Mission Brewery is opening a tasting room and retail shop at 1380 Garnet Ave. The Pacific Beach tasting room will be the company’s first offsite outpost. There will be no food but Stuffed! is opening next door.

In Pacific Beach, businesses are struggling to get new liquor licenses—and that has turned preexisting liquor licenses into pure gold.

If a business has a preexisting liquor license, the value of the property increases, creating contention between tenants that hold the licenses and landlords looking to cash in on the rising value. And the supply squeeze has led many Pacific Beach businesses to convert from family restaurants to bars as they try to satisfy the demand of San Diegans and tourists that come to the area to drink.

A preexisting liquor license in Pacific Beach can sell for $100,000 to $300,000, according to Sara Berns, the executive director of Discover PB, the local business improvement district.

Tony Franco, a ubiquitous commercial broker whose face is found on bus stop benches and whose real estate footprint is etched into the major commercial hub of Garnet Avenue, told me he has

Psyched Santas
Nearly 3,000 Santas, a few elves, and some reindeer ran through Pacific Beach on Dec. 10 for the annual Santa Run prior to the Holiday Parade on Garnet Avenue. After the race, the red army of Santas then filled PB bars with good cheer.

PHOTO BY THOMAS MELVILLE

In PB, liquor licenses are gold standard
But some cause tension with landlords, as in the case of Beachtown BBQ
By JONAH VALDEZ

In Pacific Beach, businesses are struggling to get new liquor licenses—and that has turned preexisting liquor licenses into pure gold.

If a business has a preexisting liquor license, the value of the property increases, creating contention between tenants that hold the licenses and landlords looking to cash in on the rising value. And the supply squeeze has led many Pacific Beach businesses to convert from family restaurants to bars as they try to satisfy the demand of San Diegans and tourists that come to the area to drink.

A preexisting liquor license in Pacific Beach can sell for $100,000 to $300,000, according to Sara Berns, the executive director of Discover PB, the local business improvement district.

Tony Franco, a ubiquitous commercial broker whose face is found on bus stop benches and whose real estate footprint is etched into the major commercial hub of Garnet Avenue, told me he has
Homeless encampment removed from backyard of of PB house on Hornblend

By DAVE SCHWAB

In Pacific Beach, Dec. 5 was a red-letter day many in the beach community would like to see repeated: The city’s successful eviction of a homeless encampment from a neighbor’s backyard.

After months of living next to a home at 2724 Hornblend St, where as many as 25 people lived without water, power or sewage, neighbors were elated to learn the City of San Diego, working through the judicial process, was able to put the property into receivership and vacated.

The action was long overdue in the view of at least one neighbor.

“It gradually got worse and worse as more people started showing up in the backyard,” said Mike Perry who, along with wife Lesa, lives in a condo next door. “People were setting up tents on the property, which had lots of bicycles and garbage.”

It got so bad, living next door became almost intolerable, Perry said.

“They kept breaking into our laundry room and stealing things,” he said, adding he caught a homeless woman once trying to steal a pack-off his front porch. “People were out there smoking crack or meth. The worst part was the yelling, screaming and fighting with each other at night. The last straw for me was finding them using our walkway in the back as their own personal toilet.”

Rick Bushree, who owns property across the street from the former encampment, had a similarly bad experience. His involvement began about nine or 10 months ago when the elderly woman who had owned and been living at the residence moved out.

“When she left, the vagrants just started moving into the property,” Bushree said. “It wasn’t a good situation because they started using people’s yards as sewers, thefts increased, and they were getting more aggressive going into other people’s properties and defecating. We’d call the police and they would come down and get them to move on. But then they’d be back again the next day.”

Enter Richardson C. (Red) Griswold, Esq., who now has responsibility over the former homeless encampment property.

“The court appoints a third-party neutral receiver, me in this case,” said Griswold who, since Nov. 18, has been in control of the property. “It’s my obligation to clean it up. From this point forward, I’m in control. I report directly to the court.”

Griswold anticipates it will take three to five months to get things completely straightened out at 2724 Hornblend.

“I have to solve the existing code violations, and then come up with an exit plan for what will be the permanent solution,” said the court-appointed receiver who added he has the authority to hire whomever is necessary to get the property back in presentable condition. He can then present a bill to the property’s owners for whatever work he has had done to fix it.

“What’s happening is I can go to the owner and say, ‘OK, you need to pay the bills off, or we can put a lien on or refinance the property — or you can consent to a court-authorized sale of the property.’”

On Dec. 8, the city called a press conference attended by Griswold, property neighbors, City Attorney Jan Goldsmith, Second District Councilmember Lorie Zapf and San Diego Police.

“Our City Code Enforcement Department, the SDPD and city attorney know this address all too well,” said Zapf at the conference. “I’m so happy to be here to give the neighborhood back to the neighbors. They don’t have to endure being intimidated and harassed by squatters that steal their property and use their sidewalks and alleyways as toilets.”

I’m grateful that the City of San Diego has a great team (code enforcement, SDPD, city attorney) that has worked together to restore this neighborhood,” Zapf said.

Information needed on unsolved homicide in PB

Authorities on Dec. 6 renewed their call for information that could lead them to whoever car-jacked a 77-year-old man, then fatally struck him with his own truck as they ran over by his truck as well.

The man, a trucker who lived near Noyes Street shortly before 2 a.m. on Nov. 8, 2001. He was subsequently run over by his truck in an alley off Grand Avenue across the street from the former homeless encampment, had a similarly bad experience. His involvement began about nine or 10 months ago when the elderly woman who had owned and been living at the residence moved out.

“Then she left, the vagrants just started moving into the property,” Bushree said. “It wasn’t a good situation because they started using people’s yards as sewers, thefts increased, and they were getting more aggressive going into other people’s properties and defecating. We’d call the police and they would come down and get them to move on. But then they’d be back again the next day.”

Enter Richardson C. (Red) Griswold, Esq., who now has responsibility over the former homeless encampment property.

“The court appoints a third-party neutral receiver, me in this case,” said Griswold who, since Nov. 18, has been in control of the property. “It’s my obligation to clean it up. From this point forward, I’m in control. I report directly to the court.”

Griswold anticipates it will take three to five months to get things completely straightened out at 2724 Hornblend.

