Coastal height controversy draws ire of Peninsulans

A high-profile protest by Peninsulans over a condo development under construction at the corner of Emerson and Evergreen streets is gradually morphing into a referendum on needed reform on city planning procedures to guarantee observance of the 30-foot coastal height limit.

Following a community protest on the site of the development, as well as an impromptu town hall-style meeting attended by 200-plus residents at UPSBS Social Hall in June, work on the project was temporarily halted.

At issue is Emerson Street Duplexes at 3144 Emerson St., a project involving construction of two, three-story duplexes with garages beneath a total of four dwelling units. Zoning on the property allows up to 19 dwelling units on a single, or consolidated lot.

Nearby neighbors, however, are convinced the project exceeds the coastal 30-foot height limit and went into a full-court press to block it.

The mayor’s office has committed to being present at the Peninsula Community Planning Board’s next meeting to take community questions on the Emerson Project 6:30 p.m. Thursday, Sept. 15 at Point Loma branch library, 3701 Voltaire St.

Point Loma planners and residents thought they were making real progress when proposed amendments to the Residential-Multiple Dwelling Unit (RM) Base Zone Height Limit for Properties within the Coastal Height Limit Overlay Zone was scheduled for a Sept. 8 city Planning Com-

By Dave Schinav | The Beacon

SEE HEIGHT, Page 17

A plane takes off recently from San Diego International Airport heading over Liberty Station and Point Loma.

Photo by Thomas Melville
COMMUNITY

**Beacon travels**
The Webster family (from Point Loma) traveled to Scotland this summer. They are holding the Peninsula Beacon in front of The Kelpies, which is the world’s largest equine sculptures and are located by the Falkirk Wheel outside of Stirling, Scotland.

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San Diego rents fourth highest in California and increasing in the beach communities

By MANNY LOPEZ | The Beacon

Whiskered political showman and viral internet sensation Jimmy McMillan said it, San Diegans are feeling it, and a new report by ApartmentList.com proves it. “The rent is too damn high!”

With a median price of $2,020 for a two-bedroom, and $1,510 for a one-bedroom, San Diego is the fourth most expensive city in California, according to ApartmentList.com. The Internet search engine, utilized by apartment hunters countrywide, reported in its 2016 national rent report, released in July, that rents in San Diego were up 3 percent in the past year compared to 2 percent for the rest of the United States.

“The vacancy rate in the San Diego area was 3.9 percent in the first quarter of 2016, and the limited supply is causing upward pressure on rents,” said Andrew Woo, director of Growth and Data Science at ApartmentList.com. “Rents tend to increase even more rapidly in popular areas like Pacific Beach and Ocean Beach, where demand is high and supply especially limited.”

Coastal cities were found to be the most expensive, with California making it into the Top 10 list of cities with the highest rents. Monthly rents for an apartment or condo in Mission Bay and Pacific Beach can be found for under $1,000 for a studio, $1,400 for a one-bedroom and between $1,800 and $2,100 for a two and three-bedroom.

The report indicated that median rents grew more slowly year-over-year than in prior months, and that overall, rents have increased by 2.0 percent nationwide and 2.2 percent in California between June 2015 and June 2016. The median price for a two-bedroom apartment in the U.S. currently is $1,300, while one-bedroom rooms are at $1,140.

Alan Nevin, director of Economic and Market Research for the Xpera Group, a real estate and construction consulting firm based in San Diego, said that rents in California’s second-largest city make no sense at all. He added that investment values are at $300,000 per unit from $150,000 to $200,000 five years ago.

“Rent is a function of what apartments are worth in terms of their investment value,” Nevin said. “Owners must charge 1.1 percent per month of what they paid per unit making an average unit around $3,100 per month in today’s market where interest rates are low.”

According to Certified Commercial Investment member Terry Moore, of Apartment Consultants Inc., an income property brokerage firm in San Diego, only 6,000 multi-family units were approved for construction in 2015 and none were permitted in the beach communities. He stated that the San Diego region gained 30,000 new jobs last year and that a typical apartment has 1.6 people employed creating a need of 18,000 to 20,000 new housing units per year.

