SAN DIEGO COMMUNITY NEWSPAPER GROUP

FRIDAY, JULY 7, 2023

Find us online at **sdnews.**com









Shuttle starts in July

SEE PAGE 8





Pacific Beach surf mural to be dedicated on July 7

By DAVE SCHWAB

he much-anticipated dedication ceremony for the Pacific Beach Community Surf Garden will take place 5 p.m. Friday, July 7 at Pacific Beach Rec Center, 1405 Diamond St.

The entire community is invited to celebrate and embrace this neighborhood beautification project that was four years in the making. Crafted by muralist Rob Tobin with the aid of nearly 300 volunteers and 64 donated surfboards, the colorful and innovative surf mural depicts flower petals fashioned from re-purposed mosaic-tiled surfboards.

"It's been a long grind but we are now ready to have a community-wide dedication ceremony and celebration," said Brian J. Curry, PB's current honorary mayor who spearheaded the community/volunteer effort sponsored by Pacific Beach Town Council. "The event will include guest speakers, concessions, music, and more. The public will also have an opportunity to meet our remarkable artist Rob Tobin."

Added Curry, "Donations are still needed to fund this community-sponsored beautification project. Donors have a surfboard-shaped tile permanently installed into the exhibit." Visit pbtowncouncil.org/pb-rec-center-mural/ for more information and details.

"This experience was community art at its best," noted muralist Tobin. "Everything from the fundraising to the surfboard drive, to the mosaic workshops has been an absolute joy. We've had well over 300 participants take part in one way or another.

"Honorary Mayor Brian Curry and the PB Town Council really hit it out of the park, with their dedication and organizational skills, seeing this project from concept to fruition. I'm looking forward to celebrating with everyone on July 7."

See MURAL, Page 8



A vendor sells jewelry on the boardwalk in Mission Beach in June. Some coastal community leaders are not happy with the City's apparent lack of enforcement of the new Sidewalk Vending Ordinance.

PHOTO BY THOMAS MELVILLE

Ex-con pleads guilty to murder in Pacific Beach restroom

By NEAL PUTNAM

n ex-con who stabbed a stranger to death in a Pacific Beach bathroom after being released from prison just 16 days earlier has pleaded guilty to second-degree murder.

Martin Alvarez, Jr., 36, admitted he killed Michael Wagley, 39, on Aug. 16, 2020, in the lavatory at 700 Grand Ave. along the Pacific Beach boardwalk at 7:30 p.m.

Deputy District Attorney Jeff Dort said Wednesday that Alvarez will be sentenced to 16 years to life in state prison.

San Diego Superior Court Judge Polly Shamoon set sentencing for July 26. Alvarez remains in the South Bay Detention Facility without bail.

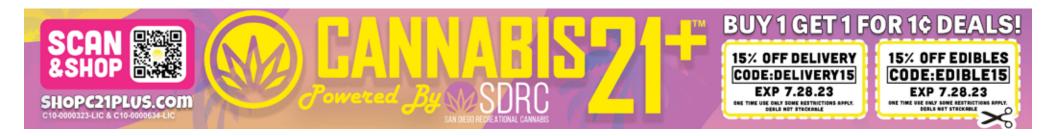
Dort said there was "no communication, no confrontation" between the two

men in the restroom before the incident. It appeared to be a random homicide, said the prosecutor.

"There's no connection between them that I know of," said Dort in an email.

Wagley was washing his hands at a sink when he was stabbed in the neck and then stabbed several more times, said Dort.

READ MORE ONLINE AT sdnews.com



Some residents dislike plan to add housing near transit stops

By DAVE SCHWAB

here is a groundswell of discontent building in beach communities over SB 10, which seeks to increase housing in transit-oriented areas that some fear is a veiled attempt to increase housing density and height.

A transit-oriented area is defined as being within one mile of an existing bus or trolley line, or within one mile of a proposed bus or trollev line.

"It essentially eliminates the R-1 single-family zoning in these areas," contends Pacific Beach Planning Group member Steve Pruett, speaking for himself, who issued this warning. "Since it is a state law, it cannot be overridden by local ordinances: It applies regardless of any local HOA rules, or any covenants, conditions, and restrictions."

Pointing out the City "must choose to enact it (SB 10)" and that Mayor Todd Gloria and the City Council "is in the process of approving it," Pruett said: "As drafted, a single-family home could be demolished and replaced by a four-plex condo, each with two-to-three bedrooms. Therefore, depending on the size and configuration of the lot, a home that now has three bedrooms and 4-6 occupants could be replaced with a structure with up to 12 bedrooms and 20-24 occupants."

What consequence could greater

housing density have?

"Over time it will destroy single-family neighborhoods, especially near the beach," said Pruett adding, "Our beach areas will be jammed packed with people and a poor quality of life. There is no accommodation within the plan to provide additional infrastructure: water, sewer, and roads, which will all be negatively impacted, with no plan to mitigate the issues."

At the June 21 in-person Pacific Beach Town Council meeting, when asked about SB 10's status, Emily Piatanesi, Mayor Todd Gloria's spokesperson, said the City is still working out how SB 10 might be tailored to fit San Diego.

"The mayor is supportive of SB 10," Piatanesi said. "He has said so multiple times. We need more housing. We have a housing crisis right now. We are currently working with our City Planning Department to reconfigure SB 10. The City Planning Commission recently asked to continue SB 10 until August. They've asked the City to look for ways that we can incorporate community perspective. Right now is the time to provide your (public) feedback."

Two beach residents weighed in on the conceivable impact SB 10 could have on planning and zoning throughout the City.

"SB 10 is a dastardly scheme to convert single-family home neighborhoods into overcrowded tenement districts," said former



A transit-oriented area is within one mile of an existing bus or trolley line, or within one mile of a proposed bus or trolley line PHOTO BY THOMAS MELVILLE

Pacific Beach honorary mayor Louis Cumming. "The City Council recently voted to expand the area where more dense housing can be built from a half-mile to a full mile from mass transit routes, which includes all public bus routes in existence now 'and' projected to be established in future years. This law will permit the building of up to 10-unit apartment buildings right next door to a single-family home, with that new building allowed to encroach on the lot lines delineating property boundaries.

"What will that do to the property value of that single-family home?" asked Cumming, who issued a call to action, "There are no requirements for tenant parking (in SB 10) so vehicles will clutter up street-side curb parking," he said. "Another 'big' issue will be how such large buildings will affect existing water and sewer lines, which currently are not sized to handle the increased demand for water and waste disposal such new construction will add. We need to take a stand now. I'm already seeing yard signs showing SB 10 in a circle with a red line drawn through. Let's get more of them in our yards."

"[The City's] aggressive approach to this (SB 10) is shocking in light of how other cities and communities are looking at it," said Janie Emerson, president of La Jolla Shores Association. "A few of the major concerns are the lack of off-street parking requirements; no requirement to expand the sewer systems. The current sewer system in the Shores is barely adequate for the current density; There is no expansion of electricity and electrical hookups. We already have alerts and/or rolling blackouts, especially in the summer; and there is no provision for more water. No new hookups and not enough water to provide for 10 times the number of units?"

Concluded Emerson: "Just building more units without realistically addressing these, and many other issues, is irresponsible at best. The infrastructure is just not there. Each community has special needs and issues. A one-size-fits-all approach does not and will not work. Just building trolleys and adding bus routes will not 'fix things."

STATE OF THE ART TOUCHLESS AUTOMATIC

NOW OPEN! 6860 LA JOLLA BLVD.

Open 7 days a week







· Spot Free Rinse

· Power Dry

- \$30 Monthly
- \$15 Single Wash

PHILTHIER

- · Double Foaming Pre-Soak
- High Pressure Wash
- · Clear Coat Rinse
- Drying Agent
- Spot Free Rinse
- Power Dry

\$35 Monthly

\$18 Single Wash

OPENING JULY 10th! Philthy's Finish Line:

A full service detail studio

PhilthyPhilz.com 858.352.6444 @PhilthyPhilz

📵 🚹 🖸

PHILTHIEST

- · Double Foaming Pre-Soak
- High Pressure Wash
- Clear Coat Rinse
- Drying Agent
- Spot Free Rinse · Power Dry
- · RainX Super Sealant

\$40 Monthly

\$20 Single Wash

ROUNDABOUT IN NORTH PB

District 1 Councilmember Joe LaCava joined residents, city staff members, and construction workers to mark the start of construction of a roundabout at Foothill/Loring in North Pacific Beach on Friday, June 30. The roundabout is part of a more than three-decade effort by residents for safety measures on one of Pacific Beach's busiest and most dangerous streets. Completion of the roundabout, which includes work to repair drainage issues at the intersection, is expected in early 2024.

INFRASTRUCTURE SURVEY

Community members wanting to submit infrastructure ideas for their neighborhoods now have until Aug. 15 to fill out the survey to be included in the fiscal year 2025 budget process. The City extended the deadline for the Infrastructure Priorities Survey to give San Diegans more time to provide staff with ideas for new or upgraded parks, libraries, streets and sidewalks. The survey is open throughout the year and informs the annual updates to the City's Five-Year

Capital Infrastructure Planning Outlook (Five-Year Outlook), which assists in planning future infrastructure projects. Any survey information submitted after Aug. 15 will be considered in the following annual update to the Five-Year Outlook. For more information, the City of San Diegowebsite or email PublicSpaces@sandiego.gov.

LOST PET RETRIEVAL

San Diego Humane Society is waiving reclaim fees for stray pets from July 5-16 in hopes of returning them home faster. The organization is also extending an adoption promotion to "Empty the Shelters," with adoption fees 50% off for all adult cats and dogs (7 months and older) through July 30. Statistics show one out of every three pets will become lost during their lifetime, and only one in 10 will be found. If your pet goes missing, access San Diego Humane Society's Lost2Found program by texting "lost" to 858-SAN-LOST (858-726-5678). You'll receive automated text messages with valuable tips and resources to help you in your search.

You can also find more information, including how to reclaim your lost pet at San Diego Humane Society, at sdhumane.org/lost. San Diego Humane Society is open for walk-in adoptions Tuesdays-Sundays, from 10 a.m.-5 p.m. at its campuses. Visit sdhumane.org/adopt to view animals available for adoption.

MB RV RESORT

Mission Bay RV Resort at 2727 De Anza Road has announced that reservations are open for 147 new available campsites. The project makes way for improved coastal access and affordable camping on in the northeast corner of De Anza Cove west of De Anza Cove Park. Newly renovated amenities include a pool and spa, a clubhouse with games and lounge area, and additional laundry facilities. All Mission Bay RV Resort guests have access to amenities and entertainment at nearby Campland on the Bay, accessible via the Mike Gotch Memorial Bridge path. For guests who are new to camping or do not own an RV, the resort also has a directory of local rental companies that will deliver RVs, hooked up and ready for use.

Short-term rentals reduce available housing in PB

By DAVE SCHWAB

B planner Iain Richardson, debriefing Pacific Beach Town Council in June on the number and location of short-term rentals in the community, made a case for such rentals depleting the housing stock and exacerbating the housing crisis.

But short-term rental industry spokesperson Pedro Tavares later disputed that contention, arguing instead that short-term rentals are "a poor scapegoat for the affordable housing crisis."

"So far, nearly 7,500 short-term rental licenses have been issued in the City and 5,000 of those are whole-home rentals," Richardson told PBTC at an in-person meeting on June 21. He concluded during his slideshow presentation that the lion's share of STRs under the new City ordinance, which took effect May 1, are along the coast.

