McMILLIN SELLS MOST OF SITE TO PENDULUM PROPERTY FOR $159M

Much of Liberty Station, including the North Chapel, has been sold for nearly $159 million. Pendulum Property Partners, a Southern California-based real estate firm, in partnership with The Seligman Group, has acquired a long-term leasehold on a number of properties in the 361-acre former Naval Training Center.

By DAVE SCHWAB
Agent Spotlight

Vicki Droz
DRE# 01209132
619.729.8682

Vicki Droz has been an active full-time agent since 1996, with a proven success rate to obtain the highest market value and to close the escrows for her clients. She is the Realtor who listens! Committed to integrity, professionalism and attention to detail, she serves her clients first regardless of the market conditions. Her mission is to make sure that her clients have the complete, accurate information and honest advice they need to make a good decision. Her love of architecture and helping people combine to make it apparent that she genuinely loves what she does, and extends to her uncanny ability to match clients with homes. Vicki’s reputation for her high professional ethics, superior negotiating skills and extensive knowledge of every aspect of Real Estate Sales has rewarded her with the majority of her business being generated from referrals from past clients. She is known for her excellent communication skills in working with both Buyers and Sellers. Vicki is an active boater and member of San Diego Yacht Club. She is an accomplished sailor, her longest trip being from Los Angeles to New Zealand, and is also a certified SCUBA diver and an extra-class ham radio operator. Vicki will help and guide you in the process to make your real estate experience informed and pleasant. She understands that real estate is about people, their lives and their homes, not just houses. Her service is above and beyond the call of duty that extends well past the close of escrow. She would love to have the opportunity to earn your respect, your trust, and therefore your referrals.
The annual hot chocolate fundraiser hosted by the Ybarra family of Point Loma is no more, but the neighborhood Garrison Street holiday light show will continue.

“Unfortunately we retired the hot chocolate stand on Garrison. Last year was our final year,” said Carrie Ybarra, who, along with husband Kyle, has hosted the fundraiser at their home. “After 18 years, our two daughters are now out of the house and off to college, so we decided that it was the right time to bring it to an end. Although it’s bittersweet, we say goodbye to our little hot chocolate stand on Garrison. Last year’s Garrison Street light show.

It started out small with just a small little hot chocolate stand to benefit a young girl in Tijuana they knew who was going to have surgery. They raised about $80 and took that money and bought the girl a Barbie doll and took it to her hospital room.

Kyle Ybarra noted there were 18 different fundraising recipients over the years. Those recipients included a victim of domestic violence, a child with brain cancer, a boy who was shot and survived, a juvenile diabetes sufferer and a man who lost his arm in a boating accident. Rady Children’s Hospital was a recipient one year.

Like the chocolate fundraiser, the Garrison Street Christmas light display began humbly, with just a small nativity scene. The holiday tradition was born as a friendly competition some 30 years ago between the Judd family’s day displays on the block between Chatsworth Boulevard and Garrison Place.

In subsequent years, a Santa was added, then angels and Mickey Mouse characters appeared in windows. Eventually, the event morphed into something more like Disneyland. Every year, more and more decorations were added.
Midway planners discuss impact fees

By DAVE SCHWAB | THE BEACON

Midway-Pacific Highway Community Planning Group in November grappled with what to leave in— and take out— of a prioritized list of projects to be funded in the future by a Midway developer impact fee study.

Angela Abeyta from the City participated in a discussion and Q&A on a study being done on developer impact fees in Midway, and what potential infrastructure improvements could be undertaken with that money. She passed out a long list of possible infrastructure projects that could be funded to board members.

“You don’t have to include every project, maybe just the top 10,” Abeyta told the board.

“The way things are broken out, these are things that can be done,” said City planner Vickie White of the list of projects provided for the impact fee study.

“Developers will pay for those improvements for roads around here,” noted board member Mike Swanston.

Once the plan group makes its prioritized recommendations for future projects to benefit from developer impact fee funds, Abeyta said those projects will be turned over to the City’s Facilities Financing Department for further review. “That department will issue a report showing what funding is available,” she said.

Chair Cathy Kenton said one of her priorities was median construction. “I want medians to be constructed in such a way that they’re not attractive to panhandlers,” she said.

The plan group also heard protests from a handful of business operators objecting to a u-turn/ left-turn pocket change at Camino del Rio South and Hancock Street. The merchants said they were uninformed of the road diet change, which has made it more difficult for their customers to access their properties.

“We made a recommendation to the city based on a report from a community member who had witnessed several accidents and said that was a dangerous intersection, and took an action to support the closure,” said Kenton. “We didn’t want to risk lives.

In other action:

- MPHPG board heard a brief presentation from Panera Bread, which has plans to move into 3711 Sports Arena Drive creating a sit-down restaurant in a spot previously inhabited by Santa Fe Grille & Bar, following a remodel.

- The plan group is dark in December and its next regular meeting will be Wednesday, Jan. 16 at 3 p.m. at San Diego Urban Corps, 3127 Jefferson St.