Moore blamed regulatory conditions, a negligible supply of shovel-ready lots, zoning laws that keep high-density neighborhoods zoned for low-density developments and opposition from the Coastal Commission and neighbors as the primary cause for unusually high rents in Pacific Beach, Ocean Beach, Mission Beach and Point Loma.

“Elected officials haven’t done a lot to develop high-density housing, so demand outstrips supply and rents go up,” Moore said. “The City just did pass some new regulations in transit areas, but that should have been done 20 years ago.” Howard Blackson is urban design

RENT, Page 5
New and established Point Loma business owners discuss strategies

By DAVE SCHWAB | THE BEACON

Point Loma business owners new and old shared information recently at a meet-and-greet breakfast.

The informal gathering, hosted by Harbortown Pub, included owners/operators of the West Side Tap House, Sushi Lounge, Union Bank and Tech Outfitters, as well as real estate agents representing Point Loma Bellamar mixed-use development plus Dan and Joy Patel of Cabrillo Inn & Suites, The Pearl Hotel and Matt Kalli of State Farm insurance and Clark Anthony Burlingame of the nonprofit Point Loma Association.

“We wanted to point out what new local businesses are doing and how we can work together as a team,” noted Jon Linney, of Union Bank, who chairs the Peninsula Community Planning Board.

Brief introductions and presentations were then made by attendees. Katie Rooney, co-owner of the new Sushi Lounge, went first.

“I’ve lived here 17 years and my kids go to Sunset View (elementary),” Rooney said. “I’m very excited to be opening a business in my community.”

Noting two Sushi Lounges are already in North County, Rooney added her new business “wants to be involved in giving back to the community.”

Erin Eli, general manager of newly opened Tech Outfitters, said his firm has three lines of business focusing on “locally owned coffee shops, high-end, specialty-retail electronics and fixing tablets and smart phones.

“I never knew how many family members had broken phones until I got this job,” joked Eli, noting Tech Outfitters will be selling unconventional products not found elsewhere.

“We have ear buds we’re carrying that actually cancel out noise to protect people living with someone who snores,” he said.

Samuel Criales, Union Bank branch manager, said, “A huge part of my job is community involvement, and I’d like to help in any way I can.”

Criales said Union Bank prides itself on offering a more “personal touch.”

Natalie Richards, sales and event manager at The Pearl Hotel at 1410 Rosecrans St., said, “We strongly need to establish a presence here (the Point), especially with everything that’s been happening at Liberty Station.”

“We’ve been here almost 23 years now and have gone through three remodelings, one last year,” noted Dan Patel, operator of Cabrillo Inn & Suites at 1150 Rosecrans St. Patel pointed out it’s increasingly “tough to do business” nowadays with internet access, online competition and Yelp reviews.

Next up were Manisha and Mick Moore, co-owners of West Side Tap House, which had a soft opening recently, located at the corner of Scott and Rosecrans and offering 40 craft brews plus fusion food.

Noting he’s a fifth-generation San Diegan and a third-generation Point Loman, Moore said he wanted to help his Laotian wife “create her dream restaurant.”

“I’m basically just trying to create a yacht club without the membership,” said Moore of his business concept. “The idea is to be a little bit classy, but not too stuffy.”

Manisha Moore, a chef who previously had a juice bar in Old Town, said West Side will be serving more “global cuisine,” adding, “I’d like to also bring another restaurant down here onto Rosecrans, a really awesome Chinese-Shanghai place.”

PLA president Clark Anthony Burlingame said the nonprofit is concerned about “quality of life issues,” adding, “We want to work together with people on both sides of the Peninsula, especially when it comes to standing up to city hall.”

Longtime Peninsula insurance agent Matt Kalla talked about efforts at re-establishing a Business Improvement District in the area.

“We’d like to get business owners to work together to have a voice at city hall,” he said.

