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YEAR IN REVIEW

City enacts new regulations for sidewalk vendors, beach fires, and the homeless crisis continues

SEE PAGE 2

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YEAR IN REVIEW – New regulations for sidewalk vending and beach fires, and the homeless crisis continues

By DAVE SCHWAB

In 2022, the beach communities grappled with burgeoning homelessness, along with enforcing new rules governing sidewalk vending, short-term rentals, beach fires, and striking a proper balance between recreational space and wetlands.

JANUARY

State Law Changes

New laws on the books in California in 2022 addressed everything from COVID guidelines to racial profiling and systemic racism to a minimum-wage hike, price gouging, property taxes, domestic abuse, and fire protection. The minimum wage went from \$14 to \$15 an hour on Jan. 1. Animal Welfare: Proposition 12 made metal enclosures that restrict pigs from turning around and cages that prevent hens from opening their wings illegal. A new law alters California's penal code to make rape within marriage the same in every legal sense as any instance of rape. Another new law allowed police officers who've committed misconduct to be decertified. Now they will have their license revoked and not be able to simply switch departments after being fired.

Council Boundaries Redrawn

Residents and civic leaders in Pacific Beach and La Jolla sounded off on redrawn boundaries of the newly reconstituted Council District 1, which now includes both coastal communities. The boundaries of all nine San Diego City Council Districts, as required by law every 10 years, were reshuffled according to the population by a nine-member independent redistricting commission. The biggest change for District 1 was that all of Pacific Beach, previously in District 2 along with the Peninsula, was shifted to District 1 along with La Jolla. Mission Beach remained in District 2 along with



Vendors take up space on the boardwalk in Mission Beach last year. A new City sidewalk-vending ordinance authored by District 2 Councilmember Dr. Jennifer Campbell was approved on May 17 by the City Council. PHOTO BY THOMAS MELVILLE

Ocean Beach, Midway, and Point Loma. Clairemont, previously in Council District 6, is now a part of District 2.

Slow Streets

Opponents of the City's Slow Streets Program closing off Diamond Street to motorized travel from Mission Boulevard to Haines Street in Pacific Beach called it a failed experiment clamoring for it to end. Supporters, however, insisted slow streets succeeded in freeing up space for non-motorized travel while noting the need for alternative modes of travel in the beach community has never been greater.

De Anza Redesign

The City of San Diego released an updated proposal for the redevelopment of De Anza Cove in the northeastern corner of Mission Bay Park and asked San Diegans to weigh in on the plan. The revised proposal, titled De Anza Natural, would be an amendment to the Mission Bay Park Master Plan envisioning a balance of land uses that serves local and regional recreational needs, while also restoring natural habitats and preparing for the impacts of climate change.

Parking Lot Closures

In 2021, City officials supported closing some Mission Bay parking lots overnight preventing public access to curb crime. In 2022, the City went further in advocating expanding those closures from La Jolla to Ocean Beach at nearly a dozen coastal parks and parking areas overnight. The rationale was that should help reduce numerous infractions such as gang activity, late-night parties, illegal bonfires, and unauthorized camping.

Museum Renovation

A special sneak peek at La Jolla's vastly improved \$105 million renovations and expansion of the Museum of Contemporary Art San Diego in La Jolla by world-renowned Seldorf Architects was led by Kathryn Kanjo, the David C. Copley director/CEO of MCASD. Kanjo pointed out the updated MCASD has about 40,000 square feet of exhibit space compared with only about 10,000 feet previously. A tour of the revitalized museum revealed a maze of indoor galleries in cavernous climate-controlled surroundings. The museum's indoor exhibit space is now quadrupled offering outdoor patios with sweeping ocean views.

40-Year-Old Art Collection

From the iconic "Sun God" to the bold "Fallen Star," the Stuart Collection has made its mark on the UC San Diego campus over the past four decades. The collection continues to expand since it was first established through an innovative partnership between the Stuart Foundation and the university. Now with 21 works, and another currently under construction, the sculptures have become an unforgettable part of UC San Diego's landscape, enriching the cultural, intellectual, and scholarly life of the campus.

FEBRUARY

Substance Abuse Treatment
Soledad House, a women-only,

next-level substance abuse treatment program operating out of La Jolla and Pacific Beach, continued offering highly effective treatment programs for drug and alcohol addiction in a healing environment in eight rehabilitative homes. Through an emphasis on relapse prevention and a range of addiction treatment therapies, the institution, whose target age is women ages 18 to 40, has treated and helped nearly 7,000 women in its 15-year history.

PB YMCA

The pandemic contributed to the YMCA of PB closing, due to the resultant loss of membership at the facility causing previous expansion plans there to be significantly downsized. "We lost 65% of members due to COVID countywide at our 17 YMCAs, four of which, including PB, are still not open," said Vince Glorioso, executive director at YMCA of San Diego County.

De Anza Cove Reaction

Recreational and lodging interests reacted negatively to the City's updated proposal for redeveloping De Anza Cove in the northeastern

Council voted 8-1 to pass an ordinance to regulate sidewalk vending and establish penalties for non-compliance. "SB 946 decriminalized sidewalk vending and established requirements for local regions to regulate them," Campbell's chief-of-staff, Venus Molina, told the council. "The [new] ordinance applies to special events, swap meets, farmers markets, and shoreline parks. These regulations must be directly related to public health, safety, or welfare. There are distance requirements between vendors and a prohibition of vending in high-traffic pedestrian areas. Vendors must obtain a vending permit. No insurance is required and the permit would be renewed annually."

Homeless Count

Nonprofit Shoreline Community Services in Pacific Beach was among those organizations city-wide that participated in the point-in-time count of homeless done in the central beach area. HUD requires unsheltered counts every other year. However, many communities conduct annual counts as a way to gather more



The iconic 76-year-old shack fashioned from eucalyptus tree trunks and palm fronds was designated historic in May 1998. This year, the City created an official plaque for the beach structure, which was unveiled at a March 20 ceremony. PHOTO BY JIM GRANT

corner of Mission Bay Park, fearing it could threaten the existence of athletic fields and low-cost camping. Pacific Youth Soccer League, which operates on fields near the proposed wetlands expansion of the existing Kendall-Frost Marsh, contended losing those recreational fields would be catastrophic for local youth.

Garden Gurus

Pacific Beach Town Council's Enhancement Committee took on a number of community improvement endeavors, including a joint-landscaping project with City Parks and Recreation to beautify some of the gateways into the community. One of the gateways addressed involved the Crown Point entryway on Ingraham Street.

MARCH

Vending Vetted

On March 1, San Diego City

accurate data and provide better services, noting homeless counts figure prominently in determining funding and programming.

Ukrainian Connection

San Diego Community Newspaper Group has a connection to war-torn Ukraine. The media company outsources most of its page and ad design to Design2Pro, which has a production center in Eastern Europe with many of the graphic designers located in Ukraine. "It's so tragic and heartbreaking to witness this horrific act of violence unfold," said Julie Main, owner and publisher of SDCNG. "Having a working connection with these guys makes us anxious about their safety and well-being. We hope and pray for an end to this inhumane invasion and crimes against humanity."

See VIR, Page 4



The iconic white bridge, which was added in the 1990s, of the historic Coast Walk Trail in La Jolla. A sign on the bridge has a new logo with a QR code that takes you to a guided tour and history of the trail. PHOTO BY THOMAS MELVILLE

Hundreds of new state laws take effect for 2023

By DAVE SCHWAB

The hundreds of new laws in California that took effect on Jan. 1 cover a broad range of concerns, everything from law enforcement to health-care to wages and salaries, which impact people in their daily lives.

Law changes this year affect everything from protecting abortion and the rights of transgender individuals to legalizing jaywalking and banning the sale and manufacture of new fur clothing and accessories.

Here are just a few of the more important new laws impacting San Diegans in 2023:

Salaries, Wages & Benefits

– AB 2963 raises the state's minimum wage to \$15.50.

– SB 1162 requires employers to make salary ranges available for job positions to applicants and employees, as well as set new pay data reporting requirements based on gender and race.

– Paid family leave, SB 951, increases the share of paid family leave provided to lower-income Californians. It extends what was a temporary increase in the benefit from 55% of wages to 60% to 70% depending on income.

– SB 1044 prohibits an employer from taking or threatening adverse action against any employee for refusing to come to work or leaving if the employee has a "reasonable belief" that the workplace or work site is unsafe.

Law Enforcement

– SB 1472 expands the criteria for "gross negligence" to include drivers involved in sideshow activity, an exhibition of speed, or speeding over 100 mph resulting in a fatality.

– AB 2000 includes parking lots and off-street parking facilities as locations where it is a crime to engage in speed contests, exhibitions of speed, or sideshow activities.

– AB 2147 prohibits police officers from stopping pedestrians for certain pedestrian-specific violations such as crossing the road outside of a crosswalk (jaywalking) unless there is an immediate danger of a crash.

– AB 1946 requires the CHP to work with other traffic safety stakeholders to develop statewide safety and training programs for electric bicycles.

– AB 1909 provides increased protections for bicyclists by requiring vehicles passing or overtaking them in the same direction to move over to an adjacent traffic lane if one is available, or slow down and only pass the bicyclist when it is safe to do so.

– SB 1087 intends to help reduce catalytic converter theft by requiring recyclers to keep documentation such as the year, make, model, and copy of the vehicle title from which the catalytic converter was removed.

