Transforming lives, one piece of clothing at a time

Shamine Linton hugs her daughter Sharia inside the nonprofit clothing shop she named for her —Sharia’s Closet located in the College Area. (Courtesy photo)

By LAME ALFARO

Shamine Linton opened Sharia’s Closet (named after her daughter) in 2013 with hope, joy and love in mind as she formed a grassroots organization that was called to serve its community. In pre-COVID times, the non-profit shop located at 6244 El Cajon Blvd. in the College Area served thousands of community members. “3,785 individuals. That’s the most I have served in one year,” Linton said. “When you break it down and hear every story, it’s heartbreakingly but also uplifting because you get to be a sprinkle of hope, a sprinkle of joy, a sprinkle of love.”

Over the past year, Sharia’s Closet kept its doors open to anyone who needed clothes, free of charge. But it is so much more than just clothes to Linton. “The work we are doing at Sharia’s Closet is not just serving people, we’re providing hope, love, and dignity. You can’t sell love in a bag,” she said.

Linton saw firsthand the impact of COVID-19 on various clients as the pandemic took a massive economic toll on San Diego.

Church makes changes to project
Save Del Cerro group members remain ‘100% opposed’

By JEFF CLEMETSON

When All People’s Church (APC) submits its most recent update to its proposal to build a permanent church on a parcel of land off College Avenue, Pastor Robert Herber hopes it will be the final changes to the project before the city moves forward in the approval process. The changes, Herber said, are a response to community input on the project. However, a group of residents, Save Del Cerro, maintain that the church group has avoided meeting with most residents to hear their concerns with the project.

All Peoples Church has lowered the height of the church building proposed for a parcel along College Avenue by 3 feet. (Courtesy All People’s Church)
Family Health Centers of San Diego is the #1 enrollment entity for Covered California in San Diego County.

For free enrollment help, call (619) 515-2363.

For 50 years, Family Health Centers of San Diego (FHCSD) has provided caring, affordable, high-quality health care and supportive services to everyone, with a special commitment to uninsured, low-income and medically underserved persons.

With over 23 primary care clinics around San Diego County, FHCSD provides care to over 227,000 patients each year. With a wide-range of health care services throughout the region, the organization also includes 10 behavioral health facilities, eight dental clinics, two mobile counseling centers, three mobile medical units, three vision clinics, a physical rehabilitation department, a pharmacy and an outpatient substance use treatment program. As part of their ongoing dedication to ensuring everyone who needs health care receives it, FHCSD offers free Covered California enrollment assistance.

Covered California is a private health insurance exchange that was established through Affordable Care Act legislation for individuals and families not eligible for Medi-Cal. The program allows California residents to purchase quality health insurance plans to fit individual and family needs. The cost of each insurance plan is based on certain factors, including family size and income.

Covered California has extended its Special Enrollment Period from February 1 to May 15, 2021 without a qualifying life event.

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6. Prescription drugs
7. Ambulatory and emergency services
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For free enrollment help, call (619) 515-2363 or visit fhcsd.org/covered-california.
Fighting for marginalized college students in STEM

By LANNIE ALFARO

On the wall in the MESA classroom at City College there hangs an inspirational poster that reads: “The cornerman says there’s no crying in MESA. We’re in this fight to win and we win. We win a lot.”

Rafael Alvarez, known as the cornerman to his students (a boxing term), is this year’s recipient of the 2021 Outstanding Engineering Educator Award, given by the San Diego County Engineering Council (SDCEC).

The Allied Gardens resident is the director of the San Diego City College Mathematics, Engineering, Science Achievement (MESA) program, which is an academic support program for students transferring to four-year universities in STEM (Science, Technology, Engineering, and Mathematics). The majority of the MESA Program students — a.k.a. “Creators” — are first-generation college students, economically disadvantaged, and underrepresented in STEM fields.

Through this program, Alvarez shares his fighting spirit for his community and his students — a spirit that he developed attending Patrick Henry High School.

Originally from the Encanto area, Alvarez’s formative years began with hour-long bus rides to Pennington Middle School and eventually, Patrick Henry High School. As a young student, he discovered a passion for STEM and the necessity of hard work in these learning environments. It was also at these schools where he realized the challenges he faced as a minority student.

“The classroom environment was a different environment from the bus environment and from the neighborhood environment,” he said. “You’re interacting in all these different backgrounds, and of course, I figured it out. Our experiences make up who we are. The challenges especially.”

However, those challenges did not deter the passion and drive he had for mathematics and STEM. “It was a challenge for me but I needed to excel,” he said. “That’s where my motivation came from.”

That motivation earned Alvarez the honor of graduating Valedictorian at Patrick Henry High School before going on to graduate form Harvey Mudd College — a science-focused college in Claremont, California.

Alvarez also credits his family as an integral force that forged his work ethic and tenacity. “I always saw myself as my dad’s right-hand man,” he said. “My dad is a master welder. I started working with him around age 12 or 13. In there, there’s a very important lesson and that is you have to work for things. You work for it. Things aren’t just given to you.”

He took this lesson with him into the collegiate environment and electrical engineering industry.

After spending time working for the aerospace division of TRW, Inc. in Redondo Beach, Alvarez made the choice to become an educator. His teaching methods are a reflection of the foundational lessons he learned in his schooling experiences and childhood memories.

He founded the City College MESA Program in 2000. “I’ve shaped my program into themselves and not be defined by knowing how to approach the learning (taking notes, repetitious review, etc.) and the other 90% is mindset. The language of that mindset starts with commitment, self advocacy, emotional intelligence, and mental toughness. As the cornerman put it: “They must want it as much as they breath.”

However, the purpose of the learning culture is much more than just wanting to achieve a degree in STEM, according to Alvarez. “The purpose for the learning culture is freedom. Freedom gives my students the ability to define themselves and not be defined by others, or outcomes, or situations.”

SEE ALVAREZ, Page 4

Rafael Alvarez is this year’s recipient of the Outstanding Engineering Educator Award. (Courtesy photo)

How to Sell Above Asking: Avoid 3 Mistakes When Selling Your Home

SAN DIEGO - When you decide to sell your home, setting your asking price is one of the most important decisions you will ever make. Depending on how a buyer is made aware of your home, price is often the first thing he or she sees, and many homes are discarded by prospective buyers as not being in the appropriate price range before they’ve even given a chance of showing.

Your asking price is often your home’s “first impression”, and if you want to realize the most money you can for your home, it’s imperative that you make a good first impression.