Noting the new Short-Term Rental Ordinance covers all residential rentals of less than one month, Richardson pointed out that, of 7,453 licenses issued by June 2, 5,066 (68%) are wholehome licenses. Graphics he provided in his in-depth analysis of PB STRs revealed 49% of all licenses are in Mission Beach, Pacific Beach, La Jolla, and Ocean Beach. A total of 80% of those licenses are in Council Districts 1, 2, and 3.

"PB has 1,076 licenses, 838 of which are whole-home licenses," Richardson said adding those whole-home licenses are also concentrated. "In PB, 49 single property parcels have 154 (18%) of the Tier 3 licenses," he said.

Contacted after the June 21 PBTC meeting, Tavares, a board member with the San Diego Short Term Rental Alliance, disputed the conclusion that there are an unreasonable number of STRs in PB, or that they are significantly contributing toward the housing shortage.

"The reality is that a housing crisis has been declared by San Diego's City Council since 2002, 21 years ago and long before the terms 'over-tourism, VRBO, or AirBnB' was well-known or a point of contention," said Tavares. "The City is vastly failing to produce enough housing to keep up with current and forecasted demand. Add to that the amazing amenities offered in this city, particularly in the beach communities, and it's no wonder the cost of housing is only going to rise and will continue to do so."

Added Tavares: "Reducing the number of short-term rentals will not bring them all to the long-term housing market and will not make a dent in rental or sale prices of units. While opponents of short-term rentals continue to beat the affordable-housing

drum, they are simultaneously opposing this city's efforts at increasing density along transit corridors, reducing parking to spur housing development, and increasing height limits to add more housing units to San Diego. The debate around short-term rentals boils down to the privileged few, lucky enough to reside in paradise, saying keep the riff-raff out."

During his presentation, Richardson noted the City has a dedicated staff of 10 in place to manage the Short-Term Rental Ordinance program and enforcement. He added, under the terms of the Short-Term Rental Ordinance, those with noise, trash, or nuisance complaints need to reach out to the local contact required to be publicly listed by the ordinance. "Under the ordinance, local contacts must respond within one hour," Richardson said. He added possible operating or licensing violations under the ordinance can be reported using the City's Get-It Done app, a dedicated phone number, and an email, which are 619-533 6489, and dsdstrocomplaint@sandiego.gov, respectively.

Asked what conclusions might be drawn from his deep dive into the preponderance of short-term rentals in PB, Richardson replied: "The idea is that there is a real

SHORT-TERM RENTAL ORDINANCE FACTS & FIGURES

As of July 2022, San Diego had just under 13,000 short-term rentals, defined as a home rented out for less than 30 days, with the highest concentration located in Mission Beach. Under the new STR Ordinance, the number of STRs will be cut in half, bringing the City's new total to roughly 5,400 units. The ordinance will also cap the number of short-term rentals available for more than 20 days per year to 1% of the City's housing units. There are currently over 500,000 housing units in San Diego.

Mission Beach was carved out of the STR Ordinance as the exception, given its historically high number of short-term rentals. Those rentals once were largely college students in summer. That population has been largely replaced today by out-of-town vacationers. The cap for Mission Beach under the new STRO will be 30% of available units, around 1,080 units of total inventory.

San Diego STR Tier System There are four tiers of permits under

these new rules. Under each tier, homeowners are allowed to operate only "one" short-term rental.

impact on the community when this much housing is taken out. These rentals are housing that is not available to them (local residents). We're taking housing out that otherwise would be available on the local market."

But Richardson pointed out that short-term rentals are just one element factoring into the Tier 1 is for homes that will be rented out for less than 20 days in a calendar year. In this instance, the owner does not need to reside in the home.

Tier 2 is for home-share permits. In this situation, the homeowner occupies the home they are renting out for at least 275 days of the year. The home is their primary residence and includes duplex properties and eligible accessory dwelling units.

Tier 3 covers whole-home rentals outside of Mission Beach that are rented out for over 20 days per calendar year. In this scenario, the homeowner does not need to reside on the property. Guests are required to stay a minimum of two nights, and the total number of Tier 3 permits shall not exceed 1% of the City's total housing units, excluding Mission Beach. The total number of Tier 3 licenses will be re-evaluated every two years.

Tier 4 is specific to whole-home Mission Beach rentals. The total number of units cannot exceed 30% of the total housing units in this area, and guests must stay a minimum of two nights.

current housing crunch. To keep up with current housing demand, he concluded, "The City needs to build about 12,000 new homes a year." And, to highlight how far the City is falling short of that mark, Richardson noted, "In 2021, The City added 5,033 new homes including 871 ADUs (granny flats)."





Coastal leaders say Sidewalk Vending Ordinance not enforced

By DAVE SCHWAB

ome beach leaders in a Coastal Coalition are upset with the City's apparent lack of enforcement of the new Sidewalk Vending Ordinance.

"The City's Sidewalk Vending Ordinance has turned out to be nothing but a headline-grabbing ordinance with no teeth due to Mayor Gloria's and City Attorney Mara Elliott's not having the backbone to stand up to vendor groups who threaten litigation," said Larry Webb, president of Mission Beach Town Council and a coastal coalition member.

"Our coastal parks and pathways as well as many downtown sidewalks during the late-evening hours continue to be taken over by street vendors.'

Two Coastal Coalition colleagues concurred with Webb's sentiment expressed recently in a letter drafted by him. "I support him on it," said Bob Evans, chair of La Jolla Parks and Beaches, Inc. "Even though LJPB's stance has been strongly against all the sidewalk vending in the parks, I don't have a meeting and vote from my organization that specifically approves that letter. So for the record, it's

only my individual support."

"There are a number of us from the beach areas (Ocean Beach, Mission Beach, Pacific Beach, La Jolla) who have come together as the Coastal Coalition," noted Janie Emerson, president of La Jolla Shores Association. "We all jointly approved and signed that letter from the Coastal Coalition. It states the key to the vending, beach fires, and camping ordinances is consistent and robust enforcement citywide. That means tickets, fines, etc. now."

The loose-knit Coastal Coalition was formed recently to address common concerns including street vending, crime, homelessness, bonfires, and short-term rentals on the coast.

Besides Webb and MBTC, the coalition currently includes beach Neighborhood Watch groups, the La Jolla Shores Association, Ocean Beach MainStreet Association, and Ocean Beach Town Council.

In May 2022, the City Council approved Ordinance O-21459 establishing regulations and requirements for sidewalk vending throughout the City. This Ordinance became effective on June 22 of last year.

San Diego's sidewalk vending



A sidewalk vendor sells goods at Scripps Park in La Jolla.

PHOTO BY THOMAS MELVILLE

ordinance changed how, when, and where street vendors can operate. Not following the new rules could cost a vendor hundreds, or even thousands, of dollars in fines and the potential for impounded equipment if they continue to break the new regulations.

However, implementing the new ordinance has run into a roadblock in the form of First Amendment rights, with some sidewalk vendors challenging the application of the new ordinance, claiming it infringes on their Constitutional protections.

That contention is being disputed by the Coastal Coalition. "For two weeks in February 2023, the vending ordinance was fully enforced in the coastal zone and it was stated that vendors claiming First Amendment rights would only be allowed if they were dealing in clearly religious or political activities," said Webb. "After two weeks, the City ordered park rangers

to discontinue enforcing the ordinance against anyone claiming First Amendment protection. Today, most of our oceanfront parks and pathways have once again been overtaken by street vendors claiming First Amendment protection. Unlicensed food vendors continue to operate at will."

Concluded Webb: "Currently there are only two full-time park rangers assigned to patrol our shorelines. In the ordinance, funding was provided for the City to hire an additional eight rangers to patrol the coastal zone and additional code enforcement officers to enforce the ordinance in the remainder of the City. This has not been done.

"For at least the next year or so, when you visit a City beach or enjoy a coastal park or walk or bike on a coastal path, expect that scenic view of nature to be obstructed. Each vendor will also occupy at least one hard-to-get parking spot in our coastal communities. Tax-paying legitimate small businesses will continue to be threatened and many will be destroyed. All thanks to the lack of action by Mayor Gloria and City Attorney Mara Elliott."

Coastal restaurants may face fines for keeping outdoor dining

By DAVE SCHWAB

utdoor 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,



Streetside dining spaces on Prospect Street in La Jolla.

PHOTO BY THOMAS MELVILLE

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 1/2 hours to reach the coast from eastern San Diego, which is also where many of the lower-income communities of the City are located. "The occupation of public parking along the coast will likely have a deterrent effect on visitors living much farther away in light of transit time," the Coastal Commission said. "Measures that limit coastal access for people who are not within walking distance disproportionately impact lower-income communities, which raises environmental justice concerns. Therefore, projects to remove parking in the Beach Impact Area 'only' must replace that parking elsewhere."

MAKE THE RIGHT CHOICE SENIOR LIVING

Established in early 2008, Jean Brooks (UCSD Graduate) and Todd Brooks (Air Force Veteran, US Air Force Academy Graduate) had the desire to develop Assisted Living Care Homes and Services for seniors that are a cut above the rest at fair & competitive rates. Right Choice Senior Living has Residential Care Homes located in highly desirable neighborhoods close to UCSD, La Jolla, Pacific Beach, Clairemont (Mount Street Area) medical facilities and the beach. Come see us today before making your final choice. Make the Right Choice Today. We are excited to announce that Silverlight Homes of La Mesa will be joining the Right Choice Senior Living network of Assisted Living Care Home Communities. Beautiful La Mesa Neighborhood Close to ALL, Small Intimate Homelike setting, Reasonable Visitation &

Outings, Accommodations & Experienced Team since 2008 For photos, video tours please visit. https:// silverlighthomesllc.com/

For more info call (619) 246-2003 or go to the www.rightchoiceniorliving.org. NOW HIRING CAREGIVERS! CALL NOW!

Assisted Living Care NOW HIRING Home Communities CAREGIVERS **CALL NOW** No more than 6

residents per community Highly motivated and experienced staff

Short Term Respite Stays are ok

Veteran Owned & Operated 619-246-2003



www.rightchoiceseniorliving.org

Some landlords exploiting new Short-Term Rental Ordinance

here 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.

It has come to light that some landlords owning numerous rental units in multi-family structures, have caught on to the fact that, under the present terms of the City's new Short-Term Rental Ordinance, they can convert those units into short-term rentals.

Perette Godwin, the City's communications program coordinator, discussed the present terms of the City's attempt to provide a workable framework for short-term rentals.

"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 Godwin. But she added, "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 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," she pointed out.

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 progresses and gets fine-tuned over time.

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

"There are certain things you can anticipate, and certain things you cannot," Molina said. "And there will always be people who try to skirt, really try to find a way around the system. We did know this was possible. We just didn't know to what extent — or how much."

Regarding correcting this perceived ordinance loophole, Molina noted: "When this came up we said, 'Oh my, is this something that we can fix through administrative regulations?' So now we're asking ourselves, 'How do we prevent this from happening again?' I would hate for something like this to fly under the radar and us not to know about it, so we can fix it – or deal with it."

Godwin said the city treasurer is currently investigating situations citywide where there are numerous hosts for multiple units

under one landlord to demonstrate that those listed as hosts actually meet the legal definition and requirements.

"If their documentation is found to not be valid or true, regulatory action, up to and including license revocation, may occur," Godwin said, adding such inquiries to the City are begun through complaints, emails from the community and media inquiries.

Godwin pointed out the Building and Land Use Enforcement Division of the Development Services Department is the local government entity which investigates complaints and handles enforcement of the new STRO.

"BLUE will continue to monitor all short-term rentals in the City in partnership with the city treasurer's Short-Term Rental Ordinance team," she said.