– SB 960 removes the requirement that peace officers, including

trainees, must be citizens or permanent residents of the United States.

– AB 1732 authorizes law enforcement agencies to request the CHP to activate a "Yellow Alert" for fatal hit-and-run crashes. The law also encourages local media to disseminate the information contained in a Yellow Alert.

– SB 1228 relating to rape kits prohibits law enforcement agencies from using the DNA collected from a sexual assault victim from being used in the investigation of an unrelated crime.

– SB 1008 provides free phone calls to people detained in California prisons and jails.

– AB 1788 involving sex trafficking penalties makes hotels subject to civil penalties if a supervisory employee knew or acted with reckless disregard of sex trafficking activity within the hotel and failed to inform law enforcement, the National Human Trafficking Hotline, or another appropriate victim service organization.

Healthcare

– SB 107 intends to make California a sanctuary state for transgender health, shielding transgender people, including youth and their parents, from legal action from states with bans and restrictions. The bill aims to stop other states from punishing children who come to California for transgender surgeries and other gender-affirming care.

– Several reproductive health-care-related measures responding to the U.S. Supreme Court decision last year to overturn federal abortion protections. These include laws – AB 2091, AB 1242 – that protect medical records and cooperation with out-of-state entities regarding abortion, or laws to expand abortion training options and providers (SB 1375), along with a law protecting people from criminal or civil liabilities for pregnancy loss or abortion (AB 2223).

Other New Laws

– AB 1287, the "Pink tax," prohibits gender-based pricing on products based on who they are marketed toward.

– AB 44 passed in 2019 bans the sale and manufacture of new fur clothing and accessories. It does not apply to used fur products, leather, cowhide, faux fur, or shearling.

– AB 1200 bans the sale, distribution, and offering of any food packaging that contains toxic perfluoralkyl and polyfluoralkyl substances, also known as PFAS, that have been detected in the drinking water supplies of major U.S. cities.

OVERVIEW OF THE LEGISLATIVE PROCESS

The process by which bills are considered and laws enacted involves the California State Legislature made up of the Senate and the Assembly with 40 senators and 80 assembly members.

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- Prescription drugs
- Rehabilitative and habilitative services and devices (services and devices to help people with injuries, disabilities or chronic conditions gain or recover mental and physical skills)
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- Preventive and wellness services and chronic disease management
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CONT. FROM PG. 2

Farmers Market Endures

Pacific Beach Farmers Market on Tuesdays was alive and continuing to move forward with a new management team. Discover Pacific Beach, the community's business improvement district, operates the farmers market on Garnet Avenue and Bayard Street.

Village Visioning

Architect Trace Wilson led a seven-member team in developing an inclusive, long-term master plan guiding future development in the Village of La Jolla. "In order to make a cohesive public realm with rights of way and complete streets, we're drafting a comprehensive look at La Jolla from Turquoise Street to UC San Diego and Interstate 5 to the ocean," said Wilson. "The committee's primary focus will be on the community corridors along La Jolla Boulevard, Pearl Street, Torrey Pines Road, Nautilus Street, and La Jolla Rec Center in the Village's cultural district. We're starting thereby focusing on rights of way reallocation deep into the future where we can create bike lanes, mid-block crossings, roundabouts where feasible, bulb-outs (traffic calming), and street patterns to create a much better pedestrian-oriented environment. It's really to create a very long-term vision for La Jolla."

Surf Shack Honored

The iconic 76-year-old Windansea Surf shack was designated historic by the San Diego Historical Resources Board back in 1998. Twenty-four years later, the City created an official plaque for the beach structure, fashioned from eucalyptus tree trunks and palm fronds, which was unveiled at a March 20 ceremony. It was



Guests riding Emperor head into a barrel roll during the dive coaster's preview day on Feb. 28. SeaWorld's latest ride is the tallest, fastest, and longest dive coaster in California. The ride opened on March 12.
PHOTO BY THOMAS MELVILLE

a special occasion as Mayor Todd Gloria also officially designated March 20 as "Surf Shack at Windansea Beach Day" in the City. Melinda Merryweather, one of the founding members of Friends of Windansea, noted the shack is emblematic of the community and surf culture.

Short-Term Details

On March 9, the Coastal Commission unanimously endorsed San Diego's new short-term rentals ordinance. Commissioners capped rental numbers by population while providing a lottery for operators, as well as requiring a review of the measure's impacts after seven years. The new regulatory system capped whole-home rentals at 1 percent of the city's 540,000-plus housing units. Mission Beach, which historically has had the City's highest percentage of short-term rentals, was carved out and given a 30% cap.

APRIL**Student Breakthrough**

Mission Bay High School senior James Ward and his classmates were dissatisfied with the

videoconferencing platform being used for their online instruction. So they created one better, turning their school club project named Alattis into a student-led business.

Pavilion Problems

With complaints ranging from drainage problems to lack of privacy and foul odors, residents took a mostly wait-and-see attitude toward how repairs went with La Jolla Cove's new 1,500-square-foot, \$5 million shower and restroom pavilion. City advisory group La Jolla Parks & Beaches, Inc. previously approved updated plans for the pavilion-comfort station at Scripps Park. The La Jolla Cove Pavilion was a long-term project to replace outdated and deteriorating restroom-shower facilities with an attractive, sustainable pavilion honoring the beauty of the Cove and Scripps Park.

Mourned Memorial

The City's removal recently of a makeshift rock pet memorial on Fiesta Island led to a call for the creation of a permanent memorial there. Over the years, people using the off-leash area of the man-made island to walk their pets had been placing painted rocks to honor dogs they'd lost.

Don't Trash MB

On April 9, dozens of volunteers including entire families recovered pounds and pounds of trash they'd collected to be weighed and ultimately disposed of or dispensed for the good of Mission Beach. Enter

Don't Trash Mission Beach, a nonprofit that has since grown out of initial efforts by resident Cathy Ives back in 2008. "We go out and pick up trash on a daily basis," said Don't Trash Mission Beach core member Tony San Felice.

PB Potholes

Pacific Beach Middle School students Rex Mehran and Mason Morgan gave a presentation to Pacific Beach Town Council about road conditions and potholes on Ingraham Street they documented during a survey they completed for a school project. "The goal of our project is to have the city finally listen about the true problems of our community, and finally get Ingraham Street repaved," Mehran said.

Library Anniversary

The Earl and Birdie Taylor Library at 4275 Cass St. celebrated the 25th anniversary of its grand opening on May 3, 1997. "Our library is unique in the San Diego Public Library system in that, in addition to our beautiful building and community meeting space, we have the only park that is managed by San Diego Public Library," said PB head librarian Christina Wainwright. "We are able to plan programs inside or outdoors."

LJ Events Revived

Two popular public events – Concerts by the Sea and the La Jolla Cove (Rough Water) Swim – which were discontinued before the pandemic, were revived in 2022. The La Jolla Cove Swim was later held on Sept. 11 with one- and three-mile swims. La Jolla's Concerts by the Sea, a series of outdoor concerts, was resumed in the summer '22 at Ellen Browning Scripps Park above La Jolla Cove. The event, discontinued after its 33rd season in 2016 because of funding problems, was spearheaded by Howard Zarkin.

MAY**Homeless Resource Center**

God's Garage in Pacific Beach at 1004 Chalcedony St. morphed into The Compass Station, a resource center for the unhoused offering numerous services under one roof. The new all-purpose center held an open house on April 27. A collaboration between nonprofit

Shoreline Community Services and two Pacific Beach churches – Christ Lutheran Church, and St. Andrew's By-the-Sea – the new facility was officially dedicated with live music, a cake cutting, and public tours of the facility.

Olive Cafe Anniversary

Restaurateur and community activist Sarah Mattinson observed another milestone in Mission Beach In 2022: the 17th anniversary of her stewardship of Olive Cafe. Mattinson recalled starting out after having taken over the eatery at 805 Santa Clara Place in 2005. "After 17 years, we're just happy to be through COVID having survived. So we're really celebrating 'every' anniversary after that."

Vendors Vexxed

There was good news – and bad – for street vendors under a new City sidewalk-vending ordinance authored by District 2 Councilmember Dr. Jennifer Campbell and approved on May 17 by the City Council. The new ordinance prohibits vending in designated areas during the summer months, something vendors all took issue with.

Mother's Day Mural

Muralist Hanna Daly lost her mom and dedicated her next artwork in La Jolla as a special tribute to her parent featuring her mom's favorite bird: a peacock. The new mural was painted just in time for Mother's Day on May 8 on the side of the Fresheria building at 627 Pearl St.

Flavored Tobacco Banned

An ordinance passed in May by the City Council banning the sale of flavored tobacco including menthol was the right call, said two UC San Diego scientists, whose ongoing research indicates daily e-cigarette use has negative long-term impacts on the lungs and other organs.

JUNE**Beach Fire Regulations**

District 1 Councilmember Joe LaCava proposed amendments clarifying beach fire regulations. LaCava's proposal confining beach fires to City-provided fire rings and portable propane-fueled devices is meant to resolve conflicting language, improve public safety, and provide clarity for beachgoers and public safety officials alike. "I support safe, legal beach fires," said LaCava. "These amendments are essential in keeping our public beaches safe while preserving the public's access to the unique experience of beach fires."