Peninsula Planning Board member resigns, files complaint

By DAVE SCHWAB | THE BEACON

The resignation of a board member at Peninsula Community Planning Board has left a vacancy the City advisory group intends to fill during its next election cycle in March.

“I am being forced to resign my position as a 2018 PCPB board member effective immediately,” said Margaret Virissimo in a recent letter to the board. “This voluntary resignation is the result of repetitive harassment from a few volatile community members, and a few board members including the chair.

“I am now receiving concerning threatening messages and petty accusations that make me feel unsafe on this board,” she added.

In her letter, Virissimo said she has filed a complaint with the City against this board “for not respecting my privacy rights as a citizen,” and against chair Goldyn alleging “his agenda to expel me from this board.”

Virissimo was active previously in lobbying against Prince Recycling at Stump’s Marketplace at 3770 Voltaire St. Some residents argued the recycling business was attracting problematic homeless who were creating problems in the neighborhood. Prince has since vacated the premises.

More recently, Virissimo and others launched a signature drive opposing San Diego Housing Commission’s plan to turn a five-acre lot at Famosa and Nimitz boulevards into affordable housing. Some Point Lomans want that site designated instead for park use or open space.

Goldyn said there will be an action item at the January meeting of PCPB to fill Virissimo’s seat.

“Because we are within four months of the March general elections, we are permitted by our regulations to maintain the vacancy and fill that vacancy at the March elections along with the regular five positions,” said Goldyn. “So the top five vote getters will receive the remaining one-year term of Margaret Virissimo.”

Goldyn added an election committee will be established by the PCPB board in January to prepare for the March elections.

READ MORE ONLINE AT sdnews.com

Happy Holidays

During this holiday season, we wish you all the best.

Jessica M McClure
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How will Community Choice Energy work in San Diego?

By DAVE SCHUAR | THE BEACON

Now that Mayor Kevin Faulconer has sanctioned forming a new joint-powers entity to purchase electrical power to achieve 100 percent renewable energy citywide by 2035, the question becomes: How will that be implemented, and what are the risks?

After three years of research and analysis, Faulconer selected Community Choice Aggregation (CCA) as the preferred pathway to reach the 100 percent renewable energy goal in the City’s landmark Climate Action Plan.

The proposed new CCA entity, which must first be approved by the City Council, is expected to create healthy competition benefiting San Diegans. Forming a new CCA entity is expected to lower energy costs by 5 percent or more for ratepayers, plus help the City reach its renewable energy goal by 2035—a decade ahead of the state’s goal.

“I want San Diego to lead this region into a cleaner future,” Faulconer said. “This gives consumers a real choice, lowers energy costs for all San Diegans, and keeps our city on the cutting edge of environmental protection. We are a city where our environment is central to our quality of life and Community Choice will ensure we leave behind a better and cleaner San Diego than the one we inherited.”

What is Community Choice Energy?

Community Choice Energy or Community Choice Aggregation (CCA) provisions bringing local control and freedom of choice and competition into the electricity marketplace. Currently, San Diego has only one electricity provider, San Diego Gas & Electric (SDG&E).

Community Choice allows cities and counties to purchase power on behalf of their residents and businesses to provide cleaner power options at a competitive price. Under community choice, SDG&E would continue to deliver the power over their power lines, provide customer service and handle the billing.

A local community choice program is designed to offer a choice of providers to create competition encouraging innovation and improved pricing.

But not everyone is sold on CCAs, like the Clear the Air Coalition, a group of business, environmental and taxpayer leaders, who advocate a cautious approach to changing San Diego’s existing electrical power distribution system.

Contacted by Beach & Bay Press, SDG&E spokesperson Tony Manolatos referenced the following story “San Diego Should Carefully Weigh the Costs and Benefits of Government-Controlled Energy” published at clearair.us, which he said “covers all the main points.”

“The City of San Diego should carefully weigh the costs and benefits of government-controlled energy before flipping the switch and moving residents and businesses into such a program,” states the story. “If the city decides to form a CCA, would it actually help San Diego reach its clean air goals faster and cheaper than current state laws require? … To date, CCAs have been reluctant to purchase long-term contracts for renewable energy, or build new facilities. As a result, CCAs mostly buy and sell existing green energy, a practice that does not create new local jobs or clean our air any faster. … The evidence indicates a San Diego CCA would not meet the city’s goal of 100 percent clean energy by 2035, or create many new jobs, but it would create risk for taxpayers, who are ultimately the backstop of any government-controlled energy program.”

READ MORE ONLINE AT sdnnews.com

COMMUNITY CHOICE TIMELINE

• December 2018: Resolution of intent available for docketing at City Council.
• Spring 2019: Begin formal meetings with potential JPA partners to negotiate structure and guiding principles.
• Summer 2019: City Council action to officially form new JPA.
• Fall 2019: JPA begins hiring staff, including CEO and CFO. Staff develops implementation plan for submission to CPUC.
• 2020: JPA continues to establish operations. CPUC approval expected.
• 2021: CCA begins service to customers with phased-in approach throughout the year.
What’s on your holiday table?