Mayor Gloria, Councilmember LaCava issue joint statement on Diamond Street incident in PB

Plexible posts installed by the City earlier this week on Diamond Street at the intersections of Fanuel and Cass streets in Pacific Beach to protect road users were torn apart and stolen overnight in an act of theft and vandalism. Mayor Todd Gloria and City Councilmember Joe LaCava issued the following joint statement in reaction:

"We take the safety of our communities very seriously. The Diamond Street traffic-calming project was part of a years-long community process, and destruction of the traffic control installation is nothing less than undermining that open process and an affront to the community. We will not tolerate criminal acts of theft and vandalism anywhere in our city, and our police department has opened an investigation in

order to hold those who committed this crime accountable. We urge the offenders to respect the community's will, safety for all users of our public roads, and the law."

The City has already re-installed the flexible posts. In addition to investigating the incident, the San Diego Police Department will increase their presence at the location.

Diamond Street Traffic Calming measures were put in place to slow the speed of cars, improve safety for people of all ages and abilities and encourage San Diegans to use less-polluting modes of transportation along the corridor on Diamond Street between Ingraham Street and Mission Boulevard. Drivers can turn right at these intersections, or start a different route at Ingraham,

such as Garnet Avenue, or from neighborhood access at another residential street. The posts have pass-throughs for pedestrians, cyclists, people using wheelchairs and shared mobility device users.

The City engaged extensively with the community over the last several years regarding PB Pathways and its phased implementation, gaining support from many businesses, residents, Pacific Beach Planning Group, Pacific Beach Town Council, and beautifulPB, a community group that advocates for projects and policies that promote sustainability, equity and safe mobility. Councilmember LaCava connected with all perspectives of the Pacific Beach community to listen, vet and plan and will continue to do so in a civil and open-minded manner.



Mission Bay Gateway Plan

Features:

- A New Expanded Youth Fields
- **B** Expanded Racquet Club
- C Aquatic Center
- **D** Meeting Rooms Restaurant/Amphitheater
- E Golf Facilities
- F Sand Volley Ball
- **G** 120 Acres of New Marshland
- H Skate Park / Lawn Games
- I Rentals, Snack Bar /Maintenance Service
- **J** Low Cost Overnight Camping
- K Adventure Play
- L Nature Interpretive and Kumeyaay Centers
- M Marina with Marsh Overlook

P Parking

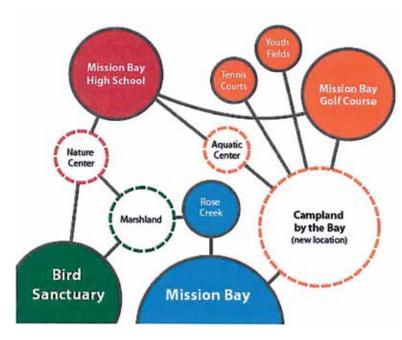
/ Biking / Pedestrian Path



The Mission Bay Gateway Project

THE BALANCED PLAN

Linking and improving the educational, recreational, and natural environment of Mission Bay



THERE IS AN ONGOING DEBATE ON THE USE OF THE NORTHEAST CORNER OF MISSION BAY PARK. SHOULD RECREATION, PARKLAND, SHORELINE ACCESS BE REDUCED OR ELIMINATED FOR MORE MARSH OR SHOULD THERE BE A BALANCE? WE CAN HAVE 120 MORE ACRES OF MARSH/HABITAT AND MORE RECREATION.

THE VISION - Mission Bay Park is a great park - It can be even better! This area welcomes local San Diegans and visitors each day who enjoy the park's facilities and the natural beauty of the surroundings. The Mission Bay Gateway project seeks to connect and enhance these facilities while also expanding and protecting the Mission Bay marshlands and bird sanctuaries. Bike Paths and parks will be expanded and new amenities like pools, sports fields, and skatepark will be added for the community and visitors to enjoy. The result will be an environmental, recreational, and educational destination at the heart of Mission Bay. All Facilities can be joint use for the visitors and regional residents and be paid for by the camping lessee. This area of PB is zoned to increase population by over 10,000 residents. They need this area and facilities for their "neighborhood park". More recreation is needed, not less.

ENVIRONMENTAL Expanded marshland and wildlife sanctuary - Improved water quality to Mission Bay - A cleaner and restored Rose Creek outfall - Significantly reduced motor traffic through Pacific Beach - Expanded pedestrian and cycling transportation opportunities.

EDUCATIONAL The establishment of a nature interpretive and Kumeyaay history center - Creating walking paths and view areas for the general public to observe and enjoy the Kendal-Frost Marsh and Wildlife sanctuary - An opportunity for Mission Bay High School and district wide students to study the marshland and aquatic ecosystems and learn how marshland is restored - A new nearby pool for Mission Bay High School aquatic sports, community and visitors.

RECREATIONAL Expanded open play areas, picnicking areas, pedestrian paths, and public access to shoreline, community skate park, bocce, croquet, horseshoe courts, etc. - Retaining, modernizing, and expanding the camping facilities - Completion of the pedestrian and bicycling paths circling Mission Bay - Retaining the full Mission Bay Golf Course - Improved youth fields and the addition of an aquatic center with competition and lagoon pools for community, student, and visitor use - Renovated Youth Fields for soccer and baseball/Tee-ball. Renovated Racquet Club - Restaurant and Amphitheatre for dining and community events.

ADVOCATE FOR THE BALANCED PLAN - SIGN ON TO OUR COMMMUNITY www.MissionBayGateway.org
Questions/Comments? Call Scott Chipman @ 619-990-7480

Help needed for Stand Down event at Veterans Village of San Diego

By KYLIE CAPUANO

eterans Village of San Diego will hold its annual Stand Down event – a three-day encampment put together to help homeless veterans and those at risk of homelessness – from July 20-22 at Pechanga Arena.

Started in 1988, Veterans Village of San Diego was the first organization to hold a Stand Down to assist San Diego's struggling veterans. Since then, it has expanded outside the city and across the nation.

"We have too many homeless veterans – homeless and veteran should never be in the same sentence," said Kimberley Monday, Veterans Village of San Diego vice president of development and communications. "For us to create this awareness and bring this community together is so vital to ending veteran homelessness. It's a handup, not a handout."

The event is aimed at providing services that help veterans seek



Backed by sponsors and volunteers, the San Diego community comes together for the three day Stand Down event in support of homeless veterans.

medical, legal, mental health, and substance-abuse assistance. Veterans Village of San Diego partners with sponsors and nonprofits to gather daily meals, clothing, shoes, hygiene products, access to employment information, and

more to send homeless veterans back on their feet.

"We can do anything and everything for them, and it's going to happen very fast," said Monday. "For example, if someone needs an extraction, we are going to put

them in our transportation and escort them over to the Veterans Village of San Diego campus where we have a dental clinic on-site to do the extraction."

This year, Pacific Beach Town Council, Pacific Beach Woman's Club, and Pacific Beach American Legion Auxiliary Unit 552 are among the nonprofits working with Veterans Village of San Diego to provide the veterans with the services they need.

The PB Woman's Club, which has been donating to this cause for over 10 years, has been working alongside PBTC and the American Legion Auxiliary to gather clothing, socks, and underwear in the months leading up to the event.

"In 1992, I saw World War II veterans and Vietnam veterans needing our help. Now, I have seen the Desert Storm, post 9/11, Iraq war and the Afghanistan war [veterans] coming through the gates for Stand Down," said Ellen Citrano, president of PB Woman's

WANT TO HELP?

San Diegans are encouraged to partake in Stand Down in any way possible. To volunteer, sponsor, or register as a veteran seeking aid, go to vvsd.net to fill out an online form.

Club. "Knowing that we can make a difference with any of them makes my heart sing. It will never be enough, but hopefully, we can get them back some of their dignity, improve their mental health, and help make their lives whole again."

Veterans Village of San Diego relies heavily on donations and volunteers to hold Stand Down. More than 100 agencies and 3,000 volunteers have participated in the event over the years.

"This shows what our community is made of. It's an important event for homeless veterans – it changes lives. They go through this program to get them where they need to be to go back into society feeling complete," said Monday.

Brothers charged with illegal fishing operations

an Diego City Attorney Mara W. Elliott announced in June that her office filed a civil enforcement action against brothers Tanner and Trevor Whitmarsh for operating a commercial fishing business in violation of state laws designed to prevent overfishing and environmental exploitation.

The Whitmarshes operated a commercial fishing business under the cover of recreational sportfishing excursions. They would then sell the fish caught on those excursions to local seafood restaurants, sushi restaurants, and other fish-related businesses dozens of times, bringing in nearly \$30,000 in illicit profit. The fish were often caught in Mexican waters from the Whitmarshes' sportfishing boat "Deadeye." Neither of the brothers had the proper licenses to sell fish to consumers, fish commercially in Mexican waters, or sell fish from Mexico in the United States.

The Whitmarshes' conduct violated laws designed to help the California Department of Fish and Wildlife monitor commercial fish sales and assess the health and viability of local fish populations. Chronic overfishing can damage vital ocean ecosystems and natural

Additionally, the brothers' scheme gave them an unfair business advantage over competitors by avoiding laws licensed fishermen follow. They were therefore able to sell their fish at lower prices than their competitors.

"Illegal fishing operations endanger our marine ecosystems and threaten our fish populations," Elliott said. "The illegal acts also undercut licensed sellers who play by the rules. This action sends a strong message that we're committed to protecting our oceans and businesses that follow the law."

Among the accusations against Tanner Whitmarsh are:

• Catching grouper, bass, and parrotfish in Mexico without the

required licenses. He returned to San Diego without filing the proper paperwork and illegally sold the grouper to a La Mesa sushi restaurant.

• Selling approximately 330 pounds of tuna obtained from a sportfisherman who did not hold a commercial fishing license at the time of sale. Whitmarsh falsely reported on the landing receipts that he had caught the tuna.

• Selling a 200-pound Mako shark for a sportfisherman without landing receipts or other accounting records.

Trevor Whitmarsh regularly conducted business in 2021 and 2022 as a commercial fisherman without holding a City of San Diego Business Tax Certificate. Among the accusation against him are:

- Repeatedly taking sport fishermen on fishing trips aboard his commercial fishing boat, even though he did not possess a Commercial Passenger Fishing Vessel license or a commercial ocean fishing enhancement.
- Illegally selling fish to San Diego seafood restaurants and fish-related businesses.
- Failing to create or submit any landing receipts regarding those sales.

They are also accused of illegal fishing and selling fish on at least five other occasions.

The civil complaint asks the court to permanently enjoin the Whitmarshes from continuing their illegal conduct and also seeks civil penalties, investigative costs, and other equitable relief for the defendants' violation of the law.

This case is s prosecuted by Deputy City Attorney Jordan DuBois of the City Attorney's Nuisance Abatement Unit on behalf of the People of the State of California under the supervision of Chief Deputy City Attorney Gabriela S. Brannan and Assistant City Attorney Paige E. Folkman.

The Nuisance Abatement Unit

was established to aggressively enforces public nuisance, land use, and environmental laws in the City of San Diego. The unit works with the California Department of Fish and Wildlife to protect the marine environment from fishing in protected areas and to protect endangered species from wildlife trafficking, such as the illegal sale of ivory.

The unit also works with numerous city, county, and state agencies to address nuisance properties and blight throughout San Diego; illegal transportation, storage, and disposal of hazardous waste; leaking underground storage tanks; oil spills; lead paint violations; the destruction of historical and archeological resources; illegal grading and dumping; and the destruction of environmentally sensitive land.

MISSION BAY SHOOTING HEARING MOVED TO AUGUST

A preliminary hearing has been set for Aug. 29 for a man suspected of killing a man at the Campland on the Bay RV Resort in Pacific Beach on May 16.

Police said there was a verbal confrontation between the victim, Ryan Abbott, 49, and Michael Lawrence Callahan, 38, who left and then returned to the pool area and allegedly shot Abbott in the chest at 10:08 p.m.

