OB FLIPS FOR CICLOSDIAS

City Council rescinds its short-term rental regs

The City Council voted 8-1 on Oct. 22, with District 2 Councilmember Lorie Zapf dissenting, to rescind a short-term vacation rental ordinance it passed by a 6-3 vote in July.

The Council’s previously approved ordinance leaned toward more restrictive requirements favoring residents and allowing primary-residence-only rentals with a six-month maximum. Detractors in the rental industry characterized that ordinance as a “de facto ban.”

The Council’s re-vote on the contentious short-term rental ordinance was forced by a recently successful drive by a vacation-rental coalition. The coalition turned in nearly double (62,000) the number of valid signatures required to put the measure on a future election ballot. On Oct. 22, the Council did not act on whether or not to place the measure before voters. The earliest that could be done, without calling a special election, is 2020.

Residents jumped at the chance to enjoy CicloSDias in Ocean Beach on Sunday, Oct. 21. Ocean Beach streets were closed to automobiles from 9:30 a.m. to 3:30 p.m. and thousands of residents walked, rode bicycles and scooters, and skateboarded on the car-free roads. Above, Ocean Beach resident Enrique Herrera gets some air off a ramp set up in the middle of Newport Avenue. THOMAS MELVILLE/ PENINSULA BEACON
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Cecil Shuffler  619.980.3441  DRE# 00541390
Carter Shuffler  619.980.3441  DRE# 01965786
Summer Crabtree  858.775.2222  DRE# 01256007
Beth Roach  619.300.0389  DRE# 01516268
Beth Zedaker  619.602.9610  DRE# 01018470
Vicki Droz  619.729.8682  DRE# 01209132
Evan Zapf  858.322.0040  DRE# 01998439
Wendy Collins  619.889.5600  DRE# 00915800
Deanna Groark  619.823.5232  DRE# 01709714
Amy Alexander  619.917.6927  DRE# 01427503
Cecil Shuffler  619.980.3441  DRE# 00541390
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1644 Catalina Blvd  |  3BR/1.5BA  |  $849,000
Judy Kettenburg-Chayka  619.997.3012  DRE# 01394260

1084 Bangor  |  3+BR/2.5BA  |  $1,699,000
Cecil & Carter Shuffler  619.980.3441  DRE# 01018470

1752 Redondo  |  4BR/2.5BA  |  $1,150,000
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Mayor proposes new regulations for scooters

Mayor Kevin L. Faulconer has proposed new regulations for motorized scooters to address safety concerns while allowing the dockless transportation to continue operating in San Diego. Faulconer’s proposed policies are focused on motorized scooters, but are designed to include other types of dockless devices. The regulations would cover five primary areas—limiting maximum speed in designated zones, rider education, data sharing, operating fees, and legal indemnification for the City.

Limiting speed

Using geofencing technology, operators will be required to slow their devices down to 8 mph in designated high-pedestrian traffic zones around the City, including: boardwalks in Mission Beach, Pacific Beach and La Jolla beach areas; downtown Embarcadero promenade behind the San Diego Convention Center; Martin Luther King Jr. promenade downtown; Balboa Park; NTC Park in Liberty Station; and Mission Bay Park.

Data sharing

The operators will provide the City with detailed monthly reports that will be useful for Climate Action Plan monitoring and mobility planning, including but not limited to: deployed device data, including fleet size and utilization rates; trip information, including start/end points, routes, distances and duration; parking information; reported incidents and actions taken; maintenance activities; reported obstructions/hazards and actions taken.

City indemnification

Each operator will be required to indemnify the City from liability claims and each will need to hold a liability insurance policy.

Rider education

Prior to each use, companies will be required to educate riders of local and state vehicle and traffic codes and the cost of a citation for violating those laws. Each device also will need to be clearly labeled “Riding on sidewalks is prohibited.”

