuesday, Nov. 29, and put it in the ground," said Corey Bruins, president of Ocean Beach Town Council, who added, "We're excited because it's going to be fun to get it all decorated, a process that starts around 7 a.m. and takes into the early afternoon."

As usual, police escorted the truck carrying the tree through the community to the foot of Newport Avenue, where a sleeve, or manhole in the sand, had been uncovered and cleaned out, especially for it.

Once the tree was settled and placed into the sleeve, it was time to put the electrical wiring in place and add the lights, topping it with a star. Soon to follow were blown-up beach ball decorations hung on the tree.

Every year on a Saturday after the tree is planted, this year on Dec. 3, children from local schools will make their annual pilgrimage there to see Santa from 9 a.m. to noon. They will add their own hand-made ornaments to hang on the tree.

The Ocean Beach holiday season kicks off this year on the evening of Dec. 3 with one of the most beloved traditions in San Diego, the lighting of the Christmas tree on the beach at the foot of Newport Avenue. Now in its 43rd year, the tree's shining moment, its lighting at 5:05 p.m. that night, ushers in the annual Ocean Beach Holiday Parade, this year themed "Jingle All The Waves," with more than 10,000 attendees drawn to partake in the festivities.

Bruins pointed out that the Christmas tree planting ritual in OB dates back to the five James brothers – Ron, Rich, Greg, Mike, and Pat – whose family founded the James Gang Graphics company on Newport Avenue in



1976. They were the ones who brought down the first Christmas tree from Mt. Shasta.

"At some point, we started sourcing the tree locally," noted Bruins adding, "We have trees already in the queue that need to be cut down because they're in a dangerous position on their property, or have a root system that is tearing up the sidewalks. We're always looking for local trees that are going to come down anyway, so as not to have to transport it far in order to keep the cost (of moving) down."

ORIGIN OF OB'S CHRISTMAS TREE & PARADE

Mike James, who currently is involved in Luminosity, a long-term project to find a viable high-tech alternative to launching Fourth of July fireworks from aging OB Pier, related the tale of how the community's very first Newport Avenue Christmas tree got chosen to inaugurate the tree-planting tradition on Newport.

"One evening, in the fall of 1980, my brothers Ron and Rich were having a few beers at the Sunshine Company Saloon," said James noting that earlier that year, Ocean Beach had its first community-supported Fourth of July Fireworks Festival. "The brothers began talking about what could be done to continue that positive community spirit for the upcoming Christmas holidays," James said. "Rich mentioned the famous Christmas tree at Rockefeller Center (in New York City) and thought maybe OB could have its own community Christmas tree."

Added James: "The story goes that at first, they talked about a 20-foot tall tree. Then, as more beer was consumed, the proposed tree grew, so by the end of the night it became a 60-foot tall tree."

The next morning said James, continuing the narrative, "Rich began making phone calls to find out how someone could get a 60-foot tree. He finally found the people that supplied Disneyland with their giant Christmas tree and made an order. A committee was formed and money was raised to pay for the tree and the lights by mainly selling commemorative T-shirts."

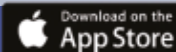
"To save cost, Rich talked his friend Kenny into taking his semi truck to Mt. Shasta to pick up the tree," said James. "They returned to Ocean Beach with a stunning 70-foot Star Pine to grace the beach at the foot of Newport Avenue."

Which is almost – but not quite – the end of James' story.

"A few days after the tree had arrived, Rich went to numerous bars up and down Newport and handed out kazooos to his many friends," he said. "They then assembled in front of Pacific Shores, and Rich then led them down the middle of the street to the tree, while they hummed Christmas carols on their kazooos."

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Grace Ricafranca is an assistant coach for the Point Loma Nazarene University women's basketball team. COURTESY PHOTO

Filipino basketball coach living out her hoop dreams at PLNU

By NOAH PERKINS | The Beacon

Grace Ricafranca can still see the slab of concrete under the tin roof, as she remembered a trip to the Philippines, to see her extended family when she was in middle school.

The details are vivid: the open air; the open-toed shoes hanging off the feet of locals running full court five-on-fives, under a metal canopy held up by rapidly aging homemade pillars.

"Everybody that was there was wearing flip-flops," Ricafranca, an assistant coach for the Point Loma Nazarene University women's basketball team, said. "They are just running fives back and forth in slippers and they've been playing for hours."

A first-generation American, for Ricafranca, basketball is a bridge between cultures.

"It was a different experience to see the love of the game on that level," she said. "The Philippines being in the state that it is, you don't always have access to resources and places. Just to see the pure heart for the game and showing up to the court and seeing [people] falling in love with the ball going through the hoop was an experience for me."

Ricafranca's own journey into the sport started with her father, Dario.

"My dad was the biggest influence in my life," she said. "He would record every Lakers game on VHS. I loved watching the games and becoming a fanatic. I have two older brothers; I was just trying to jump in with them. I loved what it felt like to see the ball go through the hoop and the competition."