Paramedics rushed Abbott to a hospital where he died about 31 minutes later, said police. A handgun was recovered by police. Callahan had a motorhome at Campland, which is located in the 2200 block of Pacific Beach Drive.

Callahan was to have had his preliminary hearing this week, but his attorney asked for a delay in San Diego Superior Court and it was granted. Callahan has pleaded not guilty to a murder charge.

He remains in the George Bailey Detention Facility without bail.

summer Camps

Playtime at Claytime

Celebrating 17 years of Summer Camps full of indoor art projects and well supervised visits to the beach/tide pools (just one blockaway). Whether just for a day or several weeks, we have the perfect camp for your child! Camps are offered during the weeks that kids are on summer break. Kids 5 and older are invited to join our camps. Projects include: ceramic Painting, mosaic projects, acrylic on canvas, clay building, jewelry making and making tie-dye t shirts and much more. \$200 half day all week, \$375 full day all week. Single day is \$75 full and 1/2 days \$45. After care is available until 5 pm. Call Caroline and reserve a spot for your child today. Camps fill up

fast! claytime-ceramics.com For Registration & Prepayment: 619-223-6050 1863 Bacon St., Ocean Beach

Spanish Village Art Studios Summer Art Camp

Create your own ceramics and sculptures. Make animal mugs, finger puppets, and bobble heads. Learn about carving and glazing. Try the potter's wheel. Go home with a box full of art projects! Each week has a different set of projects.

Summer Art Camp: July–August 2023 Week #1: July 10-14 Week #2: July 17-21 Week #3: July 31-Aug 4 Week #4: Aug 7-11



Claytime's 21st year of Spring & Summer Camps

Claytime's Summer Camps

An Arts & Crafts Adventure Offered during Summer Break

Jun. 12 - Sept. 1
A fun & creative experience for your kids!

Indoor & Outdoor Activities Include:
Ceramic Painting • Clay Molding
Mosaics Fabric Painting
Canvas Painting • Tie-dying T-Shirts
Jewelry Making & More!

Daily Walks to the Tide Pools/Cliffs
FULL & HALF DAYS



HURRY! Limited to 8 Kids per week All Supplies, Snacks & Beverages Included

EXPERIENCED, WELL-EDUCATED STAFF Signup Online: www.claytimeceramics.com 619-223-6050 • 1863 Bacon St., Ocean Beach

Transitional transit options coming to PB

By DAVE SCHWAB

wo new programs – a pilot metered parking district on Garnet Avenue and an all-electric shuttle connecting to Balboa Transit Station – are coming to Pacific Beach in July.

Beachgoers are getting ready to catch "The Beach Bug," PB's new EV shuttle traveling up to 25 mph, which riders will be able to hail from a four-car fleet via an app or phone call. The first day of operation is still up in the air, though it's expected to debut in mid-July.

Also beginning sometime this month will be a metered, yearlong parking pilot placing 321 high-tech metered, two-hour-orless-time-limited parking spaces on Garnet Avenue. The pilot plan, approved unanimously by the City Council in July 2021, will be instituted within the business district along the densest part of Garnet Avenue and surrounding streets. Parking meters are planned for installation in two-hour spaces.

There is a direct tie-in between PB's shuttle and the pilot parking meter zone on Garnet Avenue. "None of the details have changed," said Sunny Lee, executive director of Discover PB, the beach community's business improvement district. "It is a one-year pilot that will be renewed next year. The hope is that it will prove to be successful."

Responding to concerns that the new metered parking district will adversely impact residents' parking, Lee said, "Neighbors' parking will not be displaced. Meters will not be placed in residential zones. Parking should operate as normal as the meters are going into spaces that are already timed and usage shouldn't look any different other than now there is a minor charge for those spaces."

The City is partnering with the San Diego Association of Governments to launch an on-demand PB shuttle service. This low-speed and emissions-free option will expand mobility choices in the community, support connections to transit, and reduce parking demand. The Beach Bug pilot also advances the City's Climate Action Plan and implements SANDAG's Flexible Fleets Implementation Strategic Plan.

In support of the 2021 Regional Plan, SANDAG initiated a regional procurement for on-demand mobility services or "Flexible Fleets," including Neighborhood Electric Vehicle shuttles, micro-transit, carshare, microbility, and ridehail. This regional procurement enables public agencies to cooperatively procure Flexible Fleet services with regionally-negotiated terms including competitive rates, level of service standards, and data sharing requirements. The City is utilizing this regional contracting approach to enter

into a cooperative agreement with SANDAG's selected NEV vendor, Circuit Transit LLC. (Circuit), for this PB pilot project.

When The Beach Bug launches, it will begin with a three-month free pilot program. After that, riders will pay \$2.50 for all-day access.

Planning a beach trip? Once the PB shuttle begins making its rounds, its hours will be:

- Mondays, Tuesdays, and Wednesdays: 7 a.m.-7 p.m.
- Thursdays and Fridays: 7 a.m.-
- Saturdays: 9 a.m.-10 p.m.
- Sundays: 9 a.m.-7 p.m.

Lee said the PB electric shuttle will facilitate people getting from the Balboa Avenue Trolley stop to PB's business district and beaches. There is an app people can use to pay for the meters.

"It (PB shuttle link) makes it very easy (to use) and Discover PB will be sharing about both of these projects on our social media as well," said Lee adding, "If all the tools are utilized, this can be a very smooth transition."

"Ultimately this is a win for PB," continued Lee. "Most people living in and visiting San Diego are used to using parking meters and residents and visitors alike will be able to take advantage of the amenities and improvements of mobility in our community.

READ MORE ONLINE AT sdnews.com



The Pacific Beach Community Surf Garden at the Pacific Beach Rec Center, 1405 Diamond St., will be officially dedicated on July 7.

MURAL»

cont. From PG. 1

Much of the work on the donated mosaic-tiled surfboards used as "flower petals" on the art piece adorning PB Rec Center was conducted over several weeks during volunteer workshops led by Tobin. The muralist said the surfboard flowers theme "just popped into my head."

But Tobin added the mural nearly took a different form. "The first concept I drew actually had the surf-boards looking more like fish sideways, but it just wasn't speaking to me as much," he said. "So we made them (fish) flowers. The surf garden theme (then) came from the flowers."

Tobin's been doing murals for 20 years for schools and nonprofits in places like North Park and National City, typically working with groups. "I rarely work alone," he said adding the Pacific Beach Community Surf Garden was one of his more ambitious and challenging projects.

According to Curry, financial challenges remain with the surf mural. "Costs, due primarily to the extensive engineering and more expensive materials, have exceeded our original budget," he said. "Costs have not yet exceeded our fundraising donations but there are significantly fewer funds to complete the project as envisioned (e.g., lighting, landscaping, etc.) and the intended use of excess funds for other rec center improvements."

Curry said the surf mural is a community project to be proud of and is one that will endure.

"Come by the recreation center and take a look," he said. "It is spectacular and an incredible artistic statement. It is a rec center beautification project that has evolved into a permanent City of San Diego Civic Art installation."

"People love it," concluded Tobin about the community surf mural, when asked about the reaction he received to the mural as he was installing it.



Thinking Mexican Tonight? Indoors or Outdoors. Olé!

- Open 11:30AM to 9PM Daily
- See Menu and Hours at PuebloPB.com
- Wegan and Gluten Free Options
- Full Bar and Great Tequila Selection
- Curbside and Free Delivery Service
- Free Parking



858.412.3312 PUEBLOPB.COM



BEACH



Now accepting applications for the '23-'24 School Year!

For your child, are you seeking?

- 1.) Small class sizes
- 2.) Academics that are accelerated, challenging and developmentally appropriate
- 3.) Enrichment through art, music, drama, library, technology, P.E. *and* foreign language 4.) A character education curriculum
- 5.) A School with 90+ years of longevity and proven experience



Infants-8th Grade

with campuses in Point Loma, Mission Valley & La Mesa
www.warren-walker.com/admissions

We are more than a School!







MISSION BEACH & PACIFIC BEACH

Pacific Life Church

Pacific Life Church offers church services every Sunday and we have 2 amazing opportunities for you to worship with us! We offer an in-person worship service every Sunday at 9:00am. We meet at Crown Point Jr. Music Academy – 4033 Ingraham St. There is parking in the school's parking lot, found on the corner of PB Dr. and Jewell St.

We also offer a live streamed, online church service at 9am via our website or YouTube channel. For more information about our church services, to get involved in a Life Group, to sign up for our weekly emails or to connect with our staff, please visit our website, www.pacificlifechurch.org or our social media pages.



Pacific Life Church

www.pacificlifechurch.org | Church Office: 2204 Garnet Ave, Suite 200, San Diego, CA 92109 Facebook - @pacificlifechurchsd | Instagram - @pacificlifechurchsd | YouTube - PacificLifeChurchSanDiego







Salad, and
Prepared Entrées
to go

Wine Boutique
Serving Breakfast - Lunch - Dinne

Wine Boutique Serving Breakfast - Lunch - Dinner Inside & Patio Dining Restaurant is open daily for lunch Dinner & Happy hours Wednesday thru Sunday

DELIVERY SERVICE AVAILABLE (858) 488-1725

New Bistro Menu Patio & Inside Dining

www.thefrenchgourmet.com catering@thefrenchgourmet.com























CLASSIFIEDS MARKETPLACE 🔎

Affordable Housing

Affordable housing 1 & 2 bedrooms **New Construction** Uptown: Email theabington@rasnyder.com

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9011621 Fictitious Business Name(s) a. SKINOVATION b. SKINOVATION ACUPUNCTURE AND MICRONEEDLING, 3405 KENYON ST #501A, SAN DIEGO CA 92110 Is registered by the following: a.BICH-HA THI NGUYEN This business is conducted by: A INDIVIDUALThe first day of business was: N/A Registrant Name: a. BICH-HA THI NGUYEN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 30, 2023 ISSUE DATES: JUNE 16,23,

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9012023 Fictitious Business Name(s) a. JOSEPH T. JONES, Psy.D, A PROFESSIONAL PSYCHOLOGY CORPORATION, 1264 VIA CONTESSA, SAN MARCOS, CA 92069 Is registered by the following: a.JOSEPH T. JONES, Psy.D, A PROFESSIONAL PSYCHOLOGY CORPORATION, This business is conducted by: A CORPORATION The first day of business was: 01/01/2023 Registrant Name: a. JOSEPH T. JONES, Psy.D, A PROFESSIONAL PSYCHOLOGY CORPORATION, TITLE of Officer, if Limited Liability Company/Corporation Title of Signor JOSEPH TODD JONES, PRESIDENT The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 2, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012136 Fictitious Business Name(s) a. CARDIOTRONIC, 1252 VIA BARRANCA, LA JOLLA, CA 92037 s registered by the following: a.OSYPKA MEDICAL INC, This business is conducted by: A CORPORATION The first day of business was: 06/28/2013 Registrant Name: a. a.OSYPKA MEDICAL INC, TITLE of Officer, if Limited Liability Company/Corporation Title of Signor MARKUS J OSPYKA, PRESIDENT The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 5, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9012453 Fictitious Business Name(s) a. REVIEWER MAGAZINE b. FAMILY DOG DISTRIBUTION, 2961 K STREET #1, SAN DIEGO, CA 92102 is registered by the following: a.PROSPECTOR IN-C,This business is conducted by: A CORPORATION The first day of business was: 06/08/2023 Registrant Name: a.PROSPECTOR INC TITLE of Officer, if Limited Liability Company/Corporation
Title of Signor ROBERT LEE ROWSEY JR, CEO The statement

was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 8, 2023 ISSUE DATES: JUNE 16,23 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012371 Fictitious Business Name(s) a.SHOWDOWN, 401 RY-LAND STRET, SUITE 200-A, RENO, NV 89502 is registered by the following: a INCONTRO LOGAN, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 04/24/2023 Registrant Name: a INCONTRO LOGAN, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of SignorJENI INCONTRO, CEO The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on JUNE 7, 2023 ISSUE DATES: $\,$ JUNE 16,23, 30 & JULY 7 $\,$