“I have to solve the existing code violations, and then come up with an exit plan for what will be the permanent solution,” said the court-appointed receiver who added he has the authority to hire whomever is necessary to get the property back in presentable condition. He can then present a bill to the property’s owners for whatever work he has had done to fix it.

“What’s happening is I can go to the owner and say, ‘OK, you need to pay the bills off, or we can put a lien on or refinance the property — or you can consent to a court-authorized sale of the property.’”

On Dec. 8, the city called a press conference attended by Griswold, property neighbors, City Attorney Jan Goldsmith, Second District Councilmember Lorie Zapf and San Diego Police.

“Our City Code Enforcement Department, the SDPD and city attorney know this address all too well,” said Zapf at the conference. “I’m so happy to be here to give the neighborhood back to the neighbors. They don’t have to endure being intimidated and harassed by squatters that steal their property and use their sidewalks and alleyways as toilets.”

I’m grateful that the City of San Diego has a great team (code enforcement, SDPD, city attorney) that has worked together to restore this neighborhood,” Zapf said.

Information needed on unsolved homicide in PB

Authorities on Dec. 6 renewed their call for information that could lead them to whoever car-jacked a 77-year-old man, then fatally struck him with his own truck as they ran over by his truck as well.

The man, a trucker who lived near Noyes Street shortly before 2 a.m. on Nov. 8, 2001. He was subsequently run over by his truck in an alley off Grand Avenue across the street from the former homeless encampment, had a similarly bad experience. His involvement began about nine or 10 months ago when the elderly woman who had owned and been living at the residence moved out.

“Then she left, the vagrants just started moving into the property,” Bushree said. “It wasn’t a good situation because they started using people’s yards as sewers, thefts increased, and they were getting more aggressive going into other people’s properties and defecating. We’d call the police and they would come down and get them to move on. But then they’d be back again the next day.”

Enter Richardson C. (Red) Griswold, Esq., who now has responsibility over the former homeless encampment property.

“The court appoints a third-party neutral receiver, me in this case,” said Griswold who, since Nov. 18, has been in control of the property. “It’s my obligation to clean it up. From this point forward, I’m in control. I report directly to the court.”

Griswold anticipates it will take three to five months to get things completely straightened out at 2724 Hornblend.

“I have to solve the existing code violations, and then come up with an exit plan for what will be the permanent solution,” said the court-appointed receiver who added he has the authority to hire whomever is necessary to get the property back in presentable condition. He can then present a bill to the property’s owners for whatever work he has had done to fix it.

“What’s happening is I can go to the owner and say, ‘OK, you need to pay the bills off, or we can put a lien on or refinance the property — or you can consent to a court-authorized sale of the property.’”

On Dec. 8, the city called a press conference attended by Griswold, property neighbors, City Attorney Jan Goldsmith, Second District Councilmember Lorie Zapf and San Diego Police.

“Our City Code Enforcement Department, the SDPD and city attorney know this address all too well,” said Zapf at the conference. “I’m so happy to be here to give the neighborhood back to the neighbors. They don’t have to endure being intimidated and harassed by squatters that steal their property and use their sidewalks and alleyways as toilets.”

I’m grateful that the City of San Diego has a great team (code enforcement, SDPD, city attorney) that has worked together to restore this neighborhood,” Zapf said.
**MISSON BEACH | $1,150,000**
Charming north Mission Beach home on desirable sunny side of lovely court. Approx.1000sqft. Moments to ocean or bay, sunsets, restaurants & shopping.
Carol Sorensen / Kathleen Murphy
(619) 203-2424 | (858) 449-7014
csorensen106@gmail.com | kathleen.murphy@caminoves.com

**Santee | $539,000**
Completely remodeled 4 br 3 ba Santee dream home! Master bedroom has private entrance so can also be used as a mother-in-law unit. Many possibilities!
Lawrence Tollenaere
(858) 740-1011
tloulenaere@gmail.com

**PACIFIC BEACH | $1,299,000**
3br 2ba waterfront end unit condo on Sail Bay. Gorgeous views from living room, master bedroom and kitchen! Pool, spa, & bay view Rec Room/dubhouse.
Marianne Kendall
(619) 708-3523
Mariannek@coldwellbanker.com

**PACIFIC BEACH | $595,000-$625,000**
Remodeled 2 br 2 ba west facing unit / MLS#160062567

**PACIFIC BEACH | $799,000-$839,000**
Spacious 2br 2ba unit / MLS#160048286

**PACIFIC BEACH | $959,000-$625,000**

**MISSION BEACH | $1,595,000**
Fantastic Ocean Front Condo in North Mission! 2 br 2 ba corner unit with covered patio & panoramic views of surf, sand & sunsets!
Darlene Allen
(858) 361-2387
dallen@coldwellbanker.com | Darlene@darleneallen.com

**PACIFIC BEACH | $667,000**
Very cute 2 br 1 ba home on a corner lot in desirable PB. South facing gives lots of light with high ceilings and has been completely remodeled!
Marie Tolstad
(858) 705-1444
marie.tolstad@gmail.com | www.mtolstad.com

**MISSION BEACH | $1,150,000**

**PACIFIC BEACH | $1,299,000**

**JUST LISTED!**

**JUST LISTED!**

**SOLD!**

**VIEW MORE LISTINGS AT**
COLDWELLBANKERHOMES.COM
Free report reveals secrets sellers use to preserve their equity

SAN DIEGO. If you’ve tried to sell your home yourself, you
know that the minute you put the “For Sale by Owner” sign up, the
phone will start to ring off the hook. Unfortunately, most calls
aren’t from prospective buyers, but rather from every real estate
agent in town who will start to hound you for your listing.

After all, with the proper information, selling a home isn’t easy. A new report entitled “Sell Your Own Home” has been prepared especially for home sellers like you. You’ll find that selling your home by yourself is entirely possible once you understand the process. Inside the report, you’ll find 10 inside tips to selling your home by yourself which will help you sell for the best price in the shortest amount of time. You’ll find out what real estate agents don’t want you to know.

To hear a brief recorded message about how to order your FREE copy of this report, call toll-free 1-800-276-0763 and enter 1017. You can call any time. 24 hours a day, 7 days a week. Get your free special report NOW to learn how you really can sell your home yourself.