This is not as easy as it sounds, and pricing strategy should not be taken lightly. Pricing too high can be as costly to a homeseller as pricing too low. Taking a look at what homes in your neighborhood have sold for is only a small part of the process, and on it’s own is not nearly enough to help you make the best decision. A recently study, which compiles 10 years of industry research, has resulted in a new special report entitled “Homesellers’ How To Get the Price You Want (and Need”). This report will help you understand pricing strategy from three different angles. When taken together, this information will help you price your home to not only sell, but sell for the price you want.

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Avoid 3 Mistakes When Selling Your Home

Top 10 Things to Do When Buying a New Home...I’ll Call Me...I’ll Handle the Other 9!

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Alvarez advocates for the creation of a different mindset when it comes to the culture of higher education and STEM.

“In the learning culture, we don’t question potential,” he said. “We all have gaps, but we don’t question their potential. The challenge is to learn the learning culture and use it to fill the gaps. Culture is who we are. We own it. Students take that culture with them to the university and that mindset and that attitude.”

In looking to the future of the MESA program and its learning culture, Alvarez believes there is still a long way to go.

“The 2020 completion report [from Clearinghouse Research] tells that the marathon continues. Underrepresented students of color are still at the bottom. The battle is still there,” he said.

But today, Alvarez and the MESA program are celebrating the honor of receiving the 2021 Outstanding Engineering Educator Award.

“The award is recognition of me, but more so, it is recognition of my students and program. I am empowering my kids in the learning culture to give them a way to define their reality in higher education,” he said.

That reality is one Alvarez hopes will continue to grow in diversity and inclusion as students embrace their unique learning journeys.

—Lanie Alfaro is an editorial intern for San Diego Community Newspaper Group.
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In a report published in the San Diego Union Tribune on Dec. 20, 2020 titled "San Diego Humane Society’s new community cat program has existed for decades" by GARY WEITZMAN:

"In a report published in the San Diego Union Tribune on Dec. 20, 2020 titled "San Diego Humane Society’s new community cat program has existed for decades," it is reported that the new community cat program program that was developed with a simple, clear goal in mind: to help cats. We are committed to creating the best, most compassionate outcome for every animal in San Diego County, exactly what we’ve been committed to doing for more than 140 years. We provide care for cats that are feral or friendly, young or old. We live in urban areas, parks, canyons, backyards and beach communities. New programs to provide the best care for these cats are complex and often misunderstood — but they are critically needed.

Traditional sheltering practices have not been effective in caring for or reducing the numbers of community cats. Shelter environments are often stressful for cats — even for sociable cats — and prolonged housing in a shelter can lead to severe health challenges and significantly diminished quality of life. Despite the work of many people and organizations dedicated to the well-being of the animals, the volume of cats entering shelters continues to increase. In 2019, nearly 2.3 million cats entered shelters nationwide, up from 2.2 million the previous year. Last fiscal year, 21,648 cats entered shelters in San Diego County alone. These facts require us to challenge old ways of thinking and join with other leading animal welfare professionals to develop innovative programs that are in the best interest of these animals.

San Diego Humane Society, along with other leading animal welfare organizations such as Alley Cat Allies, American Pets Alive, the ASPCA, Best Friends, HSUS, the Koret Shelter Medicine Program at the University of California, Davis, and Maddie’s Shelter Medicine Program at the University of Florida, are doing just that. Support for community cat programs spans multiple sectors, from shelter workers to veterinarians to advocacy groups. All agree that the most humane way to care for community cats is to develop programs that spay/neuter, vaccinate, and quickly return them to their outdoor homes. In addition to being more affordable and humane, this is the only approach proven to reduce the numbers of community cats over time.

Like other programs of its kind, San Diego Humane Society’s community cat program relies on years of scientific research, as well as discussion and debate among those in the animal welfare community who have dedicated their lives to doing what’s best for animals. This program will only apply to healthy cats who demonstrate they are doing well living outside. It does not apply to cats who are unhealthy, pregnant or nursing, and those who are owned by others, or found in a dangerous place. In most cases it will also not apply to kittens under 6 months of age.

By developing a community cat program in line with experts across the United States, we are taking the next step in our commitment to doing what’s best for cats in our region. This is new for a lot of people, and there are questions, as there should be for all new programs that are innovative and push us to evolve how we think about our roles in caring for animals in need.

While successful community cat programs have existed for decades across the country, these programs represent a new way of thinking for many, and we have resources on our website to help our community understand why we think this is the most effective way to work with the feral cats that make up our community. County. We encourage everyone who shares our passion for animals to visit sdhumane.org/communitycats to learn more, and to join us in creating a brighter future for cats everywhere.

—Gary Weitzman, DVM, is president and CEO of the San Diego Humane Society.

Newly appointed California Secretary of State, Dr. Shirley Weber, views enough time to spend some time with the La Mesa Foothills Democratic Club (LMFDC) at our March meeting. She pointed out that 71% of registered California voters turned out to vote in November 2020, making it an unprecedented event, since the voting age was lowered to 18. She observed that the evidence is clear that when voting is made more convenient, voting participation increases. But Dr. Weber just as clearly sounded the alarm about the current on-going attack against voting rights being waged by the Republican Party.

There are currently hundreds of bills under consideration in some 15 states, all of which are designed to limit Americans’ access to the ballot, and to erect barriers to the franchise of our foundational, democratic right. The Secretary of State reminded us that the Voting Rights Act (VRA) was enacted to protect our right to vote, to protect our right to vote. But just as the VRA arose in response to poll taxes, literacy tests and other vile elements of the Jim Crow era, so must Americans today mobilize to protect their franchise in the face of wave after wave of senseless attempts by the GOP to make it harder for Americans to vote. Dr. Weber plans a series of town hall meetings in the short term, to more fully educate Californians on the threat facing the legitimacy of our democracy.

Residents of California State Assembly District 79 will in April have another opportunity to exercise that right on April 6. That is the date of the primary election to fill the seat vacated by Dr. Weber’s appointment; ballots will be distributed by mail beginning March 8. Four Democrats are running for the seat, and all four appeared at the LMFDC meeting for a candidate forum. The candidates are Arieannaque Glass Blake, a community advocate for racial justice; Leticia Munguía, an attorney and labor organizer; and Jo Ann Gay, a teacher and union representative; and Dr. Akilah Weber, a physician and current Vice Mayor of La Mesa.

Each candidate offered essential priorities that animate their pursuit of the office. Ms. Blake cited criminal justice reform, public safety, economic development and education policy. Ms. Munguía wishes to improve public education, reduce inequities in health care, and create jobs. Ms. Gay identified the need to address educational inequities that lead to disparate outcomes, to promote a green economy and to close the opportunity gap. If elected, Dr. Weber said she would work to improve health care access, to close the educational achievement gap, to support vital programs, and to identify economic opportunity, and to champion equity for all.