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9010106 Fictitious Business Name(s) a ONE ARTS CO, 8645 HILLERY DRIVE, SAN DIEGO, CA 92126 is registered by the following: a JIAYE JIANG his business is conducted by: AN INDIVID UAL The first day of business was: 3/1/2023 Registrant Name a JIAYE JIANG TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 8, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9010627 Fictitious Business Name(s) a THE LYONS GROUP 8916 ½ GOLF DRIVE, SPRING VALLEY, CA 91977 is registered by the following: a DEBRA LYNN LYONS This business is conducted by: AN INDIVIDUAL The first day of business was: 04/17/2023
Registrant Name: a DEBRA LYNN LYONS TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 15, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012128 Fictitious Business Name(s) a.ORDERLY SPACES – THE ORDWAY b.ORDERLY SPACES, 1190 ENCINITAS BLVD APT 169P, ENCINITAS, CA 92024 is registered by the following: KJO, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 06/05/2023 Registrant Name: a KJO, LLC TITLE of Officer, if Limited Liability Company, Corporation Title of Signor JUSTINA ORDERWAY, MEMBER The statement was filed with Jordan Z. Marks, ,Jr. Recorder/Coun ty Clerk of San Diego County on: JUNE 5, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9011667 Fictitious Business Name(s) a BEACH BAY GETAWAY, 3534 WILCOX STREET, SAN DIEGO, CA 92106 is registered by the following: a SUSAN M NANCE b. RICHARD A NANCE This business is conducted by: A MARRIED COUPLE The first day of business was: 3/9/2005 Registrant Name: a SUSAN M NANCE b. RICHARD A NANCE TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 30, 2023 ISSUE DATES: JUNE 16,23,

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9011666 Fictitious Business Name(s) a POINT LOMA GARDEN CLUB, 3534 WILCOX STREET, SAN DIEGO, CA 92106 is registered by the following: a SUSAN M NANCE b. LINDA STATION This business is conducted by: AN UNINCORPORATED ASSOCI-ATION OTHER THEN A PARTNERSHIP The first day of business was: 5/4/1961 Registrant Name: a SUSAN M NANCE b. LINDA STATION TITLE of Officer, if Limited Liability Company/Corpo ration Title of Signor The statement was filed with Jordan Z Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 30, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9009664 Fictitious Business Name(s) a NERD RECYCLING b NERD ELECTRONICS, 10020 PROSPECT AVE #A14, SANTEE, CA 92072 is registered by the following: a JOSE DELIO BA-CALSKI This business is conducted by: AN INDIVIDUAL The first day of business was: 11/05/22 Registrant Name: a JOSE DELIO BACALSKI TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 02, 2023 ISSUE DATES: JUNE 16,23, 30 & JULY 7

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023. 9011343 Fictitious Business Name(s) a D & O AUTO PARTS, 6433 SHIREHALL DR, SAN DIEGO, CA 92111 is registered by the following: a DYLAN JENSEN MACHADO This business is conducted by: AN INDIVIDUAL The first day of business was 08/23/2017 Registrant Name: a DYLAN JENSEN MACHADO TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 24, 2023 ISSUE DATES: JUNE 23, 30, JULY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9011863 Fictitious Business Name(s) a. BELLE BARE FIT, 1128 FELSPAR STREET APT 5, PACIFIC BEACH, CA 92109 is registered by the following: a. ANA KAROLINE MARQUES PIOTO This business is conducted by: AN INDIVIDUAL The first day of business was: 1/1/2022Registrant Name: a. ANA KAROLINE MARQUES PIOTO TITLE of Officer, if Limited Liability Company/ Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2023 ISSUE DATES: JUNE 23, 30 , JULY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9012981 Fictitious Business Name(s) a. 180 CLEANING SOLU-TIONS, 8583 AFRO DRIVE APT 3104, SAN DIEGO, CA 92123 is registered by the following: a. RAYMOND OCEGUERA This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. RAYMOND OCEGUERA TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/ County Clerk of San Diego County on: JUNE 16, 2023 ISSUE DATES: JUNE 23, 30 , JULY 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012148 Fictitious Business Name(s) a.REGENCY SUPPLY, 9540 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123 is registered by the following: a. REGENCY ENTERPRISES, INCORPO-RATED b. ALLSALES ELECTRIC, INC This business is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name: a. REGENCY ENTERPRISES, INCORPO-RATED b. ALLSALE ELECTRIC, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan 7. Marks. .Jr. Recorder/County Clerk of San Diego County on: JUNE 05, 2023 ISSUE DATES: JUNE 23, 30 , JULY 7 & 14

NOTICE OF PETITION TO ADMINISTER ESTATE OF Raquel Y Wilkins, deceased CASE NO. 37-2022-00035299-PR-LA-CTL. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Raquel Y. Wilkins deceased A PETITION FOR PROBATE has been filed by Darleen H. Clough in the Superior Court of California, County of SAN DIEGO. THE PETITION FOR PROBATE requests that Darleen H. Clough be appointed as personal representative to administer the estate of the dece dent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on August 23, 2023 at 1:30pm in Dept. 502 Room C-502 located at 330

TWISTED TEA PARTY

Don't be late for a very import-

ant date. A fundraiser titled "A

Madhatter Twisted Tea Party,"

to benefit Shoreline Community

Services in Pacific Beach, is be-

ing held Thursday, July 20 hosted

by Mavericks Beach Club at 860

Garnet Ave. Live music will be

provided by Stampede. The event

will raise funds for Shoreline

Community Services to provide

medical services to homeless

neighbors at The Compass Station

at 1004 Chalcedony St. Tickets

are \$40. Participants will be treat-

ed to food and drink, a Shoreline

Community Services T-shirt, a raffle

ticket, a custom hat by red hatter,

W. Broadway, SAN DIEGO CA 92101 PROBATE DIVISION, IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative annointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) $60\ \mbox{days}$ from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowl edgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice (DE154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: Darleen H. Clough,7609 Willow Brook Ct. Hudson FL. 34667, (727)271-3972 ISSUE DATES: June 30, July 7 & July 14, 2023

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9013150 Fictitious Business Name(s) a.BROWS ART, 833 S. MAIN AVE. FALL BROOK, CA 92028 is registered by the following lowing: a. MOJDEH SHAFIEI This business is conducted by: AN INDIVIDUAL The first day of business was: 6/21/23 Registrant Name: a. a. MOJDEH SHAFIEI TITLE of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 21, 2023 ISSUE DATES: JUNE 30 JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012308 Fictitious Business Name(s) a.SILVERADO ESCON-DIDO, 1500 BORDEN ROAD, ESCONDIDO, CA 92026 is registered by the following: a. SILVERADO ESCONDIDO, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 7/1/2019 Registrant Name: a. a. SIL-VERADO ESCONDIDO, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor CARMIN TOMASSI, CFO/ AUTHORIZED REPRESENTATIVE The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 07, 2023 ISSUE DATES: JUNE 30, JULY 7,

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012309 Fictitious Business Name(s) a.SILVERADO ENCINI-TAS 355 SAXONY ROAD, ENCINITAS, CA 92024 is registered by the following: a. SILVERADO ENCINITAS, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 7/1/2019 Registrant Name: a. a. SILVERADO FNCINITAS, LLC TITLE of Officer, if Limited Liability Company Corporation Title of Signor CARMIN TOMASSI, CFO/AUTHO RIZED REPRESENTATIVE The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: JUNE 07, 2023 ISSUE DATES: $\,$ JUNE 30 , JULY 7, 14 &21 $\,$

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9011777 Fictitious Business Name(s) a. CALMING CO, 555 W REFCH ST. SUITE 420. SAN DIEGO, CA 92101 is registered by the following: a.U CALMING CO This business is conducted by: A CORPORATION The first day of business was:N/A Registrant Name: a.a.U CALMING CO TITLE of Officer, if Limited Liability Company/Corporation Title of Signor ADAM DAVIES, CEO The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2023 ISSUE DATES: JUNE 30 , JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012727 Fictitious Business Name(s) a. SPA BY NIKKI, 3023 BUNKER HILL ST, SUITE 104, SAN DIEGO, CA 92109 is registered by the following: a.BROWSBYNIKKLLLC This husiness is conducted by: A LIMITED LIABILITY COMPANY The first day of business was:N/A Registrant Name: a.BROWSBYNIKKI LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor NICOLE SAITO, MANAGING MEMBER The statement was filed with Jordan Z. Marks, ,Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2023 ISSUE DATES: JUNE 30 , JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013062 Fictitious Business Name(s) a. SOAP & STEAM CARPET CLEANING , 6930 HYDE PARK DRIVE, UNIT 107, SAN DIEGO, CA 92119 is registered by the following: a. FABIO HENRIQUE DOS SANTOS PEREIRA This business is conducted by: AN INDIVIDUAL The first day of business was: 1/10/2022 Registrant Name: a. FABIO HENRIQUE DOS SANTOS PEREIRA 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: JUNE 20, 2023 ISSUE DATES: JUNE 30 , JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023 9012935 Fictitious Business Name(s) a.SPICY DELIVERY, 3795 GEORGIA AT ST 201. SAN DIEGO, CA 92103 is registered by the following: a.ADAM BENJAMIN SILVERSTEIN This business is conducted by: AN INDIVIDUAL The first day of business was N/A Registrant Name: a.ADAM BENJAMIN SILVERSTEIN 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: JUNE 16, 2023. ISSUE DATES: JUNE 30 . JULY 7. 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9010858 Fictitious Business Name(s) a.P.LAN IT SAN DIEGO, 2850 BAYSIDE WALK, SAN DIEGO, CA 92109 is registered by the following: a.RACHEL ANNE PENICHE This business is conducted by: AN INDIVIDUAL The first day of business was 1/1/2001 Registrant Name: a.RACHEL ANNE PENICHE Title of Officer, if Limited Liability Company/Corporation Title of Signor The statement was filed with Ernest J. Dronenburg, Jr. Record er/County Clerk of San Diego County on: MAY 18, 2023. ISSUE DATES: JUNE 30, JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013370 Fictitious Business Name(s) a.FAIRLY LIVING, 4445 SANTA MONICA AVE, SAN DIEGO, CA 92107 is registered by the following: a.GIA GLOBAL, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 6/22/2023 Registrant Name: a.GIA GLOBAL, LLC Title of Officer, if Limited Liability Company/Corporation Title of Signor. SYLVIA G. BUTCHER, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 23, 2023. ISSUE DATES: JUNE 30, JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012392 Fictitious Business Name(s) a.ELLEY BEAN, 6757 FRIARS ROAD UNIT 43, SAN DIEGO, CA 92108 is registered by the following: a.NOELLE DIANA EDEJER This business is conducted by: AN INDIVIDUAL The first day of business was N/A Registrant Name: a.NOELLE DIANA EDEJER Title of Officer, if Limited Liability Company/Corporation Title of SignorThe statement was filed with Ernest J. Dronenburg, Jr. Recorder/ County Clerk of San Diego County on: JUNE 08, 2023. ISSUE DATES: JUNE 30 , JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9012032 Fictitious Business Name(s) a.MEDISOMA, 2321 MORENA BLVD, SUITE M, SAN DIEGO, CA 92110 is registered by the following: a.FAEGANN HARLOW This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.FAEGANN HARLOW Title of Officer, if Limited Liability Company/Corporation Title of SignorThe statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 02, 2023. ISSUE DATES: JUNE 30, JULY 7, 14 &21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013171 Fictitious Business Name(s) a.LOCKBUSTERS, 4734 TALMADGE CANYON ROW, SAN DIEGO, CA 92115 is registered by the following: a.ADAM SHABLI This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.ADAM SHABLI Title of Officer, if Limited Liability Company/Corporation Title of SignorThe statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 21, 2023. ISSUE DATES: JULY 7,14,21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013171 Fictitious Business Name(s) a.LOTUS BLOSSOM BOOKS, 1220 ROSECRANS ST #325, SAN DIEGO, CA 92106 is registered by the following: a.MARYA BRUNSON This business is conducted by: AN INDIVIDUAL The first day of busine was: MARCH 22, 2007 Registrant Name: a.MARYA BRUNSON Title of Officer, if Limited Liability Company/Corporation Title of SignorThe statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 26, 2023 ISSUE DATES: JULY 7.14.21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013609 Fictitious Business Name(s) a.VAYNE & SPARKLE b VAYNE HAIR AND SPARKLE, 1550 FRONT ST #21, SAN DIEGO. CA 92101 is registered by the following: a.SHIETA BLACK This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a.SHIETA BLACK Title of Offi cer, if Limited Liability Company/Corporation Title of SignorThe statement was filed with Ernest J. Dronenburg, Jr. Recorder, County Clerk of San Diego County on: JUNE 27 2023. ISSUE DATES: JULY 7,14,21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2023-9013391 Fictitious Business Name(s) a.FUSCO ORSINI & ASSOCIATES INSURANCE SERVICES, 5095 MURPHY CANYON ROAD STE 200, SAN DIEGO, CA 92123 is registered by the following: a.FUSCO & ORSINI INSURANCE SERVICES, INC This business is conducted by: A CORPORATION The first day of business was: N/A Registrant Name: a.FUSCO & ORSINI INSUR-ANCE SERVICES, INC Title of Officer, if Limited Liability Company/Corporation Title of Signor MICHAEL FUSCO, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder County Clerk of San Diego County on: JUNE 23 2023. ISSUE DATES: JULY 7.14.21 & 28

