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INSIDE



Point Loma High graduation ceremonies
SEE PAGE 8



Cesarina to open osteria, pizzeria in OB
SEE PAGE 4



Point Loma Nazarene wins national title
SEE PAGE 13



A member of The Taste Buds team hands out chili samples to the young and old during the Ocean Beach Street Fair & Chili Cook-Off on Saturday, June 24. Thousands of people came out to the annual event in OB on a sunny afternoon for fun, food, and frolic. The Taste Buds' Amateur Division chili entry earned third place in the People's Choice awards. For more chili winners and photos, turn to page 7.
THOMAS MELVILLE/PENINSULA BEACON

Ocean Beach 4th of July drone show will be above OBES

The Luminosity Steering Committee is putting the final touches on the inaugural Ocean Beach Independence Day Drone Light Show for Tuesday, July 4 at 9 p.m. This free, pet-friendly event will feature a stunning display of 300 drones presented by Skyworx. The show will take place directly over Ocean Beach Elementary School, 4741 Santa Monica Ave., with visibility

“We encourage beachgoers to explore the shops and restaurants.”
- Mike James, co-chair of Luminosity

expected throughout Ocean Beach and Point Loma. To maximize the experience, spectators are advised to position themselves at a suitable

distance from the school. For detailed information and updates, visit obluminosity.com. Adding to the enchantment, a

musical soundtrack will accompany the synchronized drone light display. The broadcast will commence at 8:45 p.m. and will be available for streaming at oceanbeach.live. Luminosity has organized a social media contest. Participants are encouraged to post about the drone show, and the best entries will have a chance to win prizes from local businesses.

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Coastal restaurants may face fines for keeping outdoor dining

By DAVE SCHWAB | The Beacon

Outdoor dining in parking places created during the pandemic could be eliminated in beach areas under a new state mandate requiring restaurants to replace the displaced vehicular parking – or remove the outside seating.

In January 2022, the City instituted Spaces as Places, a new program to help COVID-challenged businesses by allowing them to put temporary outdoor dining spaces in the public right-of-way. The California Coastal Commission recently attached a condition that parking displaced by Spaces as Places must now be replaced, contending the public's shoreline access was impeded by parking removal.

"Spaces as Places still needs to be certified by the Coastal Commission. Although a date has not been set yet, we expect it to be heard and certified at the Coastal Commission meeting in July," said Perette Godwin, City communications program coordinator who added, "Applicants will need to demonstrate that replacement parking will be provided."

What qualifies as replacement parking?

"Coastal Zone businesses will need to replace each on-street parking space removed for the construction of streetaries, active sidewalks and promenades with off-street

parking either on their premises or off-site," answered Godwin.

The City spokesperson defined Coastal Zone businesses affected as those being in a Transit Priority Area (within a half mile of an existing or planned major public transit stop) that propose outdoor dining on private property.

Godwin said those businesses will need to replace each required parking space removed for outdoor dining if they are within the Beach Impact Area. "All required off-site replacement parking must be secured through a shared parking agreement," she said. "Spaces must be replaced within 1,200 feet of the space that is being removed."

Penalties for non-compliance with the Coastal Commission's amendment to the Spaces As Places regulations will be issued in accordance with the San Diego Municipal Code by the Development Services Department's Building and Land Use Enforcement (BLUE) Division. For easily correctable violations, an Administrative Citation may be issued. These citations' penalties range from a warning to \$1,000.

For violations that have a significant impact, or may need permits to achieve compliance, a Civil Penalty Notice and Order would typically be issued. These orders' penalties are assessed on a daily basis and only collected in a hearing if the property remains in violation.

Reacting to the new Coastal Commission-directed state mandate on replacement parking, District 1 Councilmember Joe LaCava said: "A silver lining of the pandemic was embracing outdoor dining on our sidewalks and parking areas. The City Council's acceptance of the Coastal Commission's preference to preserve on-street parking provides certainty to beach restaurants despite facing additional obstacles. City staff is committed to maximizing outdoor dining, parking for retailers, and coastal access."

"While Spaces as Places is expected to improve pedestrian-oriented amenities and promote alternate modes of transit, there are potential adverse impacts to public access associated with the program," wrote the Coastal Commission in its executive summary requiring beach parking replacement. "Private cars and street parking are still the primary means by which the general public accesses the shoreline. Allowing the expansion of private structures and uses into areas currently reserved for public parking, could adversely impact the ability of the general public to access and enjoy the shoreline."