PB Holiday Parade

Mission Bay High’s Buccaneer pirate ship (above), which carried the school’s Preservationists playing jazz music, won first place in the Floats Division. Pacific Beach Elementary School students on Tom Watson’s vintage truck before the parade. PHOTOS BY KATHY MILLER GRAY

Bucs soccer looks to boot opponents

By DAVE THOMAS

The Mission Bay girls and boys soccer teams are off and running. In girls’ action, head coach Jorge Palacios had his team sitting at 4-1 heading into this week.

Finishing 8-10-2 a season ago, the Bucs have five returning seniors in midfielders Kyle Kroeger, Lindsey Price, Diana Sauer, and Emily Reyes, along with forward Charissa Fitzsimmons. They will lead a young squad that includes eight freshmen, along with two sophomores and two juniors.

“We are excited to have such a large number of talented young players,” Palacios commented. “We feel like if we combine that youth with the veteran leaders we have on the team, we can have a very good year.

“It will be interesting to see what this team does, but fairly they have proven to be hard workers who love the game. Our goals are always to play the very best soccer we can play. We may not play our potential, while at the same time having a lot of fun—playing together,” Palacios said.

Boys soccer

Head coach Joe Panián said he expects his team to compete for the City League championship and go deep into the CIF playoffs.

By DAVE THOMAS

The boys and girls basketball teams at Mission Bay are hoping for winning campaigns on the hardwood this winter.

On the boys’ side, new head coach Marshawn Cherry takes over for former head coach Dennis Kane. A season ago, the Bucs went 21-9.

Looking at this season. Cherry expects key players to include: freshmen Savaugh Davis, sophomores Andrea Scott, Jamaryee Norton, Rejean Ellis, Ronnie Latting; and senior Marcus Nickerson.

“This year’s team is very young,” Palacios said. “It will definitely be on-the-job experience and learn to play consistently every game. “It will definitely be on-the-job training. But I look at the future for this team and I’m very excited because we will be very good in the near future if everyone stays focused and disciplined,” Cherry said. “We must be confident in our potential and aware of our inexperience.”

According to Cherry, his goal for this year is to help every player improve individually on the court and in the classroom. He also would like to see the team improve every game and make a late run in the playoffs.

Girls basketball

On the girls’ side, head coach Vince Ichihara takes over for a team looking to improve upon winning only one game a season ago.

“We are a very young and talented team with the key players being freshmen Maggie Acquaah and Noella Coquaud; and sophomores Natalie Mclermott, Brooklyn Grooms, and center Kyleigh Maple. Our one senior is leader Samantha Zambrano. Our supporting cast with J.P. Perez and Janice Waites bring a lot of hustle and effort to the table,” Ichihara said.

“I expect the season to be fun with a lot of learning as well as competing,” Ichihara continued. “Besides being pretty young, this team is on the smaller side but is very athletic and can get up-and-down the court. They are all learning fast and have shown flashes of their potential to be really good. My goal this season is to play as a team and for each other, get better each practice, each game and get the best out of the girls,” Ichihara said.

Mission Bay basketball teams working on improving

By DAVE THOMAS

The boys and girls basketball teams at Mission Bay are hoping for winning campaigns on the hardwood this winter.

On the boys’ side, new head coach Marshawn Cherry takes over for former head coach Dennis Kane. A season ago, the Bucs went 21-9.

Looking at this season. Cherry expects key players to include: freshmen Savaugh Davis, sophomores Andrea Scott, Jamaryee Norton, Rejean Ellis, Ronnie Latting; and senior Marcus Nickerson.

“This year’s team is very young,” Palacios said. “It will definitely be on-the-job experience and learn to play consistently every game. “It will definitely be on-the-job training. But I look at the future for this team and I’m very excited because we will be very good in the near future if everyone stays focused and disciplined,” Cherry said. “We must be confident in our potential and aware of our inexperience.”

According to Cherry, his goal for this year is to help every player improve individually on the court and in the classroom. He also would like to see the team improve every game and make a late run in the playoffs.

Girls basketball

On the girls’ side, head coach Vince Ichihara takes over for a team looking to improve upon winning only one game a season ago.

“We are a very young and talented team with the key players being freshmen Maggie Acquaah and Noella Coquaud; and sophomores Natalie Mclermott, Brooklyn Grooms, and center Kyleigh Maple. Our one senior is leader Samantha Zambrano. Our supporting cast with J.P. Perez and Janice Waites bring a lot of hustle and effort to the table,” Ichihara said.

“I expect the season to be fun with a lot of learning as well as competing,” Ichihara continued. “Besides being pretty young, this team is on the smaller side but is very athletic and can get up-and-down the court. They are all learning fast and have shown flashes of their potential to be really good. My goal this season is to play as a team and for each other, get better each practice, each game and get the best out of the girls,” Ichihara said.
Rockabilly legend Rosie Flores at Tio Leo’s

By BART MENDOZA

She may be based in Austin, Texas today, but legendary rockabilly/country singer Rosie Flores has her roots right here in San Diego. Appearing at Tio Leo’s on Dec. 23, Flores got her start here in 1968 playing with the band Penelope’s Children and later, in the ’70s, with Rosie & The Screwbeards, before heading off to a solo career that is now 13 albums deep.

Making this show a must for anyone who enjoys roots rock, Flores will be joined by The Mentals, which include Beat Farmer guitarist Joey Harris in their ranks. Flores is a national treasure whose music has inspired generations of musicians—all of whom have emerged in their wake. Songs are now considered classics, revered by thousands of performers who have emerged in their wake. One such all star group of musicians, tribute band Easy Wind, will perform at Beaumont’s on Dec. 17.

Featuring bassist Marty Holland from JGR, drummer Frank Lazorro from The Travel Agents, keyboardist Mark Bentley from the Shenanigans, guitarist Larry Flynn from Liquid Dead and Patrick Brown from Super G, Easy Wind plays with the same spirit of the original, making this show a fun evening out for anyone who enjoys classic rock.

Easy Wind: Saturday, Dec. 17 at Beaumont’s, 5662 La Jolla Blvd. 9 p.m. 21 and up. No cover. www.beaumontseastery.com.