Matt Peckham of Flocke & Ayover Commercial Real Estate discussed the new Bellamar mixed-use project noting it will offer “3,600 square feet or retail space with one or two new tenant businesses. We’re looking forward to opening, sometime around March 17 (2017),” he said.

All in attendance agreed that the Peninsula needs to reconsider its branding and image determining what kind of community it wants to be.

Jensen’s Finest Foods to open in November

The long-awaited opening of a new boutique grocery store serving Point Loma is almost here. Jensen’s Finest Foods, taking over the former Fresh & Easy space at Talbot and Catalina boulevards, has a mid-November opening planned. A hiring fair with interviews for prospective new employees will be 2 to 6 p.m. Sept. 30, and 9 a.m. to 1 p.m. Oct. 1 at 955 Catalina Blvd. To access an application, go to Jensens-foods.com/careers. Sending it in ahead of time is advised.

Community volunteers are also organizing a welcoming neighborhood block party for Jensen’s in the parking lot at the Catalina/Talbot shopping center. The event will be from 11 a.m. to 3 p.m. on Saturday Oct. 29. Don’t know Jensen’s? Come find out, enjoy vendors’ samples, take a tour, meet and help civic groups. Activities for the kids are planned. Information is available at Josedelagarzo@gmail.com.

Jensen’s Finest Foods is a full-service market specializing in fresh meat and fish, deli, produce, gourmet foods and groceries.

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Karen’s Consignment Gallery in Point Loma celebrates 25 years

When you walk into Karen’s Consignment Gallery, located at 4051 Voltaire St. in Point Loma, you’re going to see a lot of familiar faces. There’s Lee and Dave, who have each worked at the shop for nearly 20 years. And a high percentage of the customers visit the 8,500-square-foot showroom on a weekly basis to hunt for previously-owned designer furniture, home decor, artwork, and jewelry.

What changes constantly, though, are the treasures inside the store.

“We essentially have a new store every two months because pieces sell very quickly,” says Rob Murray, owner of Karen’s Consignment Gallery, which is celebrating its 25th anniversary. “We are extremely selective about what we put in the showroom, and because we’re offering one-of-a-kind items, they get snapped up quickly.”

The way consignment stores work is simple: people who are moving, downsizing, or liquidating an estate offer their items to stores like Karen’s. The consignment shop may (or may not) choose to showcase the items in their store, depending on how selective it is. When an item sells on consignment, the original owner is paid for the sale, less a percentage for the store’s costs.

The hard part is building a successful consignment business, one where both buyers and sellers are happy with their dealings. But Karen’s seems to have cracked the code with a steady stream of both buyers and sellers returning to the store week after week, year after year.

“It’s rare to be in business for 25 years in the same location, but we’re a neighborhood institution in Point Loma. We’ve got something very special here,” says Murray. “We have customers whose entire homes have been decorated with pieces from our store, and others who call us whenever they are moving or redecorating.”

Case in point, Dave Mayer shows one of his favorite pieces, a buttery leather sectional couch. “This comes from a home in La Jolla where the couple is moving to San Francisco and is consigning everything exclusively with us,” says Mayer.


“This just came in, and it’s going to go very fast because a good designer is going to come in here and know that a piece like this can make an entire room,” he says.

Murray says the steady stream of new inventory is part of what makes Karen’s one San Diego’s longest-standing consignment stores in San Diego. The other part is the expertise of the staff. A seller recently came to the store with a weathered basket that was white, beautiful, but looked as though it was going to come in here and know that a piece like this can make an entire room, he says.

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Walking around the showroom, Murray points out new pieces. A Tiffany reproduction glass table lamp. A whimsical Korean chest, hand-painted green with butterflies. An Asian, hand-carved altar table. “This just came in, and it’s going to go very fast because a good designer is going to come in here and know that a piece like this can make an entire room,” he says.

