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FRIDAY, JANUARY 26, 2024

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**'The Joan' coming to Liberty Station in 2025**

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PADDLING THROUGH OB

“

'Take the opportunity... to help your fellow San Diegans.'

- Mayor Todd Gloria

”

An Ocean Beach resident Evan used a paddleboard to navigate flooded streets and help a man in a stalled car near the intersection of Abbott Street and Santa Monica Avenue as heavy rain swamped San Diego on Monday, Jan. 22.

CHRIS MANNERINO/PENINSULA BEACON

Heavy rainfall floods San Diego, damages property

By DAVE SCHWAB | The Beacon

Following extreme rainfall Citywide, San Diego Mayor Todd Gloria declared a state of emergency while deploying emergency teams to areas where residents and property were hard-hit by severe flooding.

“We had an extraordinary rain event in our City and some communities have been tremendously impacted,” said Gloria adding,

“We’re not accustomed to this. It’s probably the largest amount of rain we’ve ever had; maybe there’s just three days in our history when there’s been more.”

Noting flooding in the Southcrest and Mountain View neighborhoods left more than 100 homes that “will not be occupiable moving forward,” Gloria acknowledged there “is a lot of hurt in the community.” He implored the public to “take the opportunity in the coming days or weeks to help your fellow San Diegans. There are a lot of challenges and City crews out there are doing that (mopping up) work as we speak.”

The Peninsula was one of those areas inundated by heavy rains. “Ocean Beach experienced a lot of sustained flooding on street corners and along Abbott Street and the 5000 block of Newport, and on Voltaire and wherever the drains were partially plugged up,”

said Denny Knox, executive director of Ocean Beach MainStreet Association, the community’s business improvement district.

“The storm on Monday was expected, but the amount of rainfall was so great that rivers started to form on some of the streets. We’ve had these types of storms in the past, and I’m always shocked about how deep the water can get.”

SEE RAIN, Page 4

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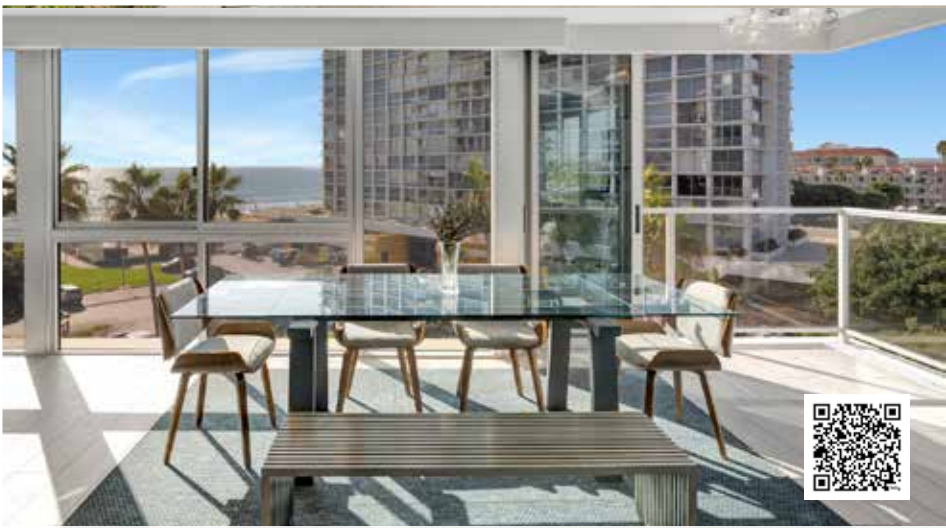
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# City starts program to fix uneven and damaged sidewalks in communities

By DAVE SCHWAB | The Beacon

The City has rolled out a Safe Sidewalks Program as part of an effort to improve sidewalks in all communities.

This will be accomplished by investing resources to fix uneven and damaged sidewalks, while also making it easier for people to make repairs in front of their private property. "Our team is focused on improving streets and sidewalks across the City, and we want to help property owners by making it as easy as possible to complete these needed repairs," said Bethany Bezak, director of the City's Transportation Department.

Running through fiscal year 2026, the City will begin notifying property owners Citywide where sidewalk issues have been identified. The City Transportation Department estimates a backlog of 5,000 locations that need letters to be issued to private property owners with problematic sidewalks. The department is planning to submit notices on a Community Planning Area basis, utilizing the Pedestrian Priority Model to identify the locations to notify first.

The Pedestrian Priority Model, developed in 2006, has been used since then to determine the areas within the City with the highest pedestrian density. Each Community Planning Area will be ranked from high to low Pedestrian Priority Model. Community Planning

Areas with a higher Pedestrian Priority Model will have letters sent first to prioritize improvements that would impact the largest number of pedestrians possible.

Under the Safe Sidewalks Program, fees will also be waived for the permits to complete repair work. The program also allows property owners to save more time and money through a self-certification process where they can submit certification and photos of the completed sidewalk repair to the City's Transportation Department attesting that a licensed contractor performed the work in conformance with City construction standards.

Many property owners are unaware state law makes them responsible for the maintenance of sidewalks fronting their private property, creating a potential issue and legal liability. According to California Streets and Highway Code Section 5610, owners of property fronting a public street are required to maintain sidewalks in a safe condition for use by the public. Property owners may incur civil liability if a person suffers personal injury or property damage due to a sidewalk issue. Over the past 10 years, the average claim for sidewalk-related injuries in San Diego was \$46,000.

San Diego's City Council Policy 200-12 identifies certain conditions where maintenance of sidewalks will be performed at City

expense, but many sidewalk issues remain the private property owner's responsibility, including damage caused by private trees and tree roots, deteriorating concrete and cracking, weather conditions, and normal wear and tear.