A 2008 graduate of Los Altos High School in Hacienda Heights, Ricafranca was named an All-League player as a guard.

She then attended Biola University, graduating in 2013.

In 2013, Ricafranca began the arduous climb up the coaching ladder.

"The game of basketball and mentoring young women are two of my greatest passions in life," she said.

After a season as the head coach of the Whittier High School girls' varsity, followed by five as an assistant at Biola, and two with Pepperdine, Ricafranca now heads into her second season on the PLNU staff, where she works

in guard development, scouting, and recruiting.

"It is a very demanding lifestyle choice," Ricafranca said. "It's definitely not for the faint of heart. You have to really have a strong why? The hours get long – there are some travel days you are gone 13-14 days at a time. All of July is recruiting event after recruiting event. For me, it's understanding it's not about those things, but the people you get to meet in the process; the impact you get to have on your program, and the lives you get to be part of and shape and mold – when that becomes your why and you love doing that, all the other things fall into place and become worth it."

This July, Ricafranca's "why" became clearer, when she was given the opportunity to work on the coaching staff of the under 16, Filipino women's national team at the FIBA U16 Women's Asian Championship. The tournament took place in Amman, Jordan, with eight teams across Asia participating.

"For me, it was an honor and a dream that I didn't even know I had," Ricafranca said.

Because of the situation with COVID in the Philippines, the makeup of the team largely reflected Ricafranca's own upbringing. Nine players were Filipino American or Canadian with only three players local to the Philippines.

"Any time I can help these young 'Fil-Ams' be connected with their heritage and culture, especially through basketball is a huge passion for me," Ricafranca said.

Ricafranca served as the team's offensive coordinator, helping create a dribble-drive motion offense. Additionally, she worked individually with the point guards and wing players.

After going 11 years without qualifying for the U16 Women's Asian Championship, Ricafranca and the Philippines had a strong tournament finishing with a bronze medal.

"When we took our loss to Samoa in the semi-finals, the locker room was full of tears, myself included," she said. "Feeling like maybe we let the country down a little bit was a weighty moment. But it was empowering to know we can lift each other up and come back."

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Pointers fall short in CIF championship against University City

BY SCOTT HOPKINS | The Beacon

Point Loma's Pointers went shopping for a CIF championship trophy on Black Friday but another team grabbed the merchandise.

In a game they led after three quarters on a 21-yard run by QB Max Newbegin, the Pointers allowed City League foe University City to score twice in the final 12 minutes for a 33-28 win that once again left the Pointers as CIF runners-up.

In 2005, 2006, 2007, and 2009 the Pointers appeared in Qualcomm Stadium as Div. III finalists only to be defeated each time by either St. Augustine or Cathedral Catholic. In that era, teams were grouped in divisions by enrollment and not the current system by computerized team strength.

This year, the Pointers posted a 10-3 record, improving on last year's 4-6 mark. They scored a remarkable average of 42 points a game, yielding only 14.

A key turning point in the title game came with the Pointers sitting on a 14-7 lead with 22.9 seconds left in the first half. They attempted a pass and it was picked off and returned to the Point Loma 11-yard line. With only 4.9 seconds left, the Centurions turned their one play into a scoring pass to knot the score at 14.

Not until a 68-yard touchdown



The CIF Div. III runner-up trophy is presented to, from left, Manny Diaz, PLHS Athletic Director and defensive coordinator; Joel Allen, head coach and Randee Matuk, PLHS vice principal. SCOTT HOPKINS/PENINSULA BEACON

pass by University City on the first play of the fourth quarter did the Pointers lose the lead for good. Brady Allen blocked the extra point attempt, however, leaving his team down 20-14.

From that point, the Centurions ran the ball repeatedly, the clock moving as a just-efficient-enough

ball control ground game kept grinding out first downs while the Pointer defense couldn't get off the field. That fatigue led to a 35-yard fourth quarter Centurion touchdown run that bumped their lead to 33-21 with just 2:35 remaining.

To their credit, the Pointers didn't quit, with Newbegin



Pointer QB Max Newbegin crosses the goal line with two University City defenders attempting to stop him on a 21-yard scoring run that put the Pointers ahead 21-20. SCOTT HOPKINS/PENINSULA BEACON

connecting with Aaron Lee on a 44-yard touchdown pass in the game's final minute.

Earlier, the Centurions took a 7-0 first quarter lead on a 47-yard scoring pass. The Pointers promptly answered just 1:16 later when Newbegin's long pass was grabbed by Noah Turbeville for a 58-yard scoring play.

The Pointers took a 14-7 lead 3:50 before halftime when Chase Lowary bulled his way into the end zone to finish a 69-yard drive that took eight minutes off the clock.