Anyone wanting a break from the chill of San Diego’s winter (or just an escape from the currently ubiquitous holiday music), may want to head to the 710 Beach Club on Dec. 23 for a dose of sunshine reggae at their free Winter Classic concert. On stage will be Jahkobeats, Maka Roots and I-Ways.

I-Ways: Friday, Dec. 23 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. No cover. www.710beccom.com.

Village Veterinary Hospital offers Pet Pick Up

The Village Veterinary Hospital is now offering special services for animal’s and owners with special needs. You can arrange to have your pet picked up for transport to the hospital and returned home when the pet’s needs have been met and it has been treated later that same day, or the next day if needed or requested. They also offer pick up & drop off service to Senior Living facilities in the La Jolla area. Under certain circumstances, house calls can be arranged. Village Vet is a full-service facility offering professional grooming, bathing, boarding, medical and surgical services. They can be reached at (858) 412-4776 between the hours of 9 am to 6 pm Monday through Friday and 9 am to 2 pm on Saturday. With advanced notice, early drop off can be easily arranged by phone. Village Veterinary Hospital 7527 Draper Ave, La Jolla (858) 412-4776 or villagevetlj.com

The legendary Rosie Flores.

The legendary Rosie Flores, recorded with Dizzy Gillespie and was a compatriot of Thelonious Monk and Charlie Parker, with a wealth of jazz and blues tunes ripe for rediscovery and sure to shine in white’s capable hands. White will be accompanied by bassist Rob Thorsen and drummer Duncan Moore.

Joshua White: Saturday, Dec. 17, at Dizzy’s, 1717 Morena Blvd. 8 p.m. $20. www.dizzysjazz.com.

There are few bands that inspire the kind of fan dedication as the Grateful Dead. Though not scoring the kind of fan dedication as the band, Williams wrote for the likes of Benny Goodman and Duke Ellington, recorded with Dizzy Gillespie and was a compatriot of Thelonious Monk and Charlie Parker, with a wealth of jazz and blues tunes ripe for rediscovery and sure to shine in white’s capable hands. White will be accompanied by bassist Rob Thorsen and drummer Duncan Moore.

Joshua White: Saturday, Dec. 17, at Dizzy’s, 1717 Morena Blvd. 8 p.m. $20. www.dizzysjazz.com.

While supplies last

20% OFF
Select Women’s Clothing

30% OFF
Kipling Luggage

858-483-1421 • travelersdepot.com

One stop for all of your travel needs!

Everything for travel except the tickets

Traveler's Depot

1935 Garnet Ave., San Diego, CA 92109

Call to arrange transportation for your pet!

Rattlesnake, Lyme & Flu Vaccine

Available

Vaccines

50% OFF all vaccines

$10 RADIES SHOTS

[Reg. $25]

Call to arrange transportation for your pet!

858-412-4776 • villagevetlj.com

HAPPY HOLIDAYS

from Dr Sue & her staff!

Dr. Sue is a Vet you can talk to!

She listens and cares. Your pet will love her too!

858-412-4776 or villagevetlj.com

15% OFF
Teeth Cleaning

with mention of this ad
**Dine Local, Shop Local, Spend Local**

**Mission Beach & Pacific Beach**

**CHRISTMAS DAY BUFFET**
On Mission Bay
Sunday, December 25th | 11:00am - 4:00pm
*14 Adults | 2 Children 5-11, under 5 eat free

**ALEGRE HAPPY HOUR**
Monday - Friday 3 - 6 PM

**INDOOR-OUTDOOR BAR AND DINING**

**ON SITE PARKING**

**RESERVATIONS ACCEPTED**

Open for all of your holidays!
Book now for holiday office parties and family holiday dinners. Private & semi-private space and custom menus available.
View Thanksgiving menu at Pueblopb.com

**HOST YOUR HOLIDAY CELEBRATION AT THE FRENCH GOURMET!**
Create an informal office holiday celebration and reserve a table for lunch or dinner.
Our Restaurant can accommodate groups from 2 to 40. Custom menus are available for large groups.
Contact us at catering@thefrenchgourmet.com or call (858) 488-1725 for details.

**OPEN FOR ALL OF YOUR HOLIDAYS!**
Book now for Holiday office parties and family holiday dinners. Private & semi-private space and custom menus available.
View Thanksgiving menu at Pueblopb.com

**LUNCH AND DINNER**
7 DAYS A WEEK

**BRUNCH SATURDAY & SUNDAY**

**ALEGRE HAPPY HOUR**
Monday - Friday 3 - 6 PM

**INDOOR-OUTDOOR BAR AND DINING**

**ON SITE PARKING**
RESERVATIONS ACCEPTED

**FILIPPI’S**
**It’s Holiday Time!**
Filippi’s has Pizza by the Slice!
11am-4pm

**962 Garnet Ave., San Diego 92109**
Phone: 858-483-6222

**BLANE REALTY**
Serving PB for over 40 Years
Same Owner • Same Location
Charlie Blane, Realtor

1621 Grand Ave. Suite B
San Diego, CA 92109
(858) 274-3737

**CRUISER KING**
**BEACH CRUISER RENTAL**
$10 A DAY | $40 A WEEK

BEACH CRUISER SPECIAL
$149.95

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

Home of the Broncos, Vikings and Washington Huskies
Watch All of the NFL & NCAA action HERE!

Family Friendly
FREE PARKING at Bayside Santa Clara lot

THE FRENCH GOURMET
Catering • Restaurant • Bakery • Wine Boutique

Host Your Holiday Celebration at The French Gourmet!
Create an informal office holiday celebration and reserve a table for lunch or dinner.
Our Restaurant can accommodate groups from 2 to 40. Custom menus are available for large groups.
Contact us at catering@thefrenchgourmet.com or call (858) 488-1725 for details.

**California-French Cuisine in a Casual Setting**
Breakfast & Lunch Everyday 8am - 3pm • Dinner Tues - Sat 4pm - 9pm
960 Turquoise St. • San Diego, CA 92109
Call for reservations: (858) 488-1725
www.thefrenchgourmet.com

**CREATIVE • FABULOUS • CLASSIC**

Book now for Holiday office parties and family holiday dinners. Private & semi-private space and custom menus available.
View Thanksgiving menu at Pueblopb.com

Our Restaurant can accommodate groups from 2 to 40. Custom menus are available for large groups.
Contact us at catering@thefrenchgourmet.com or call (858) 488-1725 for details.