The Safe Sidewalks Program will waive costly permit fees and help expedite the process for property owners to make needed sidewalk repairs, saving up to \$2,100 per project. Additionally, the City is allocating \$300,000 per year to cover the costs of sidewalk repair projects for property owners in underserved areas.

For the duration of the

Safe Sidewalks Program, the Transportation Department also proposes to reallocate the annual \$300,000 used for the 50/50 Cost Share Program to pay for 100% of the sidewalk repair cost at prioritized locations within Communities of Concern. This work will be performed by Transportation Department crews until the annual \$300,000 amount is expended. Locations within Communities of Concern that are repaired by Transportation Department crews will be prioritized based on PPM, with the highest pedestrian density locations prioritized first.

This work on eligible locations will be performed by Transportation Department crews, beginning with locations that experience the most pedestrian traffic. This allocation will cover only a small portion of known locations in need of repair. With limited funding and crews, this approach will allow the City to quickly repair the highest priority locations while eliminating barriers for other private property owners to make repairs that will keep their sidewalks safe and accessible for all users.

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

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# Beauty Energy Exchange promotes mental and physical well-being



Nyree van Maarseveen owner of Beauty Energy Exchange in Point Loma.  
CONTRIBUTED PHOTO

By DAVE SCHWAB | The Beacon

Nyree van Maarseveen is showing patrons what the mind-body connection is all about at Beauty Energy Exchange Aesthetics and Wellness in Point Loma.

Open since last November, the business at 1050 Rosecrans, Suite 8 is promoting mental and physical well-being comprehensively. “I’ve worked at a couple of med spas and some people trying to look more beautiful kept coming back for treatments who were looking for more soul,” noted van Maarseveen, a nurse practitioner

and midwife. “So I’m giving them aesthetics treatments in my space that are also focused on inner beauty and healing. If you don’t feel good about yourself – it doesn’t matter what treatments you get. I just wanted to integrate talking about how a person can feel as well as look good.”

Van Maarseveen also makes a point of ensuring her business donates to charitable organizations such as Frosted Faces Foundation, Malala Fund, and the San Diego Center For Community Solutions which operates a rape crisis line for survivors of sexual assault.

The proprietor also hosts

periodic workshops in her space and elsewhere including one upcoming titled “Awaken The Goddess Within,” a female empowerment workshop to be held Sunday, Feb. 4 from 2-5 p.m. at Pier To Point Yoga & Wellness, 4166 Voltaire St. The event will benefit rape survivors and the rape crisis line. “One of every five or six women will be victims of sexual assault in their lives,” pointed out van Maarseveen, noting her Feb. 4 workshop will help participants “feel good within their bodies and have fun with a group of women.”

On her website, [www.beautyenergyexchange.com](http://www.beautyenergyexchange.com), Van

BEAUTY ENERGY EXCHANGE

Where: 1050 Rosecrans.

Info: [beautyenergyexchange.com](http://beautyenergyexchange.com), 858-330-2477.

Maarseveen notes her business is “more than a medspa,” adding this is a space “where who you are is as important as how you look. In addition to aesthetics (including Botox, fillers, etc.), we also hold regular events led by a diverse array of healers, teachers, and other gurus to build confidence and self-love, and to create the welcoming warmth of community.”

Services provided at the exchange include biostimulation, chemical peels, medical-grade skincare, neurotoxins, fillers, and sound therapy. “The idea is we’re mostly water and our bodies respond to emitted vibrations which can help us feel better and very restful,” van Maarseveen said adding her services are geared toward both genders.

Asked if being a business owner was one of her goals, van Maarseveen replied: “Honestly, I have always worked for someone else and never thought I would have a business. I just felt like I could do more on my own creating this vision where I integrate inner and outer beauty.”

The Peninsula business owner and resident noted Beauty Energy Exchange is both enjoyable and inspiring. “I have the sweetest patients and I have so much fun helping them feel good about themselves,” van Maarseveen said. “I got to have my own space, it’s my business and that’s fun. I also have an exchange of energy between myself and my patients, and that helps me to give better care to them.”

Asked about her message to prospective clients, van Maarseveen answered: “They should come and see me and talk about options. I do free, full-face consultations.”

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## RAIN

CONTINUED FROM Page 1

Added Knox: “I’m hoping that most of our businesses weathered this storm. We haven’t heard of a lot of damage, so hopefully everyone is trying to figure out how high to stack the sandbags to protect their shops and restaurants when future storms hit.”

“The flooding here really didn’t do too much out of the normal around Isthmus Court,” noted Greg Knight of Mission Beach. “Places like Luigi’s Pizza and Roberto’s Taco Shop on Mission Boulevard saw some flooding, but they get that way almost every rain.”

“The storm drains worked efficiently. As soon as the heavy rains stopped, the water started to recede. I don’t give many props to our local government, but they have seemed to fix the storm drains around here.”