Fees

Each company wishing to operate within City limits will be issued an annual permit, with a permit fee, and will be required to pay an additional operational fee for the use of City property. Costs associated with each fee are still being determined.

“The scooters are game-changers that provide new mobility options, and with safe infrastructure they will help San Diego meet its Climate Action Plan and Vision Zero goals,” said Mayor Faulconer during a press conference.

The proposal is scheduled to be reviewed by City Council’s Public Safety and Livable Neighborhoods Committee this week.
In October, Peninsula Community Planning Board heard time is running out to save North Chapel in Liberty Station.

The group also got a pitch from a local resident who wants to create a Point Loma Chamber of Commerce, as well as vetting public concerns over the controversial Famosa five-acre housing project.

Ron Slaven, an artist in Liberty Station’s Arts District, chued the plan group in on recent developments with North Chapel. He noted McMillin, Liberty Station’s developer, has leased the chapel site to an as-yet un undisclosed tenant.

“It would be an extraordinary dis-honoring to the people and memo- ries to do anything but keep the building as a chapel on the National Historic Registry,” said Slaven. “This is the only building left at (the for- mer) NTAC that really speaks to its his- tory.”

Slaven said an ongoing petition drive has gathered 2,000 signatures since January of citizens favoring the chapel’s preservation.

Since 1942, North Chapel on the corner of Roosevelt and Truxtun has served as a Naval worship site. Today, the chapel is also rented out for wed- dings, funerals and special events, as well as being used by two Catholic congregations.

In 2017, developers announced the site was underutilized and that they planned to lease it out to a restaurant or other retailer. A June 30, 2018 date was initially set for the chapel to be vacated, which has since been extended until the end of 2018.

Historic preservation architect Milford Wayne Donaldson wrote a letter supporting maintaining the chapel’s status and structural integrity.

“NTC has explored leasing the his- toric North Chapel for a restaurant or event space inconsistent with the original intent during the base reuse,” Donaldson wrote… "For 15 years the North Chapel has been used for religious services of many denominations, weddings, memorial- services, etc.

“Those uses were consistent with the historic uses of the chapel by the U.S. Navy. Many of our sailors attended their last church service before going off to defend our coun- try… It is critical to retain the chapel for its intended uses as well as public uses without major alterations to the chapel’s spectacular interior. I urge the City of San Diego to oppose any change of historic uses of the North Chapel.”

“Chaplins are for worshiping and that is why I am strongly opposed to converting the North Chapel into anything other than a chapel,” said District 2 Councilmember Lorie Zapf. “I would like to see the historic North Chapel preserved as part of San Diego’s rich military history.”

In other action
- Michael Winn addressed PCPB presenting a letter to the board asserting, “Point Loma needs an inclusive political forum where resi- dents can discuss and reach consen- sus around issues we feel are impor- tant, and give Point Loma a unified and respected voice.” Winn invited the public to an Oct. 24 meeting at 6 p.m. at Point Loma Library to dis- cuss town council creation.
- Residents continued to ques- tion the group’s transparency in dealing with the public’s desire to turn a five-acre, open-space site at Famosa and Nimitz boulevards into open space/park use rather than a proposed 78-unit affordable hous- ing project. Some continue to ques- tion whether the site is legally owned by the San Diego Housing Comis- sion, which is currently testing to the property to determine its viabili- ty for development.

Midway planners discuss updates on regional transportation

Midway-Pacific Highway Community Planning Group heard in October their newly approved community plan will update take effect in mid-November.

The group appointed a new member, Mike Anyiwo, to fill a vacancy. Community planners also heard about an interactive online survey being conducted by San Diego Asso- ciation of Governments (SANDAG), a regional transportation planning agency.

The urbanized Midway-Pacific Highway Community, between Old Town and Point Loma, consists of the central Midway area, the Pacific Highway corridor, and the U.S. Marine Corps Recruit Depot. Mid- way has a commercial core with numerous shopping centers and the Valley View Casino Center (Sports Arena), and includes an extensive industrial/warehouse area plus lim- ited residential.