The Coastal Commission pointed out it can take over 1 ½ hours to reach the coast from eastern San Diego, which is also where many of the lower-income communities of the City are located.

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



Outdoor seating areas in parking spaces on Newport Avenue.

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Cesarina Group to open Roman osteria and pizzeria in Ocean Beach

Cesarina Group has formalized plans to open an authentic Roman osteria and pizzeria, Elvira, set to debut by late summer. Inking a lease at the former BO-beau kitchen + bar in Ocean Beach, the concept marks a continued partnership between three Italian ex-pats — husband-and-wife duo Niccolò Angius and Cesarina Mezzoni, and longtime friend Giuseppe Capasso.

Together, under the moniker of Cesarina Group, Elvira will open as the team's first brick-and-mortar expansion to come to fruition following their flagship Cesarina Ristorante (Michelin Bib Gourmand).

Remedying a noticed absence that's been felt since BO-beau's COVID closure, Elvira is poised to continue on the venue's storied legacy. Built in the 1930s, the property was once home to a bait-and-tackle shop, while lifelong San Diegans might call back memories of BO-beau's fine dining predecessor, The Bungalow.

With Cesarina's stronghold in the Point Loma-Ocean Beach community already — not to mention, Niccolò and Mezzoni are OB residents — the Cesarina team is an honorable successor to steward a new era for 4996 Point Loma Blvd.

Centering on culinary traditions of the 'Eternal City,' Mezzoni promises an "ode to cucina Romana,"

focalizing on wood-fired Roman-style pizzas. A capsule program of handmade pastas and old-school Roman entrées will alternate seasonally. Elvira's cocktail program will lean into classic Italian spirits such as grappa and amaro, with wines on draft sourced from the Lazio region and served "vino della casa" style by the quarter, half, or full-liter carafe. Full menu to follow in the coming weeks.

Carrying on the Cesarina Group's namesake nomenclature, Elvira pays homage to Niccolò's great-grandmother. Born in 1915, the lifelong Roman persevered through the hardships of war and poverty; in the face of such adversity, community-building became a pillar of the matriarch's life. The heartbeat of her family, Elvira carried herself with an air of authority and a boldness ahead of her time. Her passion for cooking extended beyond mere sustenance but became a beacon of stability, bringing people together in times of both uncertainty and celebration.

"My great-grandmother was a self-made woman — incredibly independent and fueled by passion despite the lack of opportunities afforded to women in the early 1900s," said Niccolò. "The kitchen was her happy place, and food was her love language."

Read more online at sdnews.com



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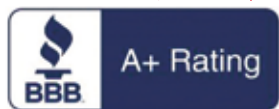
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Midway Rising’s vision remains same with Kroenke Group added

By DAVE SCHWAB | The Beacon

Now that Stan Kroenke, the billionaire owner of the Los Angeles Rams and other major sports franchises, has joined Midway Rising as the lead investor in the former Sports Arena’s redevelopment, how will that impact the long-term project? Little or no effect, claim both the City and developers, other than supporting ongoing efforts to successfully plan and finance a new modern, state-of-the-art 16,000-seat arena at 3500 Sports Arena Blvd. “The addition of the Kroenke Group is as an equity investor and

limited partner in Midway Rising,” said Tara Lewis, supervising PIO for the City’s Communications Department. “The addition of the Kroenke Group to the Midway Rising team does not change the terms of the City’s Exclusive Negotiation Agreement with Midway Rising that requires the proposed development to include certain elements, at a minimum, including ‘replacement of the existing Sports Arena located on the site.’ While the investment of equity into the project at this early phase significantly de-risks the project, it does not change the terms of the ENA, or the City’s approach to

moving forward with the project.” “The Kroenke Group is a leading national, privately held real estate developer, investor and property manager, with deep-rooted sports venue development and management experience, and the company’s involvement in the Midway Rising redevelopment project represents an exciting opportunity to grow its investment in San Diego and the greater Southern California region,” said Midway Rising Project Team spokesperson Jeff Meyer. “From a development standpoint, no aspects or details of the team’s project vision have changed. Day-to-day

redevelopment operations will continue to be managed by the existing Midway Rising team partners – Zephyr Partners, Legends, and Chelsea Investment Corporation.” “This project will have 2,000 affordable units and provide 8,500 jobs, many of them in construction, as well as having 20 acres of parks accessible to the public along with providing \$7 billion in economic benefits to the region,” said Jim Andersen, chief development officer for Chelsea Investment Corp. at a February workshop. Anderson noted the housing element of the revamped site will have a total of 4,250 dwellings.