Filippi’s has Pizza by the Slice!
11am-4pm

692 Garnet Ave., San Diego 92109
Phone: 858-483-6222

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!

**GUAVA BEACH BAR & GRILL**
“Where The Summer Never Ends”

Voted Best Happy Hour at the BEACH! M-F 3-6
1/2 priced drinks and beers!
20% off ALL Apps!
our schools
YOUR SUCCESS!
WWW.ALTUS4U.COM

FREE PUBLIC SCHOOL | Enrolling K-12 Now

The Charter School of SAN DIEGO  Audeo Charter School  Audeo II Charter School
LAUREL PREPARATORY ACADEMY

Happy Holidays from our family to yours!
A new craft brewery tasting room is coming to Pacific Beach. It’s just uncertain exactly when it will get here.

San Diego Mission Brewery is in the process of installing a tasting room and retail shop at 1380 Garnet Ave. on the corner of Garnet Avenue and Gresham Street.

“We are waiting on our Alcohol Beverage Control (ABC) Type 23 license, which allows families with underage kids and dogs to come in,” said Julia Pasek, Mission Brewery’s project coordinator. “The property was purchased from a new landlord and remodeled, and has been through quite a transformation—it’s a very nice space.

“People can bring their kids with them and enjoy a beer with lunch brought in from our East Village site” at 1441 L St. in downtown San Diego,” Pasek said.

Pasek stressed that a tasting room is not a restaurant. “We would have our own seasonal beers on tap, and people could bring in food,” she said.

Mission Brewery was originally established in 1913. Avid homebrewer Dan Selis re-established the brand in 2007 and opened in a brewery addition to a restaurant in UTC. The brewery soon outgrew the space and relocated to a shared warehouse brewery in Chula Vista.

After a few years, Mission secured the prime Wonder Bread space near Petco Park in San Diego’s East Village. Mission Brewery now has more than 40 national and international craft brewing awards under its belt.

The PB tasting room will be the company’s first outpost and will serve onsite, as well as offer growlers for takeout.

The new Mission Brewery Tasting Room in Pacific Beach anticipates an early 2017 opening. For more information, visit mission-brewery.com.

Local restaurant group AG Industry Concepts recently announced the expansion of their restaurant Stuffed! The comfort food concept will open its second location in Pacific Beach. The group will also be introducing Frat Boy Donuts, a gourmet donut concept, next door to the eatery at 1380 Garnet Ave.

The neighboring storefronts will total about 1,700-square-feet and are planned to open in spring 2017. Evolving from food truck, to vendor in Liberty Public Market, Stuffed! will offer fast casual dining in Pacific Beach with communal tables and a casual, welcoming environment. The restaurant will serve lunch and be open late night.

Brilliantly designed to emulate the comic theme of the brand, the space will feature pop art, local graffiti and neon lighting.

The menu at Stuffed! will continue to serve elevated versions of the classics with a hint of nostalgia. The decadent stuffed burgers, sandwiches, mac ‘n’ cheese and fried Oreos will be accompanied by new menu items that cater to the residents, beachgoers, tourists and college crowds in the area.

Similar to its sister brand, Frat Boy Donuts will create elaborate, over-the-top variations of classic and innovative donuts and sweets. The creative culinary team will continue to push the boundaries of the ordinary to bring something special to San Diego. The tantalizing array of freshly baked goods along with the vibrant colors of the design is meant to stimulate guests.

The company plans to grow both concepts with multiple locations within San Diego County.
A protested application may take more than a year to process, Carr said. Protests can come from the police department, a local official or even a landlord, since a liquor license can mean a lot of money, said John Carr, spokesman for Alcoholic Beverage Control, said that each application to the area. Along with Pacific Beach, SDPD often protests a new liquor license, like a liquor store, for every 2,500 people. Based on Alcoholic Beverage Control records, census tract 79.05 in Pacific Beach, which includes parts of Mission Boulevard and Garnet Avenue, has 23 active on-sale liquor licenses and a population of 2,584, well above the state’s recommended ratio.

Carr said that in the 1990s, however, California passed a stipulation that allows for a new license to enter a heavily concentrated area, as long as it serves a public convenience or necessity, such as “enhancing a business district, giving a boost to the local community ... or providing a new and unique service to an area of the community that may not have that particular service.”

Two of the 23 active licenses in the Pacific Beach census tract were granted within the past five years. Since Pacific Beach lacks real delineation between residential and commercial districts, the public convenience and necessity exception has drawn concern from some locals. “Pacific Beach is very unique due to the proximity of businesses to residential neighborhoods,” said City Councilwoman Lorie Zapf, who represents the area.

When driving along Garnet Avenue, this multi-use landscape becomes evident. For instance, at the intersection of Garnet Avenue and Dawes Street, a small, light blue apartment complex rubs shoulders with Bob’s at the Beach, a sports bar where displaced Pittsburgh Steelers fans often congregate on game day. Between Bayard Street and Garnet Avenue, a cluster of upscale condos sits behind Johnny V’s multi-room nightclub. A few blocks from Pacific Beach Middle School is PB Cantina, a happy hour margarita destination, and PB Pub, the local tavern. Between the middle school and the two bars is a series of apartments.

“My office has received calls from concerned citizens regarding aggressive transients, lawless behaviors and over-intoxication on our beaches, in the business district and unfortunately in some neighborhoods,” Zapf said.

The heavy concentration of licenses and high crime numbers have also become a rallying cry for local groups, such as Save PB, which argues that alcohol abuse and noise regulation is to blame. These types of groups have existed in Pacific Beach since the early 2000s. Brian Curry, chair of the Pacific Beach planning group who advises the city on land use issues, said that it was in the early 2000s when new liquor licenses began to grow scarce in Pacific Beach.

Even with the scrutiny and regulation, many Pacific Beach businesses are converting from family restaurants into bars. Franco told me the trend is great for landlords, since a liquor license can increase the value of a property. If a business converts to a bar, a landlord can raise the rent as the value goes up, Franco said.

The booming value of alcohol-serving properties is where the contention begins for some tenant-landlord relationships, which are at times characterized by high rent hikes, lawsuits and abnormal lease modifications.