Issues on regarding policing, all candidates agreed reform is needed. Specifically, Ms. Parmley called for an end to qualified immunity, with Dr. Weber pointing out that “America needs a civil rights law, that which would make it possible to deter police officers who act contrary to the public interest. Regarding education policy, all four candidates stressed the importance of equity in education, not just simply equality. Ms. Glass Blake, citing a study that indicated black students were on average a year behind other groups of students, spoke of the necessity to close the achievement gap. Ms. Munguía stressed the importance of local control over school funds, and the need to invest in free community college, in trade and vocational schools.

On the topic of economic factors leading to business and population flight from California, the candidates emphasized the importance of small business to the state’s economy, and the necessity of the state government to protect and incentivize those businesses. When discussing affordable housing, the candidates were all in agreement that the state need do a better job of making it possible for more Californians to buy their first home.

Finally, all four candidates were clear in their support for the creation of a single-payer healthcare system in California, Ms. Parmley called for community investment from large pharmaceutical companies. Ms. Parmley, observed that “VRB is expensive to be poor” and that healthcare should not depend on employment. Just as Ms. Glass Blake asserted healthcare is not a privilege, Ms. Weber de- claimed healthcare is a human right, and that California could lead the nation by adopting a single-payer system.
Republican Women explore gun ownership at next meeting

The #NotMeSDMovement is San Diego County Gun Owner’s initiative to stop sexual assault and domestic violence. SDGO is focusing on women specifically, as women are more commonly victims. Adding firearms protection for women is extremely important.

Without police, what are we supposed to do to protect ourselves? In San Diego, on average, three women are raped every day. That is a shocking number!

Women can empower themselves, protect themselves and feel safer in their own homes and communities. Knowledge is power. Grab a friend and gain confidence.

SDGO provides assistance to any woman who owns a gun or would like to own a firearm, is seeking training or would like to apply for a conceal carry weapons permit (CCW). Our speaker Rick Carlson is dedicated to safety and is a fountain of information that he is always happy to share.

—Laura Criello writes on behalf of the Republican Women of California — Navajo Canyon.

Richard Carlson
(Courtesy richardcarlson.com)

News briefs
CONTINUED FROM Page 1

All four candidates acquired themselves impressively in the forum. It was abundantly clear to the LMFD members in attendance that whoever Democrat is ultimately elected, AD79 is sure to be well-represented.

Monthly meetings of the La Mesa Foothills Democratic Club typically feature office holders, candidates for office, community leaders and subject matter experts. The next LMFD meeting will be on Wednesday, April 7. Because Democrats care about public health and the well-being of all Californians, we will continue to host our meetings on Zoom, until gathering in person may be done so safely. Please join us by following the invite link on our club’s website, lmfdems.com.

—Sean Quintal writes on behalf of the La Mesa Foothills Democratic Club.

Richard Carlson
(Courtesy richardcarlson.com)
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Pandemic pastimes help neighbors connect

By KARIN AUSTIN

Hard to believe a year has gone by while we’ve sheltered at home. For some, it’s brought a chance to reinvent themselves after losing track of personal interests pre-COVID while busy at work and raising children. Many people have taken advantage of the extra time at home to take up new hobbies or rekindle old interests. Hobbies at home are the new go-to outlet for entertainment, replacing time once spent on soccer fields, at movie theaters, or attending pro sporting events and concerts. According to Statista, “arts, crafts and design saw a 63% increase in web searches … compared to the pre-COVID period from Jan. 1 through March 13, 2020.” A resurgence of pastimes like gardening, sewing, carpentry, cooking, baking, crafting, genealogy, and fitness has been taking place. A hobby can add joy, purpose, accomplishment and a sense of connection and community to your life. Set time aside to be active or find ways to relax. A walk, run or bike ride outside is still permissible, but if you’ve been displaced from a gym, try new online workouts for cardio, yoga and dance. Free fitness apps abound, like Fitness Blender, HASfit, Popsugar Fitness and Cosmic Kids Yoga for the younger set.

If you are starting to feel like you are in a pandemic rut, try something new or recommit to a former favorite activity. How about pulling out that old guitar or find a beginner ukulele starter bundle online? Learn a language with the help of language learning websites like Duolingo.com. Delve into your family history using genealogy sites like MyHeritage. Ancestry and FamilySearch, now offering free access and trials. Take advantage of free how-to craft YouTube tutorials and free classes at Michaels.com to learn and complete knitting, painting, cake decorating, jewelry-making and other crafts. And then there’s bread! In the words of poet, Mary Oliver, “eat bread and understand comfort.” That’s just what Lori Mullen of Alvarado Estates did. She started a new hobby at home by learning to make bread.

“A friend mentioned that he was making sourdough bread. He gave me some of his sourdough starter and my sourdough journey began,” she recalled.

Mullen has since shared her starter with friends to help them do the same. She quipped, “Having sourdough starter is kind of like having a pet. It requires daily feeding, care and love, and in return gives you back so much more.”

While Mullen was baking bread, her neighbor and friend, Susan Clarke Crisafulli, planted a garden. She joined the ever growing number of hobbyists around the nation, as evidenced by a significant increase in gardening-related...
County and beyond. Families and individuals served by Sharia’s Closet have a variety of backgrounds: active duty military, at-risk youth, current foster care, disabled, experiencing disaster or crisis, domestic violence, homelessness, etc.

“That truth doesn’t make it to the news, but that is the reality of people’s lives that we’re serving in San Diego,” she said. “I serve people that you’ll never hear about or read about.”

Linton hopes to change the narrative in these underserved communities by building new pillars of hope through the services available at Sharia’s Closet.

“Where I grew up, the true sense of family extends beyond just your immediate family. You’re acting in an unconditional, selfless way and that is transferred to everyone around you.”

During November 2020, Sharia’s Closet did a series of Facebook posts called the Stories of Gratitude Campaign. In these posts, people who received assistance shared their testimonials on how this organization helped them get out of the situations they were in. Sebastian, a client who received aid wrote, “With their help, I was able to go to several interviews with a new confidence. I received a referral through other companies and eventually landed a good job. People don’t always think about clothing, and how something small like that can make a big difference. Just getting some nice clothing helped change my career, and changed my life for the better.”

“People come and we don’t speak the same language, but I speak a love language. Being able to transfer where your standing speaks a love language. Being able to transfer where your standing speaks the same language, but I think about clothing, and how something small like that can make a big difference.

