The San Diego City Council voted 7-2 to approve an amended lease agreement for long-term operation and maintenance of Belmont Park, Plunge pool and Giant Dipper, its historic wooden roller coaster in Mission Beach.

In November 2012, Pacifica Enterprises LLC acquired the park leasehold in a bankruptcy trustee sale. Pacifica Enterprises, along with Eat.Drink.Sleep, assumed operations of the park and started restoring and revitalizing it, opening new restaurants, including Cannonball, Draft, Belmonty’s Burgers, and Hot Dog on a Stick, as well as doing a remodel of WaveHouse Beach Club.

Following the April 6 vote, Councilwoman Lorie Zapf’s office said the city and interested parties negotiated “a better deal for taxpayers.”

“Symphony has agreed to increase capital improvements from $10 million to $18 million, with the potential for $5 million more if the lease is renewed in the future,” said Zapf, noting new lease terms require increased capital investments.

Amended lease for Belmont Park should help preserve historic roller coaster and repair pool

By DAVE SCHWAB

‘Pacifica has turned a dilapidated amusement park and shopping area into a world-class destination.’

LORIE ZAPF
CITY COUNCILWOMAN

Looking toward an April 22 City Council committee meeting on the issue, the dialogue on the need to rein in short-term vacation rentals (STVRs) in Pacific Beach is continuing, with the general consensus being that Councilwoman Lorie Zapf’s proposal recommending permitting, without addressing the STVRs that are located in single-family zones, may not be sufficient.

“My office has studied comparable cities such as Encinitas, Portland and San Luis Obispo that currently have regulations on short-term vacation rentals,” said Zapf in a memo. “We found that each city managed short-term vacation rentals in a variety of different ways but with some commonalities. All cities required some type of permit.”

Zapf said she and her staff have worked closely with community stakeholders representing both homeowners and vaca-

By DAVE SCHWAB

By NEAL PUTNAM

Kevin Bollaert, 28, was ordered to pay $15,488 to six females and one male victim of his website, shut down in 2013 by the California Attorney General’s office, which said there were 10,031 unauthorized photographs on the site.

PB man sentenced to 18 years for ‘revenge porn’

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert

Kevin Bollaert
Discover Pacific Beach hands out annual business awards

Discover Pacific Beach held its annual dinner and business awards aboard the William D. Evans Sternwheeler on March 26. The winners for this year's business awards included:
- Newbie Award - Iron Pig Alehouse.
- Design and Improvement Award - The Point at Ingraham (Murfey Construction).
- Heart of PB Award - PB Shore Club.

Volunteer awards were also given for Outstanding Volunteers: Eddie Okino and Joe Dodd; Outstanding Beachfest Volunteer: Karl Jaedtke; Community Spirit Award: Paul Falcone; and Community Patron Award: Elvin Lai.

Discover Pacific Beach would like to congratulate all of the nominees and especially the winners of the 2014 business awards.

Discover Pacific Beach would also like to thank keynote speaker Lorie Zapf and the VIP guests Capt. Hanten, Lt. Sharki, John Ly from Mayor Kevin Faulconer’s office, Angie Law, Neighborhood Prosecutor, and Thomas Melville, editor of Beach and Bay Press.
PACIFIC BEACH | $397,900
Life is a beach! Live the dream. This is the place where your lifestyle takes a deep breath & chills out. Perfect for year round next or second home.
Marie Tolstad
(858) 705-1444
mtolstad@aol.com | www.mtolstad.com

CLAIREMONT | $379,000
Affordable living in the heart of Clairemont. Close to everything. All living area on one level with double car garage & ample storage room below.
Gary Wilson
(858) 245-7147
garywilson@coldwellbanker.com

PACIFIC BEACH | $397,000
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PACIFIC BEACH | $1,149,900
Remodeled view home in North Pacific Beach. Beautiful large 4 br 3.5 ba home on quiet cul-de-sac. Large south facing 400+ sq ft view deck off living area.
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robert.luciano@coldwellbanker.com