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Originally from France, Run for Cover owner Marianne Reiner always dreamed of opening her own bookstore one day. “My father was a librarian, and my mother was a pediatrician, and also a bookworm, explains Reiner. “I grew up surrounded by books… it was always a part of my life, and story time was very important growing up.”

Reiner’s passion for working in a bookstore stemmed from her first job when she attended law school in France. “My part-time job was working in a bookstore, and I always thought that one day I will do this,” she says. “Still to this day, that was one of the best jobs I ever had.”

Calling San Diego home for the past 21 years, Reiner and her husband, Kacey Caputo, live in Ocean Beach. “We met in OB, we live in OB, our kids go to school in OB, and our friends and family live in OB. It truly is our community,” Reiner says.

The former legal translator and interpreter says she really saw what was missing in OB, and found it an opportune moment in her life to open up her first brick-and-mortar bookstore. “I think we are more than a bookstore. I like to call it a community hub,” emphasizes Reiner.

Run for Cover is filled with shelves of books, gifts, games, and paper goods, curated for both children and adults. With a cozy indoor space, quaint patio, and the smell of freshly brewed coffee, the indie bookstore provides a genuine and welcoming atmosphere for customers.

“We serve Cafe Moto coffee from Barrio Logan, tea, pastries, and desserts. On weekends, we have French croissants and pain au chocolat,” Reiner says with a smile on her face.

The café’s coffee menu boasts several drinks including The Hemingway (Espresso double shot), The Angelou (iced coffee), and The Silverstein (spiced brown sugar latte). When asked about how the store deals with competing against the convenience of online shopping, Reiner pointed towards their store’s motto posted above the register, reading “Find it here. Buy it here. Keep us here.”

“The customers are true to their words. They have been so supportive since we opened,” Reiner says. “I am able to do special orders. Let’s say that you don’t see a title you want in our store. Monday through Friday, if I get your order before noon, most books will be here in store ready for you to pick up by the next day,” assures Reiner.

Run for Cover Bookstore and Café serves as new community hub for OB

By Paige Fulfer | The Beacon

OB resident and Run for Cover Bookstore and Café owner Marianne Reiner has always dreamed of opening her own brick-and-mortar bookstore.

READ MORE ONLINE AT sdnews.com
Seven surf apparel focuses on comfort, community and saving the environment

BY VICTORIA DAVIS | THE BEACON

Priding themselves on “kickass clothing” that’s “comfy as hell,” Ocean Beach-based Seven Clothing Co. was born out of the idea that surf and skate apparel didn’t have to cost an arm and a leg.

“Every store I’d walk into around here, the prices were crazy, almost $35 for a T-shirt,” said New Jersey surfing native Michael Foltzer, founder and CEO of Seven. “There’s no way I’d even really want this shirt that bad. I figured, if I want to wear the stuff I want to wear, I’m going to have to make it myself.”

And he does. Working with a manufacturer in Los Angeles and a seamstress in Pacific Beach, Foltzer not only personally designs all Seven’s apparel, but does all the screen printing, sewing, and embrodering himself using friends’ shops in Hillcrest and Mira Mesa. While each shirt, hoodie and hat is handcrafted, Foltzer keeps his product costs between $17 and $27.

“I wanted the line to be based around the most comfortable clothes ever and it took me probably a full year of just sampling types of fabrics until I found the right type of material,” said Foltzer, who officially launched his brand in August.

Seven makes the packaging and delivering of its apparel personal, giving each of its T-shirts their own name and printing the product’s personality description on its faded, hanging paper tag.

“For me, it’s all about comfort and the price you’re going to get. My shirts aren’t made by a machine, their hand-assembled by me and local San Diegans,” he said.

While Seven functions primarily online, Foltzer still manages to make the packaging and delivering of his apparel personal, giving each of his T-shirts their own name and printing the product’s personality description on its paper tag.

“By giving it a name, I give the product its own unique character,” said Foltzer. “Nobody I’ve found out here has done anything like this before. Brands might label their shirt, but nobody gives a T-shirt its own personality and writes its story on the tag.”

Also unlike many surf and skate stores, Foltzer is working on designs for dog bandannas that he hopes will be well-received, specifically in Ocean Beach.

“OB is such a dog-friendly town and people almost want to buy something more for their animal than themselves,” said Foltzer. “I figured that if I came out with something like this in OB, it would definitely be a hit.”

But Seven Clothing Co. aims to do more than sell quirky and quality surf and skate apparel. Foltzer also includes a hand-written letter in every package, thanking the customer for being a part of their mission.

SEVEN CLOTHING CO.

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Irene and I went to an estate sale in the Wooded Area of Point Loma recently, and when driving away from it passed another garage sale just a few doors down from it.