Many of the tears that slid down the cheeks of Pointer players after the game were from the realization that this was their last game together and, for most, the last football game of their lives. That memory included, for many, a youth football national championship. Many seniors could continue to play at the next level but are focused on academic pursuits.

One of those is cornerback Emmett Jacobson, who led the team with seven pass interceptions and plans to study engineering at either a University of California or Cal Poly campus.

"This was the best season of football I've had," Jacobson, who has played since fifth grade, said after the game. "I've never had a harder season. We just kept grinding. These guys (teammates) are all my brothers. Blood, sweat, and tears, and it sucks to fall short but I wouldn't take it back for anything."

Head coach Joel Allen stressed the

pride he feels for his players and the community.

"It was such a long journey to get here," he said. "I'm proud of the way we did it. All Point Loma kids, all going to the middle school in Point Loma. It's a Point Loma community of kids and families and we take what we get and go play. I'm so proud of them. Of course, we want to win, but this community is invested and they turned out to root for these kids. And they are all easy kids to root for. They're good kids on and off the field and in the classroom. I wish they didn't feel the way they do. As a coach or as a dad you're always trying to protect your kids from pain."

POINTERS 49, DEL NORTE 14

When Del Norte scored on the first drive of the game, Pointer defender Jack Kelly came off the field and yelled, "That's the only one they get!" He was almost prophetic as Turbeville ran for 401 yards and the Pointers reeled off 49 straight points before Del Norte scored at game's end, crushing the Nighthawks and eliminating them in earlier Div. III semifinal action.



Pointer linebacker Max Umberg puts pressure on University City's quarterback during the CIF championship game at Southwestern College. SCOTT HOPKINS/

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Old Mission Beach Athletic Club honors OTL champion Bob Mendoza

By DAVE SCHWAB | The Beacon

Robert Mendoza, a former professional baseball player and San Diego Hall of Champions inductee, is now an Old Mission Beach Athletic Club hall-of-famer.

Mendoza was honored recently at OMBAC's Over-The-Line championship banquet for having played in more Over-The-Line tournaments than any other player in the history of the game. He started playing in 1957 and continued through this year, missing only two tournaments. During that span, he won six OTL championships as well as many second- and third-place finishes.

Mendoza, who retired in 2000, was “truly” surprised to be an OMBAC honoree. “They gave me a plaque and a shirt that had all the years on the sleeves,” said Mendoza. “It’s a long-sleeved shirt so it worked. I really didn’t know about it (award), though I knew something was up when my wife, Cordelia, said we were going to have dinner with a couple of guys from OMBAC at some restaurant. I came to find out it was at Mission Beach Ski Club where OMBAC meets for their annual award dinner.”

Over-The-Line was created more than seven decades ago by a group of OMBAC locals who



Bob Mendoza competes in the 1994 championship game where he won the Cannardly Division. COURTESY PHOTO

had gotten together on South Mission Beach to play volleyball. As they waited for a coveted net, they came up with the idea for OTL, which evolved into its own batty sport, with the first OTL tournament held in 1954.

Today, it’s a San Diego summertime tradition. Teams are known for their quirky names, and spectators enjoy attending the free event for the good vibes.

OTL games last three or four innings, no one runs bases, and the main goal is to hit the ball “over the line” about 55 feet in front of the batter. It’s all about making the catch or hit at the right moment and anyone can

play. You don’t need to be an athlete, or a baseball or softball player.

Throughout his life, Mendoza has been a standout athlete. A third-generation San Diegan, he graduated in 1956 from Lincoln High where he lettered nine times in three sports: football, baseball, and basketball.

In 1958, Mendoza was drafted as an outfielder by the Boston Red Sox. He left baseball to continue his education at SDSU after playing 2 1/2 years for the Red Sox organization.

Mendoza coached football, baseball, and golf at Morse High School for 30-plus years. He was

also part of the first Little League baseball team in San Diego.

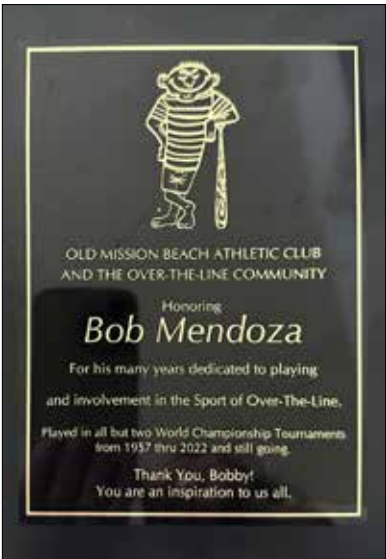
In the 1960s, Mendoza was a Triple A volleyball player in two-man beach volleyball, teaming with Al Scates, the head volleyball coach at UCLA for 48 years. Mendoza played six-man indoor volleyball and won four USAV Volleyball Nationals in the 50-and-Over division.

Mendoza is a six-time champion of the annual OTL tournament. During 55 years of OTL competition, he missed two tournaments, one because of a knee replacement.