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New vice principal at Point Loma High

A familiar face to many students has been selected for an open vice principal position at Point Loma High School. Eric Brown, who has been teaching mathematics at nearby Correia Middle School, will take the post of former vice principal Kevin Gormly, who passed away from brain cancer in June.

Brown has also taught and been an administrator at Mt. Empire School District in East County and is currently a Ph.D candidate at University of San Diego.

A graduate of La Jolla High School, Brown played football at both West Point and USD.

FAA moves departures flight path waypoint south of Point Loma

Now that the Federal Aviation Administration has backed down on its proposed SoCal Metroplex project to tighten the eastern route south of Point Loma, which some believe would have brought more flyovers, noise and pollution to the Peninsula, does that settle the matter?

Yes and no, says Casey Schnoor, point person for opposition to the FAA’s SoCal Metroplex proposal, floated more than a year ago. That proposal sought to improve the efficiency of airspace in Southern California by saving fuel in optimizing aircraft arrival and departure procedures at more than 20 regional airports, including San Diego International.

Replacing the LOWMA waypoint (latitude-longitude navigational guide) with a new waypoint 1.8 miles south of LOWMA is a very significant victory for San Diego’s treasured Point Loma, some believe.

Schnoor noted, “Community efforts to effect day-to-day change (at San Diego Airport) continue and will be pursued with help from the newly seated on the Airport Noise Advisory Committee (ANAC) now filled by Fleetridge resident Melissa Hernholm Danuzzo, and new Mission Beach representative Debbie Watkins.”

Congressman Scott Peters (CA-52), whose district includes the Peninsula, hailed the FAA’s announcement to keep the current Point Loma flight path as “a great example of what we can achieve when we work together to address the concerns of San Diego’s community.”

“Thanks to the local leaders and elected officials who joined me in this effort to reduce airplane noise, many of the potential effects anticipated by residents will be prevented,” Peters said. The planning process behind the SoCal Metroplex project “has shown an unsettling lack of transparency in the FAA.”

“So, I will continue to improve its relationship with our community. San Diegans should feel like their government is listening to them and this announcement is a step forward in restoring that trust,” said Peters.

For now at least, Schnoor said, keeping, and actually improving, flight protocols with the waypoint south of Point Loma “means we have nothing to worry about in terms of the day-to-day operations of the airport.”

“Essentially, what we’ve accomplished is the FAA has acknowledged the community’s concerns.”

READ MORE ONLINE AT sdnews.com
Turnovers again haunt Pointers in losses

By SCOTT HOPKINS | The Beacon

It was the belated late baseball icon Yogi Berra who once said "It's like déjà vu all over again."

And for the Point Loma High School football team, their third non-league game of the season last Friday night at Lincoln High School had fans experiencing the psychological illusion from both the season’s opening game loss at El Camino in Oceanside and the second game, a home match against Ramona.

In all three contests, the Pointers have yielded two touchdowns in the opening minutes.

And, perhaps playing gracious guests, the Dogs have delivered five turnovers each to the hungry host Wildcats and, last Friday, Lincoln, who gobbled them up with delight while turning them into 20 points.

That was half the winners’ total last week in a 40-27 defeat at the hands of the quick Hornets (2-0) with quarterback Asante Hartog passing on virtually every offensive play, his receivers repeatedly fumbling and eluding Pointer defenders for long gains and six touchdowns, a huge number for a prep quarterback, back, while totaling 379 yards.

The Hornets flashed noticeable speed, both in Hartog’s quick release of the ball before Pointer defenders could react and in after-catch runs by receivers with touchdowns of 26, 42, 74, 44, 13 and nine yards.

With another bite from the fumble bug, the Pointers (1-2) couldn’t catch up.

"We weren’t holding onto the ball real well and had some fumbled snaps," Pointer head coach Mike Hastings said after the game. "Just poor execution on our part offensively."

Lincoln took a 1-0 lead after one quarter when they scored twice in a span of 1:34, the second touchdown coming immediately after an early Pointer fumble.