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PACIFIC BEACH | $1,250,000
Blue Water Villas Penthouse on border of Mission & Pacific Beach! Iconic location! Ocean view from all rooms & private balcony. 3 parking spots.
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(619) 952-2804
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PACIFIC BEACH | $1,149,900
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MISSION BEACH | $949,000
2 br 2 ba SFR boasts bay views, cool crisp breezes, fabulous upgrades, and custom finishes throughout. Moments to bay, beach & famous Belmont park.
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JUST LISTED!
MISSION BEACH | $1,695,000
3 br 3 ba Penthouse / MLS#150010965

JUST LISTED!
OPEN SAT & SUN 1-4. 4151 MISSION BLVD #202

PACIFIC BEACH | $1,250,000
Blue Water Villas Penthouse on border of Mission & Pacific Beach! Iconic location! Ocean view from all rooms & private balcony. 3 parking spots.
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(619) 952-2804
slavena.paskova@cbzhomes.com

REDUCED! OPEN SAT & SUN 1-4. 2350 GERANIUM ST

JUST LISTED! OPEN SAT 1:30 - 5:30 & SUN 10-4. 850 Isthmus Ct.
SWAT standoff in PB ends peacefully

By MANNY LOPEZ

A male was visiting another male on April 4 inside a commercial building at 2900 Garnet Ave. that was being used as a residence. During a dispute, 53-year-old Kevin Mcguinness shot at the visiting male. The male was not injured and fled.

Officers attempted to have Mcguinness come outside and talk to them. SWAT team members were called when he refused to come outside. After an extended period of time, Mcguinness came outside and was taken into custody for assault with a deadly weapon. Northern Division is investigating.

Customs agents catch drug smugglers in MB

Two boats loaded with more than 1,270 pounds of marijuana were stopped in Mission Bay last week, federal authorities reported.

A team of U.S. Customs agents spotted the first of the suspected smuggling vessels, a 29-foot Amato, headed toward Duna Landing, according to CBP spokesman Ralph DeSio.

Three people were arrested for the smuggling attempts.

City obligated to dredge Briarfield Cove in Mission Bay

By MANNY LOPEZ

It has taken years to sort out who is responsible, but the City of San Diego has begun the job of dredging sand from Briarfield Cove—a half circle of private beach crossed by a pedestrian bridge in Mission Bay Park on the south and enclosed by single family homes on the north.

Workers from the city’s Park and Recreation Department began work on the project in mid-February, which involves removing about 4,000 cubic yards of sand to restore the cove to its original contours and depths, therefore giving Briarfield Cove homeowners access to Mission Bay.

“As a condition put forward by the Army Corp of Engineers in 1986—when the city removed sand from the middle of the bay and moved it toward the edges to make beach around the bay—the city agreed to send the situation at taxpayer expense if the cove silted in with sand as a result of the city’s work,” said Paul Jacob, associate civil engineer for the City of San Diego.

Jacob said that when the pedestrian bridge was built in 1994, there was enough tidal flow under the bridge to allow homeowners access to the bay. He added that over time, the tide has slowly deposited sand into the cove and closed off its mouth blocking water from reaching the area north of the bridge.

To begin the project, the city utilized a crane on the bayward side of the pedestrian bridge to lift several Bobcat earthmoving machines into the cove to dig a tunnel under the overpass. Dredged sand is then loaded onto city dump trucks by front-loading excavators and transported to Fiesta Island, where the city maintains a sand management area.

Jacob said that under normal circumstances, a project such as Briarfield Cove could be completed within a matter of days but that since the cove is bordered by homes and adjacent to Mission Bay Park, crews are limited to daylight hours of the week during lowtide, which gives them only three to four hours per day and three to four days during the week, which extended the completion time.

A permit was granted in February by the Coastal Commission allowing crews to work until the annual beach construction moratorium, which limits non-emergency construction work during the summer period from Memorial Day to Labor Day, to minimize the impact on the beach area and residents.