In 2001, the California Coaches Association honored him with the Dan Fukushima Lifetime Achievement Award. In November 2011, Mendoza was inducted into San Diego Hall of Champions’ Breitbard Hall of Fame as a Coaching Legend. “He is so humble,” said Cordelia of her 84-year-old husband’s longtime athletic prowess.

Of his OTL chops, Mendoza lamented, “All those other guys (competitors) that placed (highly), they’re all gone. They were all my buddies.”

Mendoza continues to be a big fan of the homegrown OTL sport. “It was a cultural thing, something to go out and do with the guys when they got together,” he said adding it was fun too. “Some of the guys dressed up in



costumes and put seaweed all over their bodies.”

Mendoza said being a minor league baseball player was tough, performing in obscure places like Lexington, Neb., and Waterloo, Iowa. “The Red Sox farm system wanted to sell my contract to the Pittsburgh Pirates,” he said, prompting him to tell them, “I’m going home.” I got my teaching credential and I coached for 32 years in San Diego.”

“I don’t regret anything,” concluded Mendoza. “It’s all worked out really nice. I just hope to do it for a little longer.”

“He’ll be out there (OTL) again next year,” predicted Cordelia Mendoza.



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FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9024337 Fictitious Business Name(s) a. B'S GOODS a. 1225 ISLAND AVE, UNIT 611, SAN DIEGO, CA 92101 Is registered by the following: a. BRENDAN EDWARD FEDERMAN This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. BRENDAN EDWARD FEDERMAN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 3 ,2022. ISSUE DATES: November 11,18 ,25 & DECEMBER 2

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9024571 Fictitious Business Name(s) a. WEST CASTLE MANAGEMENT a. 4328 FANUEL ST, UNIT 1, SAN DIEGO, CA 92109 Is registered by the following: a. C WEST ELECTRIC, INC This business is conducted by: A CORPORATION The first day of business was: 05/01/22 Registrant Name: a. C WEST ELECTRIC, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor CORY WEST, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 8 ,2022. ISSUE DATES: November 11,18 ,25 & DECEMBER 2

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9023103 Fictitious Business Name(s) a. DATSON PHARMACY a. 4425 47TH ST, SAN DIEGO, CA 92115 Is registered by the following: a. NOLAN LE PHARM INC, INC This business is conducted by: A CORPORATION The first day of business was: 10/09/2022 Registrant Name: a. NOLAN LE PHARM INC, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor NOLAN LE, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: OCTOBER 18 ,2022. ISSUE DATES: November 11,18 ,25 & DECEMBER 2

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9024759 Fictitious Business Name(s) a. SIAM BODYWORKS a. 4690 MISSION BLVD, SAN DIEGO, CA 92109 Is registered by the following: a. SIAM MESSAGE THERAPY, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/11/2022 Registrant Name: a. SIAM MESSAGE THERAPY, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor JACOB MOORE , CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 10 ,2022. ISSUE DATES: November 18 ,25, December 2 & 9

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9024528 Fictitious Business Name(s) a. SEA MAC GENERAL ENGINEERING a. 1804 GARNET AVE, STE 774, 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: NOVEMBER 7 ,2022. ISSUE DATES: November 18 ,25 , December 2 & 9

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9024187 Fictitious Business Name(s) a. THE HEART b. HUMBLE HEART c. HUMBLE HEART MUSIC AND THRIFT d. THE HEART OF ROCK N ROLL a. 4873 NEWPORT AVENUE, SAN DIEGO, CA 92107 Is registered by the following: a. THE HEART LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. THE HEART LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor CHRISTINA RILEY, MANAGING MEMBER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 2 ,2022. ISSUE DATES: November 18 ,25 , December 2 & 9

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00046461 -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: SUPERIOR COURT . TO ALL INTERESTED PERSONS: 1. Petitioner (name): JENNIFER MACIEL filed a petition with this court for a decree changing names as follows: Present name: a. JENNIFER MACIEL to Proposed name: JENNIFER CARICO 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: 01-03-2023 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: November 17 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: November 25, December 2,9 & 16 ATTACHMENT TO ORDER TO SHOW CAUSE – Name Change (NC-120) Due to the Covid-19 Pandemic, and the Court not conducting in-person hearings, the following order is made: NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE. The Court will review the documents filed as of the date specified on the Order to Show Cause. If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is filed, the court will set a hearing date and contact the parties by mail with further directions. IF YOU ARE A RESPONDENT OBJECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing patent, and proof of service must be filed with the court. IT IS SO ORDERED.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00046624 -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: SUPERIOR COURT . TO ALL INTERESTED PERSONS: 1. Petitioner (name): DANIEL CORTEZ filed a petition with this court for a decree changing names as follows: Present name: a. DANIEL CORTEZ Proposed name: LACINDA DANIELA CORTEZ 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: 01-03-2023 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: November 18 2022 JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: November 25, December 2,9 & 16 ATTACHMENT TO ORDER TO SHOW CAUSE – Name Change (NC-120) Due to the Covid-19 Pandemic, and the Court not conducting in-person hearings, the following order is made: NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE. The Court will review the documents filed as of the date specified on the Order to Show Cause. If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is