KROENKE BIOGRAPHY

Born in 1947, Enos Stanley Kroenke is an American billionaire businessman and the owner of Kroenke Sports & Entertainment, which is the holding company of numerous major league sports franchises including the Los Angeles Rams, Denver Nuggets, and Colorado Rockies. The Nuggets and Avalanche franchises are held in the name of Kroenke’s wife, Ann Walton Kroenke, who is the daughter of Walmart co-founder James “Bud” Walton.

Read more online at sdnews.com



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OB landlord allegedly using loophole for more STR licenses

By DAVE SCHWAB | The Beacon

There is a growing perception that the City's new Short-Term Rental Ordinance, which took effect May 1, contains an exploitable "loophole" that some landlords are taking advantage of.

A case in point involves Ocean Beach landlord Michael Mills, who owns numerous rental units in multi-family structures ranging from two to 37 units. Mills is presently being allowed to gradually convert those multi-family units into short-term rentals under the current terms of the City's new

Short-Term Rental Ordinance.

"Mills has a reputation in Ocean Beach among our renter population and he owns over 300 rental units exclusively in the beach community and is purchasing more," said Kevin Hastings, vice chair of the OB Planning Board speaking for himself. Hastings noted that, in 2017-18, "no evidence of short-term rental activity was found at his (Mills) properties, except for some apparent home-shares by tenants."

But Hastings said that situation has changed. "Recently, some of his tenants had leases terminated in order to convert their unit to a

short-term rental," he said adding, "Research of property records and the city's Short-Term Rental Ordinance database reveals the extent of his transition into the short-term-rental business. And this all appears to be legal under the new ordinance, assuming he lists a different host name on each license."

That jives with the City's take on the wording of the new Short-Term Rental Ordinance.

"The Short-Term Rental Ordinance allows one license per host and the host may not operate more than one dwelling unit at a time within the City," said Perette

Godwin, the City's communications program coordinator. She added, however, "The ordinance does not mention the term 'owner.' The ordinance defines a host as 'a natural person who has the legal right to occupy the dwelling unit and the legal right to allow short-term residential occupancy.'"

Godwin pointed out a Short-Term Rental Ordinance host may be the owner or a lessee if the lease allows for subleasing for less than a month. "A corporation, entity, LLC, etc... cannot be the host of a Short-Term Rental Ordinance license," Godwin added.

The distinction between host, and owner, and the exact wording about and for both within the ordinance, appears to lie at the heart of the public perception that this constitutes a loophole that needs to be worked out as the ordinance, and all its provisions, progress.

Venus Molina, chief of staff for Councilmember Jennifer Campbell whose District 2 crafted the Short-Term Rental Ordinance, talked about this "glitch" that emerged during the early stages of the ordinance's implementation.

Read more online at sdnews.com

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Thousands of people came out to the 43rd annual OB Street Fair & Chili Cook-Off on Saturday, June 24.
THOMAS MELVILLE/PENINSULA BEACON



OB Surf Lodge won the first place Judges' Choice award in the Restaurant Division.
THOMAS MELVILLE/PENINSULA BEACON

Ocean Beach Street Fair & Chili Cook-Off winners

Thousands of people came out for the 43rd annual Ocean Beach Street Fair & Chili Cook-Off last Saturday for a sunny afternoon of fun, food, and plenty of live music. Lines were long for tasting the Chili Cook-Off contestants' concoctions until the chili ran out in early afternoon.

The 2023 Chili Cook-Off winners in the Amateur Division, Judges' Choice, were Ed Haase with OMBAC in first, and Cory Laughlin with Chili Boat in second; for People's Choice, Monica Dewitt with California Wild Ales won first, Cory Laughlin with Chili Boat was second, and Anthony To with The Taste Buds came in third. The Hottest Chili went to Jason Tripp with American Builders, and Best Booth was Jason Bullard with The Chiliest.