Despite their difficulty holding onto the ball, the Pointers did have the lead (1-3-12) when quarterback Kyle Grady ran for five yards for a score and the Hornets coughed up the ball on the ensuing Dog kickoff. On the next play, Josh Ball blasted 17 yards for a second touchdown in just 13 seconds to give his team a 13-12 lead with 45.3 seconds left before intermission.

Those 45.3 seconds were also the amount of time the Pointers held the lead all night because on the first play following the ensuing kickoff, Hartog found another of his swift receivers for a 74-yard touchdown with no time showing on the stadium scoreboard.

In the third quarter, the Hornets added three more touchdowns, two of them following lost fumbles by the Dogs, as their lead grew to 40-13.

To their credit, the Dogs didn’t roll over, adding two final period touchdowns by Antonio Quintanilla on runs of 11 and 34 yards.

Ball picked up 124 tough yards on the night for the Pointers with backup quarterback Anthony Karty directing his team’s third scoring drive while Grady received treatment for an ankle problem before returning.

"There were times we had some good drives, but you have to be consistent – you can’t turn it over. We’ll get better and get it right next week," Hastings said.

Extra points

Next up for the Pointers travel to Bonita Vista (0-3, Sept. 16, 7 p.m.) at Southwestern College (2-1, Sept. 23, 7 p.m.)

The Pointer freshman team (2-1) beat Ramona 35-0 then traveled to Mission Hills for a game because Lincoln cannot field a team. The turnover bug bit them too as they turned the ball over seven times in a 27-7 loss. The junior varsity (2-1), however, shutout Ramona 22-0 before pinning a 13-0 loss on the Hornets.

Big Arthur Daniels (6 foot 2 inches tall, 255 pounds) lived the "lineman’s dream" when he intercepted a Lincoln pass attempt.

About 25 people ranging in age from teens to elderly chose to sit in the Lincoln stands while the National Anthem played before the game.
Despite the current rhetoric, crime is decreasing, according to SDPD

By DAVE SCHWAB | THE BEACON

When viewing crime, it’s often a matter of perspective.

Mark Hanten, captain of San Diego Police Department’s Northern Division, which includes much of San Diego’s beachfront, raised that issue during a recent press briefing. Hanten offered one example from his own experience: an officer-involved police shooting in the downtown Gaslamp District, to illustrate his point.

“How you see things from your own perspective – that’s powerful,” said the police captain noting he and his colleagues, years ago, had been called to a crime scene outside a nightclub notorious for fighting involving a possible gun. Two men had gotten into an altercation with a bouncer, who’d beaten one suspect up and thrown both men out. The suspects had gone to their vehicle to retrieve a gun.

Responding to the scene, Hanten subdued one suspect, while another officer tried to subdue the other, a very powerfully built man who managed to break away. The incident culminated in a gun battle between police and the suspects near a large crowd.

During the gunfire exchange, Hanten said a suspect, who’d been hit and was down on the ground, “rolled over on his side and began shooting at us again.”

That suspect’s wounds subsequently took him “out of the fight,” said Hanten, adding he called dispatch on his lapel microphone to order in an ambulance.

Later, Hanten was shocked by one eyewitness account of the shooting, who’d seen it all differently from their perspective, causing them to question whether the officers had a clear-cut justification for firing.

“What we learned (from that incident) was the truth is generally a mosaic of people’s individual accounts,” said Hanten, noting other eyewitness accounts, from their perspective, ultimately exonerated the officers showing they’d acted entirely appropriately.

“That was a stark example of that (perspective) for me,” Hanten said.

Noting there’s a widespread “perception” that crime is worse today, Hanten produced statistics comparing 1990 to now reflecting just the opposite.

“In 1990, county stats from SANDAG showed there were 216 homicides,” he said. “Last year there were 84, and now we’re at 35. Countywide robberies in the ’90s were 6,700 versus 2,300 today. Aggravated assaults were at 13,385 in 1990 countywide compared with 6,956 for 2015.”