SERVICE DIRECTORY

AUTOMOTIVE

Bee Line BRAKES . SINCE

ALIGNMENT • A/C SERVICE • 30/60/90K Maintenance • **10% OFF**

W/ THIS AD

938 GARNET AVE., PACIFIC BEACH (858) 273-2411

CLEANING

Cleaning Service by Cecilia Sanchez Family owned & operated 15 years experience. Office, residential &

> vacancy cleanings #1 vacation rental experts

& excellent references (619)

CARPET & TILE CLEANING

Service Kings

WHERE YOU ARE TREATED LIKE ROYALTY! Cleaning Carpet, Tile, Upholstery for over 28 years **CARPET CLEANING SPECIAL**

619-677-6523 Or visit our website at www.service-kings.com

CONSTRUCTION

STARBOARD CONSTRUCTION Kitchen - Bath Remodeling Free Estimates Licensed · Insured Remodels Additions

HANDYMAN

MARIO'S HANDYMAN SERVICES LLC

Complete Home Repairs Electrical Painting

 Carpentry Decks Drywall Flooring Repair

 Plumbing Power Washing Customer satisfaction. Insured & worker's comp

CALL MARIO (619) 647-9606

RENT-A-HUSBAND

HANDYMAN WITH 30 YEARS EXPERIENCE

MANY SKILLS

Hourly or Bid PROMPT, AFFORDABLE,

PROFESSIONAL INSURED

Ask for Bob 619-742-0446

LANDSCAPE/GARDEN

Call Now For Free Estimate Beach Cottages To Mansions Weekly • Biweekly • Monthly Ca. St. Lic. #0783646 Insured Billed Monthly • Check • Cc • Pay Pa Readers Choice Award Winner

(619) 523-4900

CROWN POINT CLIPPERS, INC. TREE SERVICE FREE ESTIMATES!

- FINE PRUNING & THINNING ARTISTIC TREE LACING
- TREE & STUMP REMOVAL POINTCLIPPERS@GMAIL.CO

(858)270-1742 ully licensed and insured. Lic# 723867

SERVING THE LA JOLLA AREA FOR 40 YEARS

PAINTING

Chuckie's **Painting Company**

(619) 795-9429 chuckgjr@cox.net

PLUMBING

BILL HARPER PLUMBING.COM

Licenced Plumber vith vears of experience in residential ho mpt, Professional and Affordable ne Estimates, Cash Disco CALL BILL 619-224-0586

619-583-7963 idealservice.com 5161 Waring Rd, San Diego CA License #348810





WINDOW CLEANING

Ray & Roger's **WINDOW CLEANING** Commercial & Residential Mirrors Skylights

30 Day Rain Guarantee

619.252.1385

ed & Insureed • Free Estimate

games and more. **VOLUNTEERS CLEAN BEACHES AFTER HOLIDAY**

July 5 to assist with the Surfrider

Foundation San Diego's annual post-Fourth of July "Morning After" beach cleanup series. In only three hours, volunteers had recovered more than 2,832 pounds of trash — majorly consisting of single-use have been washed into the sea. Cleanups sites were at Imperial Beach, Ocean Beach Pier, Oceanside, OB Dog Beach, Mission Beach, Fiesta Island, Crystal Pier, and Moonlight Beach. Total weights by local sites: Fiesta Island (381 pounds), Mission Beach Park (47 pounds), Crystal Pier (96 pounds), Ocean Beach Pier (129 pounds), Ocean Beach Dog Beach (hosted 1.925 pounds).

BELMONT BIRTHDAYS

During July, Belmont Park in Mission Beach will be offering special birthday-themed treats like the Giant Birthday Monster Cones at Sweet Shoppe and birthday-themed pastries, Birthday Cake Dole Soft

Serve and Confetti Funnel Cake at Belmonty's Burgers. The boardwalk restaurants - Beach House, Cannonball and Draft - are celebrating Belmont's birthday by serving up signature cocktails and beers in limited edition Belmont Park take-home cups. Order a Birthday Margarita at Beach House for \$17 or the Belmont Park Birthday Beer (any selection of draft beer) at Cannonball and Draft for \$14. A discounted annual pass will also be available for \$98, originally \$120, only valid on Belmont Park's birthday weekend.

PB TRASH CLEANUP

Pacific Beach Town Council announced it will host its second Saturday Weed & Trash Cleanup on July 8 from 8 to 10 a.m., which will take place along the Boardwalk (Ocean Front Walk), starting at Ocean Park Inn, where volunteers will remove weeds and trash from the adjacent berms.

More than 345 volunteers gathered at seven popular beaches on

San Diego's Major League Soccer club getting the ball rolling

By HECTOR TRUJILLO

It was just over a month ago when the announcement of San Diego getting the 30th expansion club in Major League Soccer came down like a lightning bolt from the soccer gods. Two days later the community came out in droves to the "Let's Kick It Party" at Snapdragon Stadium where soccer fans from all around the county came to interact and get a feel for what the vibe on game day will be like.

Since then, San Diego FC (the temporary working name that San Diego MLS goes by), has organized several events throughout the county gathering input as to what the final product will look like before the team hits the pitch in 2025. I recently got a chance to sit down with San Diego FC President Tom Penn to discuss topics including what else fans should expect, how he became involved in the project, and the arrival of the league of Lionel Messi to MLS.

Q: How far back does your vision of MLS in San Diego go and does it go back as far as San Diego's original bid for MLS expansion?

A: No, it's very recent. I was very focused on LAFC and getting that started and successful, but then COVID hit. After transitioning out of LAFC, a friend of mine named Brent Lawrence, who is from San Diego, and is an investment banker with his company Accelerate

Sports reached out to me. Lawrence said he was involved with some people with the San Diego Loyal and some people in San Diego and asked if I had some interest to collaborate. At that time, I thought it was interesting because I believe San Diego is a perfect market for Major League Soccer and in that window of time Sacramento had been declared as the 30th team. The next time I was meeting with Lawrence was the night before the Sacramento deal cratered very publicly. All of a sudden a 30th team was open and then it was just a natural thing to think San Diego is the perfect market for MLS, there's a stadium being built that's designed for MLS, and all we really need now is the right investors so that just sharpened our focus on San Diego and this opportunity.

Q: Since the public event at Snapdragon on May 20, what has been the game plan in terms of interacting more with the fans?

A: Well it's interesting, we did six events in four days and immediately after that we sort of took a breath and that was right on the heels of closing the deal. Now we're regrouping and we're building the organization, so we're in the process of making some key hires, we're in the process of determining where our corporate headquarters will be, where our football headquarters will be and we're organizing our plans for what our engagement with the community will be in the run-up.

We have staved active in our supporter relations, we've had a couple of really encouraging supporter meetings with the leaders and we're scheduling our next supporter engagement that's going to be more broadly opened up to more members of the public. We are already seeing such great early momentum and buy-in, passion, and shared values. We really want to hear what our supporter leaders truly want this club to be and let them co-create what our supporter engagement is going to be giving us a chance to form the foundation of what we're all about.

We're also working on our brand and finishing off the ideas for our crest and our colors with a lot of good feedback that's informed a lot of our decisions. We are working that through the channels at MLS and Adidas and then we'll be ready to announce something to the public.

Q: Will you be relying on youth or more of a mix with established players when it comes time to hit the pitch in 2025?

A: It's both. The other foundational work that we're doing is building and planning for our academy. As you know, with Right To Dream in the mix, we're going to have the incredible opportunity to do this state-of-the-art and best-in-class academy in the Americas.

READ MORE ONLINE AT sdnews.com



San Diego FC President Tom Penn.

COURTESY PHOTO





Full Service Chimney Cleaning

ONLY \$149 reg. \$279

Includes full safety inspection

CALL TODAY: 619-593-4020







RAIN, WIND, AND FIRE...

"The three menaces to any chimney, fireplace, or stove."

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. Additionally, mold, mildew, pollen, dust and flammable creosote are among the hazards that can build up and collect in the flue of a chimney. A thorough inspection, and cleaning if necessary, will dislodge and remove such build-ups.

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 # 97643@ 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.

Surfing scientists develop deeper

By KYLIE CAPUANO

demic, turned into a friendship be-

tween two women with an equal

After reaching out via Zoom, Grayson and Michaela Alksne bonded over their time spent surfing together during the COVID-19

lockdown. However, what initially started as time spent in the water together, transformed into a sim-

ilar love for the science within it. Both growing up surfing, the

duo developed a deep appreci-

ation for the ocean at an early

age. Grayson spent her childhood

playing around in tidepools and

surfing Pacific Beach breaks.

while Alksne honed the craft

alongside her dad and friends in

the colder Santa Cruz waters. As

current Ph.D. students at Scripps

Institution of Oceanography, they

realized they could transfer their hobby into a profession later on.

"I didn't discover my passion for

science until college," said Alksne.