Given the free time many people had during this pandemic, Linton said there has been a large influx of donations, but some of the donations did not show the love and dignity Sharia’s Closet hope to convey in their work.

Over quarantine, Sharia’s Closet became like a dumping station,” she said. “That is not the intent. That’s the disheartening part for us.”

Linton wants to encourage people not to “forget what its like to be outside of ourselves,” especially as they go through their closets to donate. She encourages all who are hoping to donate to educate themselves and see what sort of clothes the organization is looking for.

“It is rewarding when people actually take the time to research and watch the tutorials — learn how to wash and size the items,” she added.

Even more importantly, she asks for a shift in perspective.

“This could be you. Think about the type of energy you’re transferring or giving,” she explained. “When you’re donating something that brought you joy, you’re going to transfer that same joy to someone else through that piece of clothing. Maybe up until this point, that is the most love they have felt in their entire life.”

The work of Sharia’s Closet has not gone unnoticed over this past year. On Feb. 9, Sharia’s Closet was the recipient of the Outstanding San Diegoans award from San Diego City Attorney Mara W. Elliott.

But the real reward, according to Linton, is “to see the thank you and smiles — there’s not a word to express that. What that feels like and means, that is the joy in my soul.”

Sharia’s Closet has given out over 14,199 bags of clothing to individuals, but they will not stop there. Linton believes this is a long-term effort to love and help the community.

“The environment in the community and family, those are the pillars — the developmental stages of helping you to transform into the person you’re meant to be and called to be,” she said.

—Lanie Alfaro is editorial intern for San Diego Community Newspaper Group.
The church project is in the hands of the city planning department. If the changes are approved, the city will need to decide if the project will require a full environmental impact report (EIR) or get a negative declaration report which will spare the project from a full review, although both reports provide residents the chance to give input on the project.

Livingston hopes the city will put the project through an EIR process because the report “would have to consider alternative uses for that property, alternative projects.”

Another change in the plan is how the proposed church would connect to the sewer system.

The initial plan was to utilize the existing city sewer main that was stubbed out at the southwest corner of the site in the late 1950s, this is the same sewer point of connection proposed by previous development approvals on the site,” explained Byrne. “Because no other properties are utilizing that main, and because the main crossed the Interstate 8 right of way, the city asked us to look at alternative sewer connection options so that main could be abandoned.”

The current proposal involves a short public sewer main extension through the unimproved city-owned parks property located to the south of the site. This solution will be included in the church’s next submittal to the city, which will be made this week.

Save Del Cerro member Michael Livingston was unimpressed with the changes to the project and is skeptical that they will even be adopted if the project is approved. He pointed to a Save Del Cerro member and advisor to the group who is an architect with experience both developing churches and working in the public sphere, fighting against developments that neighbors don’t want.

“He’s got a real well-rounded point of view and he just keeps looking at this and saying, ‘You cannot look at minor changes. It’s not fair play. It’s not going to mean anything, and if this thing gets built, they’re going to go right back and do everything they want to do and more because then they’ll have an approved project.’” Livingston said. “So that’s one of the reasons we can’t be anything but 100% opposed.”

Opposition aside, the next step for the church project is in the hands of the city planning department. If the changes are approved, the community feels the city will need to decide if the project will require a full environmental impact report (EIR) or get a negative declaration report which will spare the project from a full review, although both reports provide residents the chance to give input on the project.

Livingston hopes the city will put the project through an EIR process because the report “would have to consider alternative uses for that property, alternative projects.”

The city has already approved the ColRich development plan for homes to be built on the parcel. “They’re going to have to put that in the EIR,” Livingston said, and added that if the city has to look at the approved project and compare it to one that is asking for “countless variances” to the community plan, “that’s going to look bad. If you look at it from a strictly land use planning standpoint, then you’ve got an approved subdivision project that met all of the requirements of the planning commission and the community plan, the general plan, just down the line. And then when you look at the proposal, it’s so far away from the community plan, all of the requirements of the zoning code, the building codes and everything else.”

Once the city decides on the EIR or negative declaration, and the community has had the opportunity to comment on either report, the project will go in front of the Navajo Community Planners, Inc. (NCPI) for a vote on whether to recommend the project. The community planning commission vote is only advisory, so even if NCPI rejects recommending the project, the city Planning Commission will still review the project for its own recommendation before ultimately being decided by the City Council.

Herber remained unflazed when asked if APC has a contingency plan should the city ultimately reject the church project.

“We haven’t talked at all about any contingency plans,” he said. “We just believe that this is a great piece of land and that a church is an appropriate use and that as we continue to honor the city’s processes and continue to work through the appropriate things, we believe this will happen and hopefully in a way that’s a real benefit to the whole community.”

—Reach editor Jeff Clemetson at jeff@sdnews.com.
Please join the San Diego County Regional Airport Authority (Airport Authority). Due to the COVID-19 pandemic, this meeting will be held virtually. To attend, please visit the study website below to register and receive the Zoom meeting link.

Thursday, April 8, 2021
5 p.m. to 6:30 p.m. – Public Workshop (Information and Questions)
6:30 p.m. to 8 p.m. – Public Hearing (Official Public Comment)

The Study is being conducted to identify and evaluate current and future noise effects caused by aircraft operations at the San Diego International Airport (SAN). The purpose of the Public Hearing is to obtain public comments on the Study.

After the completion of the Public Workshop portion, the official Public Hearing will begin, and all members of the public may submit verbal comments that will become part of the public record. Airport Authority staff and expert consultants will be in attendance to answer questions during the Public Workshop and listen to public comments during the Public Hearing.

Due to the COVID-19 pandemic, this meeting will be held virtually. To attend, please visit the study website below to register and receive the Zoom meeting link.

The Draft document can be viewed on the study website, sanieasoundstudy.com, or at the Airport Authority’s Liberty Station office at 2722 Truxtun Road, San Diego, CA 92106. Viewing is by appointment only, please call 619-400-2309 to schedule.

In addition to verbal comments at the Public Hearing, members of the public are encouraged to submit written comments via the study website sanieasoundstudy.com or in writing to:

Mead & Hunt
Attn: Jen Wolchansky
1743 Wazee Street, Suite 400 Denver, CO 80202.
Comments will be accepted through April 21, 2021.

If you have a disability or require language translation, please call 619-400-2309 to discuss your needs with at least 48 hours’ notice.

As reported last month, in light of the pandemic, the planning department provided guidance to community planning groups (CPGs) on how to handle elections this year since face-to-face meetings are simply not practicable. The options ranged from mail-in voting to online voting or simply postponing the elections until the local state of emergency is lifted.