Asked to speculate on the reason for the crime decline, Hanten answered, “I think the (tough) three-strikes laws (significantly increasing prison sentences for multiple offenders) were instrumental. Criminals were backing off because they didn’t want to get another strike.”

Addressing personal safety, Hanten said its important for people to “refuse to be victims.” He noted there are several things individuals can do besides making themselves and their property safer, including basic things like keeping all doors, gates and windows locked, and valuables out of site inside vehicles.

Hanten suggested people carry protection like pepper spray, and to be “aware of their surroundings” always, avoiding distractions like cell phones or carrying armloads of packages or being in dark or unfamiliar areas — anything making them easier targets. “Those kinds of things are all contributing factors,” he said.

Regarding the burgeoning problem of coastal bike thefts, Hanten counseled people to “register their bikes and write their serial numbers down.” He pointed out it’s difficult to track and “make” positive identifications on stolen vehicles. He added Prop. 47, which makes any theft valued at less than $950 a misdemeanor, makes it even more difficult to catch crooks who have less incentive to avoid committing crimes.

Noting its “a tough time to be a cop,” Hanten was generally pleased by the results of police body cameras, which he pointed out typically demonstrate proper adherence to police procedures on how – and when – to use a firearm.

Hanten cautioned however that there are still difficulties to be worked out with police body camera use. Among them are the high cost of keeping them turned on and the large amount of storage space they require, as well as their limited visual perspective reflecting only the machine’s point of view.

Looking for a sophisticated home in the coveted La Playa neighborhood with downtown skyline, water views & endless entertaining options? This is it! Boasting elegance & charm in a functional floor plan that features an over sized gourmet kitchen, formal LR, FR & DR each with water views, 3 master retreats & an 11,981 sq.ft. lot w/an impeccably designed garden by renowned horticulturist, "Sinjen". Come escape in the meandering paths & tropical plantings or sit & relax while enjoying the timeless views!
had seen better days. He hoped to get $40 when Karen's Consignment Gallery sold the piece, but veteran staffer Lee Kaercher has a pleasant surprise for him.

“When I saw that basket, my heart started pounding because I knew it was something special,” she says. Kaercher put her degree in fine arts and years of experience as an antiques dealer to work and began researching the piece. She found that the basket, used by Apache Indians to transport water, was worth $800. The seller was thrilled and so was the buyer who was able to add the precious piece to his collection.

The retail thrift / consignment industry was a rare bright spot during the past recession, actually adding stores and jobs. There are now more than 25,000 resale shops in the United States and net growth in the number of stores has been growing at a rate of 7 percent annually over the past two years. The industry currently employs over 150,000 people and according to The Bureau of Labor Statistics, will employ 175,000 people by 2020 – a 20 percent increase.

Karen's has continued to grow in employees, sales and active consignors. Business is brisk and the inventory turns over almost entirely every two months. The store also adds about 20 to 25 new consignors each month.

“Shopping at a consignment store is a smart way to get great deals, but people should also take care to research a place to make sure it has a proven track record,” advises Murray. “It’s one thing to open a consignment gallery, but in order to stay in business for 25 years, you need to satisfy your buyers and sellers, and earn the trust of the community.”
Point Loman gives new life to church organ music

Church music on the pipe organ at First United Methodist Church has received new life under the skilled hands of Point Loma resident Stephen Price.

As associate director of sanctuary music, Price tutors the light-bathed sanctuary with heart-swelling strains of sacred music on San Diego County’s largest pipe organ.

Included in his organ music repertoire are the works of more modern composers such as Jan Bender, Eric Thiman and Camil Van Hulse.

“My primary passion in playing the organ is to show how the instrument is still relevant and vital in current times,” he said.

“Organ music did not start and end with the great Johann Sebastian Bach—who no doubt is a pivotal figure to the development of the instrument—but there is great music that was composed before his time and still being composed today,” said Price, who became the church’s organist in 2014.