Jason Bullard with The Chiliest was named Best Booth.
THOMAS MELVILLE/PENINSULA BEACON

Winners in the Restaurant Division, Judges' Choice were OB Surf Lodge in first, and Wonderland Ocean Pub in second. The People's Choice award was claimed by Wonderland Ocean Pub.



Participants start eating at Hodad's Burger Eating contest on the Main Stage.
JOSH UTLEY/PENINSULA BEACON



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The annual cap toss ends the program. CHRIS MANNERINO/PENINSULA BEACON

Point Loma High's Class of 2023 graduates

For the Class of 2023 at Point Loma High School, it was a day of farewells not only for the nearly 400 young ladies and men who smiled and celebrated as they walked across the stage in the Greek Theatre on the campus of Point Loma Nazarene University. It was also a time for principal

Kelly Lowry to bid farewell to the PLHS community, serving first as a vice principal and in recent years as principal. A large majority of parents requested graduation be moved to PLNU. Late-breaking clouds made the sea of maroon gowns glisten as parents, family, and friends eagerly awaited the

calling of their graduate's name, ending a 13-year process that began before baby teeth were lost and ending with plans for universities, trade schools, and the military. The valedictorian was Asher Christian, and the salutatorian was Cameron Lucas. – SCOTT HOPKINS



Three friends with special neckwear gathered. SCOTT HOPKINS/PENINSULA BEACON



Necklaces made from currency were popular. This graduate's even included a headress. SCOTT HOPKINS/PENINSULA BEACON



Principal Kelly Lowry presents a diploma. SCOTT HOPKINS/PENINSULA BEACON



A new Pointer alumna proudly displays her diploma. SCOTT HOPKINS/PENINSULA BEACON



A graduate points to evidence of his success. SCOTT HOPKINS/PENINSULA BEACON



A look of relief was this graduate's reaction. SCOTT HOPKINS/PENINSULA BEACON

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Point Loma football team prepping for new division after 10-3 season

By SCOTT HOPKINS | The Beacon

After a 10-3 season that ended in a CIF Div. III championship game, Point Loma's football team expected changes in their ranking and league assignment. Fortunately, the team was moved up from Div. III to Div. II, which will place it among higher-ranked teams. The team also moves into the Eastern League, which was good news to athletic director Manny Diaz Jr. and the coaching staff.

Joining the Pointers in the Eastern League for the 2023 season are Christian, La Jolla, Mira Mesa, and Morse high schools. With the addition of La Jolla, the annual battle for "The Shoe" resumes along with one of the county's longest rivalries.

Diaz and head coach Joel Allen have also scheduled some challenging games for the non-league portion of their schedule.

Their first-week opponent is perennial power Madison who finished 9-2 last year, with both losses to state champion Lincoln in their Western League and CIF playoffs. Also on the schedule are Rancho Bernardo (second place in Palomar League), Mater Dei (11-4 overall, first place in Metro Mesa League), Christian (4-0, first place



Four Pointer players return for next season after earning all-league recognition as juniors on last year's team. From left, Brady Allen (first-team offense), Rocket Robinson and Nate Terzoli (both first-team defense), and Aaron Lee (second-team offense and City League Kicker of the Year).

SCOTT HOPKINS/PENINSULA BEACON

in Eastern League), and University City.

Yes, the same Centurions who defeated the Pointers in both a league game and for the CIF title by a total of just 11 points. They, however, were moved to Div. II but also assigned to the Western League with Cathedral Catholic, St. Augustine, Madison, and Lincoln.

Allen, Diaz, and a group of other coaches just finished a spring

session that included returning players from last year's program and, in the end, a group of incoming freshmen.

Currently, the team is on a CIF-mandated "no contact period" that lasts for two weeks before players and coaches can resume pre-season workouts in July.

Early season games in the upcoming season were purposely scheduled as "away" games while the Pointers' turf field is replaced.