Enforce Vending

Mission Beach Town Council held a press conference on June 14 demanding the City enforce existing codes to curb vending at Mission Beach Park. "Today, street vending is visually and physically blocking coastal access to the beach," said current MBTC president Larry Webb. "With the passing of the street vending ordinance, an enforcement provision

Highlights of the World Federation of Right-to-Die Societies 2022 Conference



The Hemlock Society of San Diego invites you to join us on Zoom for a presentation recapping the 2022 annual conference of the World Federation of Right-to-Die Societies. HSSD members who attended the conference will share the latest news, insights, and developments from global leaders in the Right-to-Die Movement. Open to the public. Free.

Sunday, January 15, 2023 1:30 PST

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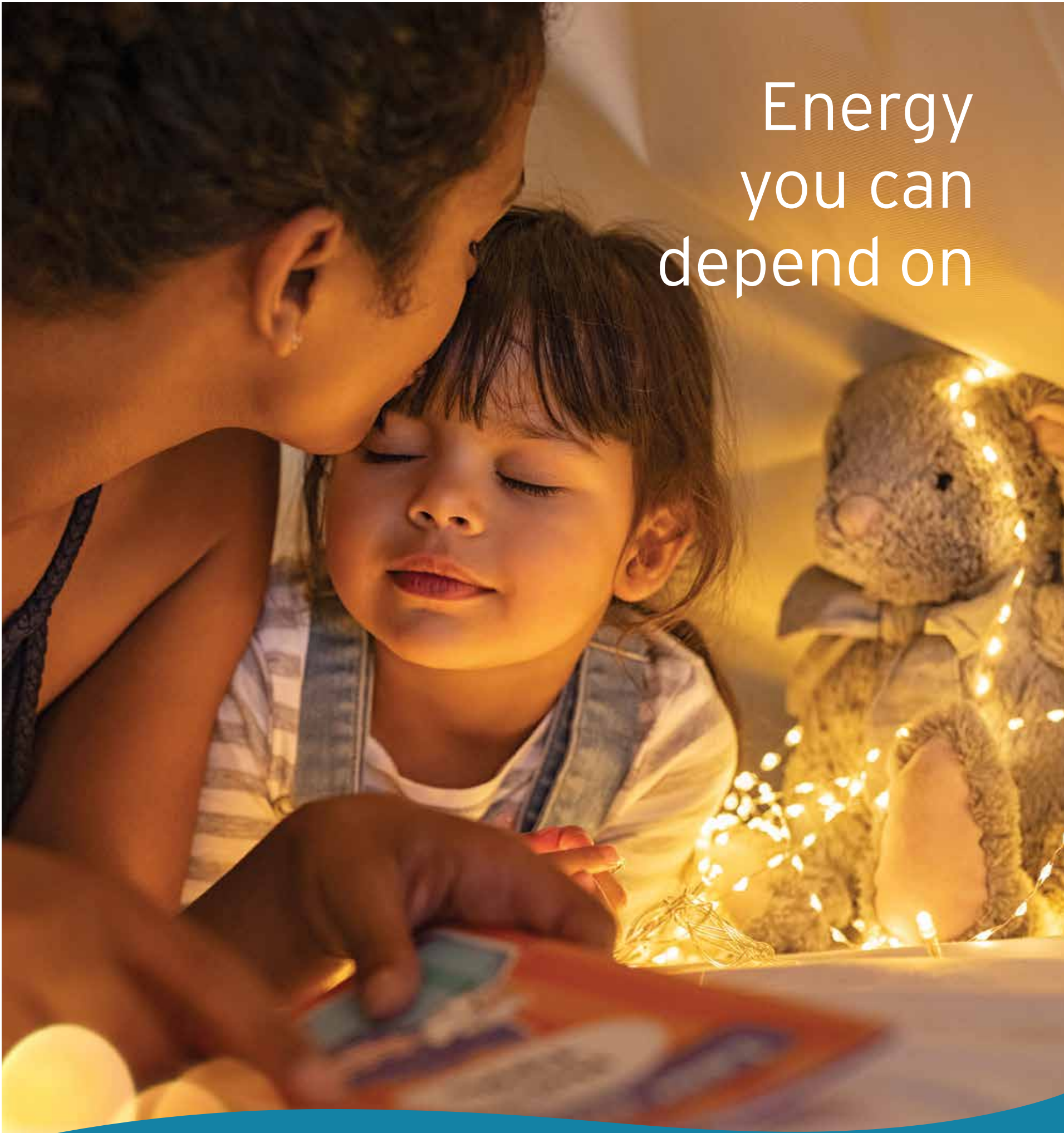
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Pacific Beach residents displaced after Christmas fire

GOFUNDME PAGES TO HELP VICTIMS WHO LOST EVERYTHING

By DAVE SCHWAB

Several people living near a three-story, multi-unit building under construction in the 1700 block of Hornblend Street, destroyed by an early-morning fire in Pacific Beach on Christmas, were displaced and are picking up the pieces of their lives in the aftermath.

Numerous GoFundMe pages have been started by friends, co-workers, and relations to help them out.

Kaikoa Pezario, 23, who lived with three roommates in a four-unit townhome separated from the construction site by an 8-foot walkway, said they lost everything.

"My room was upstairs – everything is gone," said Pezario, who was away visiting family in Fresno. "The place is completely unlivable. There is ash everywhere. It is like a war zone. It just smells. Everything is burnt. The only thing that was left was a small fireproof safe that had my birth certificate, Social Security, and other important documents."

Greta Mezzetti, 17, who lives across Hornblend Street with her dad, lost her car in the blaze.

"I was parked in front of the site where the fire occurred in the wood structure of apartments under construction, and my sister



A huge fire on Hornblend Street consumed a three-story building under construction and damaged properties next to it on Christmas morning.

PHOTO BY JOHN COCOZZA

woke me up at 1:30 a.m. to tell me it was full of flames," said Mezzetti. "We ran outside and saw that my car was already smoking. By the time we got outside... it wasn't worth saving the car."

"I heard many sirens after midnight on Christmas morning," said Seth Pite, a PB commercial Realtor. "I knew that only four engines get called to a fire, but after hearing/counting more than four sirens come by, I knew there

was something big happening. The smoke could be seen several blocks out and the structure was on fire. Station 15 (Sports Arena) was the second station on the call and by the time they arrived, the fire was really going. From the time engine 21 (PB) arrived to the time they got water on the fire, I was told the size of the flames had doubled."

Added Pite: "The temperatures on Hornblend Street were extremely hot. The fire made its way into the neighboring property where it began spreading quickly and the fire department was working diligently to prevent it from spreading further throughout the structure. There were many trucks and captains/chiefs from all over."

Lance Greer, who had been wrapping Christmas presents, drove down to the scene after being alerted to the Hornblend fire. "I kept hearing helicopters and sirens, so I knew something was really going on," he said, adding he "headed toward the smoke. It was a big fire – huge. It was pretty active. I've seen fires before, but I've never seen one like this. It was kind of a raging inferno."

Greer described the fire scene as being bizarre. "People were out there in their pajamas and

bathrobes," he said, adding there was another thing unusual about this blaze. "I've seen lots of fire engines, but I've never seen fire engines from all over like this before. There were engines with numbers from places I'd never seen before."

About 115 firefighters and medic crews were called to the scene of the fire at 1:04 a.m. on Dec. 25. A second alarm was requested at 1:17 a.m. and a third alarm went out at 1:31 a.m.

The blaze jumped to a couple of palm trees at Lamont Street and Grand Avenue. According to San Diego Fire Department, the main body of the fire was knocked down by 2:06 a.m. Crews worked on two single-family homes nearby that were damaged by flames.

Two firefighters battling the blaze were briefly hospitalized afterward with minor burns. Both were treated at UCSD Medical Center in Hillcrest and released.

SDG&E was asked to shut down a power line involved in the fire. Several cars were damaged and power lines were downed in the blaze. There were no fatalities.

"The San Diego Fire Department Arson Strike team is investigating the fire," said SDFD spokesperson Monica Munoz on Jan. 3. "There is

WANT TO HELP?

GoFundMe links for Hornblend fire victims.
[Gofundme.com/f/support-for-hornblend-house-fire-losses](https://gofundme.com/f/support-for-hornblend-house-fire-losses),
gofundme.com/f/hornblend-st-fire-recovery-donation,
gofundme.com/f/koa-pezario-christmas-morning-fire,
gofundme.com/f/family-home-burnt-down-on-christmas-in-pb-fire.

no update (on the cause)."

Mezzetti said the loss of her car was especially unfortunate given that, "I never park there." She thought at first her car might be spared because "water was spraying all over." But she added, "There definitely wasn't anything I could do about it. It was a freak of nature, an accident obviously. I was in the wrong place at the wrong time. It was white and got toasted like a marshmallow. Now it's golden brown."

Mezzetti said she has car insurance but fears that "because it wasn't an accident, I don't know if it will be covered. My dad is dealing with the claim right now."

Greta's Go Fund Me page is at <https://gofund.me/d45af853>.

Pezario pointed out that, because the building under construction was three stories, [the fire] "just went up and over everything, caught fire to all the townhomes next door, just starting at the top and burning down. Firefighters did a great job of stopping it."