Price’s career in organ music began at an early age. At a Baptist church in Buffalo, N.Y., where he grew up, he loved to sit and watch Marguerite Robinson play the organ and direct the choir. He listened for nuances in her hymn playing and congregational accompaniment.

Robinson offered the 8-year-old Price free piano instruction if he would be willing to assist her with choir rehearsals and accompanying parts of the Sunday service once a month.

“It was essentially my first introduction to the world of classical and sacred music,” said Price.

His music career expanded in high school when he attended the Buffalo Academy for Visual and Performing Arts. In the meantime, Price became the organ scholar at St. Paul’s Episcopal Cathedral in Buffalo. After high school, Price studied at the music Conservatory in Toulouse, France.

Currently, he is completing a doctoral program in organ performance and sacred music at Indiana University-Jacobs School of Music.

Price came to First United Methodist Church in 2014 with a vision for building upon the strong musical heritage and foundation that already exists at the church.

He places a high value on music education for all people, eager to share what he knows as well as inviting guest musicians to perform at church services. They stay for the receptions afterward to meet and talk with congregation members.

“Examples of collaboration and community outreach such as this, I find to be really gratifying and helps others to see how they can share in the life of the church,” Price said.

When he isn’t playing the organ or giving piano lessons or working on his doctorate, Price enjoys cooking and taking Princess, his Great Dane, to Liberty Station. He also likes to go to the OB Noodle House, Point Loma Seafood, Pizza Nova or pick up fresh items at the new Liberty Station Public Market.

On Oct. 30, at 4:30 p.m., Price will give a 30-minute Pipes-Spooktacular concert for families in the sanctuary at First United Methodist, followed by a spaghetti dinner. At 7 p.m., Price will give a full concert with a reception to follow.

Call 619-297-4366 for more information about Price’s seminar and concerts.
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The Peninsula Beacon | Thursday, September 15, 2016 | Page 11
Beacon travels
John and Katherine Taylor (12 and 13), from Point Loma, vacationed in Ottawa, Ontario, Canada, taking their Beacon to Parliament Hill and to the Changing of the Guard.

USD students open photo gallery in Liberty Station
Kelsy Nordal and Obecian Michele Ballantyne have taken an unconventional path to becoming co-owners of a new Liberty Station photography studio, which has taken them from the pet business to the art world.

Both University of San Diego students, the pair have teamed to create MK Envision Galleries, the latest art gallery to be opened in the growing arts district of Liberty Station. The 1,700-square-foot ground-floor gallery space is in an old barracks building at the former Point Loma Naval Training Center.

Ocean Beach resident Ballantyne noted that she and Nordal, friends from the start, knew they wanted to own their own business. It just took them both awhile to figure out what kind of business exactly they wanted to have.

“Originally we were interested, and worked in, the natural pet food industry,” Ballantyne said, noting she and Nordal are both “health conscious and wanted to teach people to think in terms of health for their pets.”

But the pet industry wasn’t quite what they wanted, especially not after going to have children. So they asked themselves, “What do we think about? What do we dream about? What do we want to have.”

“Noting they’re putting the finishing touches on their new gallery space, which will open in early October, Nordal noted their inaugural art display will feature the work of Midwest photographer John Scanlon.

“We are very keen on showing the work of local artists as well, whose subject matter is San Diego,” said Nordal.

Both aspiring photographers themselves, Ballantyne noted, “It’s a passion of ours.”

But why landscape photography? “It’s universally appealing to people of any age from any walk of life,” answered Ballantyne adding its inspiring to “focus on the world around us.”

Nordal praised Liberty Station’s Art District pointing out locating their new photographic art gallery there “is by far the best decision we’ve ever made. It’s a community of artists and galleries, like-minded people who’ve welcomed us and our art-centric business with open arms.”

Arts District Liberty Station is San Diego’s largest arts and cultural district located in historical buildings at the former Naval Training Center. With 100 park-like acres, the Arts District is home to nearly 120 museums and galleries, artist studios, dance companies, educational groups, multidisciplinary arts, fine dining, creative retail and other organizations showcasing San Diego’s creative community.