filed, the court will set a hearing date and contact the parties by mail with further directions. IF YOU ARE A RESPONDENT OBJECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified Date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing patent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025410 Fictitious Business Name(s) a. CHERYL HALL PROPERTIES,LLC a. 3040 GRESHAM ST, UNIT 133, SAN DIEGO, CA 92109 Is registered by the following: a. CHERYL HALL PROPERTIES,LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 05/19/2018 Registrant Name: a.CHERYL HALL PROPERTIES,LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DANA PETER HALL, MEMBER. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 18 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025179 Fictitious Business Name(s) a. BOARDWALKER a. 4955 NARRAGANSETT AVE, APT 24, SAN DIEGO, CA 92107 Is registered by the following: a.NATALIE MILLER b. LUCAS CULBERTSON This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: 03/01/2022 Registrant Name: a.NATALIE MILLER b. LUCAS CULBERTSON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 16 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025253 Fictitious Business Name(s) a. CONSERVENT VALVE LLC a. 2860 WEST CANYON AVENUE, SAN DIEGO, CA 92123 Is registered by the following: a. CONSERVENT VALVE LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a.CONSERVENT VALVE LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor ALAN D BENEVENTI, MEMBER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 17 ,2022. ISSUE DATES: November 25, December 2,9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025724 Fictitious Business Name(s) a. CINRELLA MEDICAL SPA a. 6650 FLANDERS DR, STE F, SAN DIEGO, CA 92121 Is registered by the following: a.HUONG NGUYEN-MUTH b. HUY Ho c. TIET TRAN This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name: a.HUON NGUYEN MUTH b. HUY Ho c. TIET TRAN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 16 ,2022. ISSUE DATES: December 2,9 ,16 & January 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025723 Fictitious Business Name(s) a. RESPONSIVE THEORY a. 6650 FLANDERS DR, STE F, SAN DIEGO, CA 92121 Is registered by the following: a.HUONG NGUYEN-MUTH b. DEREK MUYEN This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: 05/01/2022 Registrant Name: a.HUONG NGUYEN-MUTH b. DEREK MUYEN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 23 ,2022. ISSUE DATES: December 2,9 ,16 & January 6

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025729 Fictitious Business Name(s) a. ECO BADDY TATTYS a. 7610 HAZARD CENTER DRIVE SUITE 703, SAN DIEGO, CA 92108 Is registered by the following: a.MADISON TOMSIC This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.MADISON TOMSIC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 23 ,2022. ISSUE DATES: December 2,9 ,16 & January 6

County launches Respiratory Virus Surveillance Report

The County of San Diego Health and Human Services Agency is introducing a new combined Respiratory Virus Surveillance Report that will provide San Diegans with a detailed snapshot of common respiratory illness activity in the region on a weekly basis.

The new report will be released each Thursday and contains, for now, both flu and COVID-19 activity, including cases, outbreak information and deaths. The report contains graphs and tables that allow the community to compare illness activity this year to activity during prior seasons.

The Respiratory Virus Surveillance Report replaces the separate Influenza Watch and COVID-19 Watch reports the County released previously.

“The new report paints a more comprehensive picture of respiratory illness activity in the region,” said Wilma J. Wooten, M.D., M.P.H., County public

health officer. “The report is a one-stop-shop for community members and healthcare providers, and we will continue to update it with new features in the future, as necessary.”

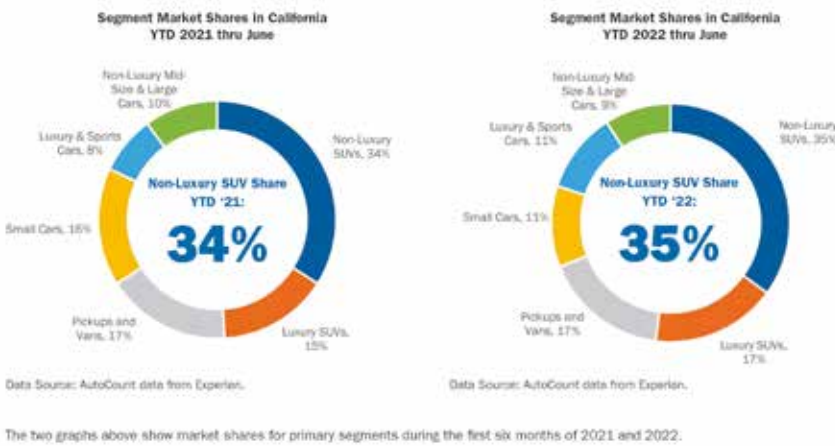
San Diegans can sign up for the report, or access it on the County of San Diego COVID-19 website and Influenza website.