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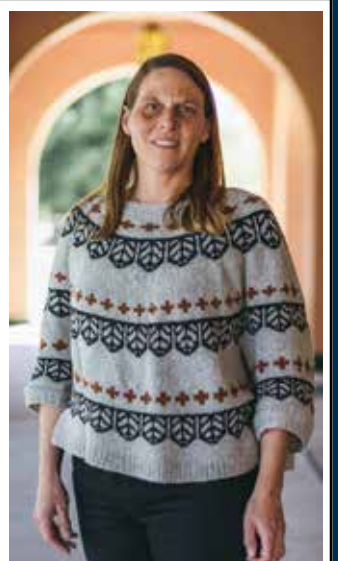
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From left, Sean Murray, Bill Schmidt, Dr. Irwin Jacobs, Congresswoman Sara Jacobs, Kathleen A. Krentler, Barbara Bolt, Lisa Johnson, Mayor Todd Gloria, and Scott McMillin at the groundbreaking ceremony on Jan. 23 in Liberty Station. CONTRIBUTED PHOTO

# Cygnnet Theatre and NTC Foundation break ground on ‘The Joan’ arts center

By DAVE SCHWAB | The Beacon

The NTC Foundation and Cygnnet Theatre broke ground on Jan. 23 at The Joan and Irwin Jacobs Performing Arts Center, nicknamed “The Joan,” while launching a public fundraising campaign for the community arts project.

Construction and renovations will now move forward to open the new center in spring 2025. Besides the Jacobs family, major individual project donors include Dorothea Laub, Molly Wagner, and Pam Hamilton Lester.

Nonprofit NTC Foundation, established to renovate 26 historic buildings at the former Naval Training Center, and Cygnnet Theatre, a leading San Diego performing arts institution, are partnering in the adaptive reuse of

### OBWC PROCLAMATION

Mayor Todd Gloria, district representatives, and residents will be on hand to celebrate the philanthropic and community advocacy the Ocean Beach Woman’s Club has initiated for 100 years. Gloria will present a proclamation kicking-off the nonprofit club’s centennial celebration on Tuesday, Jan. 30 from 5:30-7 p.m. at 2160 Muir St. in OB. The OBWC was founded in 1924 built on the three pillars of friendship, philanthropy and sisterhood. In 1929, OBWC planted five full streets in OB with trees and shrubs-most of which are still growing. In 1939, OBWC was instrumental in acquiring lifeguards for Ocean Beach beaches year-round. In 1942, after Pearl Harbor, OBWC created a Servicemen’s Club open daily providing food and rest for the service members guarding our ocean front. In 1946, OBWC helped establish the youth center as well as being instrumental in establishing the Ocean Beach Library.

historic Naval Building 178. That structure will be transformed, with the public’s support, into a world-class performing arts center and home for Cygnnet Theatre.

The new venue will foster live performance, elevate the arts, and engage audiences with an unparalleled cultural experience for years to come. Currently, \$31.6 million has been raised for the project and NTC Foundation and Cygnnet Theatre will rely on philanthropic donations to raise the rest.

“We are thrilled to invite the public to join us in bringing The Joan to life,” said Lisa Johnson NTC Foundation CEO. “We are so grateful to Joan and Irwin Jacobs and other lead donors, the State of California, and the National Parks Service for their generous contributions that have propelled the project to this pivotal groundbreaking point. Our donors and the public are the backbone of our vision and we look forward to deepening our connection with the community as we move closer to finalizing this landmark project.”

“There’s no better place to bring arts and education together than at this beautiful Arts District at Liberty Station,” said Sean Murray, Cygnnet Theatre’s artistic director. “We couldn’t be more proud to have been working together with the NTC Foundation on this since about 2018. We’re looking at a place that will be Cygnnet Theatre’s permanent home. And we’ll be very happy to serve as hosts for other theatre groups. We’re also very excited about the possibility of working together to create a relationship with the three major dance companies here at the Arts District. This place will be a showcase for the creativity of arts in San Diego.”

“I am truly excited to be a part of this groundbreaking ceremony because it means additional investment is being made here in

**THE JOAN**

The Joan and Irwin Jacobs Performing Arts Center in historic Naval Building 178 will include a 289-seat proscenium theatre and a 150-seat flexible studio space, as well as state-of-the-art back-of-house support spaces such as dressing rooms, two green rooms, a costume shop, and dedicated rehearsal and orchestra spaces. The new center will also feature indoor and outdoor lobby spaces, two refreshment areas, industry-leading ADA accessibility, and a premier location at Liberty Station near some of San Diego’s foremost dining and retail destinations.

Both theatre spaces will feature elements of flexible seating to allow for a variety of productions, as well as acoustical elements for optimal sound quality and amplification. To enhance the patron experience, there will be several elements that will mitigate external noise from lobbies, the exterior, and especially plane flyover due to proximity to the San Diego International Airport, including a specially-designed roof on the proscenium theatre, noiseless door fixtures, HVAC shock absorbers and more.

Cygnnet Theatre and NTC Foundation compiled a team of top-tier partners to bring this project to life including Suffolk, Fisher Dachs Associates, obr Architecture and Boretto + Merrill Consulting.

America’s finest City,” said San Diego Mayor Todd Gloria. “This project will further elevate Liberty Station as one of our City’s key civic attractions. This is an opportunity to restore and turn a wonderful historic building into a community hub and a performing arts venue. With The Joan, we’re enhancing our cultural landscape in San Diego as a burgeoning cultural mecca.”

Added Gloria: “Creative industries create \$10.8 billion in economic impact in our region. That is a lot of impact, a lot of jobs, a lot of tax revenue.

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



# Point Loma Association's new mural unveiled at Monsaraz Hotel



Muralist Sarah Stieber (left) hugs Point Loma Association chair Sandy Hanshaw, during the unveiling of Stieber's mural, 'Sky's the Limit,' dedicated on Jan. 13 at the Monsaraz Hotel in Point Loma.  
DAVE SCHWAB/PENINSULA BEACON

By DAVE SCHWAB | The Beacon

Artist Sarah Stieber unveiled "Sky's the Limit," an original work on the side of the Monsaraz Hotel and part of the nonprofit Point Loma Association's ongoing mural series, at a public unveiling on Jan. 13.