We decided to stop there and had an absolutely fun conversation with the couple that was having it. They quickly pointed out that their sale had nothing to do with the estate sale, and we commented on the ingenious opportunity that had to capitalize on the sale up the street. Irene and I introduced ourselves, and when I told them my name the lady of the house knew who I was, and complimented me on my reviews and columns. We talked about the recent reviews of restaurants, and then she asked me if I had ever been to Swami’s in Point Loma.

She had been to the one in Encinitas, but not the one in the Grocery Outlet shopping center. I told her that I had not been there for a few years and that started the brain rolling. Instead of going to lunch where we were planning to go, I suggested that we go to Swami’s, and Irene was all in favor of it.

The parking lot was filled that day. They were busy, but when I asked for a seat outside they were able to find one for us. It was a beautiful day. Our waiter, Adriane, introduced himself to us, and almost immediately brought us water, a Pepsi for Irene, and an Arnold Palmer for me. I think it is worthy of mention that Swami’s now is serving their drinks with paper straws.

We were given several menus: The regular breakfast and lunch menu; the lunch and breakfast special menu; the drink menu; the happy hour menu, etc. It should be noted that there are gluten-free items on all of the menus, including gluten-free pancakes, cinnamon raisin French toast, and gluten-free waffle.

All of the menus had many selections, and making a decision was difficult. Since it was almost noon, Irene decided that she would order off the regular lunch menu, and I ordered off the special breakfast menu.

She could have ordered soups (chicken tortilla, clam chowder or Indian curry); one of 13 salads; wraps, burgers, Swami’s favorites or sandwiches. She elected to have the turkey sandwich with tomato, lettuce, sprouts, Dijon and mayo. She asked them to hold the onions that also came with it. She had her choice of “real” or “mock” turkey. She chose the real thing. She also could pick from five sides, and she chose the sweet potato fries. The cost was $9.95, as is the price of all their sandwiches.

I chose the stuffed French toast, that had a strawberry marmalade, cream cheese and homemade raspberry syrup on top of it. This item was not on the regular menu – only on the special menu. The cost was $10.99. There were four pieces of the stuffed toast with fresh fruit, so nothing else was needed.

Both of us were very pleased with our selection, and the service was delightful.

The stuffed French toast, with strawberry marmalade, cream cheese and homemade raspberry syrup.

**Stuffed French toast satisfies at Swami’s Café**

BY JUDI CURRY | THE BEACON

The stuffed French toast, with strawberry marmalade, cream cheese and homemade raspberry syrup.
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December 20th

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Holiday Greetings
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OB Storefront Decorating Contest is back!

The OBMA Storefront Decorating Contest is back! Enjoy the festive displays at Ocean Beach businesses, and make your voice heard in the People’s Choice competition. Vote for your favorite holiday storefront by liking their photo at facebook.com/ OBMA92107.

Voting is open until Friday, December 15, at 5:00 p.m.

Decorate your tree with a touch of OB!

2018 Ornament - $25 each or 2 for $40
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Happy Holidays!

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“We have different kinds of hand-made things, like singing bowls,” said owner Tenpa Gyaltsen of the Himalayan shop that opened in November 2017. The shop also carries items like yoga cushions, statues, homespun bed spreads, jewelry, prayer flags, gongs and more.

Gongs, a spiritual instrument for meditation, are big at TD Himalaya. “We have gong sticks, ceramic crystal singing bowls and books for meditation,” said Gyaltsen. “We also sell statues of gods and goddesses. We have a big buddha statue of Ganesh, made out of brass.”

Gyaltsen said TD Himalaya also carries a wide selection of tapestries in all sizes. “We also have clothing that is different than you would find in a department store from a Himalayan clothier with Tibetan-designed shirts from India and Nepal,” Gyaltsen said. “Mostly it’s cotton-based clothing. Some are colorful.”

TD Himalaya carries Tibetan prayer flags. “You don’t find them anywhere else in OB,” Gyaltsen said, adding, “We also have yoga cushions and a good selection of shawls, as well as unique, handmade giant bed spreads.”

Botanica Home and Garden at 1909 Cable St. has everything you might need to decorate the home for the holidays, or any other time. “We sell a lot of live plants, succulents and cacti,” said owner Caitlin Brooks. “We also carry a line ofhandmade things, like singing bowls,” said owner Tenpa Gyaltsen of the Himalayan shop that opened in November 2017. The shop also carries items like yoga cushions, statues, homespun bed spreads, jewelry, prayer flags, gongs and more.

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of candles and fragrances. We have plant stands, wall decor. We have lots of artwork, like macrame or handmade baskets, made by OB artists.

“We do have a lot of good gift items during the holidays and we’re really trying to carry stuff that is high quality as far as gifts are concerned, or stuff that is handmade by local makers,” she said.

The Black Bead at 5003 Newport Ave. is having a close-out sale with all of the store stock available at half price. "I carry beads, chains, leather, boots and some craft items," said owner Lynn Muhlenkord, who has been in business 25 years. Muhlenkord noted she has beads of every imaginable description made from numerous materials from wood to semiprecious stones. “We have a lot of charms too in sterling and base metals,” she said, adding she has beads "in all different forms and materials including ceramic, glass, clay, wood, horn and bone.” She also carries sterling and stone pendants. The sale will continue until the inventory is exhausted.