Michael Reidy, owner of Bar West, a defunct nightclub on Garnet Avenue, has been involved in a lawsuit with their former landlord, Thomas Plotts. Reidy said that in 2003, Plotts offered the place for $3.4 million, as much as a liquor license could sell for. Reidy refused the offer and Plotts sued in August 2015 for breach of contract. Plotts is currently engaged in a lawsuit with Reidy’s defunct nightclub on Garnet Avenue, which is currently engaged in a lawsuit with their former landlord, Thomas Plotts.

The booming value of alcohol-serving properties is where the contention begins for some tenant-landlord relationships, which are at times characterized by high rent hikes, lawsuits and abnormal lease modifications.

Michael Reidy, owner of Bar West, a defunct nightclub on Garnet Avenue, has been involved in a lawsuit with their former landlord, Thomas Plotts. Reidy said that in 2003, Plotts offered the place for $3.4 million, as much as a liquor license could sell for. Reidy refused the offer and Plotts sued in August 2015 for breach of contract. Plotts is currently engaged in a lawsuit with their former landlord, Thomas Plotts.

The booming value of alcohol-serving properties is where the contention begins for some tenant-landlord relationships, which are at times characterized by high rent hikes, lawsuits and abnormal lease modifications.

Michael Reidy, owner of Bar West, a defunct nightclub on Garnet Avenue, has been involved in a lawsuit with their former landlord, Thomas Plotts. Reidy said that in 2003, Plotts offered the place for $3.4 million, as much as a liquor license could sell for. Reidy refused the offer and Plotts sued in August 2015 for breach of contract. Plotts is currently engaged in a lawsuit with their former landlord, Thomas Plotts.

PB Cantina is down the block from Pacific Beach Middle School.
Fall in love with your jewelry again with new design from Diamonds on the Rock

Diamonds on the Rock is operated by Debra Levine and her Son David. “I grew up working in my family’s jewelry store in Upstate New York and always prided myself on giving personal attention and great customer service” said Debra. My favorite thing to do is help someone fall in love with their jewelry again. Many people have things in their collection that they do not wear because it may not fit their current taste. We can redesign, reset, trade or even buy your piece so that it will be worn again!

Debra is a Graduate Gemologist and former Diamond Instructor at the GIA (Gemological Institute of America). She has been a jewelry designer for over 25 years. We can work with you to design a piece that is completely your own and one of a kind. Bring in your most used and cherished jewelry to be cleaned, repaired, or have the stones remounted to have them looking like the day you purchased them. Diamonds on the Rock is located in Bird Rock at 5630 La Jolla Blvd. Call 858 750 2190 or Come in today!

Mission Bay Cluster
■ The next Mission Bay Cluster meeting will take place 6 p.m. Jan. 5 at Sessions Elementary and will be discussing GATE (Gifted and Talented Education) as a broad overview at the district level and what GATE looks like at the six PB schools.
■ Schoolyard Dash 5k and Kids Mile Fun Run is set for Sunday, Jan. 29, from 8:30 a.m. to 12:30 p.m. Visit www.schoolyarddash.org.

Stella Maris Academy
QUALITY, CATHOLIC EDUCATION FOR CHILDREN TK-8TH National Blue Ribbon Award Winner

Stella Maris Academy is now enrolling year-round in Pre-K 3-8. Visit Stella Maris Academy, 7654 Herschel Ave. for a private tour. Your child deserves the best education for his or her future! Contact us: (858) 454-2461

Scholastic Excellence • Spiritual Development • Faith Community

Come Home for Christmas
Saint Brigid Parish
4735 Cass St. Pacific Beach
saintbrigidparish.org

Contact us: (858) 483-3155
welcomehome@saintbrigidparish.org

Christmas Mass Schedule
Christmas Eve: Saturday, Dec. 24th 5:30pm, 7:30pm, 10pm
Christmas Day: Sunday, Dec. 25th 7:30am, 9am, 11am
Advent Penance Service
Monday, December 19th 6pm
Reconciliation
Saturdays, 4pm - 5pm
exchange, taking measures to mine the golden licenses from businesses. I was able to obtain a lease modification between a Pacific Beach landlord, Michael Katz, and one of his tenants. Signed on Dec. 12, 2012, the modification extended the tenant’s lease until 2020 and added a “Demolition Clause with the right to Purchase Liquor License.”

Based on a typical reading of demolition clauses, the modification gave Katz the right to terminate the lease, demolish the building and afterward, buy the liquor license from the tenant, perhaps to develop a new business. The only thing Katz is required to do is give the tenant a heads up beforehand.

Franco called these practices where landlords deal for a tenant’s license, “preserving their assets.” He said that although it’s a case-by-case scenario, generally it’s wise for landlords to pursue pre-existing liquor licenses. “It’s just the free market,” Franco said.

Borns said landlords aren’t as embedded in the community as small businesses are, so she feels compelled to prepare new businesses coming to Pacific Beach for that reality, hoping to offer workshops on what to look for in a neighborhood, said the expensive pre-existing licenses an exchange, taking measures to mine the golden licenses from businesses. But to the landlord, it did not matter. On Aug. 31, after Katz’s attorney sent a letter to the Mazzellas, warning about the name change, Katz filed a complaint against Beachtown BBQ, or in Katz’s eyes, Tony Roma’s. “The landlord is using an aggressive interpretation of the lease,” Dan Mazzella told me several days before the trial. His attorney planned to argue that within a broader interpretation, the Mazzellas were still meeting the terms of their lease, operating as “a restaurant with a bar.”

Although liquor licenses are private property of the tenant, landlords have taken measures to acquire the licenses from the tenant. If a business manages to get a liquor license, the value of the property rises, Franco said. Some landlords have taken advantage of this, hiking rents for their alcohol-serving tenants, at times to the point of pushing businesses out. Sara Berns, executive director of Discover PB, the local business improvement district, said the expensive pre-existing liquor licenses often leave tenants victim to predatory behavior. The Mazzellas are also engaged in a separate lawsuit with Katz in which he is seeking payment for a leaky grease trap. The suit was filed in June 2015 and the Mazzellas later filed a cross-complaint, which adds context to Katz’s aggressive behavior.