According to Scott Robinson, a public information officer with the City of San Diego’s Public Works Department, the project is estimated to cost more than $48,000 in overtime and equipment rentals fees.

... the city agreed to correct the situation at taxpayer expense if the cove silted in with sand.

PAUL JACOB
ASSOCIATE CIVIL ENGINEER
CITY OF SAN DIEGO

Jacob explained that no one was paying attention and the city didn’t know it was required to maintain the cove until owners’ wanting to keep the inlet open, brought it up in 2007. He said that he contacted the Army Corp of Engineers and found out that the agreement runs in perpetuity, and the city had to dredge.

Some residents raised concerns about water quality and environmental impacts related to the dredging. Jacobs said that in order to stay away from living biological resources and eel grass—which is a species of special biological significance given its role in providing egg-laying and nursery habitat for fish species—a raised sand berm buffer was created to separate work from the beach.

Other residents expressed concerns that excavating sand would undermine improvements they’ve made to their properties over the years.

Right Choice Senior Living

Established in early 2008, Jean Brooks (UCSD Graduate) and Todd Brooks (Air Force Veteran, US Air Force Academy Graduate) had the desire to develop Assisted Living Care Homes and Services for seniors that are a cut above the rest at fair & competitive rates. Right Choice Senior Living has Residential Care Homes located in highly desirable neighborhoods close to UCSD, La Jolla, Pacific Beach, Clairemont (Mount Street Area) medical facilities and the beach. Come see us today before making your final choice. Make the Right Choice Today. For more information call (619) 246-2003 or Email j_sarullo@yahoo.com.

By DAVE SCHWAB

Now’s your chance to turn church bells into doorbells, as the Pacific Beach Faith Center site at 1376 Grand Ave. is for sale with a $1.25 million price tag.

“I’ve never done a church before, but I like the challenge,” said Josie Sarullo, Prudential Dunn Realtor’s listing agent for the nearly 4,000-square-foot church structure on a 6,299-square-foot lot at the corner of Grand Avenue and Gresham Street.

Sarullo said the church property has definite “possibilities.”

“I did some homework and found out that converting churches to homes is a huge fad nationwide,” she said. “They don’t have to be big fancy churches, just little churches and people who love the idea of living in a ‘holy home.’”

Sarullo pointed out the Grand Avenue church is uniquely “positioned,” offering plenty of open space to be used by its next owner.

“We’re talking musicians, art collectors, yoga instructors, even a chef who could use that space,” said Sarullo, noting the church has a huge kitchen.

“You could have cooking classes,” Sarullo said. “We’re looking for someone who’d like to turn this into a mini-mansion by the beach. It would be perfect.”

Noting that converting the church for residential use would undoubtedly “cost money,” Sarullo pointed out the property is just five blocks from Mission Bay and six blocks from the ocean.

“That close to the beach, $1.25 million is a hell of a deal,” she said.

Bishop Tom Murray of the Faith Center said the church’s congregation has shrunk from 100-plus a decade or so ago to about 15 today. He said many of those parishioners commute from outside the beach area, so it’s logical for the church to relocate elsewhere.

Murray said the church “has been there forever,” dating back to the early 1940s. He said many of the church’s original parishioners were Oklahomans who fled to Southern California to escape the Dust Bowl.

On the plus side, Murray said the church has just one story and is configured in such a way that it would make a very nice house because it really doesn’t have that “church architecture” look. Its brick and mortar and could be easily converted to anywhere from two- to four-bedrooms.

Parked onsite, however, is limited and a problem, as it is along much of the beachfront, Murray said.

Faith Center intends to continue operating out of its present site until the property’s sold.

Though the church property’s only been listed a couple weeks, Sarullo said, she’s “gotten a call every day on it.”

For more information, call Prudential Dunn at (858) 353-6649 or email j_sarullo@yahoo.com.
Beware of these critical traps before listing your home for sale

SAN DIEGO. According to industry experts, there are over 33 physical problems that will come under scrutiny during a home inspection when your home is for sale. A new report has been prepared which identifies the eleven most common of these problems, and what you should know about them before you list your home for sale.