"It could have been a lot worse," said Pezario. "We're all grateful that everyone is OK and that no one was seriously harmed, and for all the support that everyone has shown us."

Pezario felt there was a lesson to be taken away from the tragedy.

"Though it was a tough time, with the generosity of everyone, it showed us the true meaning of the holiday season," he said. "It shows how quickly things can change overnight. And what is really important is our experiences and relationships with people. It just puts a lot of things in perspective. Things are just things, and can easily be replaced."

NEW WEBSITE FOR OFFICE OF CHILD AND YOUTH SUCCESS

The City of San Diego's Office of Child and Youth Success launched a new website that lays out resources – from childcare to educational opportunities and more – for San Diego's youngest residents and visitors. The website provides a central location for San Diegans to find information about supportive services and programming for youth ages 24 and younger. To learn more, visit sandiego.gov/child-youth-success.

"Investing in the success of our children and youth is important to build a better future for San Diego," said Andrea O'Hara, executive director of the Office of Child and Youth Success. "The new website offers easier access to information and programs that can help our young residents reach their full potential."

READ MORE ONLINE AT sdnews.com

Giving Tuesday

SAN DIEGO, CA – This year, the Mission Bay Real Estate Association (MBREA) held its 21st annual Don Brown Links for Learning Memorial Charity Golf Event to raise money for local schools. The \$15,000 raised this year will go toward helping local schools with much needed school supplies and programs.

This event was started in 2000 by MBREA member, Don Brown. As a longtime resident of Pacific Beach and a father of 3 children, Don was dedicated to giving back to the community. Through his efforts, MBREA has donated in excess of \$238,000 to Crown Point Junior Music Academy, Barnard Asian Pacific Academy, Kate Sessions Elementary and Pacific Beach Elementary during the past 20 years. Don passed away in 2017 but his spirit of giving and generosity lives on through the annual tournament.

MBREA is professional membership organization that is committed to promoting the highest level of real estate services, focused on coastal areas of San Diego.



Pictured: Pat Gilmore, Gisa Dang, Brian Lewis, Libby Harris, Cynthia Curtis, Kathy Kelly, Steve Springer, Shannon Overton and Robin Gilmore.

Mission Bay Real Estate Association: Robin Gilmore, Steve Springer, Pat Gilmore & Brian Lewis. PB Elementary, PTO Teacher, Kathy Kelly. Gisa Dang, PTA Barnard Elementary, Shannon Overton, PTO President Crown Point Junior Music Academy, Libby Harris, Kate Sessions and Cynthia Curtis, PTO President, Friends of Kate Sessions



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does now exist.”

MBHS Graduation

A total of 259 seniors, the Class of 2022 at Mission Bay High School, received their diplomas in a commencement ceremony at the high school's stadium on June 14.

Pride Celebrated

The First Friday Art Walk in the Village of La Jolla on June 3 was dedicated to celebrating pride among the LGBTQ+ community. June was chosen because it is when the Stonewall Riots took place in 1969, ushering in the start of the gay rights movement.

LJ Insiders

Ron Jones and Michael Mazaika created a new website, lajollainsiders.com, to “pull back the curtain” to reveal noteworthy businesses and individuals in the Jewel, as well as to shed light on things to do, hot spots, and issues of the day in the beach community.

JULY

Belmont Village Debuts

Guests were treated to speeches, tours, and a champagne toast at the July 14 grand opening and ribbon-cutting ceremony for Belmont Village Senior Living La Jolla. A 17-story high-rise with 180 units of independent, assisted living and memory care at 3880 Nobel Drive, this latest state-of-the-art Belmont Village community is the third in San Diego, the 15th in California, and the 33rd of its kind nationwide.

Concerts on the Green

An annual free Pacific Beach summer tradition, Concerts on the Green at Kate Sessions Park, returned on late Sunday afternoons on four consecutive weekends July 24-Aug. 14.

CAP Update

The San Diego City Council Environment Committee unanimously endorsed Mayor Todd Gloria's update of the City's Climate Action Plan. The update formalizes the City's goal of achieving 100% renewable energy by 2030, and net-zero emissions by 2035 while reinforcing the City's standing as a national climate leader.



The new 1,500-square-foot, shower, and restroom pavilion at La Jolla Cove have been beset by design issues.
PHOTO BY DAVE SCHWAB

Roe v. Wade

The California state legislature responded quickly to the U.S. Supreme Court's reversal of Roe v. Wade. The state Assembly, just three days after Roe v. Wade was overturned, passed SCA 10, a constitutional amendment to make explicit the fundamental constitutional right to abortion and contraceptives in a 58-16 vote. The bill was co-authored by Senate President pro-Tempore Toni G. Atkins (D-San Diego).

Timeless Protest

A centenarian with a bullhorn exhorted a group of more than 50 sign-holding seniors ages 85-plus July 10 outside Casa de Mañana retirement center in La Jolla to protest the reversal of Roe v. Wade during a seniors' march. “Fifty years ago I was in Washington, D.C. celebrating the passing of Roe v. Wade: It was wonderful,” said 103-year-old Casa resident Alice Yee. “Never did I dream that, 50 years later, I would be marching to mourn the demise of Roe v. Wade.”

Trash Can Art

Even trash cans had artwork on them in Pacific Beach thanks to a contribution by Pacific Beach Middle School student Makena Seiler.

OTL Tournament

The Over-The-Line World Championship presented by the Old Mission Beach Athletic Club (OMBAC), was held on back-to-back weekends, July 9-10 and

July 16-17, at Fiesta Island on Mission Bay.

Cove Cleanup

The Coastal Commission voted on July 13 to allow Northeast MB, LLC, operators of the Mission Bay RV Resort in Mission Bay Park, to conduct a cleanup of the De Anza Cove peninsula. The Coastal Commission approved a coastal development permit for the clean-up project, which seeks to improve coastal access in a number of ways, along with adding 147 temporary campsites at Mission Bay RV Resort.

LJ Stairwell Repairs

D1 Council member Joe LaCava worked with state lawmakers to secure \$2 million in state funding for much-needed repairs to the viewpoint and stairwell at Camino de la Costa in La Jolla's Lower Hermosa neighborhood. The funding for the stairwell and other repairs came from the \$308 billion state budget signed on June 30 by Gov. Gavin Newsom.

AUGUST

Photogenic Pets

San Diego Humane Society's 30th annual Photo Fundraiser opened for submissions and voting through the end of August. The SDHS fundraiser generates money for the organization's vital services, which include animal sheltering and adoptions, investigations of animal cruelty and neglect, veterinary care, education programs for youth and adults, and the rescue and rehabilitation of wildlife.

PBTC Keeps Name

As it turned out, a town council by any other name might not be as effective – or an improvement. That's what the voting members of Pacific Beach Town Council determined, as an initial July vote by the group's membership on a proposed name change to Pacific Beach Community Association, was ultimately defeated in August by a vote of 26 to 11.

Children's Pool Repairs

An engineering study planning for needed repairs to the Children's Pool seawall estimated it could cost \$2.3 million. The study by



Rollerskaters Taylor, EJ, and Cynthia dance on the boardwalk last May during Freeskatte Fridays, which meets at Hamel's in Mission Beach at 10 a.m. All wheels and experience levels are welcome.
PHOTO BY THOMAS MELVILLE

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Flavors from around the globe at World Curry

By DAVE SCHWAB

As its name suggests, World Curry in Pacific Beach is a crossroads for lovers of all kinds of cuisine. Located at 1433 Garnet Ave., World Curry is a family affair and a PB institution, having been in the beach community for 27 years.

“My mom and my dad opened the restaurant up before I was born in 2000,” said 22-year-old restaurant manager Max Jackson, the son of Bruce and Momoko Jackson, who started the business in 1995 after exploring Southeast Asia and falling in love with the foods there. “We have curries from everywhere – all over the world.”

“Reflecting on experiences, we thought about the opportunity to show our neighbors in San Diego some of the flavors of the world through curry,” said the Jackson family on their website at worldcurry.com. “We knew curry was going

to be an exotic dish to the Southern California palette, and we wanted to make the dishes accessible to people from all walks of life. We loved the idea of creating an environment where you could try many different curries from all over the world without having to travel the world to do so.”

Max Jackson described curry as “a mixture of spices served with rice, chicken vegetables, tofu, shrimp, and cheese.” He added their top four curries hail from Thailand and India.

“When people think of curry they lean toward India, think it is all Indian,” Jackson said. “But really, the Thai curries are our most popular. We have a few Japanese curries that are really popular as well, along with kebabs from three different places.”

A dish with a sauce seasoned with spices, curry is mainly associated with Indian and South Asian cuisine. There are many curry varieties,

WORLD CURRY
Where: 1433 Garnet Ave.
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Contact: worldcurry.com, 858-270-4455.

and the choice of spices for each dish in traditional cuisine depends on regional cultural traditions and personal preferences. Curry dishes have names referring to their ingredients, spicing, and cooking methods.

Curries from Southeast Asia generally use coconut milk or spice pastes and are commonly eaten over rice. Curries may contain fish, meat, poultry, or shellfish, either alone or in combination with vegetables. Other regional curry dishes are vegetarian.