“Cross-Defendant (Katz) has intentionally and, in bad faith, engaged in a series of harassing tactics in an effort to find any pretext to terminate the tenancy and gain control of the liquor license,” the court documents read. “PB Roma’s alleges that landlord has an intent to bring in a new business as tenant and or owner or partner to utilize the license for purposes of a bar or nightclub generating more revenue than PB Roma’s family restaurant.”

Based on Katz’s history with tenants, along with what Dan Mazzella described as “The wild, wild west predatory nature of landlords” in Pacific Beach, the Mazzellas felt their allegiances were legitimate. The omens within the strip mall – all of which included businesses closing and the movement of liquor licenses – were clear.

Dealing liquor licenses

I was able to obtain a copy of a lease modification, made between Katz and another one of his tenants. Signed on Dec. 12, 2012, the modification

LIQUOR

CONT. FROM PG. 9
extended the tenant’s lease until 2020 under the condition that “This lease would not have been modified with­out tenant expressly understanding that the Demolition Clause with the right to Purchase Liquor License being included in this modification.”

Based on a typical reading of de­mo­li­tion clauses, the modification would allow Katz to terminate the lease, demolish the building, and afterward, buy the liquor license from the tenant, perhaps to develop a new business. The only thing Katz is required to do is give the tenant a heads up beforehand.

Records from Alcoholic Beverage Control, the state department that reg­u­lates alcohol manufacturing and sales, also show that Katz has obtained a liquor license from tenants before. McCormick and Schmick’s, a steak and seafood chain, ran a restaurant in Katz’s strip mall from 1988 to 1995. After McCormick and Schmick’s closed down for unknown reasons, records show the liquor license was transferred to Katz, who used it for a restaurant and bar that he had opened in the vacant space. Katz’ restaurant, Diego’s Café y Cantina, operated with his new liquor license from 1996 to 2000, eventually selling it to a new Hooters that took over the space in 2010.

Most recently, The Feggy’s, a neigh­bor­ing breakfast and brunch restaur­ant with a liquor license, closed in the summer of 2013 after a dispute with Katz. Dan Mazzella told me that Katz denied The Feggy’s request for a lease extension, despite 25 years of opera­tion. Katz went on to increase the rent each month until a final breaking point. In the summer of 2013, the owners of The Eggery closed shop, leaving behind their tables, chairs, silverware, plates, bowls and glasses. Alcoholic Beverage Control records also show that its liquor license may have also been left behind. It was transferred the following April to a new business, Truckstop, which now sells barbecue and craft beers along with breakfast.

“Liquor licenses are personal prop­erty, but if the owner doesn’t have a place to go, what good is it?” Dan Mazzella said.

Truckstop’s owners also operate multiple bars throughout Pacific Beach, including a three-story bar in Katz’s strip mall, El Prez, which opened as The Beachwood when Hooters closed in 2010. Trecia Steen is a regular patron of Katz’s strip mall. In 2014, Steen was eating breakfast at Truckstop when she got into a conversation with the chef, who asked if she was a local. Steen said she was, and as they talked, one of the owners of Truckstop and El Prez joined the conversation.

“The owner got into the conversa­tion stating they were going to take over Tony Roma’s and have a monopoly” in the strip mall, Steen told me. They then mentioned to Steen that they planned to sell venison meat at their new place.

This made Steen uncomfortable, so before finishing her eggs, she boxed her meal, walked to the neighboring Tony Roma’s and asked Peggy Mazzel­la when she planned to close the restaurant. In 2014, the idea of clos­ing was foreign to the Mazze­llas. Steen never returned to Truckstop, and for the Mazze­llas, the troubling thought lingered.

Such a maneuver by Truckstop owners would require information and approval from their landlord, Katz. The two parties had worked on expanding within the strip mall before. In a 2013 story about Truckstop’s opening, Beach & Bay Report­ed that it was the landlord of the same strip mall that approached the owners of El Prez about the opportunity of starting a business in the space vacat­ed by The Eggery. Katz, whose name was left out of the 2013 article, was the landlord of the strip mall during that offer.

I reached out to Katz, who said he was traveling out of the country, “through the jungle.” After exchang­ing several emails, Katz cited “spotty” email access and declined to comment.

As the Mazze­llas sat in the court­house for their name change feud, waiting to be assigned to a judge and courtroom, I asked Dan how he felt as the judge or in front of jurors, grilling a witness, defending his clients who sat down in relative silence. This time, while opposing lawyers spewed alle­gations against him, Dan was the one sitting and listening. He was in the wit­ness box, speaking only when asked.

Taylor later wrote in his decision: “The court found Mr. Mazzella gener­ally credible, but he could not put aside his ‘advocate’ hat arising from his long career as a lawyer.”

“This has humbled me,” Dan told me. “I can now feel their pain.”

On Oct. 31, three days after Dan expected to receive the decision, I called him for an update.

PB Pub is a few blocks from Pacific Beach Middle School. Between the school and the bar are several apartment buildings.
“We lost,” he said, and then read the decision: “Plaintiff [Katz] is entitled to a judgment for immediate possession. The remaining term of the lease is forfeited, and holdover damages are awarded in the amount of $32,925.69 ... The court finds that paragraph 11 of the lease clearly and explicitly requires the court to order the tenant to vacate the property...”

Closing down
When its doors opened in 1987, Peggy’s father was the owner of the restaurant. After he passed away, Peggy’s brother assumed ownership. Since 1988, when Peggy had her second child, Peggy divided her time between helping with the restaurant, working as a licensed architect building homes, retail and office spaces and raising her boys with Dan. In 2009 Peggy’s brother wanted to retire.

People were still crawling out from the worst of the recession, and with more than 40 employees under the restaurant’s payroll, Dan and Peggy decided it was not right to sell the business away. They bought the rights to the business and assumed ownership.

Peggy told me that the support from local families throughout the past few years has been extremely rewarding. She said Beachtown BBQ continues to host events like birthdays, family reunions and weddings. But one event still resonates with the Mazzellas. Each year, on one night near Christmas, the restaurant, adorned in holiday décor, would host a party for the employees. It was held after hours, and employees past and present would bring friends and family, packing in to celebrate at a place that usually meant hours of work.

“The restaurant was just for us on those nights, and it felt like home,” Dan recalled.