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Anne Herrin

Anne Herrin is a full-time real estate professional who specializes in coastal and central San Diego. Her main real estate focus is the Point Loma and Ocean Beach market. She has a background in education and customer service. She believes this is a people business and part of being a good realtor is developing a high level of trust with her clients. She works tirelessly to achieve a great outcome for her buyers and sellers by being a strong negotiator and an advocate for her clients. Anne believes the most rewarding part of this business is knowing she has helped someone achieve their real estate goals. She always tries to be aware of the personal and emotional impact that a real estate transaction can have on her clients and her motto has always been "it's not about the deal, it's about the people".

Anne was born in Australia and moved to the United States in 1987. She is married with two children and lives in Loma Portal. She loves design and architecture, so real estate is a great fit for her. Anne believes strongly in giving back to her community and has been involved for many years in local philanthropic groups such as The Thursday Club and MADCAPS. In 2010 she created a neighborhood Facebook group called Point Loma Connections which has over 13,000 members. She is very proud of this group as it has become a great resource for neighbors and the local community. In 2021 she opened her own real estate office in Point Loma at 1021 Rosecrans Street. It is in the heart of The Village in La Playa. She is very proud to have this office location and feels that she is truly part of the local neighborhood. Please pop on by and say hello.

Contact Anne today for a complimentary consultation.
To learn more please visit www.anneherrin.com



Marc Lyman

Longtime Point Loma resident Marc Lyman is passionate about great outcomes for his real estate clients. In an industry often focused on sales volume, Marc's metric of choice is client satisfaction. This focus is evidenced by the enthusiastic reviews from his clients and biggest advocates. As an online media and marketing specialist, Marc excels at successfully selling homes. Professional photography, videography and advertising are all executed with meticulous attention to detail and to the highest standards. Marc skillfully prioritizes his clients' strategic interests before, during and even after a sale. His communication is frequent, thorough and thoughtful. Marc successfully represents both sellers and buyers, helping each navigate San Diego's dynamic market conditions. Find neighborhood-specific listings and detailed market data (along with glowing client reviews) at MarcLyman.com

619-363-3000 (call or text)
Marc@MarcLyman.com
DRE# 01959445



Anthony Theodore

My family has lived in the Point Loma area since 1898. As the family's property manager, the transition to Realtor was a natural move. In 2015, I joined Coldwell Banker Realty. Being from the area, I cultivate a one on one relationship with the client to cater to their needs. Everyone is different, along with strong personal networking to showcase your home, we handle all aspects of marketing. I look forward to meeting with you. I enjoy volunteering my time with the Cabrillo Club # 16 and other organizations.

ANTHONY THEODORE 619.379.0612 MrPointLoma@gmail.com CaLBRE# 01961715



Amber Diaz



I started working in real estate in 2018. I worked as admin for the Coldwell Banker Point Loma office, and over the last several years, expanded to OB, Coronado, La Jolla, Mission Valley and Pacific Beach offices. I have worked under some of the largest names in the business. Learning by immersion, I have made friends and built a network. I decided to put my real estate license to use and join my friends in an exciting career. Instead of processing, auditing and marketing from the inside, I am making my knowledge and experience available to my clients and the public. I look forward to working with you!

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Rosamaria Acuña

Rosamaria Acuña is a bilingual real estate professional, entrepreneur, and humanitarian deeply committed to her community and a range of causes and nonprofits. As an advocate for homeownership, she has built a successful business by always placing her clients' needs first. Rosamaria has a special focus on guiding clients to invest in both their homes and therefore their future.

With 35 years of experience representing buyers and sellers, Rosamaria knows the San Diego real estate market exceptionally well. Rosamaria specializes in residential real estate for a wide ranging clientele from first-time home buyers to the luxury market. She has established a stellar reputation. Her dedicated work ethic, with her outstanding marketing skills, and network of professional alliances has consistently placed her in the top tier among all real estate professionals working today. Together with Berkshire Hathaway and her team, Rosamaria is dedicated to offering her clients superior personalized service, and providing the latest innovations in marketing and technology to facilitate every transaction.

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Contact Rosamaria today for a complimentary consultation or to receive up to the minute details about the real estate market. She is happy to address all inquiries so don't hesitate to call her today at 619-890-2828.