Due to the light at the end of the tunnel provided by the vaccine rollout, the College Area Community Planning Board (CACPB) & Council voted to postpone the election. It is anticipated that the state of emergency will be lifted by the end of the summer. God willing. You will be updated as we get closer to the target horizon.

This postponement provides an extended opportunity for interested residents to attend the requisite number of meetings (two) to run for the board. It also provides an easy opportunity (Zoom) for residents, who may not be interested in running for the board but who have awakened to issues/projects within the community to get more information regarding what is going on in terms of development proposals and the guidelines for them, envisioned by the community, through the visioning process of the past few years and the community plan update currently underway. This may change their minds about getting involved.

I have heard multiple statements from residents, concerned about various proposals, upset because they knew nothing about them. Case in point: Due to the critical lack of housing, the state has routinely set housing development targets and allocated goals by region. In our case, the goal was given to our regional planning entity, SANDAG, who then allocated these goals to individual jurisdictions. In most cases, these goals have not been met. I believe it was for 2019, but the city of San Diego only met about one fourth of its annual target.

In view of this, and the results from previous years, the incentives (carrots) offered in the past, were instead converted to mandates (sticks). One example was the elimination of limitations on accessory dwelling units that local municipalities had typically placed in order limit the number of developments (sticks). This may change their minds about getting involved.

Similar changes were made on developments within transit priority areas/zones, which encouraged developments along transportation corridors, thereby helping the state and local jurisdictions in meeting climate action priorities and goals.

The College Area was designated a high growth area by SANDAG. Our population is expected to close to double in the next 30 years. Knowing this, the CACPB created a visioning project to solicit input from the community so that a development strategy could be presented to the city to accommodate this growth where we felt it was appropriate, rather than the city telling us where it should go.

Transit Priority Areas (TPAs) can be very large, and in fact, most of the College Area is a big giant TPA. In order to prevent the elimination of the substantial single-family neighborhoods within the community, we identified an overarching goal of prioritizing development along three main corridors, Montezuma Road, College Avenue and El Cajon Boulevard and at the intersections of the corridors (nodes). It was felt that the anticipated growth could be accommodated along these corridors and nodes while maintaining the integrity of the single-family neighborhoods and providing the economic...
neighborhoods so long as it is within a half mile of a transit line. Long story short, the city liked our proactive approach and is using the Community Plan Update report generated by the CACPB as a guide in putting together our community plan update, currently in progress.

You can read the report at collegearea.org or on the planning department’s plan update website, plancollegearea.org. On the latter site you can also find numerous reports on current conditions, community survey results and much more. Take a look. It might just whet your appetite to get more involved or at the very least, stay informed.

Join the College Area Community Council and you will automatically receive information on many of the activities and projects in our area. Don’t be blindsided. Stay informed.

On a personal note, about four years ago I faced a medical issue that forced me to leave the CACPB & C board. I came back onto the board at the request of several members that wanted much of what was touched on above to move forward. It has. That said, the same medical issue has resurfaced and I may be forced to leave the board or at the very least drastically curtail my involvement. I was hoping to know more by this writing, but sometimes medical wheels turn slowly. I would like to take this opportunity to thank my colleagues on the board, our elected reps and the many community members that rolled their sleeves up and accomplished so much over the last few years.

—Jose Reynoso is president of the College Area Community Planning Board and Council.

CA Happenings CONTINUED FROM Page 12
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Monday-Saturday 8am-9pm
Cajun seafood in the heart of College Area

By ROBIN DOHRN-SIMPSON

A good Louisiana boil includes spreading out a big piece of paper over a table, full of friends and family, and then tossing corn, potatoes, and a variety of seafood onto it. This is the time to eat with your hands — with or without plastic gloves — and dig in.

Sip and shuffle. Break a crab leg open and suck out the meaty goodness, perhaps with alternating sips of southern traditional sweetened green tea or sweetened black tea, lemonade or a craft beer. While New Orleans is the epicenter of this type of gastronomic abandon, The Crab Pub, right here in San Diego does the tradition proud.

SEAFOOD OPTIONS

The College Area restaurant located at 6011 El Cajon Blvd, has all your favorite seafood: Dungeness crab duster, whole blue crab, king crab legs, snow crab legs, crawfish (with corn and sausage), shrimp, clams or mussels. Try a variety of combinations of a couple of different types of seafood. A pound of crab combined with a pound of crawfish or a pound of king crabs and a pound of mussels. These combinations include corn, potatoes and four pork sausages.

Next, pick your spice level to enhance the flavors. Perhaps try the well-known Old Bay seasoning mix that includes celery seed, black pepper, crushed red pepper flakes and paprika.

TRY SOMETHING ELSE

Not into a boil or seafood? No problem. There are other options like New England clam chowder, gumbo and rice. Try a basket such as chicken wings, fried catfish, fried calamari, fried oysters, fried pickles, fried okra, or fried green beans. All baskets include spicy Cajun fries.

The Crab Pub is located on the corner of College Avenue and El Cajon Boulevard. Enter in and enjoy the "shipboard" ambiance. Don’t mind the shark with a crab in its mouth hanging from the ceiling.

If you like Louisiana cuisine, this is your kind of place. Laissez Les Bons Temps Rouler!

—Robin Dohrn-Simpson is a San Diego-based food and travel writer. Reach her at dohrnsimpson@hotmail.com or visit robin-dohrn-simpson.com.

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One suggestion for the building to fit into the neighborhood is to reduce it to four stories above ground for offices and the 42 living units for medical residents and keep the parking.

FHC contends that they can build as high as they wish and without parking because El Cajon Boulevard, without planning, infrastructure or anything more than a bus lane has been deemed to be a “transit corridor” in a cart-before-the-horse situation. Any development should still be required to meet design guidelines and since this will likely be institutional housing, at a minimum, a Conditional Use Permit should be required.

The ECCC vote was against the proposed FHC development, not against the work FHC has done. At each meeting residents voiced the importance to finding solutions to homeless issues agreed to allocate homeless housing for zoning purposes and not built as vast development should still be required to meet design guidelines and since this will likely be a cart-before-the-horse situation. Any development should still be required to meet design guidelines and since this will likely be institutional housing, at a minimum, a Conditional Use Permit should be required.

The Crab Pub interior (Photos by Robin Dohrn-Simpson)

Shark eating crab

Chicken wings basket

Spicy edamame

The Crab Pub, right here in San Diego does the tradition proud.

Try the well-known Old Bay seasoning mix that includes celery seed, black pepper, crushed red pepper flakes and paprika.