Holiday specials are being offered at Wonderland Ocean Pub at 5083 Santa Monica Ave. Throughout December, Wonderland will be selling Miller Lite bottles for $4, a portion of which will benefit the Big Josh Foundation. Big Josh was a longtime beach service industry employee who died from cancer. The foundation in his name was created to help those working within service industries and jobs to support the “families” existing there.

Wonderland also has a month-long special going, a Skrewtbeer float, comprised of peanut butter whiskey, butterscotch Schnapps, Half & Half and root beer, noted Rachel Barnes of the Social Syndicate representing numerous beach businesses, including Wonderland and OB Surf Lodge. A holiday pop-up shop with a few amazing local vendors will take place at Culture Brewing 1 to 5 p.m. on Dec. 8 in Ocean Beach. Conquer all of your Christmas shopping this weekend with the help of: Beautycounter, Marine Street Designs, The Funky Magnolia, Nicole Gergans Surf Art, Phoenix Coverly, and Gems & Baubles. Visit La Playa Books' pop-up shop at the Tiki Trader Christmas Market at the Bali Hai from 10 a.m. to 5 p.m. Saturday, Dec. 8. There will be Hawaiian, luscious cocktail recipe books, pulp fiction and ocean-themed kid's books great for Christmas giving. Find them in the ballroom downstairs with many other vendors featuring Tiki-themed art, crafts, vintage gifts.
April Cromer designs and creates super cool jewelry. “Trippy” to say the least, statement pieces that speak volumes, showcase the talent’s fine aesthetic eye. Daring, bold and magnificent meets couture dangling on ears, around necks, across fingers and on wrists.

Determined to excite and inspire owners to “push the boundaries of conventional jewelry wear,” the talent “keeps her hands busy” by casting and carving jewelry through a process known as the lost-wax casting technique.

“Dusted from the archives of the wax mold graveyard, the initial wax pattern is made in three ways,” she said. “I hand-carve the piece in wax, modify an existing object, or hand cast vintage molds. I bring vintage pieces dating between 1950 through 1990 back to life!”

Pieces are made of non-plated metals – brass and bronze – that never chip. Chains are sterling silver, gold-filled, or rose gold-filled. Cromer alloys and casts her sterling silver from silver coins purchased locally.

The Ocean Beach native has been fueled by an artistic drive since age 11. The budding novice sewed clothing purchased from local Thrift shops so they could “fit better” while making them “my own.”

College bound, a short stint at San Francisco State University ignited her desire to segue into an art career. She then transferred to the San Francisco Academy of Art for Fashion Design. Two years short of graduating, she returned to Ocean Beach to establish herself as a local artisan.

Cromer’s wearable art venture began with one-of-a-kind clothing and jewelry – crocheted by hand. Clothing was crocheted from the hem up and jewelry evolved from wire crocheted with “sound objects.” Vintage sweaters were unraveled and re-crocheted as new.

Despite her success at open markets and small boutiques, Cromer knew she needed to learn more about the “business” of selling her crafts. So, she headed to New York to complete her degree in Fashion Design at Parson’s School of Design.

“My New York education was integral to my growth as an entrepreneur,” she said. “I learned valuable lessons in business and professionalism. I learned how to pay attention to details like packaging and presentation and how to interact with customers. Beforehand, as the artist, I tended to think only about the piece, not about why or how the piece was worn or the reaction of those who see it.”

Upon graduation, Cromer worked for several small New York boutiques as a buyer and manager until she landed in an antique-inspired jewelry shop. She “cut her teeth” on what became her passion.

“I learned about the history of jewelry, how to hand-carve in wax, the use of gems, materials and pricing,” she said. “And I fell in love with all of it.”

Five years in New York was long enough to send the 30-something back to Ocean Beach.

Today, Lady Cromer makes “powerful” jewelry that links the wearer with “something greater than ourselves.” Inspired by nature and nostalgia, the high-fashion aficionado connects her jewelry to the past in a “whimsical and sophisticated way” while striving to appeal to the sophisticated consumer.

“I’m alternative in a sophisticated way,” she said. “I make jewelry that I want to wear. Wearable art that comes from the earth.”

LEARN MORE
- Visit ladycromer.com to see more and purchase jewelry from Ocean Beach native April Cromer.

Ocean Beach native April Cromer.

HOLLY RONE / HG PHOTO STUDIO

LEND MORE ONLINE AT sdnews.com
FILED

STATE OF CALIFORNIA

) SS.

COUNTY OF SAN DIEGO

IN PROBATE COURT

THE PETITION of THE PERSONAL REPRESENTATIVE of the ESTATE OF VICTOR R. TONANTZIN VAZQUEZ, Deceased

requesting authority to administer the estate of the decedent, .