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Gallagher Bolander Smedley, LLP Attorneys at Law



Gallagher Bolander Smedley, LLP has a long history of serving the Peninsula and the greater San Diego area. Founded in the early 1960's by a local attorney and has grown over the years as additional Peninsula-based attorneys joined. Lauren Gallagher joined in 2004, Lori Bolander joined in 2019, taking over the practice of David G. Smedley, who joined the firm in 1999. The firm has emphasized Estate Planning throughout its history; generations of Peninsula families have enjoyed continuing as parents, children and grandchildren utilized the firm's expertise.

Lauren Gallagher is a partner at Gallagher Bolander Smedley, LLP. She graduated from Loyola Marymount University and California Western School of Law. Lauren grew up in San Diego and lives in Ocean Beach with her husband and three daughters. Her favorite part of estate planning is working closely with clients and their families.

Lori Bolander is a partner at Gallagher Bolander Smedley, LLP. Lori's practice focuses almost exclusively on trusts and estates law, including planning, probate and administration. Lori is a past chair of the Trust and Estates Section of the San Diego County Bar Association and also served on the probate bench bar committee for several years. Lori lives in Point Loma with her husband and 7 year-old son. Lori enjoys estate planning because it is so important to families and feels her work really makes a difference.

Gallagher Bolander Smedley, LLP 1951 Cable St. (619) 223-1641 www.lawgbs.com

Mark Chrisman



For thirteen consecutive years, Mark has proudly held the title of the Peninsula's top mortgage agent in the annual Beacon Reader's Choice Awards. With more than two decades of experience, Mark has consistently delivered excellent service to buyers, homeowners, and real estate agents alike. His commitment to customer service and ultra-competitive rates has made him a trusted name in the industry.

Throughout his career, Mark has worked for lenders of all sizes, from small brokerages to well-known publicly traded companies. He believes he can best serve his customers as a broker, giving him the ability to find the best rates and access to all the loan programs available in the market. Whether you're a first-time buyer, an existing homeowner, an investor, or a real estate agent, Mark is dedicated to ensuring fast and successful closings without compromising on customer service or competitive pricing. He is a referral-based broker, all of his business comes from satisfied homeowners and real estate agents, who appreciate his transparent and efficient approach. He is currently licensed in Arizona, Arkansas, California, Idaho, and Tennessee and has a network of trusted referral partners in many other states.

Mark has lived on the Peninsula for more than 30 years and currently resides in Point Loma where he is involved in the community as president and founder of the Point Loma Business Club, a member of the Peninsula Breakfast Club, he volunteers for the Ocean Beach Merchants Association, and is a long-time Board Member for the Ryan Family YMCA. Mark graduated from San Diego State University and is a big Aztec fan. In addition to catching SDSU football and basketball games, Mark enjoys snowboarding and golfing with his family and friends.

If you have any questions about purchasing a primary home or investment property or would like to know about refinancing options or reverse mortgages, feel free to drop by Mark's office in Shelter Island. You can also email him at mark@markchrisman.com or call/text him at (619) 806-7003.

Mark Chrisman
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See what's new at OB Business Center's new location on Newport



You'll find all the great things you loved about OBBC at their new location plus some new services you may not be aware of. They still are your local digital print and ship center. OBBC offers FedEx, UPS, and USPS services to allow you to find the best price. And of course, Owners Chris and Joella Peregoy will provide the most professional, efficient and friendly service you'll find anywhere.

What you may not know is that they now also offer Bounce luggage storage and Private or Virtual Mailboxes! You can also pick up or drop off your packages in the alley between Newport and Niagara- perfect for those larger items. Plus, since they're located in the OB Mall you can do some shopping or grab a cup of coffee when you drop off your package or pick up your mail.

Since buying the Ocean Beach Business Center in September of 2017, Chris and Jo have been active in the Ocean Beach community. They serve on a number of boards and organizations and support many local events. As one example, OBBC was a sponsor for Artist Ally at this year's Street Fair. OB Business Center also likes to support our local artists and businesses by utilizing their on-line presence as a Community Platform to help spread the word about those without a storefront.



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Stacey Thayer

Stacey Thayer loves working with numbers and people, which is why her thirty-year-old business, Always Accurate Tax & Bookkeeping is a success. Always Accurate services include tax preparation, bookkeeping for small businesses, payroll service, checkbook balancing for individuals and a notary public.