"I always thought science was so

hard and only smart people do

science. I was like, 'I'm a surfer, I

don't do that,' until I went to com-

munity college and realized that I

was capable of it. Once I realized I

loved my general science classes,

that's when I realized that I could

connect my love for surfing and

the ocean with at least majoring

Now long past their gen-ed days,

the scientists conduct their Ph.D.

studies in the same waters they

surf. Alksne researches marine

mammal bioacoustics, focusing on

cetaceans. Cetaceans - classified

as whales, dolphins, and porpoises

make sounds to communicate,

navigate and forage. Alksne's lab

deploys underwater recording de-

vices off the coast of San Diego to

keep a continuous record of the

"What I do is I do my best

to interpret those sounds and

in marine biology."

mammals' sounds.

passion for surfing and science. "I recognized Michaela's face as someone I had seen surfing. I was like 'Oh my god, I have a friend in this class,' when I thought I was going to know nobody," said

Natalie Grayson.

hat started with a Zoom message during an online class over the pan-

appreciation of ocean's importance

LIKE OUR PHOTOS? Follow us on instagram! @sdnewsgroup

SUDOKU PUZZLE

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

CROSSWORD PUZZLE

			1	2	3		4	5	6	7	8	9		
			10				11							
12	13		14		+			15						
16		17						18				19	20	21
22								23						
24						25		26			27			
					28		29				30			
31	32	33			34				35			36		
37			38			39								
40					41			42		43	44	45	46	47
48				49					50					
51									52					
			53						54				55	
		56					57		58					
		59							60					

CLUES ACROSS

only once in each row column and 3x3 block. Use logic and process elimination to solve the puzzle. Fill in the blank cells using number 1 to 9. Each number can appear

- 1. Small Eurasian deer 4. Irish county
- 10. A major division of geological
- 11. Broadway actor Lane
- 14. It causes fainting (abbr.)
- 16. A notable one is blue
- 18. Utter repeatedly 22. Rings

CLUES DOWN

2. American songbird

4. International organization

9. Hospital worker (abbr.)

12. Nonsense (slang)

13. Town in Galilee

1. Make up for

Engravers

7. Criminal

8 Jewelry

6. Declared as fact

- 23. Sullies
- 24. Occurs
- 26. Publicity
- 27. Near
- 28. Tools of a trade
- 30. Offer in good faith
- 31. "American Idol" network 34. Garments
- 36. Soviet Socialist Republic
- 37. Retired NFL DC Dean
- 39. Hot meal
- 40. A type of gin
- 42. A \$10 bill
- 41 Percussion instrument
- 19. Another name
- 20. Sheen in second year before shearing
- 21. Town in Surrey, England
- 25. Appropriate during a time of
- 29. Creative output
- 31. Recesses 32. District in N. Germany
- 33. Rider of Rohan

- German Third Reich
- 41. Scribe
- 45. Actress Thurman
- 46. Walking accessory
- 47. Crest of a hill
- 49. Member of a North American
- 56. Type of computer
- 35. The official emblem of the

9 9

38. One who puts down roots

- 43. Painted a bright color

48. About ground

50. Medicine man

51. Seedless raisin

53. Appendage

55. By the way

56. Bicycle parts

60. Commercials

58. Barbie's friend

59. In a way, stretched

54. OJ trial judge

52. National capital of Albania

- 44. Tycoons
- people
- 57. U.S. State (abbr.)

ε

7 8

6 9

8

Scripps Institute of Oceanography Ph.D. students Natalie Grayson and Michaela Alksne spend every week surfing together.

understand what animals are making them and why; and how we can improve our understanding of the animals and their communication, distribution, and ecology, using the continuous record of the sounds they are making," said Alksne.

Grayson focuses her research on the coral that resides on the ocean floor below her surfboard. Basing her thesis on the presence of plant chemistry in pharmaceutical practices, Grayson looks to local soft corals for potential new drugs.

"Think of a plant that can't run away and all it has is leaves that are really tasty for a caterpillar plants make really interesting chemistry to make things not want to eat it. A majority of things we use as drugs to treat cancer, as antibiotics, or for almost any disease, come from plants," said Grayson.

"It's us using the chemistry that plants use to defend themselves to help us defend ourselves. If you think about these soft corals, they also can't run away and they don't have a hard external skeleton that the reef corals do.'

Grayson sequences the DNA of the local soft corals to study their chemistry and explore potential defenses that can be replicated in pharmaceutical drugs, similar to the approach toward plants.

While Grayson and Alksne's time spent in the lab is much different than their time on the board, science and surfing have bridged together to provide a deeper

appreciation for both pursuits.

"It's one thing for me to look for drugs and ways that these organisms can help us, but the questions that are really exciting to me are why these organisms are making these things for themselves. When I'm surfing I'm really able to get in touch with that," said Grayson. "We both have been so privileged to grow up and understand how important the ocean is. Now as scientists, we are able to understand all the ways that it is helping us. The feedback between the two knowing the ocean through so many different angles – just feeds off each other."

What the two surfing scientists also share with one another is a desire to preserve the ocean and inspire future generations to pursue stem. Grayson hopes to continue to explore the pharmaceutical potential of local marine organisms, inspiring others through the angle of surfing.

Alksne aspires to take on the role of a stem educator, passing on her knowledge as her way of giving back.

"All of my life spent in and around the ocean is really what made me want to protect the ocean so much," said Alksne. "I want future generations to experience the ocean the way I have experienced it. And I think through education and research, I am making a difference or at least trying to protect our oceans and educate people on protecting them."

Point Loma Nazarene surf team wins national championship, UC San Diego finishes fourth

By KYLIE CAPUANO

The Point Loma Nazarene University surf team took L 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.

UC San Diego surfer and team

captain Makena Burke joined the national leaderboard, taking home a second-place finish in the women's division. As a frequent top competitor and double state champion, Burke will be returning next season with the hopes of a championship title.

"I definitely went in with the goal of getting first, but of course, everything is always up to the

ocean's discretion," said Burke. "At the end of the day, sometimes the waves just don't come your way. I'm super happy to get second and get some good points for the team."

UC San Diego's fourth-place finish remains consistent with their previous 2022 third-place ranking.

READ MORE ONLINE AT sdnews.com





PHOTO BY JAROSLAV RICHTERS

City Ballet will be 'On the Move Without Bounds' outdoors at UC San Diego

By KYLIE CAPUANO

he 31st season of the Pacific Beachbased City Ballet of San Diego will kick off with an outdoor summer ballet show in La Jolla titled On the Move 2023: Without Bounds.

The performance will consist of three all-new works, choreographed by Elizabeth Wistrich, Geoffrey Gonzalez, and Brian Heil.

Aubade I & II, choreographed by Wistrich, will engage audience members through a dance piece that will invoke an interpretation of an awakening - whether it be through the promise that each new day holds or an awakening within oneself.

"The music is very, very powerful and emotional," said On the Move 2023: Without Bounds director Ariana Gonzalez. "I feel like people are really going to be moved by not only the power of the dancing but the power of the movement."

Forever Sunset, choreographed by Geoffrey Gonzalez, derives inspiration from Geoffrey's own personal life. Dancers will slide around the stage wearing socks to execute a much more grounded movement to a modern contemporary style choreography.

sonal sorrows, so that is reflected in the choreography. It is basically about celebrating the small moments in life and treasuring those around you," said Ariana Gonzalez. Heil's choreographed classical piece titled

"Geoff has been going through some per-

Moonlit will close the On the Move 2023: Without Bounds performances. An all-female cast will highlight the musical complexity of the score and dance to the waxing and waning of a moon cycle Showcasing on July 14-15 at 8 p.m., the performances will take place at the new open-air Epstein Family Amphitheater on the UC San Diego campus. "This is our first time performing at the Epstein Family Amphitheater, and I think seeing that type of movement outdoors in this beautiful amphitheater is going to be so effective," said Ariana Gonzalez. "We are in San Diego, ballet should be done outdoors here. I think it's a great thing for people to do over the summer – see live performing art outside.' The July 14 show will commence the City

Ballet's 31st season, which will run through next May. Ariana Gonzalez, daughter of the nonprofit's co-founders, will have the honor of directing the first performance of the upcoming season.

"I was 9 years old when they first started the company, so I've seen it progress from where it started – having four dancers – to this very established ballet company," said Ariana Gonzalez."I feel very honored to get the opportunity to shape the company's future vision with this show. It's another opportunity to get on stage and to show the community of San Diego that we have amazing local choreographers here."

Tickets are available on the City Ballet website and sell from \$39-59.





Casa Bahia | Al Fresco Living | Quintessential California Style

Just steps to the bay and blocks to the ocean this home offers privacy, indoor/outdoor living and an attention to detail rarely offered.

4 BD (one a casita) | 4.5 BA | Saltwater Pool | Outdoor Living Areas



Michelle Serafini Architectural Homes + Coastal Property Sales 858.829.6210 | @michelle_serafini



SCAN FOR DETAILS

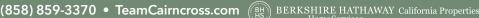
Cottage + Rental Units in Point Loma



3136 Fenelon St, San Diego, CA 92106

Craftsman style detached home plus two 1 bedroom units in the desirable Roseville community of Point Loma situated on 4948sf lot. Front home is in near original condition and consists of 3 BR and 2 BA with 1242sf of living space, fireplace, laundry area with Speed Queen washer/dryer and the bonus of a walk down hatch basement. Detached from the main home and at the rear of the property: 3138 is an upstairs 1BR/1BA 702sf flat, and 3140 is a 2-story 1BR/1BA 832sf townhome with patio area off living room. Both units feature vaulted wood beam ceilings. 3 assigned parking spaces for property with additional laundry area with washer/dryer hookups. Offered at \$2,475,000







Award-winning Mexican transgender designer, model lives her dream



Fashion Files

| Diana Cavagnar

iva Alfaro is a multitalented designer and a transgender model in the fashion industry. Although she enjoys fashion designing, modeling is her first love. She will always give that 1,000% in prioritizing her goals and aspirations. Originally from Playas de Rosarito, Mexico, Viva always had plans to move to California. She came to San Diego and enrolled in the fashion design program at Mesa College. Half of her education was during the pandemic and it was a bit disheartening to have to be on Zoom for a major that requires hands-on work.

Graduating this summer, I asked her about the experience

and she said: "I am happy and proud of myself and every single person who went through that very difficult time and managed to stay afloat. All in all, my academic experience had its highs and lows, wins, and lots of losses but even with that, I would do it all over again."

During this time she participated in the Golden Scissors 2021 Fashion Show as a designer and her collection was awarded first place. "I was honored to receive the recognition from faculty and peers," she said.

In addition, she participated in the Fashion Redux with the team of "Uniforms" and was chosen as the Top 4 Designer and the "Most Transformative Design" award.

In 2023, she was chosen again as a Top 4 Designer and given the "Most Transformative Design" award for Fashion Redux. "I am very humbled to have received such recognition and awards

because it is the tangible proof that I can overcome the challenges and tasks given to me," Viva said.

She began modeling in 2021 and said, "I love every aspect of it! The photoshoots, being backstage getting hair and makeup ready before the runway, the nerves and shaky legs right before your turn to walk – I'm in love with the thrill of it all."

I asked her about Pride Month and she said this is her first time to celebrate it as a proud and open transgender woman. Viva said that there's always controversy when Pride Month comes, but she said: "I believe that we should focus on love and understanding that our differences shouldn't divide us, because they are the foundation for a strong and healthy society. We should learn to appreciate and respect each other more." For more information, check out her Instagram @viva.alfaro.



Viva modeling.

PHOTO BY WENDY SMITH

UPCOMING EVENTS

Thursday, July 20 – Her Universe Fashion Show at Comic-Con at the Manchester Grand Hyatt Hotel.

It is presented by Hot Topic and Disney. Begins at 6 p.m. and is free for San Diego Comic-Con attendees. San Diego Swim Week, July 27-29 – Check the schedule for locations at SanDiegoSwimWeek.com.

Diana Cavagnaro is an internationally renowned Couture Milliner based in Alpine. Learn more about our hat designer, teacher, and blogger at DianaCavagnaro.com.



Viva model winning design for Fashion Redux. PHOTO BY NATASHA SACHI



Viva models for Vista Hill's Fashion Show. PHOTO BY DIANA CAVAGNARO



Viva models Kiara Jones at the Golden Scissors Fashion Show.