BOOSTERS FOR CHILDREN

The California Department of Public Health recently updated its emergency use authorization of the bivalent COVID-19 boosters in California to include younger children. Eligibility for the Pfizer-BioNTech bivalent booster now extends to individuals 5 years of age and older and eligibility for the Moderna bivalent booster now extends to individuals 6 years of age and older.

Read more online at sdnews.com

Switching to electric vehicles will help San Diego with its Climate Action Plan goals



By DAVE SCHWAB | The Beacon

San Diego is leading the charge in the transition to electric vehicles, which is critically important to help the City achieve greenhouse-gas emission reductions in its recently updated Climate Action Plan. The goal of the CAP is to achieve 100% renewable energy by 2030 and net zero emissions by 2035.

Renewable energy means getting all energy from renewable resources – sunlight, wind, water, tides, waves, and geothermal heat. Net zero emissions entail bringing global greenhouse gas emissions into balance with emissions reductions. Carbon dioxide emissions are still generated, but an equal amount of carbon dioxide is removed from the atmosphere, resulting in a zero increase.

There are many fears – and hurdles – to be overcome in transitioning away from vehicles powered by fossil fuels to greener, cleaner electric vehicles.

Is it cost-effective? Is the technology advanced enough yet for it to be broadly applied? Does the infrastructure exist to support such a wholesale conversion?

These questions need to all be answered before the public will be convinced that switching from polluting internal-combustion engines to battery-operated vehicles is not only doable but practical.

Electric vehicles right now check all the boxes in answering all of those questions affirmatively, said Ellen Kennedy, emission vehicles program manager for the City’s Sustainability and Mobility Department, and Heather Werner, deputy director of the City’s Sustainability and Mobility Department.

“You can depend on electric vehicles and the network (infrastructure) is there already with EV chargers placed around travel corridors and places like shopping centers, libraries, and recreation centers,” said Kennedy, who drives a 2022 Kia EV-6. “You can also use Google Maps to query where electric vehicle charging stations are.”

“As EV charging continues to expand, their placement around travel corridors actually is an economic driver for those areas,” noted Werner.

But there are simpler recharging methods, noted Kennedy. “Honestly, the easiest way to charge is at your home,” she said, pointing out that’s a clear

advantage in that “most people don’t have gas pumps at their house. You can also plug your car in while you work or sleep, or just walk away from it while you engage in other life activities.”

Kennedy said electric vehicles charge about five miles an hour, about 40 miles overnight. “Most people don’t travel more than 40 miles,” she pointed out, adding electric vehicle charging on level 1, which uses a normal 120-volt outlet, will charge at roughly 5 miles per hour. Level 2 charging, which uses a 240-volt outlet, can yield approximately 18-30 miles per hour.

Electric vehicles, depending on their battery size, can go travel farther than you think on a full charge, noted Werner. “Their maximum range is between 250 and 300 miles,” she said pointing out batteries, like gas tanks, “only hold so much.” She put that in perspective stating, “That’s a trip from San Diego to Los Angeles in both directions.”

“I have made it from Phoenix to San Diego stopping one time to charge,” said Kennedy.

Regarding the cost of electric charging versus buying gas, Kennedy said there is savings there too. “It tends to be much less expensive, by at least half,” she said. She added the price of electricity depends on the rate being charged by the utility supplying that electricity, not unlike gas stations charging different prices in different areas.

Werner talked about one of the goals in the City’s newly updated CAP. “By 2035, we want to see 25% of all light-duty vehicle miles traveled in the City to be on electric power. That’s the target,” she said. “We also want 50% of all trips in the City to be not in a car, but by some other form of travel, whether it be walking, mass transit, etc.”

Added Werner, “People getting out of their cars will not only improve traffic but make for more walkable neighborhoods and an overall improvement in quality of life.”

Comparing prices between electric versus internal combustion vehicles,

Kennedy noted current data suggests the average new car today costs about \$40,000. “For electric vehicles, the cost is higher, simply because most electric vehicles are made to be luxury models,” she said. “So it’s not comparing apples with apples. There are about a

ELECTRIC VEHICLES

EV – electric vehicle: Uses one or more electric motors for propulsion. It can be powered by a collector system, with electricity from extravehicular sources, or powered autonomously by a battery.

BEV – battery electric vehicle: Is a car that runs only on electricity. You don’t need to fill it up with gas, get the oil changed, or do other engine maintenance, and you can charge the battery from a standard home power outlet.

HEV – hybrid electric vehicle: This is a type of hybrid vehicle that combines a conventional internal combustion engine system with an electric propulsion system. The presence of the electric powertrain is intended to achieve either better fuel economy than a conventional vehicle or better performance.

PHEV – plug-in hybrid electric vehicle: Also called “plug-ins,” have both an electric motor and an engine that runs on gas. You can charge it with electricity, fill it with gas, or both.