WILL AND ANY ADDITIONAL DOCUMENTS

NOW BEFORE THE COURT, AND WHO IS SEATED AND HEARD, THE COURT THEREOF, WHEREAS THE ESTATE OF THE DECEDENT CONSISTS OF CERTAIN PROPERTY, TO THE VALUE OF $10,000 OR MORE IN A CIVIL CASE. THE COURT FINDS THAT IT HAS JURISDICTION OF THE PERSONAL REPRESENTATIVE, AS DEFINED IN SECTION 58(b) OF THE ESTATES AND PROBATE CODE, TO ADMIT THE ESTATE FOR PROBATE.

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REQUEST FOR SPECIAL NOTICE TO PERSONS WHO MAY OTHERWISE BE INTERESTED

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Point Loma native Michael Carini: The Acrylic Alchemist

By LUCIA VITI | The Beacon

Don’t be afraid to be different… Be afraid to be the same.

Michael Carini is an artistic genius. Works of stunning brilliance that “illuminate the human condition,” showcase not only extraordinary talent, but ferocious tenacity.

Fueled by hardship, the Point Loma native strives to be a “guiding light and a source of warmth and comfort” for those struggling to “find their way.”

“I know what searching for a safe place feels like,” he said. “My art gives people a reason – and a way – to find their voice.”

Abstract paintings – Carini’s acrylic alchemy – are based upon his principles of “equivalent exchange.” That is, struggles become creations of everything positive and beautiful. While aesthetically pleasing, his art is derived from a deep introspection of life’s difficulties; darkness and vulnerability are juxtaposed to light and perseverance.

His simple, journal mottos of encouragement “manifest” hope. “I know I could so I did,” he paints. “I was born into a world that had no place for me, so I created my own.”

Sporting a life riddled with adversity, the 34-year-old understands the importance of never giving up.

“I know how to pull myself up with no one at the bottom helping,” he said. “At times, I think about quitting. But I’m a fighter. While I prepare for the worst-case scenario, I welcome rhythm and balance, devoid of struggle. My path may never be easy. But life’s easy things are not always worthwhile.”

Carini’s misfortune punctuations began early on. He was barely a year old when his father died in a “car accident.” At age 28, he discovered that he had been lied to. His father had actually committed suicide on his mother’s 21st birthday. The grieving son painted “Michael’s Farewell,” the suicide-note his father never left.

Since his childhood, art has served as Carini’s voice, “as a way of communicating with a world I sometimes didn’t understand.” Despite teachers requesting to purchase his art from school projects at Sacred Heart Academy in Ocean Beach, a career as an artist was never considered a “possibility.”

“To everyone else, art was for children,” he said. “But I knew art was who I was. So, I put it together, grinding for everything, and worked to pay for school.”

The first in his family to attend college, Carini worked three jobs to supplement his scholarships and grants, including the trash shift at Vons.

“I woke up at 5 a.m., rollerbladed to work in the dark to dispose of spoiled meat – deemed too disgusting and gross for the homeless – into the dumpster.”

The budding artiste graduated magna cum laude from Loyola Marymount University – Los Angeles – with a bachelor of arts degree in art, boasting a Scholar of Distinction award in painting, he moved back to his hometown, despite advice to the contrary.

“I was told that San Diego’s art community wasn’t as strong as it could be,” he said. “If that was true, then wasn’t it my responsibility to bring the art community to the level that it should be? I returned to do my part to make that happen.”

Carini’s art, success, and art-on-pause became cyclical. Successful enough to pay his student loans years before they were due, “moving work to subsidize living costs wasn’t – isn’t always easy.”

“It’s not about being rich, it’s about having the resources to be an artist,” he said. “I’ve been backed into a corner left to sink or swim; give up or use what I have, no matter how little that may be.”

With no resources to paint, Carini once kept his dreams and ambitions alive through a journal.

“If I couldn’t afford supplies so I bought a $10 brush, a mask and black paint,” he said. “Painting words in my journal satisfied my desire to create and paint until I could generate the resources to do so.”

Working with practically “nothing,” he even showcased a full body of work from recycled materials, “what people considered trash.”

During the times of flight or light he fits life’s puzzle pieces together, cognizant that all will take place “at the right time, in the right place.”

“I work to make things work while clearly articulating what I need to move forward,” he said.

And yet, despite the hitches and snags, the self-described introvert sees the light in everything. Even a violent assault that resulted in multiple facial fractures, a concussion, and severe eye trauma, gave birth to his logo.

“My logo was derived from what I saw flashing in my head during the concussion,” he said.

While acknowledging that social media has positively altered an artist’s reach, Carini recognizes its pitfalls as a world oversaturated with snapshots of success and reduced attention spans, with little time for reflection and even less for rejection.

To prove his point, Carini posted a 13-year rejection from a juried painting exhibit to exemplify “important things take time.”

“Art gets lost in a society saturated with social media images – the one-second glimpse, click, like, and move on,” he said. “It’s imperative to post difficulties, failures and rejections.”