TRY SOMETHING ELSE

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TRY SOMETHING ELSE

Not into a boil or seafood? No problem. There are other options like New England clam chowder, gumbo and rice.
Henry begins in-person learning, classroom labs

By MICHELLE IRWIN

In February, Henry High School opened its first Learning Lab of cohorted students to attend classes on Zoom. Students in our first Learning Lab are able to attend classes and receive additional support from a visiting teacher. We are hoping to open additional labs as soon as we are able to staff them with visiting teachers.

Some of our students are also participating in Classroom Labs during the asynchronous time with one of their teachers. We are excited to be able to engage our students with in-person support during this time.

As a district, we are also working towards reopening of our schools for Phase 2. There are many factors to reopen which include the utmost safety conditions, agreements between our district and our employee unions and implementation of PPE equipment at every school. All school principals will share information as soon as we learn about our next steps.

Even though we are doing online learning and we haven’t been able to engage with our students on campus, several of our students are being acknowledged for their dedication to our community and hard work with their academics. I’m very proud of these Henry Patriot scholars.

CyberPatriot Team under the direction of CW04 (Ret.) Ron Flaherty has qualified for the National Championship. Normally our team would be heading to Baltimore, Maryland in April but due to COVID-19 we will be competing locally. Qualifying for Nationals makes them a top 12 team in the nation. The below students are the team members:

- Ben Gonzalez
- Andrew Gordon
- Diego Johnson
- Darren Lee
- Spencer Magedman
- Alain Zhang

We are very grateful for the guidance of Chris Ahrens, Adaptive Physical Education teacher at Patrick Henry who wrote a plan to ensure that Henry High School is a Special Olympics Unified Champion School. A Unified Champion School promotes social inclusion through intentionally planned and implemented activities affecting systems-wide change.

With sports as the foundation, the three component model offers a unique combination of effective activities that equip young people with tools and training to create sports, classroom and school climates of acceptance. Chris spearheaded many events to ensure our students with disabilities are able to participate in the sports they are interested in. Learn more at specialolympics.org/our-work/unified-champion-schools.

Finally, congratulations to our newest principal in the Henry Cluster, Dr. Garnica Morris who is the new principal at Lewis Middle School. Dr. Lewis has been an educator for 19 years. She has been a teacher, vice principal and principal at various schools in Texas and Georgia. Her most recent experience has been serving Los Angeles Unified as an executive director of charter schools. We welcome Dr. Morris to the Henry Cluster.

Please remember to visit the Patrick Henry website for up-to-date information about our school and district: patrickhenryhs.net.

On behalf of the Patrick Henry High School Faculty, we want to thank you for being our partner in education so we can ensure all students graduate with integrity, purpose, and options.

—Michelle Irwin is principal of Patrick Henry High School.

Henry Cluster robotics teams find success at local tournaments

By JAY WILSON

The Henry Cluster STEMM Foundation has supported robotics teams with the Henry Cluster for the past six years. This year, three teams have enjoyed great success and we certainly salute them for the dedication during all of the COVID-19 challenges. This past year several of the teams did everything via Zoom.

Three FIRST LEGO League (FLL) Challenge teams within the Henry Cluster were awarded Qualcomm team funding, for the 2020-2021 FIRST LEGO League season. The teams are students from Lewis and Pennington Middle Schools; Dailard, Hearst, and Green Elementary Schools; and Homeschools. The three teams are: FLL #20558 Mechanical Dolphins: Coded Galaxy, FLL #50739 Garage Engineers, and FLL #50899 Mechanical Meatloaf (with a side of pickles). All three teams attended the FLL Tournament virtually on the weekend of March 6-7.

We are so excited to announce that one of the First Lego League (FLL) teams, Mechanical Meatloaf (w/a side of pickles), in the Henry Cluster has been chosen as one of the winners of the 2021 FIRST LEGO League Qualcomm Grant! FLL robotics team The Garage Engineers #50739 is thrilled and grateful to also be a recipient of the 2021 FIRST LEGO League Qualcomm Grant. The volunteer coach for the Garage Engineers stated, “We are so proud to be a part of the FIRST program, and to be surrounded by so many other teams, mentors, volunteers, and coaches who give their all each season. Huge thanks to Qualcomm for supporting this community, and for their outreach to inspire and encourage the next generation of STEM leaders!”

Dailard Elementary is so very proud and excited that their First Lego League (FLL) team Mechanical Dolphins: Coded Galaxy, Garage Engineers, and FLL Coded Galaxy, FLL #50739 Mechanical Meatloaf that one of the First Lego League (FLL) teams, Mechanical Meatloaf with a side of pickles, in the Henry Cluster has been chosen as one of the winners of the 2021 FIRST LEGO League Qualcomm Grant! FLL robotics team The Garage Engineers #50739 is thrilled and grateful to also be a recipient of the 2021 FIRST LEGO League Qualcomm Grant. The volunteer coach for the Garage Engineers stated, “We are so proud to be a part of the FIRST program, and to be surrounded by so many other teams, mentors, volunteers, and coaches who give their all each season. Huge thanks to Qualcomm for supporting this community, and for their outreach to inspire and encourage the next generation of STEM leaders!”

—Michelle Irwin is principal of Patrick Henry High School.

Garage Engineers team watches the results of their weekend robotics competition. (Courtesy photo)
Are you caring for someone with memory loss, dementia, or Alzheimer's? Then the REACH2CAREGIVERS program is for you! This series is offered FREE and virtually to family caregivers to better understand memory loss, develop communication skills, learn stress management techniques and how to better care for yourself and your loved one. You don't have to do caregiving alone! Sign up today for our REACH2CAREGIVERS online class at https://bit.ly/REACHprogram.

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Allied Gardens/Grantville Community Council

At March 23 town hall meeting of the Allied Gardens/Grantville Community Council (AGGCC), the primary speaker will be Council member Raul Campillo, who represents District 7. This is one of the several community meetings announced by his office.

We will begin with our usual presentations by our San Diego Police Department community service officer and folks from the offices of our elective officials. We will deal with some housekeeping matters and our annual election, then we will turn the floor over to Campillo.

The Council member’s office will publish Zoom registration information and the AAGGC will also give notice by way of our website and emails to our contact lists.

Our May 25 town hall meeting will feature a presentation by San Diego Canyonslands, an organization that is dedicated to restoration of our many canyons to their natural conditions. This presentation will initiate efforts to involve the community in the restoration of Navajo Canyon. There is much demanding and rewarding work to be done under the leadership of this organization. It is up to us to provide the person-power to do the job.