The menu at World Curry includes Roti Pratha, pan-fried, wheat flour-based thin flatbread; curry puffs, curry and cream cheese puffs in a crispy egg roll wrap; Samosa,



Restaurant manager Max Jackson inside World Curry in Pacific Beach.
PHOTO BY DAVE SCHWAB

potato, and green-pea filled Indian pastries; Naan bread; Edamame, steamed soybeans in the pod; soups like Thai coconut vegetable; Onion Bahji, Indian-style onion strips; Yakitori skewers, grilled chicken skewers with teriyaki sauce; Kebabs; Singapore Satay, curry marinated chicken skewers with peanut sauce; and Karaage, Japanese-style crispy

fried chicken marinated in sake.

“What I really like about this place is we’re really focused on bringing cultures together,” noted Jackson. “We are bringing curries from all over the world. That’s why our business was founded. Thai food, Indian food, Japanese food, food from Bali – you can’t get that anywhere else all in one spot.”

San Diego’s Storefront Improvement Program aims to help small businesses

Small business owners who are looking for a way to refresh their business might have a solution with the City of San Diego’s Storefront Improvement Program, which offers free professional design and financial assistance to improve the curb appeal of local storefronts.

To qualify, businesses must be located in the City of San Diego and have a valid business tax certificate. Applicants also must be a commercial occupant of the property and have a street-level and street-facing property. The program is open to businesses that employ 25 or fewer people.

“The Storefront Improvement Program is one of the most effective and straightforward ways the City can help small businesses, by putting improvement dollars back in the hands of the owner,” said Christina Bibler, director of the City’s Economic Development

Department. “It was created specifically to help offset the cost of making businesses look nicer and has resulted in transformative results for over a hundred small businesses throughout the past decade.”

The program offers 10 hours of design time with a licensed

professional and reimbursement of half the project cost up to \$8,000. If businesses are located in the SD Promise Zone, a federally designated area, they could qualify for a 30% increase of \$10,400 in project costs.

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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 23 ,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 MGUYEN 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 MGUYEN 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

SUMMONS CASE # 37-2022-00041900-CU-OR-CTL NOTICE TO DEFENDANT : CARLA GRISWOLD, CLAYTON GRISWOLD and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF: KAREN M. DUNCAN BONNER, TRUSTEE OF THE KAREN M. DUNCAN BONNER LIVING TRUST. NOTICE! You have been Sued. The court may decide against you without your being heard unless you respond with in 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. The name and address of the court is: SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, CENTRAL , 330 W BROADWAY, SAN DIEGO, CA 92101 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, is: Stefan Seper, Hoffman & Forde Attorneys at Law, 3033 Fifth Ave., Ste 400, San Diego, CA 92103 (619) 546-7680 NOTICE TO THE PERSON SERVED: You are served as an individual defendant. Date: 10/18/2022 Clerk, by, Jimmy Siharath Deputy (ISSUE DATES:) December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025354 Fictitious Business Name(s) a. DOV MOR ATTORNEY SERVICES a. 4585 FARGO AVE, SAN DIEGO, CA 92117 Is registered by the following: a. DOV MOR This business is conducted by: AN INDIVIDUAL The first day of business was: 11/16/2022 Registrant Name: a. DOV MOR TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 18 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026163 Fictitious Business Name(s) a. 1 LOGISTICS GURU a. 7081 AVIARA DRIVE, CARLSBAD, CA 92011 Is registered by the following: a. GINA ANDERSON This business is conducted by: AN INDIVIDUAL The first day of business was: 07/01/2022 Registrant Name: a. GINA ANDERSON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 1 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026223 Fictitious Business Name(s) a. YELLOW POPPY DESIGN b. YELLOW POPPY DESIGN CO a. 831 OPAL STREET UNIT B, SAN DIEGO, CA 92109 Is registered by the following: a. TILA NICOLE WILLIAMS This business is conducted by: AN INDIVIDUAL The first day of business was: 07/01/2022 Registrant Name: a. TILA NICOLE WILLIAMS TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 2 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9025976 Fictitious Business Name(s) a. BRS MECHANICAL a. 839 FIRST AVENUE, CHULA VISTA, CA 91911 Is registered by the following: a. LUIS B. RASMUZZEN This business is conducted by: AN INDIVIDUAL The first day of business was: 11/11/2015 Registrant Name: a. LUIS B. RASMUZZEN 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 29 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026050 Fictitious Business Name(s) a. MBYC ILCA FLEET a. 1215 EL CARMEL PLACE, SAN DIEGO, CA 92109 Is registered by the following: a. CLAYTON R KARMEL b. WILLIAM PAGELS This business is conducted by: UNINCORPORATED ASSOCIATION-OTHER THAN A PARTNERSHIP The first day of business was: 11/17/2022 Registrant Name: a. CLAYTON R KARMEL b. WILLIAM PAGELS TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 30 ,2022. ISSUE DATES: December 9 ,16, January 6 & 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026503 Fictitious Business Name(s) a. FARMSTAND67 a. 16827A HIGHWAY 67, RAMONA, CA 92065 Is registered by the following: a. JH ENTERPRISES This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. JH ENTERPRISES TITLE of Officer, if Limited Liability Company/Corporation Title of Signor JONATHAN RAY HEIL, CEO .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 7 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026667 Fictitious Business Name(s) a. ECO BADDY TATTYS a. 7851 MISSION CENTER CT, SUITE 330, 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 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026547 Fictitious Business Name(s) a. INNOVA PRO PAINTING a. 391 LOS SONETO DRIVE, SAN DIEGO, CA 92114 Is registered by the following: a. CARLOS GEOVANY MORATAYA ESTRADA TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 7 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026777 Fictitious Business Name(s) a. SAN DIEGO WUSHY CENTER a. 8898 CLAIREMONT MESA BLVD, SUITE G, SAN DIEGO, CA 92123 Is registered by the following: a. WUSHY UNITED, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 08/31/2021 Registrant Name: a. WUSHY UNITED, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor XIAOTANG LIN, MANAGER .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 9 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026054 Fictitious Business Name(s) a. BRUSHWORKS PAINTING a. 1964A CHALCEDONY ST #8, SAN DIEGO, CA 92109 Is registered by the following: a. LOUIS

WELLES MESSERVY This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. LOUIS WELLES MESSERVY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: NOVEMBER 30 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026698 Fictitious Business Name(s) a. TERRE AT E PARK a. 437 E PARK AVENUE, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/04/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026699 Fictitious Business Name(s) a. TERRE AT S ANZA a. 310 S ANZA ST, SAN DIEGO, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026700 Fictitious Business Name(s) a. TERRE AT LEXI a. 328 1ST STREET, EL CAJON, CA 92019 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026701 Fictitious Business Name(s) a. TERRE AT MADISON a. 1241-49 E MADISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026702 Fictitious Business Name(s) a. TERRE AT S LINCOLN a. 415 S. LINCOLN AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026703 Fictitious Business Name(s) a. TERRE AT WELLS a. 304 N 1ST ST, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/03/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026704 Fictitious Business Name(s) a. HORIZON a. 466 W WASHINGTON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 5/1/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026705 Fictitious Business Name(s) a. VALLE AT ESCONIDDO a. 1204 N ESCONIDDO BLVD, ESCONIDDO, CA 92026 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026706 Fictitious Business Name(s) a. PARK a. 740-86/835-29 E. MISSION AVE., ESCONIDDO, CA 92025 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026707 Fictitious Business Name(s) a. VALLE AT MISSION a. 801-50 JUNIPER ST., ESCONIDDO, CA 92025 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026708 Fictitious Business Name(s) a. TERRE AT CREEKSIDE a. 9349-9360 CREEKSIDE CT, SANTEE, CA 92071 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026709 Fictitious Business Name(s) a. TERRE AT LAKESIDE a. 12905 MAPLEVIEW ST, LAKE-SIDE, CA 92024 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026711 Fictitious Business Name(s) a. VALLE AT PARK a. 151 GAYLAND ST, ESCONIDDO, CA 92027 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026710 Fictitious Business Name(s) a. VIDA a. 1070-90 E WASHINGTON, ESCONIDDO, CA 92027 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8 ,2022. ISSUE DATES: December 16, January 6, 13 & 20

Buccaneers get one more chance to play at home

by HECTOR TRUJILLO

Four Buccaneers got a chance to compete in the ninth annual SDFNL Showcase game on Friday, Dec. 23, at Mission Bay High School. Quarterback Ethan Silber and wide receiver Jack Ryan played together on the offensive side of the ball for the blue team while linebacker Rico Nava and offensive lineman Teddy Buettner played on the white team as the four players effectively ended their high school careers together.

"I thought it was super cool and it was a good experience," said Silber. "It's very high level so the practices were really intense and the game was super fun."

Silber helped lead the Bucs to an 8-5 record and a trip to the semifinals after postseason victories over Westview and Montgomery.

"Having someone as close as my quarterback and friend there was a privilege," said Ryan. "The coolest thing about Mission Bay had to be building the unforgettable memories and bonds with players and coaches that I'll have forever."

The blue team ended up winning 48-7 with Ryan contributing one catch for eight yards. He has decided to continue playing at the next level and is hoping to stay in California in order to be close to family. Among the schools being considered are Cal Lutheran, Redlands, and Pomona-Pitzer.

As for Silber, he is also considering several schools including Cal Lutheran where he may end up playing alongside Ryan yet again if all the stars align.

"Right now, I'm leaning towards Cal Lutheran and playing football

there," he said. "If not, I'm going to just weigh my options with other schools."