Whether you own an older home or a brand new one, there are a number of things that can fall short of requirements during a home inspection. If not identified and dealt with, any of these 11 items could cost you dearly in terms of repair. If you wait until the building inspector flags these issues for you, you will almost certainly experience costly delays in the close of your home sale or worse, turn prospective buyers away altogether. In most cases, you can make a reasonable pre-inspection yourself if you know what you’re looking for, and knowing what you’re looking for can help you prevent little problems from growing into costly and unmanageable ones.

To help homesellers deal with this issue before their homes are listed, a free report entitled “11 Things You Need to Know to Pass Your Home Inspection” has been compiled which explains the issues involved. 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 1003. You can call any time, 24 hours a day, 7 days a week. Get your free special report NOW to learn how to ensure a home inspection doesn’t cost you the sale of your home.

**Unique clothing lines, chic inventory at Petite Street Children’s Boutique in PB**

By DAVE SCHWAB

Petite Street is a Pacific Beach Children’s Boutique you ought to meet. Owner Kimberly Brophy, who lives nearby, has been at 747 Turquoise St., Suite 100 for about a year.

“I really like being on this block because of people like (John) Pernicano,” said Brophy of the iconic Italian restaurant owner whose business is a couple of doors down.

Once a nanny, Brophy said it was time to go into business for herself. Part of the reason, she added, was because she “really wanted to keep having kids come in and watch them grow.”

Petite Street is a one-stop shop for all things children. Brophy has apparel, including many local brands. There’s also no shortage of cuddly stuffed animals (some talk), kids games and other diversions. She even sells tutus she makes herself.

“I try to keep with the beach theme,” said Brophy of her décor and inventory. “I carry a lot of local names, like My Mommy Surf’s Better Than Your Daddy out of Ocean Beach. You can come in here and get almost anything you need for children ages newborn to 10.”

Unique clothing lines Brophy carries include shirts that come with wearable mustaches, “Stickie Bellies” for kids stating their ages for photos, teething necklaces that change colors with body heat and sandals with crabs on them that say “pinch me.”

“I try to keep my prices lower than online (shops),” Brophy said, citing one item she carries, a baby shoe that she said would cost $50 at Nordstrom and $39 online.

There’s even something for dads at Petite Street, like chic coffee mugs, T-shirts and surfer backpacks.

The boutique’s inventory also includes boys and girls pajama sets and pop-up educational books as well as books on how to organize your children’s toys.

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**Egg hunters scramble for treats**

Belmont Park held its third annual Easter egg hunt on the beach and within the park on Sunday, April 5, with more than 10,000 eggs filled with candy and vouchers for single rides, single attractions and other goodies.

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**SEE PETITE, Page 12**

**PETITE STREET CHILDREN’S BOUTIQUE**

Where: 747 Turquoise St., Suite 100

Hours: From 10 a.m. to 6 p.m. Mondays through Saturdays

Contact: (858) 539-0052 or pscb747@gmail.com

See Petite Street Children’s Boutique, Page 12.

**Where the CITRUS meets the SAND every Tuesday!**

**TUESDAY from 2:00pm to 7:00pm on Bayard from Garnet to Grand**

We Accept EBT!

Fresh Fruits & Veggies | Eggs, Meat & Fish Pastry, Pasta & More

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Kids experience performing arts at Jr Theatre Camp
Join Junior Theatre this summer and experience the wonderful world of Performing Arts where campers will take classes in acting, dance, & singing. Traditional, Performance and Advanced camps available in Balboa Park. Junior Theatre also provides K-4 camps at La Jolla Country Day School. Camps run June 8-September 4. To register or for a list of camp dates, descriptions & pricing visit juniortheatre.com or call (619) 239-1311.