We intend for our July 27 town hall to be a presentation of a new urban forestry project in Allied Gardens East to include the planting of 500 trees in fall 2021. Join us to learn more about this project and the many ways that trees positively impact our community.

Our Sept. 28 town hall will be a rundown of the city’s new organic waste recycling program.

Following the success of AAGGC’s fall 2020 “Keep Our Neighborhood Beautiful” campaign, we are planning a “Spruce Up” community cleanup from April 17–25 in honor of Earth Day. We invite neighbors to choose a day to participate in beautifying our community in a variety of ways. Look for details on our website for how you can take part.

The first of our SDG&E utility box painting is finished. It is located on the south side of Zion Avenue across from Mission Trails Church. Our thanks to Christine Carino for her design and execution. Is there a box near you that could use beautification?

Use the “Contact Us” page at aggcc.org to get on our email contact list, to receive notices of the activities of our community council and the Navajo Community Planning Group, Inc., and to let us know how we can help you support our neighborhood. Our next board meeting will be on April 5 at 6:30 p.m. by Zoom. The public is encouraged to attend.

—By AAGGC president Shueniang Huang

Del Cerro Action Council

The next Del Cerro Action Council Zoom meeting is scheduled for Thursday, April 25 at 7 p.m. A Zoom link will be posted on Monday, April 25.

In response to questions about the status of DCAC, we will be posting information on our website, including the financials. There has not been any solicitations or receipt of funding in the past decade.

The status of the proposed All Peoples Church project is the church is planning to send their next submittal to the city this Friday. Once the city reviews the submittal, the city will issue another Cycles Report. Should the city be satisfied all their concerns have been addressed, the city will determine whether an Environmental Impact Report or a Mitigated Negative Declaration is required. The document is then prepared and submitted to the city for review.

When the draft document is approved by the city, it will be released for public review and comment. The required Traffic Report will be included as part of the environmental review. There will be a minimum of 30 days for public review and comment. We anticipate all of this will be issued prior to the next scheduled Zoom meeting of the DCAC on April 25, at which time we will hold a public forum.

—By DCAC secretary Jay Wilson

San Carlos Area Council

San Carlos Area Council (SCAC) officially resumed our monthly meetings on Febr. 17 via Zoom, and had a great turn-out of community members. We heard from our police and fire liaisons and other representatives from our local, state and county offices. If you missed joining us in February, mark your calendars for our next meeting on March 17, at 6:30–8 p.m., and you are welcome to join us.

SCAC welcomes two new members to its board, Ryan Schulz and Paul Levikow, who collectively bring many talents to the organization, including marketing, journalism and an interest in serving our community. Bravo to you both, sir, and welcome to SCAC!

Officer Steffen checked in and alerted us that in January there was one violent crime in the neighborhood, along with 23 property crimes in San Carlos and Lake Murray, predominately vehicle break-ins. Once again, Officer Steffen advised us to lock windows and doors when you leave your home, and don’t leave anything valuable in your car.

He also warned us about a couple of scams – among hundreds now circulating. The first involves cloned police phone numbers; the caller claims to be a police officer saying that if you don’t give them money you will be arrested. It’s a scam. Additional phone fraud centers around the COVID vaccination. “If you send money, we’ll send you the vaccine.” Of course that’s a scam, too.

As if that weren’t enough, throughout the COVID quarantine, porch pirates have been running rampant, stealing packages.

Get more tips at sdge.com/safety

If a power line has fallen to the ground:

• Always assume power lines are live.
• Stay far away and never touch a power line.
• Never touch any person or equipment that comes in contact with a power line.

If a vehicle is involved and you are in it:

• Sit calmly until help arrives.
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SOLVE ACROSS

1. Large dog breed
2. A representation of a plan
3. In a fervid way
4. The book of Genesis
5. Evening meal
6. Nickname
7. Rex, crossword indicator
8. Trigonometric function
9. Place where you might find a beaver
10. Swiss river
11. Exactly the same
12. The Hogwarts Express
13. Zodiac sign
14. Expressions of surprise
15. A 4-letter vegetable
16. All items
17. Nickname
18. A species
19. In a fury
20. Brown and basmati are two types of
21. In a group
22. Swiss river
23. Philippine island
24. In a fervid way
25. Brown and basmati are two types of
26. The Hogwarts Express
27. In a frenzy
28. Brown and basmati are two types of
29. Deoxyribonucleic acid
30. Car mechanics group
31. A person’s brother or sister
32. Bleated
33. Ancient pharaoh
34. Quantitative foot
35. Cablegram (abbr.)
36. Jellyfishes
37. Male
38. Jellyfishes
39. Female sheep
40. Seasoning
41. A person’s brother or sister
42. Chemical element
43. More (Spanish)
44. More (Spanish)
45. Split pulses
46. One of the Gospels
47. Monetary units
48. Cool!
49. A person’s brother or sister
50. Work stations
51. Purposes
52. Linguistics giant
53. Waves
54. Female sheep
55. Skin condition
56. Great Dane
57. Seasoning
58. Jellyfishes
59. Female sheep
60. A person’s brother or sister
61. Great Dane
62. Chemical element
63. In a fervid way
64. One of the Gospels
65. A person’s brother or sister
66. In a fervid way
67. In a fervid way
68. Chemical element
69. Chemical element
70. Pop singer Harry

SOLVE DOWN

1. An ape or monkey
2. Chemical element
3. Zodiac sign
4. Removes
5. Public livestock market
6. Sate) for at least 2 years & has been diagnosed with non-Hodgkin’s lymphoma, you may be entitled to compensation.
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SOLVE ACROSS

1. Large dog breed
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69. Chemical element
70. Pop singer Harry

SOLVE DOWN

1. An ape or monkey
2. Chemical element
3. Zodiac sign
4. Removes
5. Public livestock market
6. Sate) for at least 2 years & has been diagnosed with non-Hodgkin’s lymphoma, you may be entitled to compensation.
551-341-5793
Attention oxygen therapy users! Inogen One G4 is capable of full 247 oxygen delivery. Only 2.8 pounds. Free info kit. Call 877-920-9587


Grand Opening New La Mesa Care Home

We are excited to announce that Silverlight Homes of La Mesa will be joining the Right Choice Senior Living network of Assisted Living Care Home Communities.

For more info call (619) 246-2003 or go to the www.rightchoiceniorliving.org.

IN ESCROW WITH MULTIPLE OFFERS!