Vehicle cost comparison and electricity pricing calculator: driveclean.ca.gov/tools-and-calculators.

dozen EV models whose manufacturers suggested retail price falls just above, or under, \$40,000.”

There are also financial incentives being offered to encourage people to make the switch from internal combustion to electric vehicles.

“There are a number of federal and state incentives to help lower the price tags of many electric vehicles on the market, like after-the-fact tax rebates,” said Kennedy. “Consumers can choose to apply that at the time they purchase their car. That can really help with getting more people to purchase more cars if they don’t have to wait for a rebate come tax time.”

Rebates are changing per the recently passed inflation reduction act. Consumers should be able to apply the rebate at the time of purchase of electric vehicles starting in 2024.

In addition to not requiring fuel, electric cars also avoid oil changes, are generally easier on the brakes, and have fewer moving parts to break. But there are other advantages too to owning them.

“Electrical vehicles have incredible technology and they are fun to drive and they are great in terms of emission reductions,” pointed out Kennedy. “They are less expensive to fuel and manage. So there are some real positives to making the transition.”



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

CROSSWORD PUZZLE

1	2	3	4			5	6	7		8	9	10
11				12		13				14		
15						16				17		
	18				19		20			21		
					22	23				24		
25	26	27	28	29								
30							31					
32									33	34	35	36
					38	39	40		41	42		
						43			44			
	45	46	47									
48						49			50	51	52	53
55						56				57		58
59						60				61		
62						63				64		

CLUES ACROSS

1. A people of Eastern Afghanistan
5. Supervises interstate commerce
8. Touch lightly
11. Relating to bees
13. Mauna __, Hawaiian volcano
14. Mosuo culture religion
15. Italian village
16. Stiff bristle
17. Wealthy enclave in Rio
18. Cause to lose courage
20. Examines animals
21. Ethnic group of Laos and Thailand
22. Gets rid of
25. Having easily perceived thoughts
30. Removed surgically
31. Principle underlying the universe
32. Popular airline
33. Antelopes
38. Peacock network
41. Utter repeatedly
43. One from the Golden State
45. Photographers
48. Father
49. Popular BBQ dish
50. Cavalry sword
55. Ancient Greek sophist
56. Atomic mass unit
57. Afflicted in mind or body
59. Indian mythological figure
60. Mild expression of surprise
61. Jewish spiritual leader
62. Brew
63. Doctor of Education
64. Impudence

CLUES DOWN

1. State attorneys
2. Imitated
3. Latvian capital
4. Irish goddess
5. Taste
6. Dried
7. Spanish saloon
8. Mother of Perseus
9. Evergreen coniferous trees
10. Refuse to comply
12. Negative
14. Hyphen
19. A way to record
23. Not good
24. One who tends the furnace
25. Small amount
26. Relative biological effectiveness (abbr.)
27. The whole quantity
28. __ King Cole, musician
29. One's opinion
34. Holds ashes
35. Stablecoin cryptocurrency
36. Side-blotched lizards genus
37. Legislator (abbr.)
39. Concentrated bombardment
40. Took for oneself
41. Nigerian City
42. Thousands of pounds
44. Inspired
45. Secret clique
46. Expression
47. Dough made from corn flour
48. Comedian Carvey
51. Swiss river
52. Prejudice
53. Actor Idris
54. Resistance fighters
58. Criticize

S	S	V	S		D	D	E		E	T	V	
I	B	B	V	R		E	E	E		V	G	V
D		E	T	I	V		U	M	V		S	B
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B	V	D			C	T	F			D	R	V

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

ARTS CENTER

CONTINUED FROM Page 6

Throughout both re-created theater spaces, acoustical elements will be in place for optimal sound quality and amplification, as well as noise mitigation elements. State-of-the-art paneling in both theaters will create optimal sound.

The proscenium theater will house a separate orchestra chamber and an amplification system for musical performances.

Noise mitigation efforts will include thicker walls and a specially constructed roof that will minimize noise from airplane flyovers, as well as a theater design that provides separation from exterior noise. Additional

interior systems that will prevent disturbances include noiseless doorknobs, rubber gaskets on doors, and HVAC system shock absorbers.

Additionally, the new performing arts center will provide jobs and training programs, encourage increased partnerships with under-resourced communities throughout the region and

bring 50,000 theater attendees each year to patronize nearby businesses.

The existing Building 178 has been vacant for more than 25 years since the Navy ceased operations. While in operation, the building was remodeled several times since its original construction in 1942, including building additions.

Originally a recreation building, the basement level once housed a bowling alley and the first and second floors were home to a commissary, billiards, and dance clubs. The building has always served as a "hub" for gathering and activity, and this project will return this space to its original glory, as well as enhance and enliven the space for theatrical art.