The victorious blue team was coached by Doug Brady who was an All-Palomar League selection at quarterback for the Poway Titans and also a D1 quarterback at New Mexico State University in 2002. The white team was led by Imperial High School head coach David Shaw with practices in preparation for the game taking place at Hoover High School.

As for who will take over the offense at Mission Bay High School starting next season, Silber has some final words of advice and inspiration. "Everything runs through the quarterback," he said. "In terms of leadership taking control of the team is the most important thing. Don't be afraid to take charge."



Mission Bay Buccaneers Jack Ryan, Teddy Buettner, Ethan Silber, and Rico Nava at the SDFNL Showcase game. PHOTO BY ANDREA SILBER

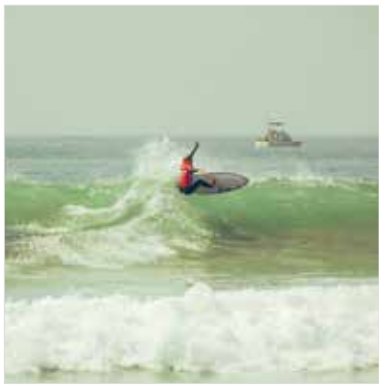
World Surf League's World Junior Championships to take place in San Diego

The World Surf League (WSL) has announced that the 2022 World Junior Championships hosted by Best Western competition will take place at Seaside Reef in San Diego with a competition window from Jan. 9 to Jan. 15. The 2022 World Junior Championships will showcase the world's best up-and-coming surfers aged 20-and-under will compete

for the 2022 men's and women's World Junior Champion Title.

Regional qualifying events around the world over this past year have determined the Junior Championship fields and the best Pro Junior surfers will gather in San Diego to determine who will be crowned the 2022 World Junior Champions.

READ MORE ONLINE AT sdnews.com



Alyssa Spencer, of San Diego, will be a wildcard entry at the 2022 World Junior Championships. PHOTO BY THOMAS MELVILLE

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Every year there are over twenty thousand chimney / fireplace related house fires in the US alone. Losses to homes as a result of chimney fires, leaks, and wind damage exceeds one hundred million dollars annually in the US.

CHIMNEY SWEEPS, INC., one of San Diego's leading chimney repair and maintenance companies, is here to protect you and your home from losses due to structural damage and chimney fires.

Family owned and operated and having been in business for over 30 years, Chimney Sweeps Inc. is a fully licensed and insured chimney contracting company (License # 976438) and they are certified with the National Fireplace Institute and have an A+ rating with the Better Business Bureau.

For a limited time, readers of this paper will receive a special discount on our full chimney cleaning and safety inspection package with special attention to chimney water intrusion points in preparation for the rainy season.



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.

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

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			
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		32					33			34
39	40				41				42	
43				44					45	
46				47					48	
49										50
		51								52

- CLUES ACROSS**

 - 1. Basics
 - 4. Swiss river
 - 7. Constrictor snake
 - 8. Building occupied by monks
 - 10. Discount
 - 12. Deal a blow to
 - 13. Relating to the ear
 - 14. Thyrotropin
 - 16. Loud, unpleasant noise
 - 17. Large intestines
 - 19. Move with a curving trajectory
- 20. Witnesses
 - 21. You need both to live
 - 25. Dash
 - 26. Network
 - 27. Dig
 - 29. C. European river
 - 30. Supplement with difficulty
 - 31. Corporate executive
 - 32. Carroll O'Connor's onscreen wife
 - 39. No variation
 - 41. Airborne (abbr.)
 - 42. "Heidi" author
- 43. Affirmative
 - 44. Pie ___ mode
 - 45. W. Asian country
 - 46. Grotesque or bizarre
 - 48. Delicacy (archaic)
 - 49. Textile
 - 50. Denial
 - 51. Electronic data processing
 - 52. Attempt

- CLUES DOWN**

 - 1. Engulf
 - 2. Waterside hotel
 - 3. Printed cotton fabric
 - 4. Defensive nuclear weapon
 - 5. One who follows the rules
 - 6. Lace up once more
 - 8. Fire byproduct
 - 9. Hankerings
 - 11. Outer
 - 14. One-time aerospace firm
- 15. Seafood
 - 18. Commercial
 - 19. Epoxy hardener (abbr.)
 - 20. Samoan monetary unit
 - 22. Type of gland
 - 23. Arrest
 - 24. Check
 - 27. Past participle of be
 - 28. Alias
 - 29. A major division of geological time
 - 31. Kids programming channel (abbr.)
- 32. Joked
 - 33. Helps little firms
 - 34. Roman numeral 50
 - 35. Impressive in size or scope
 - 36. Domineering leader
 - 37. A person who delivers a speech
 - 38. One after 89
 - 39. Young hawk
 - 40. The scene of any event or action
 - 44. A team's best pitcher
 - 47. Integrated data processing

Λ	Η	Ι					Δ	Θ	Ξ	
Λ	Ο	Ν					Ξ	Θ	Π	Σ
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Ι	Η	Λ	Δ	Σ			Ν	Υ	Υ	Ν
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9	Ζ	Ζ	9	Υ	Ι	8	6	Ε
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Ζ	Ε	6	9	8	Υ	9	Ζ	Ι
9	8	Ζ	Ι	6	Ε	Ζ	Υ	9
Υ	9	Ι	Ζ	9	Ζ	6	Ε	8
Ε	6	Υ	Ζ	Ι	8	9	9	Ζ
Ζ	Ι	9	6	Ε	9	Υ	8	Ζ
8	Ζ	9	Υ	9	Ζ	Ε	Ι	6

LEGALS »
CONT. FROM PG. 10

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026722 Fictitious Business Name(s) a. CAIAVO a. 10850 JAMANCH A BLVD, SPRING VALLEY, CA 91978 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026727 Fictitious Business Name(s) a. STATE a. 4981 CATOCTIN DR, SAN DIEGO, CA 91978 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026724 Fictitious Business Name(s) a. VILLAS a. 3917 CONRAD DRIVE, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026721 Fictitious Business Name(s) a. TERRE AT GRAVES a. 1521 GRAVES AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026720 Fictitious Business Name(s) a. TERRE AT BRADLEY a. 325 E. BRADLEY AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026718 Fictitious Business Name(s) a. TERRE AT E. BRADLEY a. 360 E. BRADLEY AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026728 Fictitious Business Name(s) a. VALLE AT 9209 KENWOOD, 9209 KENWOOD DR, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026726 Fictitious Business Name(s) a. VALLE AT 9151, 9151 KENWOOD DR, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026723 Fictitious Business Name(s) a. VALLE AT FAIRWAY, 3743 FAIRWAY DRIVE, LA MESA, CA 91941 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026719 Fictitious Business Name(s) a. VALLE AT 9061 KENWOOD, 9061 KENWOOD DR, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026725 Fictitious Business Name(s) a. VALLE AT 9121 KENWOOD, 9121 KENWOOD DR, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026747 Fictitious Business Name(s) a. MAR AT 203 LAUREL, 203 LAUREL AVE, NATIONAL CITY, CA 91950 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026736 Fictitious Business Name(s) a. MAR AT 203 LAUREL, 135 LAUREL AVE, NATIONAL CITY, CA 91950 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation

Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026743 Fictitious Business Name(s) a. TERRE AT PEACH, 1019 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026742 Fictitious Business Name(s) a. TERRE AT PEACH, 1037 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026741 Fictitious Business Name(s) a. TERRE AT PEACH, 1038 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026737 Fictitious Business Name(s) a. TERRE AT PEACH, 989 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026738 Fictitious Business Name(s) a. TERRE AT PEACH, 1050 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026739 Fictitious Business Name(s) a. TERRE AT BOSTONIA, 1294 MOLLISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026740 Fictitious Business Name(s) a. TERRE AT SANDALWOOD, 708 N MOLLISON AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026744 Fictitious Business Name(s) a. TERRE AT BALLANTYNE, 542-548 BALLANTYNE ST, EL CAJON, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026745 Fictitious Business Name(s) a. TERRE AT COPLEY 275 BALLANTYNE ST, EL CAJON, CA 92020 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/4/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: December 16, January 6, 13 & 20