Community activist Joe LaCava presented on San Diego Forward, an update to San Diego’s regional trans- portation plan for 2019-2050.

“This is a process SANDAG goes through every four years,” said LaCava. “What’s different this time is that they’re extending the whole process about six months to try to get more public input.”

LaCava said San Diego Forward’s primary goal is to get public participa- tion on a 10-minute online sur- vey at sdforward.com/survey. The survey asks respondents what the priorities should be in developing an updated regional transportation plan.

LaCava said there are three basic concepts in updating the region’s transportation plans: shared mobility including mass transit, connecting with other travel modes for last-mile trips, and policy possibili- ties.

LaCava added SANDAG is taking a long look at improving “backbone” infrastructure, i.e. adding lanes or repositioning them on freeways for use by rapid transit/trolley. SANDAG is now de-emphasizing the trolley, he said noting, “It is estimated you can put in five to 10 rapid bus lanes for the cost of one trolley line.”

Addeld LaCava, “SANDAG is good at leveraging tax dollars with the state and feds to fund projects.”

“We want to interact with SANDAG to help raise the level of interest in our priorities,” said MHPCG chair Kathy Kenton.

The group’s next meeting takes place Nov. 28 at 3 p.m. at San Diego Urban Corps, 3127 Jefferson St.

Midway planners discuss updates on regional transportation
Welcome to this lovely Sunset Cliffs home that offers cool ocean breezes, lots of natural light and comfortable living. Enjoy sit down ocean views from the living spaces and the large entertaining deck off the Kitchen/Great Room and Living Room. This home offers 5Br/3Ba, 2800 sq ft on a spacious 7900 sq lot. There are lots of versatile spaces to accommodate most living needs that include a Living Room with a fireplace, a Dining Room, and a Kitchen/Great Room. The Kitchen/Great Room offers plenty of storage with its pine cabinets, quartz counter tops and an island. Relax in the master en-suite with its jetted tub, separate shower and romantic fireplace.

Patti Adams, Broker Associate
(619) 887-9313
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This charming 2Br/2Ba condo, with direct access to Dusty Rhodes Park through a private gate, is flooded with an abundance of natural light throughout, and features dramatic vaulted ceilings in the FamR and the Kitchen area. The BR’s are spacious, with a walk-in closet in MBR, and there is ample storage in the home, but also an extra storage unit in the garage. The balcony, running the entire length of the unit, invites you to sit back and enjoy the best of what life at the beach has to offer!

Markus Feldmann
(619) 572-7879
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Would you like to own a property only 2 blocks to the beach, generate extra income from renting out a cute 1Br+/1Ba beach cottage as well as an office with it’s own direct access, all while living in a stunning contemporary home built in ’08? If so, then look no further! The main structure features an abundance of exquisite living space, panoramic views of the ocean, two large decks effortlessly incorporated into the overall floor plan, lots of architectural details, & a spacious 3car garage. What a deal!

Markus Feldmann
(619) 572-7879
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Located in the quiet neighborhood of Cortez Hill, this south/east facing, urban chique unit designed by award winning architects Martinez & Cutri, offers up awesome views of downtown and the Coronado bridge. The unit features a sleek, modern look, and stunning views.

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This 4Br/3Ba, single story charmer in Fleetridge sits on an oversized lot at the apex of a quiet cul-de-sac. With over 1800 sqft of living space, a wonderfully large and serene backyard. It is perfectly suited to either move in the way it is, or update to the buyer’s taste.
OB Brewery earns gold medal honors at Great American Beer Festival

In September, OB Brewery’s brewer Jim Millea got the call that his B. Right On Pale Ale had won first place at the Great American Beer Festival. He had just finished surfing at Tourmaline when he got the exciting news.

“There were 170 entrants in the American-style pale ale category. We won the gold,” says OB Brewery manager Scott Watkins.