Thayer specializes in working with businesses in the community and is a resident of the area also. By operating her business locally, Thayer is able to give immediate service and can actually go to the field to help her clients when questions or problems arise. Thayer's fast, friendly and efficient services ensure that everyone's job is much easier. You can trust your business or personal tax & bookkeeping to Always Accurate, they are a consistent Reader's Choice Award winner for Best Accountant.

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Joe Joyce



Joe Joyce is a real estate agent and native San Diegan who is passionate about assisting both buyers and sellers in our community. Joe takes a personalized approach to working with clients and is committed to providing the most professional and reliable real estate services.

In his personal life, Joe cherishes spending time with his family. He is also an active Sunset Cliffs Surfing Association member and a committee member for the annual Gromfest competition at the OB pier. Additionally, he is president of Big Worm's Cystic Fibrosis Life Foundation, a non-profit organization that supports children battling cystic fibrosis.

Joe's real estate expertise allows him to offer invaluable insights and guidance to clients seeking to buy or sell properties in OB and Point Loma. Whether it is finding the perfect beachfront property or negotiating the best deal, Joe's unwavering dedication and comprehensive understanding of the market make him the go-to agent for anyone seeking an exceptional real estate experience.

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Point Loma Nazarene surf team wins collegiate national championship

By KYLIE CAPUANO | The Beacon

The Point Loma Nazarene University surf team took home the championship at the NSSA College Nationals Competition held on June 16-18. Their La Jolla competitor, UC San Diego, trailed behind with a fourth-place finish.

PLNU surfer Noah Kawaguchi was named the 2023 National College Men's champion. Winning all of his heats, except for a second-place finish in the semifinals, Kawaguchi dominated despite having the odds stacked against him.

In the weeks leading up to the event, the Hawaii-based surfer was out with a back injury and two misaligned ribs. Set to compete in an amateur surf competition in his home state the weekend before nationals, Kawaguchi endured 10 chiropractic sessions to get him back in the water just in time.

"The morning of the big amateur contest at home was the first day in two weeks that I woke up and my back was feeling great," said Kawaguchi. "The day before I couldn't walk or sit up or lay down without feeling an extreme pain in my back."

Coming out of his two-week rest, Kawaguchi took home the win at the Surf into Summer at Ala Moana



Point Loma Nazarene University surfer Noah Kawaguchi (in yellow jersey) and the PLNU surf team after winning the NSSA College Nationals Competition.

PHOTO BY CAMERON WINKELMAN

Bowls. That confidence helped carry him to his national championship title the following week.

"I surfed against some really good surfers that weekend before. Knowing I could overcome them really just helped me be like 'OK, I can do this. I can beat these guys,'" said Kawaguchi. "It took a lot of pressure off of me with that championship contest."

Continuing his untraditional route to the finals, Kawaguchi set out into the NSSA College Nationals with the only twin-fin surfboard out of 81 competitors. Riding on two fins instead of a typical three-fin thruster board, Kawaguchi opted for a faster

board more adept at maneuvering through soft spots on a wave. Competitors usually stray away from these boards as they are considered harder to pivot and more likely to slip out from underneath.

"Everyone was kind of doubting me, but I just feel so comfortable about it. That was probably one of my favorite aspects of it – being the only twin fin in the contest and getting the title. It was like a secret competitive advantage almost," said Kawaguchi.

UCSD surfer Makena Burke placed second in the women's division.