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Young Architects Camps at LJ Historical Society July 20-31
The Young Architects Summer Camp is a program for youth in grades 6 through 12. Two one-week sessions are taught, and each session is five days, 9am-3pm. The 2015 camps are scheduled July 20-24 for middle school students and July 27-31 for high school students. Students are introduced to the architectural history of La Jolla, learn space and layout planning, and develop architectural drawing, modeling, and computer skills. Students tour La Jolla to learn various architectural styles. They visit the studios of a local architect and a construction site. Students are provided with a packet that includes model kits, sketchbooks, and drafting equipment. They use laptop computers with CAD (computer-aided design) software to design a structure on a designated site. This is the only architectural summer course available in San Diego County, a unique program organized and taught by volunteer architects. For more information, go to laplajollahistory.org/education/young-architects-summer-camp or call 858-459-5335.

YMCA Camp: Where kids learn, grow and thrive!
The YMCA provides a creative camp environment where kids will develop friendships with peers, enjoy a sense of accomplishment through trying new things, and create a sense of belonging. Each day at camp is filled with new and exciting opportunities to learn, grow and have fun! Campers will enjoy a sense of accomplishment as they climb a little higher, laugh a little louder, and share stories of their successes. Join us at camp for a summer to remember! www.lajolla.ymca.org

YMCA offers three “Intentionally Awesome” Camps
Three “Intentionally Awesome” properties in San Diego County; one in the mountains for summer adventures, one exclusively for horseback riding near Julian CA and one on the Pacific Ocean. Enjoy the overnight camp experience year round at YMCA Camp Marston, YMCA.

Nike Rugby Camps
The mission of Nike Rugby Camps is to provide rugby education to young athletes and engender confidence and self-esteem on and off the rugby pitch. Participants have the opportunity to experience camp life by staying at some of the most prominent athletic universities in the country and we are dedicated to providing our campers with one-on-one and group coaching from top college coaches and current members of USA Rugby. All aspects of the game are addressed during drilling, live scrimmaging, and staff demonstrations to ensure each athlete leaves with a greater confidence and passion for the sport. ussportscamps.com/rugby

Bye-Bye Video Games, Hello Surf!
Time to get outside and surf with other local kids at San Diego’s energetic, safe, and professional surf school. A 3:1 ratio guarantees surfers will be up on the board surfing the friendly waves at Law Street in North Pacific Beach in no time! Photography, pizza, snacks, and all surf equipment are all provided for a memorable surfing experience. Soon surfers will be asking the next time they can go to the beach to surf! S20 Off Any Summer Camp: SDNEWZ15 (Half Day/Week-Long, 3 Day, Full Day) Reservations made easy over the phone, in person, email, or online: 858.205.7683.

YMCA Summer Camp
REGISTER TODAY!
Point Loma | Ocean Beach | peninsula.ymca.org | La Jolla | Pacific Beach | University City | lajolla.ymca.org
New eclectic music schedule at Café Bar Europa

By BART MENDOZA

Café Bar Europa has updated its schedule for the spring with residencies from an eclectic mix of performers. Among the highlights: Every Wednesday will feature legendary bluesman Tomcat Courtney (7 p.m.), while Fridays will spotlight the Afrojazzicians, a Latin and Afro Cuban jazz trio fronted by guitarist Louie Valenzuela (9 p.m.).

Saturdays will have music from Salsa combo Son Pa Ti (9 p.m.) with Mondays reserved for an open mic night starting at 7 p.m.

The venue’s full calendar spotlights its diverse booking policy, with an infectious beat and melody sure to get feet tapping.

On April 11, saxophonist Verdell Smith presents a tribute to one of the most influential jazz combos of the last century, the Crusaders. On hand to help celebrate the quartet’s music will be Ian Kibbert on drums, Nick Barnes on guitar, Adrian Holtz on bass, and Ian Kaufman on trombone.

There will be no shortage of material to choose from on the night – since their beginnings in 1960, the Crusaders, which featured such legends as drummer Stix Hooper, saxophonist Wilton Felder, trombonist Wayne Henderson and pianist Joe Sample, has released more than 40 albums of their jazz/R&B/soul music. Anyone who appreciates the pioneers of the current jazz community won’t want to miss this fresh take on a classic sound.