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00001655 -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): MARITZABEL RUIZ filed a petition with this court for a decree changing names as follows: Present name: a. MARITZABEL RUIZ TO Proposed name: MARITZABEL PEDRAZZINI court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person objecting to the name changes described above must file a written objection that indicates the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING a. Date: 02/01/2023 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: December 20, 2022. JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH IS: SUE DATES: January 6, 13, 20 & 27 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 re-

ceived (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is filed, the court will set a hearing date and contact the parties by mail with further directions. IF YOU ARE A RESPONDENT OBJECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified Date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing parent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9027341 Fictitious Business Name(s) a. LGW a. 8354 MACAW AVENUE, SAN DIEGO, CA 92123 Is registered by the following: a. RYAN ADAM EMMONS This business is conducted by: AN INDIVIDUAL The first day of business was: 08/16/22 Registrant Name: a. RYAN ADAM EMMONS TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 16, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9027619 Fictitious Business Name(s) a. DOUGH 2 U a. 2163 ABBOTT STREET, SAN DIEGO, CA 92107 Is registered by the following: a. ACSER GONZALEZ This business is conducted by: AN INDIVIDUAL The first day of business was: 12/15/22 Registrant Name: a. ACSER GONZALEZ TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 21, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9027761 Fictitious Business Name(s) a. HARBOR DRIVE COACHING AND CONSULTING b. HARBOR DRIVE c. HARBOR DRIVE COACHING a. 3370 HILL STREET, SAN DIEGO, CA 92106 Is registered by the following: a. VIRGINIA ROSE LINGHAM This business is conducted by: AN INDIVIDUAL The first day of business was: 12/11/22 Registrant Name: a. VIRGINIA ROSE LINGHAM TITLE of Officer, if Limited Liability Company/Corporation Title of Signor .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 23, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026814 Fictitious Business Name(s) a. KEY TECHNOLOGY SOLUTIONS a. 1934 REED STREET, SAN DIEGO, CA 92109 Is registered by the following: a. ANONAMOO LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 11/22/22 Registrant Name: a. ANONAMOO LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor JON TURLER, CEO.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 09, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9027427 Fictitious Business Name(s) a.PARASAIL PHOTOGRAPHY b.SD CARD MARKET c.SAM HOSKING a. 4654 LOTIUS STREET, SAN DIEGO, CA 92107 Is registered by the following: a. DONNABUANG LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. DONNABUANG LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor SAM HOSKING, MANAGER. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 19, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026948 Fictitious Business Name(s) a.CLEAN WAVES LAUNDRY a. 860 GRAND AVENUE, SAN DIEGO, CA 92109 Is registered by the following: a. 860 GRAND AVENUE, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 06/24/2022 Registrant Name: a. 860 GRAND AVENUE, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor ETHAN HARKLEROAD, MANAGER.The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 13, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026690 Fictitious Business Name(s) a. MAR AT CHAVEZ , 130-58 CALLE PRIMERA, SAN YSIDRO, CA 92173 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026691 Fictitious Business Name(s) a. VIEW , 6650 DORIANA ST, SAN DIEGO CA 92139 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026692 Fictitious Business Name(s) a. VALLE AT CANYON , 1624 CANYON RD, SPRING VALLEY, CA 91977 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026693 Fictitious Business Name(s) a. VISTA, 1440 2ND AVENUE, CHULA VISTA, CA 91911 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026694 Fictitious Business Name(s) a. MAR AT NATIONAL CITY, 2500 B AVENUE, NATIONAL CITY, CA 91950 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

It's too late to die young – living with old age infirmities



Doing it Better

By Natasha Josefowitz, Ph.D.

I was walking down the street one day when I saw a large sign: “Body Shop.” I stopped and thought, “How interesting! Maybe I can get a new body instead of this 96-year-old one. My current body doesn’t see so well, hear so well, or walk as well. Maybe I can get one that does all these things better.” I walked in and asked, “What kind of bodies do you have?” They responded that they were an auto shop, where you could get an oil change, a tire alignment, or even exchange your car for a newer model. I asked if they could fix my body; they replied no, but they

knew of a place that could. After they gave me the contact information, I was on my way.

Sure enough, the body shop they referred me to sells bodies, exchanging new ones for the one you have. I asked them how this worked. They told me that they take your old body (as in hologram) and give you a new one, which becomes permanent. They asked me what kind of body I was interested in. I said a 20-year-old model. They replied that they had a few options available. How wonderful! “What does it come with?” I asked. I was informed that it comes with a head, two arms, and two legs. Then I inquired if I could get one without the head and keep my own. Unfortunately, the heads are included. I wanted to know if the new head could be unscrewed in order to keep my own. They replied: “No, it’s part of the body.” So I wanted to know,

“What is inside this young head?” They answered: “Not much! It hasn’t been anywhere, read anything, or seen anything.” I worried that all my experiences would be lost... the relationships that I’ve been in, the trips I have taken, the thoughts I’ve had, the books I’ve read—all would be gone. That just didn’t feel right. Since I couldn’t get the new body and keep my head with all its memories, I decided to keep my old body with my head intact. After all, my head may still have some miles left.

Now that I’m stuck with this old body, I need a new philosophy of life. The reason for it is that I must minimize the constant urgency of having to make decisions; “Do I go or do I stay home?” That decision should not be made on an ad hoc basis, but as a way of living one’s life as one ages. I am not the same person who went everywhere, did

everything, and met everyone. I am a new person with whom I am in the process of getting acquainted, one who prefers to stay in my recliner, read, write, or take a nap. Actually, I don’t take naps; naps take me. I don’t really know this new me very well, having never been this old before. She surprises me. In all candor, I am not sure I like her.

I always have a choice: whether to push myself to keep going as before—in order to avoid my world becoming narrower—or do I in fact enjoy the quiet time with fewer obligations, without responsibilities? If I do opt to accept the invitation to a dinner party, to give a talk, to go to a play, a concert, or a movie, I most likely will enjoy it. If I don’t accept, I am relieved that I didn’t go and relish being quiet at home. My favorite events are the ones that get canceled.

So which side of me do I listen

to? I am often tired and my level of energy is quickly depleted. As we grow older, we need to decide at which point we should accept a more circumscribed life. My suggestion to my younger friends is “as long as you can... go everywhere, do everything, explore while you are able to and then when you’re older, you can elect to opt-out because you’ve been there, done that, seen it and heard it. Life is forever calling loudly, but one does not always need to answer.”

Old age is a privilege denied to a lot of people. It is a time in my life that I don’t want to miss. It is not uphill anymore, but over that hill with a lovely view of the best years yet to come.

Natasha Josefowitz is the author of 21 books. She currently resides at White Sands La Jolla Retirement Community in La Jolla. Copyright © 2023. Natasha Josefowitz. All rights reserved.

LIVE FROM SAN DIEGO – Music performances on the coast this week

By BART MENDOZA

SPOTLIGHT

Fans of New Orleans-inspired blues and jazz, won’t want to miss either performance from Davina & the Vagabonds (above) at the JAI on Jan. 14. Led by singer and pianist Davina Lozier, complete with a horn section, the group has an authentic sound, as heard on a string of terrific albums, most recently 2019’s “Sugar Drops.” There are other groups that perform similar music but Lozier is a rare find, with a larger-than-life personality that perfectly matches the music she’s playing and also makes it a lot of fun watching her play. She’s clearly having a good time on stage and that feeling is contagious. An excellent songwriter, she’s been vocally compared to the likes of Amy Winehouse and Etta James, but Lozier is in a class of her own.

Davina & the Vagabonds: Saturday, Jan. 14 at The JAI at The Conrad Prebys Performing Arts Center, 7600 Fay Ave. 6:30 and 8:30 p.m. \$65-\$80. theconrad.org.

RECOMMENDED

Dance floor fillers, Groove is in the Heart, perform at the 710 Beach Club on Jan. 7. A fun live musical jukebox, you can expect a crowd-pleasing set from the band, who specializes in the music of the 1990s. As such, you can expect an eclectic mix of songs, ranging from dance favorites such as Dee-Lite’s namesake tune, to rockers like Remy Zero’s “Save Me.” Groove is in the Heart turn in solid versions of these hits, with the key being their powerhouse vocalists Sandi Shaner and especially, Josie Day, who treats

every performance like a showcase.

Groove Is In The Heart: Saturday, Jan. 7 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 710bc.com.

Tio Leo’s kicks off this year’s Sunday Jazz concert series on Jan. 8 with a performance from The Gilbert Castellanos Quartet. The acclaimed trumpeter is performing in support of his new album, “Espérame en el Cielo,” but whatever he chooses for his repertoire on the night will be sure to please even the most diehard jazz fans. Castellanos has long since moved into “legendary” status when it comes to local musicians, both for his own concerts as well as for his tireless support of young artists through his Young Lions Conservatory. Upcoming performers in the series include singer Sherry Williams (Jan. 15) and pianist Josh White (Jan. 22).

Gilbert Castellanos Quartet: Sunday, Jan. 8 at Tio Leo’s, 6333 Mission Gorge Road. 5 p.m. tioleos.com.

Jazz aficionados won’t want to miss a special one-off event at Humphrey’s Backstage Live on Jan. 15, which features an appearance of the San Diego Jazz All-Stars. The evening will include a host of headliners joining forces, including singer Rebecca Jade, guitarist Patrick Yandall, saxophonist Mark Lessman, keyboardists Max Zape, drummer Roger Friend and vocalist Gene-O Cole. It’s a truly amazing lineup, with Zape also a member of Hemisphere and Jade among the hottest singers on the planet right now. Meanwhile both Jade and Yandall have new albums just out, making this mixing of musical talents extra celebratory.

San Diego Jazz All-Stars: Sunday, Jan. 15 at Humphrey’s Backstage Live, 2241 Shelter

Island Drive, Shelter Island. 6 p.m. \$20. humphreysbackstagelive.com.

The La Jolla Renaissance Singers (LJRS) make an appearance at the Athenaeum on Jan. 16. Established in 1963, the 16-strong choral ensemble performs music penned during the Middle Ages through the Renaissance, adding a touch of realism by playing their concerts dressed in period costume. Part of the venue’s free Monday

lunchtime “Mini-Concert” series, this show from the LJRS, currently led by artistic director Douglas Lynn, will be both a wonderful musical event and history lesson. Anyone interested in songcraft will love the opportunity to take in these performances of early works, which provided the seeds of our own modern music.