The mural on the side of the hotel at 1451 Rosecrans St. features an airplane flying toward the airport honoring the special Portuguese influence within the Point Loma community.

Stieber's vibrant figurative paintings are cutting-edge.

Stieber Spaces, the design arm of her business, has been featured in numerous magazines. She has created artwork for global brands Samsung, Marriott, and AT&T. Her paintings have also been exhibited worldwide, and were recently featured on billboards in Times Square in New York, Picadilly Circus in London, and on the Duomo in Milan.

Of the genesis of her Monsaraz mural project, Stieber said: "The PLA came to meet with me and we all walked the property, and they generously shared with me what they wanted to be shared, and that let me run creatively.

And it's really important to me that all of my public-facing artwork is site-specific, and ties the community in with the artwork."

Added Stieber: "This piece in particular features a man holding a woman on his shoulders and she's painting an airplane in the clouds. The idea is it's all about lifting one another up to paint your dreams into reality. This mural is site-specific because they're painting an airplane that's flying toward the airport, which is just two miles away. It's all sky imagery, which blends in and is specifically for this space. And it was really important to the PLA and Monsaraz, which donated the wall for this project. The mural honors the heavy Portuguese influence of the Point Loma community. And the airplane I portrayed as a Portuguese airline."

Asked about the rendering of Sky's the Limit, Stieber noted: "The mural was based on a painting I had already created and changed things out for this particular piece. That concept of manifesting and creating the world you want to live in is a theme throughout my work, and it suited this project."

In the process of doing murals, Stieber conducts elaborate photo shoots early on with outfits that she said: "I then freehand into the mural. It took me about a month on a 60-foot articulating boomlet, every day except weekends, and it

was so fun to be up there."

"Two years ago we started the Point Loma Mural Project and this is our second in that series," said PLA chair Sandy Hanshaw. "Our goal is probably six to seven (murals) in total."

Referring to the direction given muralists like Stieber by the PLA in rendering their murals, Hanshaw said: "It's not themed, per se. It's what fits the natural environment. This theme we all worked as a group to come up with. Sarah was the driver of that, and it just seemed fitting for where we're at (Monsaraz)."

Of future PLA-sponsored murals Hanshaw added: "I'm

soliciting private walls. I need a building owner to give us the go-ahead to be able to do a mural."

The first PLA-commissioned mural was last year at S.E.S. Portuguese Hall of San Diego at 2818 Avenida De Portugal.

The nonprofit Point Loma Association is comprised of a 20-member board, 10 committees, the Mean Green Team, Graffiti Busters, over 1,000 resident and business members, sponsors, donors, and scores of dedicated volunteers working for community beautification.

A wine reception in the Monsaraz's courtyard followed the formal mural unveiling.



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## Ask The Trust &amp; Estate Attorney

I have 2 young children with my ex-wife and I want to make sure that my kids are cared for if something happens to myself and/or my ex-wife. It's complicated since we are no longer married and both have new spouses. What can I do?



Shannon O'Neill Jones

The first thing that I would do is create a Medical Authorization naming your new spouse to consent to medical treatment for your children. If you or your ex-wife are out of town or otherwise unavailable to make an emergency medical decision for your child, this document will ensure that stepmom or stepdad are legally authorized to care for them. This document will also authorize any hospital that has treated your child to surrender physical custody of them to their step-parent.

The next thing I would do is sit down with your ex-wife and decide who you want to be the physical guardian of your children if both of you were to pass away. It is best if you can both agree on this and sign a Nomination of Guardian together. Finally, setting up a Children's Trust will allow you to authorize an individual to manage your assets and financially provide for your children in the event of your death. For more information, contact our office to set up a free 20-minute consultation.

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## Humble Heart to hold Battle of the Bands competition through February

## BATTLE OF THE BANDS

**Tickets:** Pre-sale tickets are \$8, or \$10 the day of the event.

**Info:** theheartob.com.

By DAVE SCHWAB | The Beacon

The Battle of the Bands at Humble Heart Thrift Store in Ocean Beach will run through February.

Music in general, guitars in particular, have always been an essential part of Humble Heart's retail mix at 4873 Newport Ave. But in June of 2023, the hybrid store that sells guitars and accessories took things one step further by adding live music entertainment to its retail mix.

The move has been a real game changer for Humble Heart, and the upcoming Battle of the Bands being held there is a clear-cut example of that.

"We didn't expect such a huge response," admitted store owner Christina Riley about soliciting local bands to compete in the band competition. "We were going to do 15 bands and we had 87 entries. And they kept rolling in, even after the deadline."

Riley said the competition will be held every Saturday night in February at Humble Heart, with the field of competitors now narrowed down from 87 to 21 contestants. "We'll be doing seven bands per night each of those three nights, with one wild card, and then we'll be doing online polling (to determine winners) and the finals will be on Feb. 24," she said.

Riley noted there will be some "amazing" prizes for top winners in the best bands competition adding one of those will be a "whole



Ricketty Cliffs performs at Humble Heart. On bass is Reese Castin, on guitar is Justin Mulder and playing drums is Justin Lynch. PHOTO BY PHINEAS JEFFRIES @PHINEAS.J

day's worth" of recording time along with a "year's worth of guitar strings" for every band member via contest sponsor Studio West and The Recording Arts Center.

"We're also doing cash prizes for the top three winners," added Riley.

Since getting its permit, Humble Heart has held weekly live music in the evenings featuring a wide variety of not only local but international bands including some from Canada, Singapore, and even Japan, as well as bands nationwide.