Perhaps best known for his work with the group Soul Ablaze, guitarist Verdell Smith is a formidable force even in solo mode. Appearing at the Kona Kai Resort on April 17, Smith is blessed with a deep soulful voice, his easy-going guitar style, which takes in elements of everything from Hendrix to Marley to Prince, wonderfully suited to the Kona Kai’s waterfront location.

Between his work with Soul Ablaze and stints backing others, Smith can play any number of covers, but give a listen to his original music. He’s got plenty of tunes that would stand up well against those of his heroes.

READ MORE ONLINE AT sdnews.com
MBHS to open new stadium on April 19

By DAVE SCHWAB

The April 16 grand opening of Mission Bay High School’s new 2,400-seat, $15.9 million stadium complex promises to be festive with board member Michael McQuary, students, principal Ernest Remillard, and facilities chief Lee Dulgeroff speaking to inaugurate a new era in local prep sports history.

The grand opening ceremony at the new stadium begins at 1:30 p.m. It will be followed by a spring open house in the school’s gym from 3 to 6 p.m.

Guests should park in the student parking lot at the corner of Grand Avenue and Lee Street.

After a February 2014 ground-breaking and more than a year of construction, the new stadium is complete with a new football/soccer field, track, softball field, bleachers and facilities. TB Penick and Sons was the project contractor. Zagrodnik Thomas Architects handled project design.

Improvements to the football stadium include: a new synthetic turf field and all-weather track; new accessible bleachers. 1,600 seats on the home side and 800 seats on the visitors side; a new press box with an ADA-accessible elevator; a new athletic facilities building including an accessible ticket booth, restrooms and concession stand for home and visitors, as well as a storage area for athletic equipment; a new football stadium lighting and sound system; and a new scoreboard and goalposts.

The school’s existing softball field was relocated and reconstructed with a new synthetic turf. Renovations also include new ADA-accessible dugouts, bleachers, a concession stand and an announcer’s booth. There is also a new backstop, fencing and a scoreboard.

The old school dirt track is now all-weather with a new synthetic turf field with improvements to its grading, drainage and irrigation systems.

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Bollaert was convicted Feb. 2 of six extortion counts in which he was charged with demanding payment between $250 and $350 to have the photos taken down. The jury also convicted him of 21 counts of identity theft in which the victims’ full names, hometowns, ages and sometimes work addresses and school history were posted.

Deputy Attorney General Tawnya Austin said Bollaert made $30,000 in the scheme.

San Diego Superior Court Judge David Gill turned down the defense request for probation, saying that was “completely off the table” because of the damages that occurred to the victims’ lives.

“He deserves to be punished very severely,” said Gill. “This case cries out for consecutive sentences... and to send a message. We have to honor the human dignity and incredible devastation (by victims).”

Gill’s sentence surpassed the 10-year minimum Austin had sought, adding that the 18-year term was the maximum.

Bollaert will be serving the 18-year term in the San Diego County jail instead of state prison; this is allowed for certain nonviolent offenders under California’s public safety realignment law. Gill noted that Bollaert will likely be released after he serves nine actual years in local jails.

Bollaert, who will become the sheriff’s department’s longest-held prisoner until 2024, received credits for 62 days spent in jail. He had been free on $50,000 bond until the verdict, when Gill remanded him to jail. He was fined $12,044.

Attorney General Kamala Harris said Bollaert’s sentencing marked the nation’s first criminal conviction of “a cyber-exploitation website operator.” Harris described Bollaert’s crimes as “sitting behind a computer, committing what is essentially a cowardly and criminal act.”

Victims attending the sentencing told the judge about the trauma that occurred after they discovered the photos.

Some of the images were e-mailed to their parents or co-workers. One woman said her parents kicked her out of the home and that she lost her car and her job.

‘He deserves to be punished very severely. This case cries out for consecutive sentences... and to send a message.’

DAVID GILL
SAN DIEGO SUPERIOR COURT JUDGE

PORN >>
CONT. FROM PG. 1
Serafini has been among the top 1000 in the country over approximately 5,200 independent sales associates, shoes, jewelry, $5 - 35, and no eyes on the street to assist.