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BIRCH AQUARIUM KICKS OFF TIDEEPOLING ADVENTURES JAN. 7

From sea anemones to hermit crabs, there is no shortage of life in San Diego's tide pools. Starting this January, nature lovers will have the opportunity to explore local tide pools with a naturalist from Birch Aquarium at Scripps Institution of Oceanography at UC San Diego with the return of Tidepooling Adventures. Winter is the ideal time for exploring tide pools as the water recedes far enough to expose a vast area of beach.

During Tidepooling Adventures, guests will hear about the incredible animals that live in the intertidal zone, those rocky spots that are

exposed during low tide. In addition, guests will learn how to safely navigate slippery rocks and spot the most elusive creatures in this rugged environment. Though often mistaken as lifeless, tide pools are home to unique and specialized creatures such as snails, mussels, urchins, sea stars and small fish. Tide pools along the California coast are protected. Guests are encouraged to be respectful of these living habitats while exploring.

"We are fortunate to have such a unique habitat so close to us," said Cari Paulenich who leads outdoor programming for Birch Aquarium.

READ MORE ONLINE AT [sdnews.com](https://www.sdnnews.com)

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LEGALS »
CONT. FROM PG. 12

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FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-90266967 Fictitious Business Name(s) a. MAR AT PRIMERA 240-246 W. CALLE PRIMERA, SAN YSIDRO, CA 92173 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 8, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026956 Fictitious Business Name(s) a. TERRE AT OAK, 118 14TH ST, RAMONA, CA 92065 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 13, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026957 Fictitious Business Name(s) a. ALTA, 346 JAMACHA RD, EL CAJON, CA 92019 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 13, ,2022. ISSUE DATES: January 6, 13, 20 & 27

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9026958 Fictitious Business Name(s) a. TERRE AT TRAILS, 425 16TH ST, RAMONA, CA 92065 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 10/3/2022 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDR A CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: DECEMBER 13, ,2022. ISSUE DATES: January 6, 13, 20 & 27

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1627 Hornblend St 92109 Pacific Beach
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CONT. FROM PG. 7

MDEP Inc. engineering firm commissioned by La Jolla Parks and Beaches, Inc., was being paid for by leftover money from the Children's Pool Plaza construction project finished in 2018.

LJ Mural Reworked

Roy McMakin's Favorite Color mural at 7596 Eads Ave. was recast to create another version for the same wall painted Aug. 1-6. And just like its previous iteration, McMakin's Your Favorite Color is visually playful and came to fruition through the artist's collaborative concept.

Vending Ordinance

District 2 Councilmember Dr. Jennifer Campbell said on Aug. 26 she met with the Coastal Commission to help the sidewalk vendor ordinance move forward so it can be implemented citywide.

SEPTEMBER

Slow Down

A Bird Rock resident launched a petition drive to reduce the speed limit on a dangerous stretch of La Jolla Boulevard. "The speed limit on La Jolla Boulevard between Pacific Beach and Bird Rock is too high at 35 mph," states a petition at Change.org, initiated by a neighborhood group named Respect Bird Rock. "This includes the well-trafficked but dangerous crossing at the world-famous Tourmaline Surf Park destination."

Homeless Outreach

City Council spent hours on Sept. 19 hearing from national experts and the public on best practices in dealing with the homeless crisis, before voting for a new contract enabling outreach teams to help homeless struggling with mental illness out on the streets. Following extensive testimony, the City Council voted in favor of a nine-month contract agreement between the San Diego Housing Commission, and People Assisting the Homeless, to partner and operate the City's Multidisciplinary Outreach Program. That program would begin on Oct. 1.

Wetlands Restoration

The ReWild Coalition representing over 70 environmental and conservation groups rallied on Sept. 20 outside City Hall to request that the City Council earmarked \$250,000 in next year's budget for ReWild Mission Bay wetlands restoration.

PBMS Dedicates Facilities

San Diego Unified School District officials and Pacific Beach Middle School staff, students, and alumni marked a major milestone in September with the dedication of a new two-story building featuring collaborative workspaces and 26 classrooms with state-of-the-art technology and innovative furniture.

Climate Change

A research team led by a Scripps climate scientist found evidence that the risk of hazardous weather is increasing throughout Southwest and Southern California. "What we were working with was 70 years of weather records that went back to 1949," said Kristen Guirguis with the Climate, Atmospheric Sciences and Physical Oceanography Department of Scripps Institution of Oceanography, University of California, San Diego.

Renewable Energy Key

Researchers have determined America is falling behind in its credibility in joining international efforts to combat climate change, while the university itself is moving forward



Models walk across the Salk Institute's travertine courtyard during Louis Vuitton's private fashion show on May 12.
PHOTO BY PATRICK T. FALLON/AFP via Getty Images

with its Deep Decarbonization Initiative. UC San Diego School of Global Policy and Strategy has found that American credibility on climate change is lagging behind other global regions, particularly Europe.

OCTOBER

Affordable Housing

During a historic housing summit, the County and City of San Diego approved a resolution to expand the affordable housing supply by 10,000 homes using government land by 2030. The formal County/City Council meeting was the first in more than 22 years between the two entities and was held on Oct. 3 at San Diego State University. County Board Chair Nathan Fletcher and Council President Sean Elo-Rivera led the summit.

Art & Wine Festival Returns

La Jolla Art & Wine Festival returned for its 14th year on Oct. 8-9. Visitors were treated to prestigious art, regional and international wines, craft beer and spirits, a high-end silent auction, an all-star music line-up, roving entertainment, a gourmet food court, over 15 pet rescue stations, and interactive, family-friendly fun.

Spaces As Places

The prospect of making public spaces used by private establishments for outdoor dining during COVID permanent came under fire from some La Jollans who contended such places should remain public spaces. The City has been accepting applications for local eating and drinking establishments in La Jolla and elsewhere to receive a two-year permit to expand their operations outdoors into the public right-of-way under the first-of-its-kind Spaces as Places program.

LJ MAD

The La Jolla maintenance assessment district marked three years in operation in October. With schedules established for janitorial, landscaping, and pressure washing activities, attention has broadened to public right-of-way improvements.

NOVEMBER

Housing a Right

The City Council unanimously passed a resolution declaring housing a human right. The resolution will serve as a guiding principle for the City as it considers policies that address the root cause of homelessness.

Navajo Code Talkers

The shining stars of Mount Soledad Memorial Association's Veterans Day ceremony held Nov. 5 in a live in-person and virtual tribute ceremony were the Navajo Code Talkers. Phil Kendro, president/CEO of the Mount Soledad Memorial Association, paid homage to veterans and to the code talkers alike. Kendro noted the original 29 Navajo

Code Talkers went through Marine Corps Recruit Depot, and after initial training, were placed at Camp Elliott in San Diego 80 years ago.

Styrofoam Ban

San Diego City Council voted 7-1 on Nov. 15 to ban polystyrene foam food containers, utensils, coolers, and toys, while granting hardship exclusions for small businesses potentially negatively impacted by the new ordinance. The new prohibition on polystyrene foam products use will take effect on April 1, 2023.

STRO Licenses

Time ran out on Nov. 30 for hosts seeking to apply for Tier 3 and 4 license types to rent an entire home as a short-term residential occupancy. Licenses will be required to operate an STRO dwelling unit in the City starting May 1, 2023, when enforcement will begin.

DECEMBER

OTL Champ Honored

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 at OMBAC's Over-The-Line championship banquet for having played in more OTL 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.

Trail Restoration

A nonprofit group in charge of leading the effort to re-establish beach access on a historic trail from Princess Street in La Jolla to the pocket beach below is nearly done studying the project, before starting work on design and construction to restore the pathway.

LJ Bike Lanes

A presentation on the City's Bicycle Master Plan proposing bike lane improvements on Prospect Street got a lukewarm reception at La Jolla Traffic & Transportation Board by residents afraid it would not be handled properly.

Feel The Love

A new art gallery and studio at 4684 Cass St. in Pacific Beach was all about love. "I'm taking the leap and opening my own art gallery/studio/ retail/storefront here on Dec. 10," said Autumn Love of her new retail art space. "I'm pretty sure it is the only solo artist gallery in PB. I'm super excited to spread some love in a new beautiful storefront. I'll be hosting art workshops, selling art, and it will be my studio where I actively create."

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2023 Goals

Thank you to our Pacific Beach community for continuing to put your trust in us. We look forward to making 2023 just as great!

Scott's 2023 Goals:

My 2023 Goals:

Scott's word for 2023 is: POSITIVITY

My word for 2023 will be:

1. In 2023, what I really **WANT** is to go surfing and fishing more.

1. In 2023, what I really **WANT** is:

2. In 2023, what I really **NEED** is to connect even more with my community and neighbors and hold at least 4 fun events.

2. In 2023, what I really **NEED** is:

3. In 2023, what I will **SUCCEED** at is helping more buyers and sellers navigate the market.

3. In 2023, what I will **SUCCEED** at is

4. In 2023, I will spend as much time with my kids as possible before they don't want to hang out with me anymore.

4. In 2023, I will call Scott to help me buy/sell real estate and/or refer all my friends and family to him!



Scott Booth

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FUN FACT

The ancient Babylonians are said to have been the first people to make New Year's resolutions, some 4,000 years ago.

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