In addition to his artistry, Carini works full-time at Point Loma’s Fast Signs in order to “invest in my art as a business.”

“My full-time job supports my art business,” he said. “I believe in investing and building a reputation that will carry me forward. If I don’t, why should anyone else?”

Carini underscores the importance of artists supporting artists through referrals and product collaborations. He also works to find consistency in San Diego, a market he describes as tough.

“Artists need promotion, sponsorships, and city commissions,” he said. “If San Diego supported more artists, more artists would support San Diego. Balanced reciprocity will benefit all parties as we move to create a better future.”

READ MORE ONLINE AT sdnews.com
The OB Farmers Market holds its annual Holiday Food & Toy Drive Concert from 4 to 7 p.m. on Dec. 12. Taking place at the intersection of Newport Avenue and Bacon Street, the free outdoor event will feature numerous local performers playing short, semi-acoustic sets of seasonal favorites.

Beyond providing a fun soundtrack to your Farmers Market shopping experience, the concert will also serve as a drop-off point for holiday donations. "We are looking for non-perishable food items, unwrapped toys and money," said event organizer Michael Head, best known as guitarist of local favorites, the Country Rockin’ Rebels.

"This will all go to a group of OB families in need, chosen by the OB Town Council. We’ve gathered quite a haul over the years and I’ve personally seen the help that it brings. It’s amazing to see," Head said.

This year’s talent line up includes Head and band mate Kris Wott (5:30 p.m.), as well as Travis Oliver (4 p.m.), Dave Gilbert (4:30 p.m.), Jefferson Jay (5 p.m.), Alicia Previn (6 p.m.) and Chicken Bone Slim (6:30 p.m).

"For a special show like this, I look for musicians willing and able, even motivated, to give back to the community," Head remarked. "Artists are an important part of that community and they are almost always ready and able to help where they can. That’s what makes musicians so cool - they are typically some of the most giving people."

He points out that "OB-based musicians are a focus of this show, as they always seem to want to help, but we’ve had performers from all over San Diego. Head notes the event will have a varied song list. "Most of the acts, but not all, focus on holiday tunes. This is great to get people in the holiday spirit of giving. Any music seems to help, and the OB audience is quite supportive no matter what."

Larry Teves, aka Chicken Bone Slim, will play at the Holiday Food & Toy Drive Concert.

Larry Teves, aka Chicken Bone Slim, will play at the Holiday Food & Toy Drive Concert.
OB TREE SAVED
A public outcry to spare a 44-inch diameter Torrey pine at 4633 Long Branch Ave. in Ocean Beach from the chopping block has succeeded.

“While public safety is foremost in evaluating whether an old, mature tree with defects or health issues should be removed, it’s also important to balance that with the wishes of the surrounding community,” said Anthony Santacroce, City public information officer.

“Therefore, the Torrey Pine on Long Branch Avenue will remain in place and will receive corrective pruning to alleviate the weight contributing to the tree’s moderate lean. The tree will also be monitored and evaluated on a regular basis to detect any changes in the health or physical standing of the Torrey pine,” Santacroce said.

On Nov. 26, City forester Brian Widener of the city’s Urban Forestry Program emailed the City Forestry Advisory Board advising them that, instead of cutting down the pine, three of its branches would be removed instead, reducing the crown by as much as 15 percent, as well as painting the adjacent curb red. The Torrey pine will be trimmed no sooner than Monday, Dec. 10, Widener said.

A CHRISTMAS CAROL
Westminster Presbyterian Vanguard Youth will present “A Christmas Carol” 6 p.m. on Dec. 8, and 2 p.m. on Dec. 9 at Westminster Theatre, 3598 Talbot St. All ages may experience the message, drama and joy of this Dickens tale. There is no charge for this event and it is general seating so please arrive about 20 minutes before show time. For more information, call the box office at 619-224-6263.

OPEN REGISTRATION FOR SPRING SEMESTER BEGINS DEC. 10
Those interested in jump-starting their educational plans can begin as early as Dec. 10 when open registration for the spring semester begins at the San Diego Community College District (SDCCD). The 16-week spring semester begins Jan. 28 and runs through May 25. At $46 per unit, student enrollment fees are among the lowest in the country for a higher education system. Most students attending City, Mesa or Miramar College, however, do not have to pay for tuition, thanks to the San Diego Promise, the California College Promise Grant, and other financial aid opportunities.

City, Mesa, and Miramar colleges are offering a variety of classes online and at night to accommodate students’ busy schedules. In addition, City College in the spring will debut renovated A, D, and T buildings – among the last of the Proposition N projects that began nearly a decade ago.
VERA MAKES HER DEBUT
Vera, the new Ocean Beach mermaid made her debut Dec. 1 riding on the lifeguard boat at the Holiday Parade. Instead of topping Ross Rock, like her sister Marina did, Vera is to be a ‘guest’ rotating between several OB businesses throughout the year in her new role as a community ambassadress and beacon.