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WWW.4386MONACO.COM

Sunset Cliffs \$3,900,000
A taste of Tuscany in Sunset Cliffs! This Mediterranean beauty is a refreshing change from the cookie cutter boxes. Perched above Sunset Cliffs, this stunner features 3 bedrooms, 3-1/2 baths, multiple living and dining spaces, eight sets of French doors, vaulted wood beamed ceilings, a wine cellar and so much more! The first floor living room has a fireplace and French doors leading to panoramic ocean view decks. The 2nd floor features a large family room with 14-foot ceilings and ocean views. In addition, there is a full apartment within the house which is perfect for extended family, guests, or a teenage retreat. You deserve the best!



WWW.4460NIAGARA.COM

Ocean Beach \$2,295,000
California coastal beauty high on the hill in Point Loma Heights! This gorgeous 4 bedroom, 4 bath stunner features a remodeled kitchen with stainless steel appliances and quartz counters, vinyl windows and sliders, high end laminate floors, formal dining room, fireplace, open concept family room, RV/boat parking and 2 car garage. Spacious bedrooms with two ensuites, one on first floor. Generous yards, succulent garden and the coolest outdoor shower/yoga/zen retreat you have ever seen. An entertainer's dream with multiple decks with views of the ocean, coastline, nightlights, fireworks, and OB's iconic palm trees. The place to be on the 4th of July! High above it all yet blocks to the beach, nightlife, cafes and dining. Come and get it!



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.6741DELTERN.COM

Allied Gardens \$875,000
Welcome home to this single story house, with attached garage, in a coveted pocket of Allied Gardens, just blocks away from the Community Park, Pool, and Library. This meticulously cared for home has one owner and is move-in ready. Highlights include: refinished 1950's Red Oak hardwood floors in the living room, hallway and bedrooms; oversized primary bedroom with en-suite; wood burning fireplace. A mature Chinese Elm is the centerpiece of the backyard, which offers shade for outdoor entertaining on the vinyl deck and facilitates a heavenly afternoon breeze. The home is located on a active part of Deltern St, with neighbors regularly hosting BBQ's and celebrating annual festivities together. Welcome to the community!

Ocean Beach Real Estate Expert

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3+ Bedrooms
2 Bath
1906 Sq Feet
\$1,400,000
6300 SF Lot

New Price




3836 Atascadero Drive, San Diego, CA 92107

Welcome to this charming, single level, Point Loma home in a lovely tree lined street. Hardwood floors through most of the home, plantation shutters and a nice floor plan. The garage is equipped with drive thru doors at both ends of the garage to accommodate your toys. Located in the desirable Silver Gate School district.

1 Bedroom
1.5 Baths
1,050 Sq Feet
\$912,000
\$498 Mo HOA

SOLD




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.

ds
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SUNSET CLIFFS 3BDRM/2.5 BA \$1,999,999
Amazing OCEAN & SUNSET VIEWS from this Greek-inspired custom-built 2,198 est. sq. ft 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 3+ BDRM/2 BA \$1,550,000
First time on the market in over 40 years! Fabulously located single-level home in Upper Sunset Cliffs Almost equidistant to the Pacific Ocean and the San Diego Harbor. This 3BR plus Den/2BA home boasts 1748 estimated square feet of living space all on a sprawling 6300 square foot lot with a sunny pool and 100sf She-Shed! Interior features include recessed lighting, hardwood flooring under the carpet, granite counters in the kitchen, a handsome brick fireplace in the family room and a separate dining area, den, and laundry room with tankless hot water heater. This property has great curb appeal with the neatly manicured lawn, and you'll love the detached 500sf garage plus 400sf carport and alley access! Silvergate Elementary School boundaries.

OCEAN BEACH 2BDRM \$1,199,999
Classic Single level 2-bedroom Beach Bungalow, located in one of OB's finest hoods! Completely remodeled in 2017. 3800 SF Corner Lot. Up the hill w/ Westerly ocean breezes, pride of ownership & strong community, mean a great place for all! Peekaboo ocean views & Sea World fireworks from your own porch swing! Oversized wrap around yard w/multiple fenced areas for entertaining, play or dog area & abundant fruit trees! garage + Addl parking! This is a special find in OB!

POINT LOMA 1 BEDROOM \$475,000
Beautiful Point Loma, Highly desirable Renovated Pacific Isle Condo! Upgrades include newer dual pane vinyl windows, laminate flooring, granite counters & stainless appliances. This Interior View unit is light & bright! Enjoy the tropical setting and Pool views. Gated community, heated pool, spa, sauna, gym, game room, sand volleyball, tennis courts, BBQ's, club house, & Koi pond. Assigned parking & storage included! Close to shopping & transportation, only 1.6 miles to Ocean Beach! FHA/VA approved.

OPEN HOUSE SAT 11-4



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- JACK KORNFIELD

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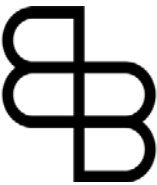
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