PHOTO BY DIANA CAVAGNARO



Viva models for Vista Hill's Fashion Show. PHOTO BY DIANA CAYAGNARO



Viva model's bridal designer, Jenneva Borboa. PHOTO BY HELENA LIMON

COLEMAN MOVING SYSTEMS INC.

Office/Residential | Free Wardrobe Use | Piano Moving Last Minute Moves | Packing/Unpacking Discount Packing Materials | Moving all over CA, AZ, NV 7 DAYS A WEEK | FREE ESTIMATES FAMILY OWNED SINCE 1979

619.223.2255 STU AND MATT COLEMAN
BBB MEMBER | INSURED LIC #CAL T-189466



HANDYMAN & LAWN SERVICES

Lawn care | Irrigation checks & repairs |
Yard clean-up & maintenance | Wood &
Fence | Pressure washing | Demo | Junk
removal | Ceiling fan install | TV mounting |
Drywall repair | Doors | Hardware + more



CALL CODY WILLIS @ 858-585-0155 FOR A FREE QUOTE!







MUSIC



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

By BART MENDOZA

SPOTLIGHT

Fans of 1960s pop-rock won't want to miss the "Happy Together Tour" stopping in at Humphrey's Concerts by the Bay on July 11. The show will feature stars of the era including The Turtles, Little Anthony, Gary Puckett & The Union Gap (above), The Vogues, The Classics IV, The Cowsills, and Ron Dante of The Archies, who combined are responsible for an impressive 61 Billboard Top 40 hits. All still give great performances, but the clear favorite this evening will be former San Diegan Gary Puckett. Best known for a string of Top 10 hits between 1967-1969, including "Young Girl" and "Lady Willpower," he helped put San Diego on the musical map. Six decades on Puckett remains in fine voice, with a greatest hits set that will thrill fans at this rare homecoming

Gary Puckett & The Union Gap: Tuesday, July 11 at Humphrey's Concerts by the Bay, 2241 Shelter Island Drive. 6:30 p.m. \$66.50. humphreysconcerts.com.

RECOMMENDED

One of the hottest young blues talents hitting national stages right now is guitarist Anthony Cullins. Performing on July 7 at Beaumont's, Cullins is barely out of his teens but is already highly rated by his peers, winning the coveted "Best Blues Artist" trophy at this year's San Diego Music Awards. He is currently working on a new studio album in advance of more touring, but the concert stage is where Cullins truly shines. This show is a great opportunity to catch a rising music star in an intimate setting. Culliins won't be playing venues this small for much longer.

The Anthony Cullins Band: Friday, July 7 at Beaumont's Eatery, 5662 La Jolla Blvd. 9 p.m. \$10. beaumontseatery.com.

On July 8, The Soto Six will present a Tribute to The Jazz Crusaders at Dizzy's. Led by Dylan Soto (saxophone), the group will perform musical selections that span the three-decade history of the Crusaders, ranging from their hard bop roots, continuing through their experimentations with form and meter, before ultimately ending up at their funk/ fusion era. Joining Soto in The Soto Six for this ambitious program will be Ryan Kupsh (trombone), Rudy Marquez (guitar), Bob Weller (piano), Max McKellar (bass), and Joannah Sy (drums).

A Tribute to The Jazz Crusaders: Saturday, July 8 at Dizzy's at Arias Hall, 1717 Morena Blvd. 8 p.m. \$20. dizzys-

Classic rock trio 3 Way Street perform at Humphrey's Backstage Live on July 11. Featuring James Gossett (vocals, guitar), Andy Tirpak (vocals, guitar), and Laurie Beebe Lewis (vocals, keyboards), the combo excels at close harmony singing, giving their versions of tunes by the likes of Crosby, Stills and Nash, or Fleetwood Mac a particular edge. Notably, Lewis was a latter-day member of the iconic singing group, the Mamas and Papas, making 3 Way Street's renditions of songs such as "California Dreamin'" and "Dream A Little Dream of Me," as close to the real thing as you can get.

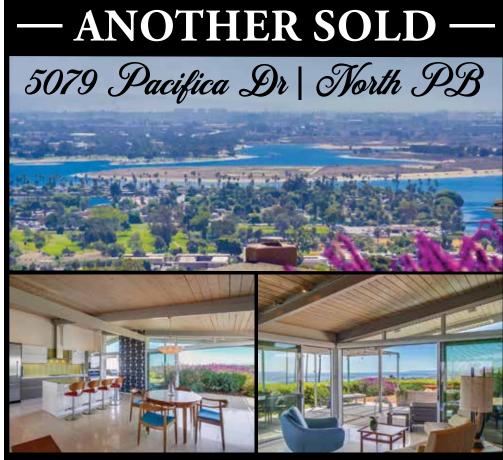
3 Way Street: Tuesday, July 11 at Humphrey's Backstage Live, 2241 Shelter Island Drive. 8:30 p.m. \$5. humphreysbackstagelive.com.

This year's free Concerts by the Sea series at La Jolla's Scripps Park kicks off on July 16. Upcoming performances will include Atomic Groove (July 23), The Springsteen Experience (July 30), and Full Strength (Aug. 6), but first up on July 16 will be long-running dance band, The Heroes. The key to the band's longevity is their versatility. The Heroes offer up something for just about everyone, from 1940s swing standards to the latest funk hits, making them the perfect family-friendly listening experience for a Sunday afternoon in one of the city's most beautiful locations.

The Heroes: Sunday, July 16 at Scripps Park, 1133 Coast Blvd. 3:30 p.m. Free. kiwanisclublajolla.org/event/ concerts-by-the-sea.

Surf rockers The Tourmaliners celebrate their fifth anniversary with an outdoor dance party at Tio Leo's on July 18. Making this event extra special, the night will double as a release party for a vinyl issue of their 2022 album, Surfidia, as well as a celebration for that album's "Rock Album of The Year" win at the SDMA's earlier this year. The key ingredient at a Tourmaliners show is "fun," with an excellent mix of vintage tunes such as "New Orleans" and the "Hawaii 5-0" theme, played alongside top-notch originals that are every bit as melodic and danceable as the classics.

The Tourmaliners: Tuesday, July 18 at Tio Leo's, 6333 Mission Gorge Road. 7 p.m. \$5. tioleos.com.



RECORD-BREAKING PRICE!! LP: \$2,495,000 | SOLD FOR \$2,750,000



HELEN SPEAR REALTOR CA DRE #01244302

619.813.8503 HELENSPEAR.COM RACHAELKAISER.COM

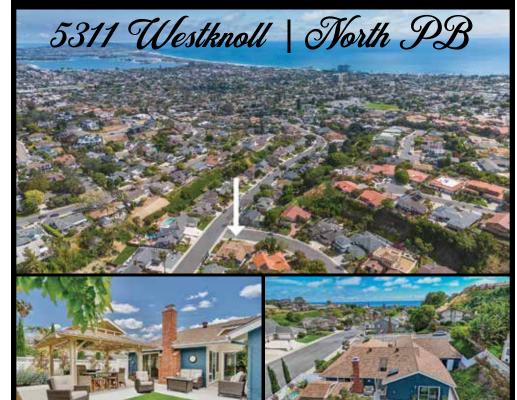
COMPASS

RACHAEL KAISER REALTOR CA DRE #01884530

858.480.7074



FOR SALE —



Turnkey 3/2 | 1,980 ESF | 9,200 LSF | Private Yard 3-Car Gar | Indoor-Outdoor Living | Cul-de-Sac \$2,349,000



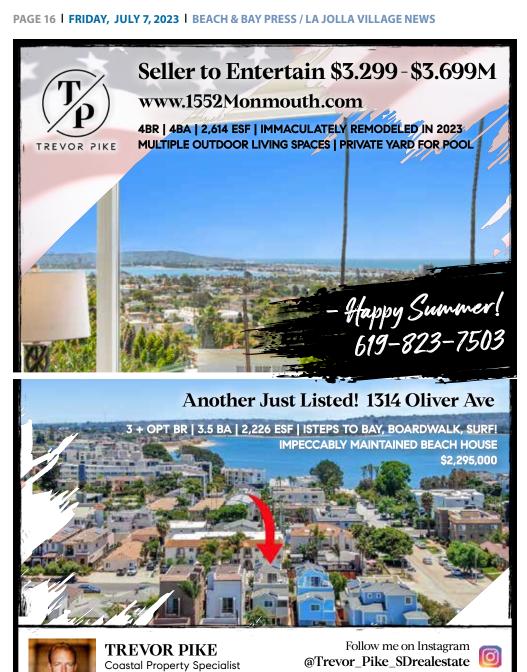
HELEN SPEAR REALTOR CA DRE #01244302

619.813.8503

TRACI STEVENS BROKER, PRINCIPAL CA DRE #00905339

619.247.4671 PBLISTINGSPECIALIST.COM





Pacific Beach Bungalow

1447 Reed Ave · Pacific Beach 3 Bed + Bonus | 2 Bath | 1,599 Sq Ft







The ideal combination of lifestyle and location in Pacific Beach. Just 3 blocks from Sail Bay and a short distance to the ocean. Experience the ultimate outdoor living experience with the private and fully-fenced front and back yard spaces. There is an abundance of natural light from the skylights and large windows throughout, creating an airy ambiance. The home also features upgraded stainless steel appliances, fresh interior paint, upgraded electrical, and artificial grass in the backyard.

For more information, visit ReedPB.com or scan the QR code below.





Rachael Kaiser REALTOR® 858.480.7074 info@RachaelKaiser.com RachaelKaiser.com DRE 01884530



UST LISTED

619.823.7503

DRE #01739847

Trevor.Pike@Compass.com

1855 DIAMOND ST **UNIT 112**

STUDIO | 1 BA | 420 SQ. FT.

PACIFIC BEACH



Cute studio condo in The Plaza with an excellent location in the building. This first floor unit is right next to the common laundry room, pool, and barbecues, making it easy to enjoy the complex amenities just steps from the comfort of your home. The popcorn ceiling was recently removed, and the unit was freshly painted. There is an assigned, gated parking space, and The Plaza also offers a workout room, pools, spas, billiards room, media room, onsite security, secured gated entrance and so much more. The condo is completely vacant and ready to view, so call us today for an easy showing!

See my sales on Zillow 🎓

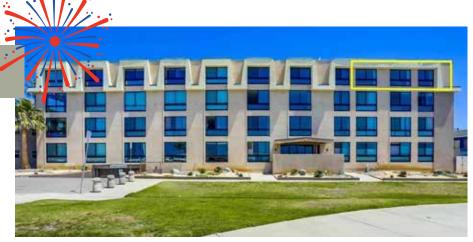
::::::: COMPASS

IN *ESCROW*

4667 OCEAN BLVD UNIT 408

2 BD | 2 BA | 862 SQ. FT.

PACIFIC BEACH



This top-floor, corner unit features ocean views from every room as well as views of Crystal Pier to the south and PB Point to the North. Enjoy cool ocean breezes and the sound of the crashing surf as you keep an eye out at subset for one of PB's famous yet elusive green flashes! Steps to the sand and surf and walking distance to shops and restaurants. The complex features gated, underground parking, secured entry and a community pool and spa.

COMPASS



SCOTT BOOTH REAL ESTATE GROUP-

> **Scott Booth** 858.775.0280 scott@isellbeach.com DRE 01397371

isellbeach.com











FUN FACT

Firework color concoctions are comprise metal elements. When an element burn excited, and it releases energy in the form of Different chemicals burn at differe ntium and lithium compounds produce oer produces blues; titanium and mag silver or white; calcium creates an or apparently the most difficult to produce. Pyrote apprised of these chemicals are typically propelled into