Humble Heart got drawn into

the music business slowly, at first just selling guitars and other instruments, which soon became a draw for area musicians. "There was a need for it," noted Riley adding, "We just kind of inherited it (live shows) and we came up with a formula for doing a door split with the bands. It just kind of went crazy (after that). There was such a need for an all-ages (live music) venue in our area."

Humble Heart also participated in the initial "Night Out On Newport" fundraiser in the 4800 block of Newport Avenue on May 4 of last year. That event benefited music programs at Correia Middle and Point Loma High.

Plans are for the Battle of the Bands to become an annual signature OB event.

"It's a lot of work but it's been rewarding helping so many bands who've come to us to expand and grow," Riley said.

## OB PIER NOTICE

"The public notice recently posted on the gates of the Ocean Beach Pier is part of the City's Ocean Beach Pier Renewal project and is not a direct result of recent damage," said City spokesperson Tyler Becker. "The notice is a standard procedure for the California Environmental Quality Act permitting process and the City's Development Services Department Site Development Permit application. There are no current plans for the demolition of the Ocean Beach Pier."

Added Becker: "The notice refers to the historic designation, demolition and replacement of the Ocean Beach Pier, which is the desired long-term solution."

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

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Pointers hire new head football coach

By SCOTT HOPKINS | The Beacon

The fifth head coach in the 98-year history of Point Loma High School's football program has been appointed.

Ryan Price's hiring was announced on Jan. 18 in a letter to the community by PLHS Principal David Jaffe. Price was most recently the assistant head coach and defensive coordinator at La Jolla High School.

Price will be meeting with players beginning on Jan. 22 to introduce himself, and begin to lay the groundwork to, in the words of Jaffe, "continue the development of PLHS football into a powerhouse in San Diego County."

Posting on X, formerly Twitter, Price wrote: "(I am) honored and excited to be the next head football coach @PointLomaFB and be part of a school with such great history, tradition, and community support. I look forward to working closely with the administration, staff, students, parents, alumni, and community."

Returning players are currently involved in off-season conditioning and weightlifting in preparation for season-opening games in August.

In making the announcement, Jaffe focused on the references received on Price's behalf.

"(The references) consistently praise (Price's) ability to inspire and mentor players, enforce accountability in both athletics and academics and foster strong relationships with parents and Boosters," Jaffe wrote.

Jaffe noted the posted opening attracted "an exceptional group of candidates, underscoring our commitment to excellence



in our football program." A comprehensive panel interview process was conducted with all qualified candidates.

Price will be an off-campus coach. He is a veteran Navy operations specialist, originally from Colorado, who continues to work in Point Loma as a civilian contractor for the Navy.

Previously, Price served as head football coach at University City High School from 2015 to 2021. When appointed to that post, Price said everything would be clearly outlined under his leadership.

"There's no learning curve with me," Price said at the time. "We're going to hit the ground running" and "We will have a list of expectations."

Price replaces Joel Allen who was 22-15 during his four-year tenure. He led the Pointers to a playoff berth in 2021, a CIF championship game in 2022, and the CIF semi-finals in 2023.

The Pointers have a considerable amount of talent returning for the 2024 season with numerous juniors and some sophomores in starting roles on the 2023 team.

It is unknown which Pointer coaches, some of whom applied for this position, will return.

San Diego Open at Barnes Tennis Center set for February

Women's professional tennis returns to San Diego as the 2024 San Diego Open will be played Saturday, Feb. 24 through Sunday, March 3 at Barnes Tennis Center, 4490 W. Point Loma Blvd.

The WTA 500 tournament, featuring the top women tennis professionals in the world, offers \$922,573 in prize money and will have a 28-player singles draw and a 16-team doubles draw. Qualifying rounds are scheduled to be played Feb. 24-25 with Main Draw matches starting Feb. 26 and concluding with the singles and doubles finals on March 3.

Tournament officials are anticipating an incredible field of competitors for this year's San Diego Open, which takes place the week before the combined women's WTA and men's ATP event at the Indian Wells Tennis Garden in Indian Wells. Official player announcements will be made in the coming weeks.

"We are very happy to bring women's professional tennis back to Barnes Tennis Center for the third straight year. The San Diego Open has become a great showcase for the sport of women's tennis," said tournament director Ryan Redondo. "With our tournament scheduled the week before the event in Indian Wells, we are expecting a very strong player field in San Diego."



World No. 1 Iga Swiatek of Poland captured the singles title at the inaugural San Diego Open. PHOTO: SAN DIEGO OPEN

The starting times for each day of the 2024 San Diego Open will be:

Day 1 Qualifying – Saturday, Feb. 24 – 10 a.m.  
Day 2 Qualifying – Sunday, Feb. 25 – 11 a.m.

Main Draw Sessions

Monday, Feb. 26, Tuesday, Feb. 27 and Wednesday, Feb. 28 – 1 p.m.

Thursday, Feb. 29 – 11:30 a.m. and 5:30 p.m.

Friday, March 1 (Quarterfinals) – 11:30 a.m. and 5:30 p.m.

Saturday, March 2 (Semifinals) – 1 p.m.

Doubles Championship – Sunday, March 3 – 1:30 p.m.

Singles Championship – Sunday, March 3 – 4 p.m.

Additional tournament information is available at <https://wtasdomen.com/>.

Former French Open champion and current world No. 10 Barbora Krejčíková of Czech Republic swept the singles and doubles titles at the 2023 San Diego Open. The 28-year-old Krejčíková overcame American Sofia Kenin 6-4, 2-6, 6-4 in the singles final and then teamed with compatriot Katerina Siniakova for a 6-1, 6-4 victory over Americans Danielle Collins and Coco Vandeweghe in the doubles championship.