The local brewery, which opened in July 2016, was also named “Small Brewpub of the Year,” with Millea winning “Small Brewpub Brewer of the Year.”

The Great American Beer Festival, held annually in Denver, is the largest collection of American beer ever served in a public tasting event, hosting a private competition as well. Founded in 1982, the event has grown exponentially to keep up with the booming craft beer scene.

This year, the festival drew in 62,000 attendants, 2,404 breweries in the competition, and 8,496 beers entered into the competition.

“The festival brings in judges from all over the U.S., who taste the beers themselves. The panel critiques each beer based on certain characteristics, and the beers are narrowed down through multiple rounds per category,” explains Watkins.

Watkins, who got his start in the beer business in ’94 at Beaver Street Brewery in Flagstaff, Ariz., says that San Diego breweries do nothing but support each other in the business.

“The beer industry in San Diego is only competitive in the sense that we like to push each other to make absolutely great beers. That’s why so many of us do collaborations with each other. We really push each other and support one another,” he says.

“It was actually really cool because Port Brewing Co. in San Marcos took all of the beer up in one big refrigerated truck to Denver for the competition. So all of us San Diego breweries delivered our beer up to them,” Watkins says.

Watkins, who previously managed North Park’s Urban Solace and San Diego’s Italian jazz bar Croce’s, says it is the beer and the people that have kept him loyal to sticking with in the beer industry.

“It doesn’t hurt that I work this close to the beach, either. I can go for a quick body surf session after my shift — that’s not too bad either,” jokes Watkins. “But, definitely the beer and the people — the friendships built.”

Don’t let the brewery title scare you if you are just looking for a bite to eat. OB Brewery is one of the few breweries that offers a full food menu as well.

“Don’t let the brewery title scare you if you are just looking for a bite to eat. OB Brewery is one of the few breweries that offers a full food menu as well. Our food is very good, too. We have a great balance of food that has a good mix of healthy and greasy, too. Gluten-free options, vegetarian options, healthy options are all a part of our menu. My favorite item is the Roxy’s street shrimp tacos,” he says.
Point Loma High celebrates 93rd annual homecoming

By SCOTT HOPKINS | The Beacon

Point Loma High School’s 93rd annual homecoming was once again a showcase for both current students and alumni.

An overflow crowd saw dozens of proud grads parade at halftime in the annual “Alumni Walk” as they were cheered by current students.

Football player JL Skinner was crowned as king while Erin Feehley was selected as queen. Cheerleaders, the school’s band, ROTC and choir added to the celebratory mood.

The student shows were again a display of youthful joy and energy as each class tried to out-perform the other. The senior class of 2019 took first place followed by the classes of 2020, 2021 and 2022.

On the football field, the Pointers and University City’s Centurions engaged in a non-stop battle that ended up with a wild 50-40 victory for the Pointers. The game featured 13 touchdowns and more than 1,000 yards of total offense that kept fans in suspense until the end.

Hundreds lingered long after the game to enjoy more time with old friends and classmates.

Homecoming 2018 was once again a night of smiles and hugs for those connected to Point Loma High School.

Proud Pointer alumni included ‘Golden Pointer’ Bill Ludwig, class of 1944, with cane, who was the earliest graduate attending.

Members of the Class of 2021 chose a country music theme during the recent PLHS homecoming event.

Selected as 2018 homecoming king and queen were JL Skinner, right, and Erin Feehley, who had big smiles for the crowd.