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The rooftop restaurant Cannonball opened April 1 at Belmont Park. PHOTO BY THOMAS MELVILLE

Without this new provision, Zapf’s proposal does nothing to limit the spread of this displacement. Zapf said, “Soon there will be nobody to volunteer on the PB Planning Group or town council, no kids in our schools, nobody to clean up graffiti or pick up trash and no eyes on the street to assist.”

“If our leaders allow STVRs to continue proliferating, better make sure to direct the STVR tran- sient occupancy tax for more police, more trash pick-up, more code enforcement and plan for higher water use and other infra- structure needs to support the change in land use.”

Olson’s sentiment was being echoed in the community sharing their views on Nextdoor.com. READ MORE ONLINE AT sdnnews.com

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This year she has earned her the coveted International Pres- ident’s Elite Award, placing her in the top 2 percent of all Coldwell Banker Residential Brokerage affiliates.

Serafini has established herself as one the top producers in the luxury real estate market and is an expert in the central coastal communities. A frequent award winner, Serafini has been among the top 1000 in the country over 5,200 independent sales associates. Coldwell Banker Residential Brokerage, the No. 1 residential real estate brokerage in Southern California, operates more than 870 offices throughout Southern Cali- fornia and Arizona with approximately 5,200 independent sales associates. Coldwell Banker Resi- dential Brokerage is owned and operated by NRT LLC, which is the largest owner and operator of residential real estate brokerages in the United States.

Michelle Serafini ranked a top producing real estate professional

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Laura Renner  619-602-7586  lrenner@kinainkhan.com

Kim Khan  619-238-8045  khankim@kinainkhan.com

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4 bedroom • 3 bath  

2910 sq ft

$1,500,000 - $1,575,000

Ninus Malan  619-750-2024  NNUSMALAN@YAHOO.COM  CA BRE#01465681

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Beautiful 3 Bedroom 2 Bath 1,912 Square Foot Home with Amazing View! Desirable area in Pacific Beach! Seller just had Solar Panels installed. 180 Degree View, Ocean, Bay and City Lights! Very romantic setting. Watch the San Set every night from your back yard. This will go quickly.  

Crown Point Apartments

CalBRE# 01248050

3801-07 Riviera Drive San Diego, CA 92109

@Tobin 619-726-6959 finestrealtor@hotmail.com

**JUST REDUCED**

3 BR $599,000

Basa clay property floor/bedrooms,1.5 baths all remodeled. Stone floors in downstairs tons of windows and very light. There is a separate space off the living room. The kitchen has stainless appliances and stone type counters. Upstairs features completely modern bathrooms, master has dual shower heads and the master bedroom has vaulted ceilings and designer closet. There is a big deck & lots of parking. Patio is great underground two large spaces and casually big storage room.

Jill Sellers  619-804-8304  jillers.assistant@gmail.com  CA BRE# 00930245

**JUST LISTED**

1668 GRAND AVENUE A

A Realtor with Your Best Interest in Mind

619-726-6959

This property is a few blocks from the beach, stores, restaurants. this 3 bedroom, 2 1/2 bath home has a fireplace, ceiling fan, large I-car garage, freshly painted interior, brand new berber carpet installed, & refrigerator, full sized washer and dryer convey at close of escrow yes, you have access to your own private-enclosed patio. $569,000

A. Tobin  CalBRE# 01246860

finestrealtor@hotmail.com

**JUST LISTED**

4915 Quincy Street  $1,200,000

Experience sweeping panoramic views of the bay, city, mountains & ocean! High ceilings, skylights & multiple windows for a bright interior. Beautifully staged with all new furnishings, new carpet installed, stained hardwood floors, interior and exterior newly painted. Relax on the quiet front yard or rear decks while watching Sealwalk fireworks from the living room or master suite. Exterior-powered sunshade, bay view, full-sized washer and dryer, & refrigerator, full sized washer and dryer, & refrigerator. Shown by appointment.