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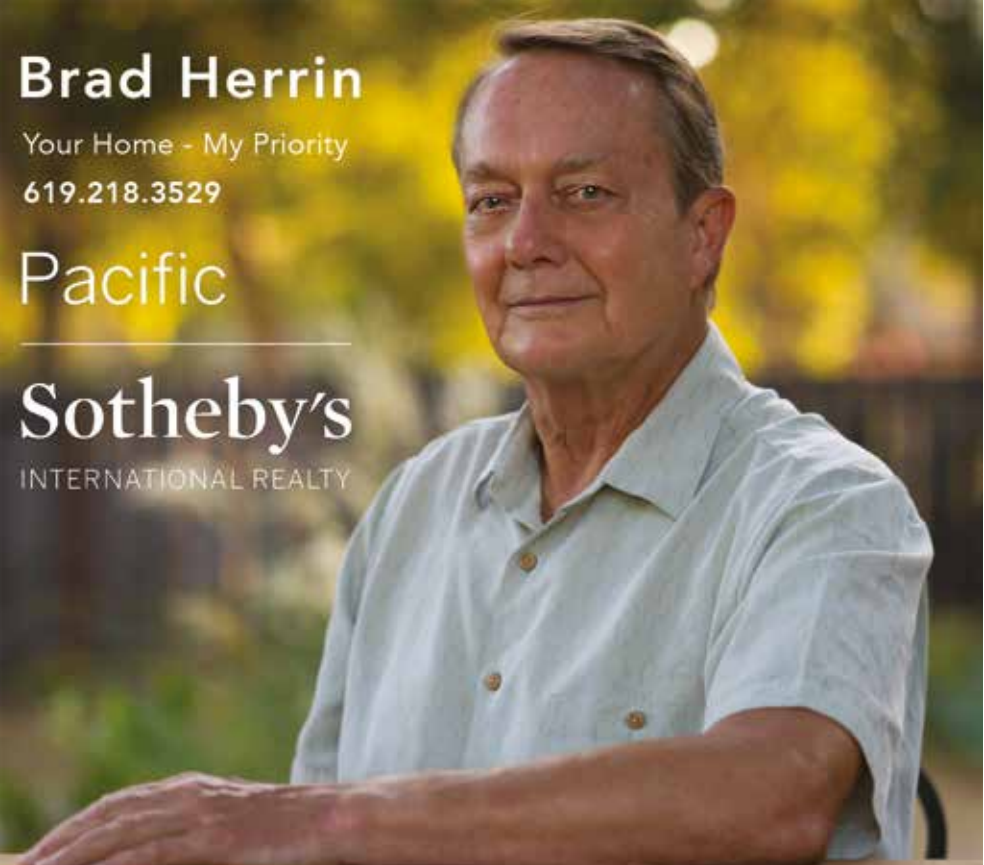


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POINT LOMA 3BDRM + OFFICE / 2.5BA \$1,900,000
Stunning Custom Mediterranean Home on a cul de sac in beautiful Point Loma! Dramatic 2 story entry with a soaring curved stairway with wrought iron rails. 3 bedroom plus an office, 2.5 baths, 2635 est. sq. ft of living space. Attached two car garage with direct access. Reverse floorplan give you the maximum light and with views of Downtown, Coronado bridge, Harbor and Point Loma! Amazing architecture with built-ins, art niches and arched doorways! Owned Solar! Office is currently used as a 4th bedroom. Built in 2004



POINT LOMA, 3BDRM / 2 BA / 2 CAR GAR \$1,650,000
Amazing Architecture! Custom Iconic Mid Century Modern at its finest. This 3 BD, 2 BA is over 1,600 estimated square feet on a 6,400 square foot lot. Vaulted wood beam ceilings, Soaring concrete fireplace and hearth. This home was built for privacy, sitting high above the street, with panoramic vista and neighbor views with refreshing breezes. Huge deck off the great room with built in seating, perfect for entertaining and expansive indoor / outdoor living. Once you are in the home, it is one level.



POINT LOMA 4BDRM/3BA \$1,499,999
Custom built home 4 bedroom, 3 bath, 2300 ESF with 2 Car Attached Garage. One owner. Quiet cul-de-sac location, views and oversized lot. Open floor-plan with room to grow. Covered Porch. Double door entry opens to a dramatic foyer with 25 foot ceilings. Spacious living room & formal dining. Kitchen with breakfast area that opens to a deck & family room with a romantic gas fireplace and wall of glass opening to the covered patio and wrap around yard. Master Retreat w/ views & balcony! Lowest Price Per SQ FT Active 92107.



POINT LOMA 4BDRM/3BA \$1,495,000
Custom built home 4 bedroom, 3 bath, 2300 ESF with 2 Car Attached Garage. One owner. Quiet cul-de-sac location, views and oversized lot. Open floor-plan with room to grow. Covered Porch. Double door entry opens to a dramatic foyer with 25 foot ceilings. Spacious living room & formal dining. Kitchen with breakfast area that opens to a deck & family room with a romantic gas fireplace and wall of glass opening to the covered patio and wrap around yard. Master Retreat w/ views & balcony! Lowest Price Per SQ FT Active 92107.

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