4 bedrooms / 3 baths, Separate in-laws ensuite. Separate office. Backyard is perfect for entertaining with a TV, fireplace, large outdoor kitchen island and remodeled pool and spa. Joan and Linda can sell your home too. Call us to find out what options you have.

Linda Lee Harris
Five Star Professional 2020
DRE 01238752
SRES, CRS
homesbylindaharirs@gmail.com
619-820-4789

Joan Hay
Five Star Professional 2011-2020
Broker-Associate
SRES, CRS
joanhayc21@gmail.com
DRE 00599034
619-994-2816

RAIN, WIND, AND FIRE...

“The three menaces to any chimney, fireplace, or stove.”

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

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

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

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

By SARAH WARD

Many buyers think the real estate process is pretty straightforward: sign a few papers and move in. I want to take the opportunity to spend a month to make clear that the residential real estate process is actually quite involved with many potential traps to avoid.

I was working with a buyer recently who in the end used his newly-licensed friend for buyer representation. He bought a small house last year and during the recent rains, he experienced some roof leaks and was wondering what he could do. I asked if his friend-agent organized a roof inspection and his answer was “no.” I asked if his friend ordered a fireplace inspection or sewer line inspection and the answer once again was “no.” As a note, I typically order multiple types of inspections depending on the property condition and type.

Having spent the last 10 years in the real estate business, in my strong opinion, the vast number of licensed real estate agents have minimal training and experience with what they are doing. I see mistakes on the other side of transactions constantly.

Just yesterday, I reviewed a property disclosure form with multiple mistakes such as the condo was not identified as a “condo” and the form noted “family” agent, or agents who spend most of their time on marketing and not on contracts, negotiation, and property condition. There are very good agents out there but I believe they are the exception. For my sellers, I put together a full disclosure file for ultimate protection from future problems. Call me for a no-obligation consultation on buying or selling residential real estate here in San Diego.

For single family homes in the College Area, 92115, the year over year increase in the median home price hit $689,000 with homes selling in an average of only 29 days and with a ridiculously low 12 homes on the market.

The 92119 area of San Carlos hit a median home price of $770,000 with only six days on the market and only nine homes on the market! (Back in the day, there would sometimes be over 100 homes for sale at any one time.)

Finally, in the 92120 area, the year over year median home price jumped to $849,000 with 14 days on the market and an only 10 homes for sale in the entire zip-code! Inventory is low!

One last word I touched on last month is that another $1.9 trillion in stimulus money is expected to contribute to a weakened dollar and further rising home prices. Buyers, the time is now to buy a property to protect yourself from the coming inflation train. Call me.

—Sarah Ward is a realtor with Fine & Coastal Real Estate. Reach her at sarah@fineandcoastal.com, or by calling 858-431-6043.

News briefs CONTINUED FROM Page 7

March 15, and the City Council’s Environment Committee. The plan will also be presented for adoption by the City Council later this year. Public input is encouraged and welcomed at all the meetings.

BLOOD BANK ISSUES PLEA FOR DONATIONS

As local hospitals continue to re-schedule elective surgeries delayed due to COVID-19 and utilize even more blood for stat orders and standard surgeries, San Diego Blood Bank (SDBB) is experiencing critically low blood supply. All blood types are needed.

“We are down to a one-to-two-day supply of most types, and it’s best to keep at least a seven-day supply available” said David Wells, CEO, San Diego Blood Bank. “For various reasons, hospital usage has increased, so we need the community to make an appointment to donate now for local hospital patients that need it.”

San Diego Blood Bank strongly encourages all healthy individu als to donate blood. To be eligible to donate blood, you must be at least 17 years old, weigh at least 114 pounds, and be in general good health.

Appointments are required and are available by visiting SanDiegoBlood.org or by calling 619-400-8251.

SDBB is currently antibody testing each blood donation as part of their regular testing panel to qualify donations for COVID-19 convalescent plasma. Please note this is not a diagnostic test, and it will not detect active COVID-19 infections or recent exposure.

Temperatures will be taken before donors are allowed into facilities and face coverings are required.
Sarah Ward, Your Local REALTOR®

<table>
<thead>
<tr>
<th>Single-Family Home Stats</th>
<th>2021 YTD vs. 2020</th>
<th>Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Sale Price</td>
<td>Up 9.7% to $678,000</td>
<td>Median sale price is now at $678,000, up 9.7% from $618,000 in 2020. When you price correctly from day one, you can maximize offers and ultimately sell for the highest possible price as quickly as possible.</td>
</tr>
<tr>
<td>Average Days on Market</td>
<td>Down 12.5%</td>
<td>Median days on market are exceptionally low, at 21 days for the year. Current high demand and low supply play a major role, especially when compared to 2020’s statistic at 24. Strategic pricing and marketing ensure your home sells for top dollar in few days on market.</td>
</tr>
<tr>
<td>Sale-to-List Price Ratio</td>
<td>Up 3.2%</td>
<td>Correctly priced, strategically marketed homes sell at or above list price, and sellers focused on ROI often seek my advice on how to invest in strategic updates before listing their home for sale. This year's ratio at an impressive 102.6%.</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>Down 71.4%</td>
<td>Have you ever seen a house fly? Well for-sale homes are flying off the shelves these days. We are seeing historically low supply in 2021 of only 0.4 of a month of supply. Ready to cash out? Now is the time!</td>
</tr>
</tbody>
</table>

IN ESCROW
222 Silver Fir Court
Vista, Ca. 92083
3 Bed | 2.5 Bath | $652,000
New Construction!

IN ESCROW
7624 Palmilla Dr. #80
San Diego, 92122
2 Bed | 2 Bath | $694,900
Representing Buyer!

SOLD
5876 Eldergardens
San Diego, 92120
3 Bed | 2 Bath | $778,000
Represented Buyer!

SOLD
4904 Chaparral Way
San Diego, 92115
4 Bed | 2 Bath | $677,000

Ready to find your dream home, but not sure how to maximize the equity in your College Area home?

With this much money on the line, and so many tedious details to keep track of, you’re right to want to approach this carefully.

Understanding your local market is an important part of a successful move. You deserve to get a strong return on investment and with the right information and preparation—you can!

My hands-on approach takes the stress and confusion out of selling your home because I sweat the small stuff—allowing you to stay focused on this move.

From start to finish, I work with you to help prepare your home, attract buyers, and facilitate a successful sale. Thanks to my proven system and passion for real estate, I’ve built a reputation for routinely providing a seamless and successful experience for my clients.

Sarah Ward, Your Local REALTOR® | DRE#01943308
Sarah@fineandcoastal.com
858-431-6043

Call Sarah Today For Your Initial Consultation!

858-431-6043

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