Blumkin brothers are back with Luxe Jewelry & Loan

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Baba Blumkin was born in Costa Rica and grew up in the beach areas of La Jolla and Pacific Beach. He graduated from La Jolla High School and comes from a family that has been in the jewelry and Pawn business for generations. His journey in the jewelry and pawn business started after he graduated from GIA with a Graduate Gemologists Degree. In Los Angeles, he worked and apprenticed under his cousin the “King of Pinks” (diamonds) Alan Friedman in Beverly Hills. After years of working and learning the jewelry business, he met Jordan Tabach-Bank and began working in the exclusive high-end pawn/loan business in Beverly Hills. Paring skills acquired in both the jewelry and loan industries, he continued working at the International Gem Tower in New York City. There, he expanded the business and made lifelong friends and business associates. After many years of hard work, dedication and a great degree of success in NYC, Baba made the decision to move his family, Samantha DaLuz and son Louie, back to San Diego and join forces with his twin brother to open Luxe Jewelry and Loan in their old beloved neighborhood. “I am really looking forward to being able to service old and new friends alike in my hometown,” says Baba.

Juan Blumkin was born in Costa Rica with (identical twin brother Baba). Raised primarily in the beach areas of Pacific Beach and La Jolla, he was a local surfer and also attended La Jolla High School. Juan later went onto earn his B.S. in management and business analytics. Juan’s family has deep roots in the jewelry and pawn business, starting as far back as his great grandfather, who started a pawn shop when he first immigrated to the USA from Russia three generations ago. In his career, Juan has held many corporate roles including sales, management, buying and many other leadership positions. Additionally, he worked in textiles and the flooring industry since he was in high school, including at the largest home furnishing store in North America. This is where he learned how important each and every customer interaction is to the success of the business. Juan’s sharp attention to detail, his understanding of retail trends, along with his business acumen will position him for success in the jewelry and loan business. “I am excited to join forces with Baba and to have the opportunity to carry on the role as a brand ambassador with our new company and build lifelong customers,” says Juan.
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Pointers await CIF football playoff pairings

By SCOTT HOPKINS | The Beacon

CIF football playoff pairings will be announced on Oct. 27 after the last regular season games are played tomorrow.

For the Point Loma Pointers, the goal is a top-four ranking in their division, which would give them a first-round bye and time to heal and regroup.

For several years, the San Diego Section of CIF has used computer rankings to determine playoff opponents. Each game is scored based on the winning team’s strength and the rated strength of the opponent based on games played.

For the Pointers, their extremely tough Western League opponents help with those rankings. Cathedral Catholic (No. 1), St. Augustine (No. 7) and Madison (No. 9) are all top-10 schools in Div. I of the point system that enhances the Pointers’ difficulty of opponents score.

Going into tomorrow’s final games, the Pointers find themselves ranked as the No. 3 team in Div. II with a rating of 27.4 points. They are behind Granite Hills (30.6) and Poway (28.3). Trailblazing the Pointers in fourth is Vista (27.0).

On the field, the Pointers are 5-4 overall, 1-2 in Western League. Tomorrow’s final game for the Dogs is a home battle against rival Cathedral Catholic. A win would certainly ensure them that coveted first-round bye, but a loss could conceivably drop them to fifth place based on the outcome of other final games. That would mean the Pointers play a first-round game.

Those first-round games would be played on Nov. 2 with quarterfinals scheduled for Nov. 9, semifinals Nov. 16 and championship games set for Nov. 23, the day after Thanksgiving.

The computer system was adopted several years ago to eliminate the former method of determining playoff teams and rankings. That involved head coaches meeting to argue on behalf of their school’s merits against other head coaches in tension-filled verbal battles.

Pointers 33, Lincoln 20

The Pointers have played in five homecoming games this season, emerging with a record of 3-2, including their own homecoming win over University City in a wild game that featured more than 1,000 yards of total offense and a final score of 50-40.

Their visit to Lincoln earlier this month came on a memorable night of heavy storms and game-delaying lightning across San Diego County. Fortunately, the Pointers and Hornets were able to complete their game, a game as strange as the weather.

At halftime the Pointers trotted off the field trailing 20-12. Their chances didn’t look great of posting a win in the rain at the Southeast San Diego school.

But something changed during that 15-minute break.