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



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Caroline has an undergrad in both Fine Arts and Psychology, along with a Masters in Education in addition to her JD from Boston. Register at [claytimeceramics.com](http://claytimeceramics.com)

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# Meet Your Peninsula Professionals



## Mike McCurdy

I'm Mike McCurdy! I'm a Point Loma resident, dad, and current Board Member of the Point Loma Association. My wife, Allison and I work together representing home buyers and sellers throughout the Peninsula. We are unique because we are the only real estate team with mortgage, new home sales, residential resale and professional marketing skills that help clients achieve the best possible outcome with minimum stress. We have built a reputation of being long term real estate advisors that take time to educate you, so you can make good financial decisions. We are highly entrenched in the community with a pulse on community projects, developments and initiatives, and what's happening in the market street by street. Please vet us if you are ready to buy, sell or just want to have an informed conversation with no strings attached. Visit [mccurdyrealtor.com](http://mccurdyrealtor.com) to read our reviews and see homes we have represented in your area. For the fun stuff (lifestyle tips, community updates, and the best local upcoming events) check out our Facebook or Instagram pages: [@pointlomalife](https://www.facebook.com/pointlomalife). See you in the neighborhood!

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## Marc Lyman

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

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## Renowned San Diego Native, David Hingeley, Cultivates Success with Crown Point Clippers Tree Service

David Hingeley, a true San Diego native and the visionary owner of Crown Point Clippers Tree Service, has established an unparalleled legacy in the world of tree care. His remarkable journey began in Jr. High School when he embarked on his first journey into the realm of tree care. Through unwavering dedication and tireless effort after school, during vacations, and weekends, he steadily nurtured his passion, which eventually led to the founding of his own business in 1979. Notably, he simultaneously served in the fire service for an impressive 31 years, showcasing his commitment to excellence.



Nestled in the scenic La Jolla area, Crown Point Clippers Tree Service caters to an esteemed clientele in La Jolla, Point Loma, Rancho Santa Fe, and across San Diego. The company's mission is to help clients rediscover the inherent beauty of their properties through meticulous tree trimming and a range of enhancement services. With a fervent belief in the transformative power of well-maintained trees, the company underscores their pivotal role in enhancing the visual allure of both residential and commercial landscapes.

David's extensive background in tree care and public safety positions Crown Point Clippers Tree Service as a premier provider. The company seamlessly melds proficiency and dedication to craft secure and breathtaking landscapes for its valued clientele. Recognized for their expertise in expert tree lacing and trimming, the company stands out as a beacon of quality in the industry.

For those seeking trusted and experienced tree care services in the Greater San Diego Area, Crown Point Clippers Tree Service emerges as a reliable partner. David Hingeley's journey from modest beginnings to a revered entrepreneur serves as an inspiring reminder that dedication, expertise, and a commitment to safety can pave the way to remarkable success.

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Becoming a neurofeedback practitioner wasn't something I planned on doing. I wasn't looking for a new career. I have a degree in business finance and after several years in corporate management I changed careers and became a real estate broker.

Helping people with their real estate needs is something that I love to do. But, I couldn't ignore the fact that Neurogen's neurofeedback system was so helpful to my son's recovery from a post-concussion injury and eliminated the migraines that I had suffered from my entire life. I kept thinking that more people need to know about this technology!

I committed myself to the training and certification to become a practitioner and to help as many people as possible. With more than 2,000 sessions completed, I continue to be amazed and grateful that what I do positively impacts people and helps them with their issues.

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619.990.5516



## Rosamaria Acuña

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

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

"The most rewarding part of being a Realtor is helping people create security, along with the home of their dreams." "It's an honor to be trusted by so many. Giving back is my way of expressing gratitude to the community I live in and care so deeply about."

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

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# Meet Your Peninsula Professionals

## Stacey Thayer Always Accurate Tax & Bookkeeping



Stacey Thayer loves working with numbers and people, which is why her thirty-year-old business, Always Accurate Tax &

Bookkeeping is a success. Always Accurate services include tax preparation, bookkeeping for small businesses, payroll service, checkbook balancing for individuals and a notary public.

Thayer specializes in working with businesses in the community and is a resident of the area also. By operating her business locally, Thayer is able to give immediate service and can actually go to the

field to help her clients when questions or problems arise. Thayer's fast, friendly and efficient services ensure that everyone's job is much easier. You can trust your business or personal tax & bookkeeping to Always Accurate, they are a consistent Reader's Choice Award winner for Best Accountant.

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## Mark Chrisman



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

Throughout his career, Mark has worked for lenders of all sizes, from small brokerages to well-known publicly traded companies. He believes he can best serve his customers as a broker, giving him the ability to find the best rates and access

to all the loan programs available in the market. Whether you're a first-time buyer, an existing homeowner, an investor, or a real estate agent, Mark is dedicated to ensuring fast and successful closings without compromising on customer service or competitive pricing. He is a referral-based broker, all of his business comes from satisfied homeowners and real estate agents, who appreciate his transparent and efficient approach. He is currently licensed in Arizona, Arkansas, California, Idaho, and Tennessee and has a network of trusted referral partners in many other states.

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

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

**Mark Chrisman**  
Mortgage Consultant - NMLS # 8996  
619-806-7003 [mark@markchrisman.com](mailto:mark@markchrisman.com)  
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## See what's new at OB Business Center on Newport



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

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

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

They are excited to be raising their daughters in this wonderful and talented town. Be sure to stop by and say "Hi" to Chris and Jo and check out their new place-you'll feel right at home.