Jill Sellers  619-804-8304  jillers.assistant@gmail.com  CA BRE# 00930245

**JUST REDUCED**

1125 Pacific Beach Drive  $1,795,000

Great opportunity for contemporary and rare 3 or 3.1/2 spacious units with Bay sit down views. In the sought after Sanderling one of the best complexes and locations in Pacific Beach. Easy access to unit and direct steps to the pool and bay. Unit in elevated ground floor, wheelchair friendly. Now staged for more pleasant showing! Last sale of similar unit went for $1,795,000.00.

David Rosas  619-475-7441  crayrealty@aol.com

CalBRE# 011255-49

**JUST LISTED**

3580 Jewell Pacific Beach  $1,945,000

Absolutely stunning transformation for this Crown Point home one block from the Bay! Remodeled from the ground up this 4 bed 3 1/2 bath 2766sf home boasts a rooftop deck, with spectacular panoramic views of Mission Bay all the way to the Coronado Bridge, tremendous open floor plan & high ceilings, entertainers’ delight kitchen with top of the line appliances, fantastic outdoor living area with fireplace, yard for the kids to play & so much more. You have to come to see it to experience its true beauty!

Woodie Moffett  858-776-4738  wmoffett@lkmrealty.com

**JUST REDUCED**

3 BR $599,000

1944 Diamond Street 4

Beach style property floor, bedrooms,1.5 baths all remodeled. Stone floors in downstairs tons of windows and very light. There is a separate space off the living room. The kitchen has stainless appliances and stone type counters. Upstairs features completely modern bathrooms, master has dual shower heads and the master bedroom has vaulted ceilings and designer closet. There is a big deck & lots of parking. Patio is great underground two large spaces and casually big storage room.

Jill Sellers  619-804-8304  jillers.assistant@gmail.com  CA BRE# 00930245

**JUST REDUCED**

4935 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4946 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4928 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4915 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4900 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4885 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4850 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4825 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4797 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4770 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4745 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4720 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4695 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4670 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4645 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4620 Carlton Ave. $1,200,000

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4595 Carlton Ave. $1,200,000

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4570 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4520 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4495 Carlton Ave. $1,200,000

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4470 Carlton Ave. $1,200,000

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4455 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4430 Carlton Ave. $1,200,000

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4405 Carlton Ave. $1,200,000

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4380 Carlton Ave. $1,200,000

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4355 Carlton Ave. $1,200,000

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4330 Carlton Ave. $1,200,000

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4305 Carlton Ave. $1,200,000

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4280 Carlton Ave. $1,200,000

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4255 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4230 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4205 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4180 Carlton Ave. $1,200,000

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4155 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4130 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4105 Carlton Ave. $1,200,000

3 bedroom • 2 bath

4080 Carlton Ave. $1,200,000

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4005 Carlton Ave. $1,200,000

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3905 Carlton Ave. $1,200,000

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3500 Jewell – Offered at $1,200,000
You will love this 2BR, 2BA Spanish charmer in Crown Point! Amazing corner location conveniently located to shops, restaurants, and bay with spectacular views! This home features an open floor plan, wood beamed ceilings, large kitchen w/ open breakfast bar, fireplace, archways, hardwood floors, and an abundance of windows. Private tropical back yard w/ large patio. Front yard also has large patio w/ bay views to watch the boats go by in Ski Bay. This lifestyle is the San Diego dream!

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Mission Beach Ocean Front! White water Ocean views from Living and Dining Room. Remodeled and upgraded Kitchen. Only active Two Bedroom on the Ocean Front in Mission Beach for under 1 million. Currently rented thru May 31, 2015. Long history as a summer weekly Vacation Rental. Located in the heart of Mission Beach and walking distance to shops, restaurants, surf school, etc. Enjoy Sunset at the downstairs common patio while BBQ’ing dinner and looking for dolphins in the Surf!

GREG FLAHERTY BROKER/OWNER 858-692-0185    CA BRE #00935682