First, the Dog’s defense shut out the Hornets the entire second half. And the Pointers put up 21 second half points – all in the fourth quarter – to dampen the Hornet homecoming and score their first league victory of the season.

A Kaden Gill touchdown and two-point conversion pass to Nick Riffle tied the game at 20.

From there, Myles Bryant had the winning touchdown with only 1:24 remaining to play. JL Skinner’s 25-yard interception return provided the final points.

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Pigment, and more eateries, open at Liberty Station

More restaurants and retail shops are joining the ever-growing mix of Liberty Station businesses.

**Pigment** retail shop, boasting design-savvy gifts, flora and furniture has a new 5,000-square-foot boutique in the former Naval Station’s Arts District at 2885 Perry Road. A retail shop for men and women, Pigment, which first opened in North Park in 2007, will carry a variety of locally made artisanal products.

Liberty Public Market’s owner and operator, David Spatafore of Blue Bridge Hospitality, welcomes the following tenants:

- **Frat Boy Donuts** known for wowing with over-the-top flavors brings its innovative lineup of gourmet pastries to Liberty Public Market.
- **Minocqua Popcorn** offering market-goers unique gourmet flavors such as white chocolate pretzel and jalapeño cheddar made with real melted cheddar cheese plus classics like kettle corn.
- **The Pig’s Gig** - Bona fide BBQ from Liberty Market mainstay Mastiff Sausage Co. has a new barbecue outpost spotlighting in-house smoked meats, veggies and an array of harmonizing house-made sauces.
- **RakiRaki Ramen** will be relocated to larger digs within the Mess Hall, serving up ceramic bowls of signature noodles alongside new menu items like chicken and beef karaage rice bowls and fresh gyozas.
- **Landini’s Pizzeria** will bring its New York-style “pizza by the slice” to the market’s central dining hall.

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Sat & Sun 1-4pm  7734 Esteler Drive  5BR/5BA  $4,495,000  Scott Appleby 619-775-2014
Sat 11am-1pm  7951 Paseo Del Ocaso  3BR/3BA  $1,995,000  Meghan Santos 619-344-8134
Sat 2-5pm  7951 Paseo Del Ocaso  3BR/3BA  $1,995,000  George Dagkas 619-367-0685
Sat 12-3pm  7615 Caminito Avila  3BR/3BA  $2,495,000  George Dagkas 619-367-0685
Sun 1-4pm  1235 Virginia Way  3BR/3BA  $2,914,000  Judy Kettenburg Chayka 619-997-3012
Sun 2-4pm  1644 Catalina  3BR/1.5BA  $849,000  Judy Kettenburg Chayka 619-997-3012

MISSION HILLS
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Sat/Sun 1-4pm  4930 Del Mar Ave  1BR/1BA  $439,000  Catrina Russell 619-226-BUYS
Sat/Sun 1-4pm  4936 Del Monte  2BR/1BA  $509,900  Catrina Russell 619-226-BUYS
Sat/Sun 1-4pm  4623 Santa Monica  1BR/1BA  $499,000  Catrina Russell 619-226-BUYS

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Sat & Sun 1-4pm  7951 Paseo Del Ocaso  3BR/3BA  $1,995,000  George Daglas 858-367-0585
Sun 1-4pm  7734 Esterel Drive  5BR/5BA  $4,495,000  Scott Appleby 619-775-2014

PACIFIC BEACH
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SUNSET CLIFFS
Sun 1-4pm  1024 Devonshire Drive  5BR/3BA  $1,900,000  Diane Sullivan 619-226-BUYS
275 Hihill Way  3BR/3BA  $799,000-$849,000  Jim O’Donnell 619-990-8522
Sun 1-4pm  2376 & 2378 Sob St  2BR/1.5 & 2BA  $1,150,000  Joe & Louann Ghio 619-261-3022 / 619-261-1412

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Sun 1-4pm  275 Hilli Way  3BR/3BA  $799,000-$849,000  Jim O’Donnell 619-990-6522
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