**New Location: 4967 Newport Ave., Ocean Beach, San Diego, CA 92107 | 619-222-4876 | [obbcsd.com](http://obbcsd.com)**

## Gallagher Bolander Smedley, LLP Attorneys at Law

*A Peninsula Tradition—  
Helping You Protect What Matters*

Gallagher Bolander Smedley, LLP's roots in the Peninsula area go back decades. GBS originated with Frank Owen, who began practicing in Ocean Beach in 1951. In 1983, Frank added David Gee and Tom Bryan to his practice and the firm began its first name iteration as Owen, Gee and Bryan, LLP. Frank eventually retired, as did Tom Bryan, and David Smedley joined the firm to form Owen, Gee and Smedley, LLP. In 2005, David Gee retired and Lauren Gallagher became the first female partner of the firm, creating Smedley, Gallagher and Gee, LLP. In 2019, David Smedley retired and Lori Bolander joined the firm, resulting in an all-female partnership for the first time.

In 2022, GBS hired Kurt Rishjerg ("of-counsel") who serves our clients in multiple counties in the Bay Area and San Diego matters. Since the firm's genesis, it has provided clients with Estate Planning, Trusts and Estates counsel. GBS now exclusively practices in those areas. Lauren and Lori continue the tradition of helping generations of GBS families plan and administer estates. They are both proud locals who are raising their children in our wonderful community.



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## Joe Joyce



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

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

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

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# Obituary – Charles Joseph Pretto, executive vice president and general counsel for Kobey’s Swap Meet

By DAVE SCHWAB | The Beacon

Charles Joseph Pretto, 65, executive vice president and general counsel for Kobey’s Swap Meet in Midway, died on Jan. 15 after battling Acute Myeloid Leukemia after being diagnosed in May 2023.

Pretto’s valiant battle against illness was a testament to his indomitable spirit and the love and support of his family. His life was a testament to knowledge, resilience, and a commitment to service.

“I’m a team player and a people

person. I enjoy giving back to my local community. I am committed to free enterprise and its execution at Kobey’s Swap Meet,” said Pretto on LinkedIn.

A lifelong Rotarian, Pretto was been district governor for Rotary District 5340 from 2022-2023.

Born in Chicago, on June 3, 1958, Pretto was the eldest child of Anne Jean Alaimo and John Italo Pretto (1933-2015), and the loving husband of Kimberly Kobey Pretto. His life was one of exceptional accomplishments, from his academic pursuits to his dedicated service to

the community.

The Pretto family, led by his father John, a dedicated radiologist practicing in the medical field for over 50 years in Nevada, and his mother Anne, a compassionate registered nurse, instilled in Charles the values of hard work and compassion. The family moved to Las Vegas where Charles was raised alongside siblings Mary, Robert, John Giovanni, and Joseph. Charles attended Bishop Gorman High School, graduating at the top of his class in 1976.

Charles moved to San Diego and continued his education at the University of San Diego, earning a bachelor’s degree in business in 1980, a master’s degree in business in 1982, and a JD law degree in 1988. He was president of Phi Kappa Theta fraternity at USD.

In 1983, Charles married the love of his life, Kimberly Kobey Pretto, daughter of the late Monte Kobey, founder of Kobey’s Swap Meet. Their union was blessed with two beautiful children, Anthony David Pretto (born in 1988) and Elizabeth Susan Kerekes (born in 1990). Charles took great pride in his family, and his love and guidance will forever resonate in their hearts.

Charles joined the Kobey family business in 1980, playing a pivotal role in its success, not only at the swap meet but especially behind the scenes, which left an indelible mark on the local community. Charles led multiple efforts to not only expand the swap meet beyond its Sports Arena location but was also responsible for negotiating all its terms and contracts with the Sports Arena. Charles co-founded KAECA Outdoor Entertainment and San Diego Portable ATM alongside his uncle Albert Funk. Under his leadership and hard work, these ventures became reputable providers in the ATM service industry. San Diego Portable



ATM, with over 40 ATMs strategically located around San Diego County, is now led by his devoted wife Kimberly and son Anthony.

Charles was also known as a man of many hobbies. He had been an avid model rocket enthusiast since childhood. He and his son Anthony were members of Tripoli San Diego. Together they attended many rocket launches all over the western United States. Charles also loved photography serving as a parent photographer on the Francis Parker football team in 2005-2006. Charles and Kimberly loved traveling whether it was to his family’s hometown in Casteltomberto, Italy, or celebrating his 40th wedding anniversary in Park City, Utah. They visited over 20 countries together in their 41 years of marriage.

His commitment to service extended beyond his professional life, as he served in leadership roles including past president of the National Flea Market Association, past president of San Diego Rotary Club 33, and past Rotary District Governor of District 5340. Charles’s impact on the community was immeasurable, with roles such as former chair of the Midway-Pacific Highway Planning Group, former Francis Parker School Board Member, and former San Diego Red Cross Board Member.

Charles is survived by his devoted wife, Kimberly Kobey Pretto, his loving children, Anthony Pretto (wife Mariangela “Cookie” Pretto) and Elizabeth Kerekes (husband Michael Kerekes), his cherished grandchildren Sofia and Isabella Pretto and Charlotte Kerekes, his mother, Anne Pretto, and his siblings – Mary Pretto, Robert Pretto (wife Lea Pretto), John Giovanni Pretto (wife Lee Ann Pretto) and Joseph Pretto.

His funeral service was held on Jan. 24 at Cypress View Mausoleum, Mortuary and Crematory. A celebration of Charles Pretto’s life followed at Liberty Station Conference Center.

In lieu of flowers, the family requests donations to Rotary International Annual Fund, San Diego Rotary (Club 33) Foundation, and the Leukemia & Lymphoma Society. May Charles rest in peace, and may his memory continue to inspire and comfort those who knew and loved him.