In the decision, Taylor was aware of the sting the eviction would leave. “The court takes no pleasure in ruling in this fashion, as it seems clear two families will lose their hard-won investment and several workers will lose their livelihoods,” Taylor wrote. Recognizing the employees of Beachtown BBQ, the Mazzellas and Gaytan, who started working with Tony Roma’s 28 years ago as a dishwasher.

Attorneys from both sides are still working on the language of the decision, which is only prolonging the inevitable closure of the restaurant. The Mazzellas decided that Beachtown BBQ would close its doors after Thanksgiving.

Despite the eviction, Katz is still seeking payment for the leaky grease trap and holdover damages are awarded in the amount of $32,925.69. The court finds that paragraph 11 of the lease clearly and explicitly requires the court to order the tenant to vacate the property. Katz is asking for $113,693.

On Nov. 14, more than 20 employees gathered around the Mazzellas for a staff meeting at Beachtown BBQ. As Dan broke the news of the eviction, some began to cry. Several had been working at the restaurant since it opened in 1987. After the meeting, one employee came up to Dan and told him, “Let us know wherever you reopen. We will come work with you.” This struck Dan as a high compliment of loyalty, but also a humbling truth: A lot of people are going to be jobless. A few moments after the meeting, Beachtown BBQ opened its doors, and business resumed as usual. Hosts greeted customers, chefs seared the ahi tuna and grilled steaks, and waiters served the dishes and cleaned tables, except now, everybody knew their days working there were few.

I called Dan one week after the court’s decision. He was preparing an appeal.

As we talked, Dan said they’ve been receiving calls from other businesses, asking about potential partnerships or relocation. Although Dan admits the situation is sympathetic – landlord evicts a tenant of 30 years for changing name, dozens lose their jobs – businesses are not calling to offer consolations.

Dan said they are mainly calling because he and Peggy still own a framed certificate that is smaller than standard printing paper, mailed to the wall of their restaurant: a liquor license.

Jonah Valdez is a freelance reporter based in San Diego. You can contact him at jonahvaldez@gmail.com and follow him on Twitter @jonahmvaldez.

To read more about the liquor licenses in Pacific Beach and San Diego, visit www.voiceofsandiego.org.
North Pacific Beach House
On the “Flats” with Ocean, Bay and Downtown Views!
1175 Opal St., San Diego, CA 92109
Just Listed at $1,695,000

This 3009sf house is situated on a large corner lot and located on one of the best streets in Pacific Beach. 5 Bedrooms, 4 ½ Bathrooms, Office and Bonus Room. Large open floorplan with living room, dining room, kitchen and family room (with fireplace). 3 bedrooms on-suite. Large Master Bedroom with fireplace, walk-in closet AND Ocean Views! Master Bathroom with spa tub and dual sinks. Huge, private, south facing backyard. Wrap around backyard porch, front entry porch and rooftop deck with views to Mexico and the Coronado Islands.
Team Cairncross' Coastal Listings

1125 Pacific Beach Dr #401
Highly rare bayfront penthouse in Pacific Beach w/ panoramic views across Sail Bay. Perfect for the developer of the building, this home boasts unusual features such as a gated entry lanai w/ bay views, vaulted living room ceilings, private roof deck w/ built-in kitchen, in-unit laundry, & 2 exceptionally convenient garage parking spots. Currently a 2 bed + office w/ great potential for alternative configurations. Bldg. is blocks from the ocean & features a bayfront pool & spa!
$2,895,000

815 Dover Ct
Premium brand new 5BR detached home in Mission Beach w/ bay views, elevator, 3 car garage, & ground floor "lockout" bed & bath w/ private entry. No expense spared on this light & bright home featuring a gorgeous island kitchen w/ SS appliances, fireplace, private interior courtyard, ample windows, multiple balconies, canned lighting, & more! Bring your checklist. This is a home you can grow with featuring great options for hosting guests and/or collecting rental income!
$2,100,000

1535 Loring St
A meticulous collaboration between a visionary owner & renowned architectural firm, CDG, resulted in an entertainer’s dream that masterfully frames floor-to-ceiling, 270 degree views from Downtown SD to La Jolla encompassing bay, ocean, & city panoramas. Estate features 4 beds + office, 5 full & 2 half baths, theater, gym, wet bar, infinity pool & spa, Olympic torches, 360 degree roof deck, 3 car garage (fits limo), Lutron Home Works tech throughout. Full & Half Bath, & Lutron Home Works tech throughout.
$4,250,000

1684 Los Altos
This masterfully designed storybook Craftsman fuses pristene stone & woodwork w/ open & bright spaces, luxury tech, & seamless indoor/outdoor integration. A few blocks from Kate Sessions Park & nestled on a 20,000 sqft lot w/ bay, city & ocean views, this 5+ bed estate lives beautifully w/ the conveniences of an indoor gym, game room, laundry on 2 floors including an impressive mudroom, & a state-of-the-art kitchen. Master is an ocean-view retreat w/ a private sunset terrace.
$2,875,000

4130 Haines Street #2A
1 Bedroom, 1 Bath Condo in Great Location just 3 Blocks to Sail Bay and 7 Blocks to The Beach! Light and Bright withNice Private Balcony, Parking and Large Storage Closet. Offered at $369,000.
Call Dane Today for More Info or to Schedule a Showing!

2774 Bayside Walk #1
Pristine Bay Front First Floor 3BR / 2BA. Enjoy the Beach and Bay Lifestyle from your very own private and expansive wrap around Patio that fronts Mission Bay. The views of the water and evening lights are breath taking. $1,445,000

853 Thomas Avenue #1
Outstanding 1BR/1BA Pacific Beach Condo, centrally located and just one block to the Beach. Condo has been upgraded with granite counter tops, laminate wood flooring, in unit Washer/Dryer and private patio area. Live the good life at the Beach! $425,000

Steve Cairncross
CA BRE #00859218
TeamCairncross.com | 858-859-3370

Dane Scharetg
CA BRE #01154158
858-504-3263
sdcoastalhomesales.com

Kara Watkins Norgart
CA BRE #01389633
619-708-8276

Greg Flaherty
Broker/Owner
CA BRE #00935682
www.CoastalPro.com | 858-692-0185