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Our investment strategy is centered around acquiring well-located assets with the potential to add value over time. Liberty Station fits perfectly within this strategy.” - KEVIN HAYES, PENDULUM PARTNER

Dens, El Jardín, Corvette Diner, Stone Brewing World Bistro & Garden's other anchor tenants include: Joe's, Vons and Starbucks, Pendulum Partners as of Nov. 15,” said Kevin Hayes, managing principal. "Our investment strategy is centered around acquiring well-located assets with the potential to add value over time. Liberty Station fits perfectly within this strategy.” - KEVIN HAYES, PENDULUM PARTNER

North Chapel

The sale follows on the heels of an ongoing dispute over the possible closure of the historic North Chapel at Liberty Station into a restaurant/entertainment venue. North Chapel, previously used by sailors going off to war, is currently used by two Catholic congregations. According to Hayes, the North Chapel has been "underutilized.” Liberty Station developer McMillin Co. previously told both congregations they would continue to be allowed to use the chapel in perpetuity, but that deadline was later extended until Dec. 31.

Hayes said Pendulum has signed a lease with 828 Venue Management Co. to operate North Chapel. "[828 Venue] plan to continue to operate North Chapel and that the venue will continue to be Available for weddings, other events, and for a wide range of community events throughout the week,” he said. "The venue will continue to be available for weddings, religious gatherings, performances, and the like, in a variety of other events, and for the capacity limits and its historic elements.”

Noting 828 Venue Management Co. understands North Chapel’s historical significance, Hayes added. "This business is centered around the historical integrity of the North Chapel, and any tenant improvements that they propose will follow the Department of the Interior’s historic preservation guidelines for the treatment of historic properties.”

Hayes added 828 Venue has reached out to both Catholic groups "to discuss the potential for these congregations to continue to hold worship services and other functions at the North Chapel in the future.”

In a letter to The Seligmans Group, Mayor Kevin Faulconer wrote: "Please let me know if this format has not been submitted to the City for review, I am seriously concerned about any alterations to the chapel’s historically protected characteristics.

The seller, McMillin Cos., retains the right to use "underutilized," Liberty Station’s mass-market characteristics,” said Kevin Hayes, managing principal. "Our investment strategy is centered around acquiring well-located assets with the potential to add value over time. Liberty Station fits perfectly within this strategy.” - KEVIN HAYES, PENDULUM PARTNER

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Five Ways To Keep Healthy! (Over the holidays)

1. Eat and Drink in Moderation: Take smaller portions and savor!
2. Stay Active: Walk, exercise, enjoy your morning yoga.
3. Keep Up By Drinking: Plan a "dawn" day, a "spa" day or a "5 min refresh".
4. Take Personal Time: Time out!
5. Feel Emotion: Everything has a beginning, middle and an end. Enjoy!

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Liberty Station sold to Southern California real estate firm

Pendulum acquired $327,000,000 square-feet of Liberty Station multi-tenant retail and office space. The property is approximately 98 percent occupied.

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The The North Chapel in Liberty Station at 2881 Roosevelt Road...
Point Loma High gym receiving a makeover

By SCOTT HOPKINS | The Beacon

The Lee Trepanier Gymnasium at Point Loma High School is getting spruced up for the holidays—and beyond.

The indoor athletic facility, one of the largest of any high school in the region, is believed to have been built in the late 1940s. It contains a large balcony with exercise space and many additional bleachers.

The bleachers have served thousands of students and audience members well for nearly 70 years, but the main floor bleachers are being replaced. They have already been removed and installation of the new bleachers will begin over the upcoming winter break.

Principal Hans Becker said: “It will be about a two-week process. We’ve scheduled games and practices around the construction—not ideal, but the main floor bleachers are being replaced.”

Teams currently in-season who will be affected include boys and girls basketball and boys and girls wrestling.

Already completed in the gym is the installation of a school logo at midcourt, baseline wording, three-point shooting arcs and the image of Cabrillo National Monument at right. New bleachers will be installed over the winter break.

“T,” he helped his players who often came to school hungry and provided home telephones to several families who had none. Becker said: “The floor and improvements look amazing.”

Trepanier was a beloved math teacher at PLHS who coached the girls basketball teams to state championships four consecutive years from 1984-87. During that time his teams won 122 games and lost only one. One of Trepanier’s players, Sylvia Maas, remains at the school as a biology teacher.

Affectionately known as “Coach T,” he helped his players who often came to school hungry and provided home telephones to several families who had none. After posting a 335-51 record over 14 seasons, Trepanier was diagnosed with cancer and died in 1991.

The gymnasium project is part of the long-range, Proposition S-funded plan for upgrading the school beyond.

New improvements to the PLHS gymnasium include a school logo at midcourt, baseline wording, three-point shooting arcs and the image of Cabrillo National Monument at right. New bleachers will be installed over the winter break.

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The gymnasium project is part of the long-range, Proposition S-funded plan for upgrading the school beyond.
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