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Slurry seal is a cost-effective pavement preservation method consisting of asphalt emulsion, sand and rock. The mixture is applied to the street surface at an average thickness of a quarter inch to extend the life of streets.

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

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# LEGALS

CONTINUED FROM Page 13

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024-9001141 Fictitious Business Name(s) a. TERRE AT 1050 PEACH, 1050 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 09/15/23 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JANUARY 17, 2024 ISSUE DATES: January 26 ,February 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024-9001142 Fictitious Business Name(s) a. TERRE AT 1037

PEACH, 1037 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 09/15/23 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JANUARY 17, 2024 ISSUE DATES: January 26 ,February 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024-9001143 Fictitious Business Name(s) a. TERRE AT 1019 PEACH, 1019 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 09/15/23 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JANUARY 17, 2024 ISSUE DATES: January 26 ,February 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024-9001144 Fictitious Business Name(s) a. TERRE AT 1038 PEACH, 1038 PEACH AVE, EL CAJON, CA 92021 Is registered by the following: a. MF PANDA VENTURE (CA) LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 09/15/22 Registrant Name: a. MF PANDA VENTURE (CA) LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor DEONDRA CEPHUS, SECRETARY .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JANUARY 17, 2024 ISSUE DATES: January 26 ,February 2, 9 & 16

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME FILE NO. 2024-9001146 Fictitious Business Name to be Abandoned: a. TERRE AT PEACH The Fictitious Business name referred to above was filed in San Diego County on: 09/15/2022 and assigned File No. 2022-9026741 Fictitious Business name is being abandoned by: a. MF PANDA VENTURE (CA) LLC, 233 WACKER DR #4700, CHICAGO, IL 60606 This business is conducted by: A LIMITED LIABILITY COMPANY I declare that all

information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) Registrant name: DEONDRA CEPHUS, SECRETARY Title of officer, if limited liability company/corporation. The statement was filed with Jordan Z. Marks, , Jr. , Recorder/ County Clerk of San Diego County on: JANUARY 17, 2024 . ISSUE DATES: January 26 ,February 2, 9 & 16

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME FILE NO. 2024-9001145 Fictitious Business Name to be Abandoned: a. TERRE AT PEACH The Fictitious Business name referred to above was filed in San Diego County on: 12/08/2022 and assigned File No. 2022-9026738 Fictitious Business name is being abandoned by: a. MF PANDA VENTURE (CA) LLC, 233 WACKER DR #4700, CHICAGO, IL 60606 This business is conducted by: A LIMITED LIABILITY COMPANY I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to section 17913 of the Business and Professions code that

the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) Registrant name: DEONDRA CEPHUS, SECRETARY Title of officer, if limited liability company/corporation. The statement was filed with Jordan Z. Marks, , Jr. , Recorder/ County Clerk of San Diego County on: JANUARY 17, 2024 . ISSUE DATES: January 26 ,February 2, 9 & 16

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024-9000199 Fictitious Business Name(s) a. THE JULIAN CAFE & BAKERY COTTAGES – A BED AND BREAKFAST, 1857 WHISPERING PINES DR, JULIAN, CA 92036 Is registered by the following: a. CARA MAY TETER b. TAMMY MARIE KIRKMAN is conducted by: A GENERAL PARTNERSHIP The first day of business was: N/A Registrant Name: a. CARA MAY TETER b. TAMMY MARIE KIRKMAN , if Limited Liability Company/Corporation Title of Signor statement was filed with Jordan Z. Marks, , Jr. Recorder/County Clerk of San Diego County on: JANUARY 04, 2024 ISSUE DATES: January 26 ,February 2, 9 & 16

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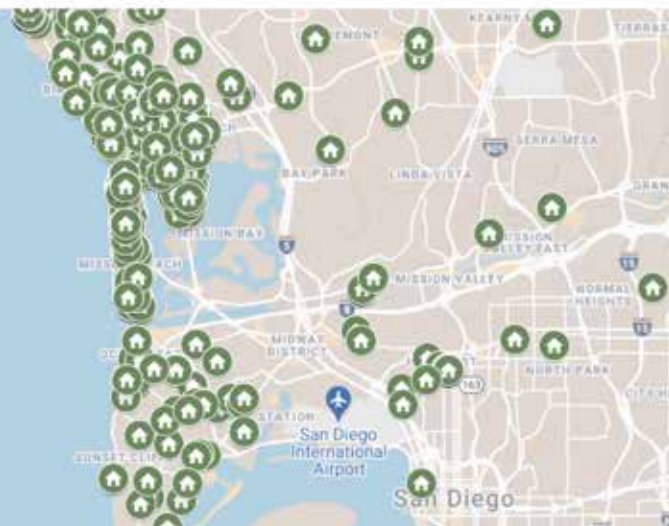
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**OCEAN BEACH \$2,150,000**  
California coastal meets modern farmhouse meets amazing opportunity! This stunning redesigned 4 bedroom, 2 bath home has a gourmet kitchen, remodeled baths, dual paned windows, high end laminate flooring, tankless water heater and owned solar. It also has an attached granny flat with private entrance. High on the hill on a 10,300 sf lot, the possibilities are endless. Sea World fireworks, nightlights, enormous yards and award winning schools make this a no brainer. Plus, proposed plans for 3 bedroom, 2 bath ADU. You're welcome!!!

**PACIFIC BEACH \$1,075,000**  
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**POINT LOMA 4 BDRM / 3 BA** \$1,999,999

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**POINT LOMA 3 BDRM / 2.5 BA** \$1,695,000

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