A grand opening for MK Envision Galleries will take place 5 to 9 p.m. Friday, Oct. 7 at 2710 Historic Decatur Road, Barracks 17.

For more information, visit liberationstation.com, mkenvision.com, or call 619-516-8186.

Michele Ballantyne and Kelsy Nordal have opened MK Envision Galleries.

MK Envision Galleries’ tagline is “capturing the wonders of nature and life.” The photography they’re going to be displaying is carefully selected to represent what they stand for: Bringing nature indoors.

“We believe capturing the wonder and beauty of nature and hanging it on our walls can infuse inspiration into our everyday lives and decisions,” said Ballantyne.

“We are very keen on showing the work of local artists as well, whose subject matter is San Diego,” said Nordal.

Both aspiring photographers themselves, Ballantyne noted, “It’s a passion of ours.”

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For more information, visit liberationstation.com, mkenvision.com, or call 619-516-8186.
Local photographer gets to document fun OB events

Troy Orem has turned a stint as a volunteer photographer with Ocean Beach MainStreet Association Business Improvement District into a career opportunity.

The 27-year-old Oregonian, who moved with his family from Oregon here about 10 years ago, has been busy photographing Ocean Beach MainStreet Association (OBMA) sundowners and annual events sponsored by the nonprofit, such as the summer chili cookoff and the fall Oktoberfest.

“I’m their official photographer,” said Orem, who also shoots portraits and sells prints.

“I also do some work for a few newspapers,” added Orem, who noted he volunteered his services to OBMA for four or five years until he started getting paid a year ago.

Orem’s work sometimes involves long hours.

“At the June Street Fair, I’m there from 6 a.m. until 11 p.m. both days,” he said.

What Orem likes most about his work is “capturing ‘moments’ with people throughout the day, sort of being a fly on the wall. I like how people interact with each other. It’s just fun to see all that.”

Of Ocean Beach, Orem said, “It’s a very diverse place with people from all walks of life. It’s really a neat place to be.”

For more information or to set up an appointment, email Orem at troyorem@icloud.com.

BayView Senior Assisted Living deals with all forms of dementia and Alzheimer’s

BayView Senior Assisted Living is now joined by HarborView Senior Assisted Living. Situated atop Banker’s Hill, overlooking San Diego Bay, HarborView is old world charm meets modern amenities. Backed by a professional, dedicated, and well-trained staff, HarborView Senior Assisted Living specializes in caring for residents suffering from Alzheimer’s or other forms of dementia.

BayView Senior Assisted Living’s acquisition of Harbor View Chateau created the premier boutique senior assisted living offering in San Diego. Instead of 17 beds there are now 47 beds to choose from, with varying angles of the incredible views of San Diego, owned by a local San Diego family, dedicated to offering the best care for elderly in San Diego. The owners are not only on site, but their motivation stems from having loved ones of their own suffering from dementia. Their commitment to providing a new approach to housing and caring for elderly in need of loving care is evident in the relationships formed in the process.

If interested in BayView or HarborView Assisted Living Communities, we would love the opportunity to discuss how we may be able to best meet your needs, as well as answer any questions you have. We also invite you to visit for a personal tour of our residences.

Please contact us at 619-233-8382 to arrange a tour today.
OB’s The Verigolds to perform at KAABOO

By BART MENDOZA | THE BEACON

Ocean Beach has long been known as a musical hot spot, with members of bands ranging from Slightly Stoopid to the Hiroshima Mockingbirds amongst its residents. One of the newer area bands making an impact are The Verigolds. The quartet’s music is hard to pigeonhole, taking in folk and psychedelic influences alongside rock and touches of pop, for songs that can be a kaleidoscope of sound. Winners of the 2013 NBC Sound Diego Best New Artist Award, the Verigolds released their debut album in March, titled “For Margarita.” Consisting of guitarists Jenna Cotton and Elliot Ross, keyboardist Ben Smedley and drummer Craig Schreiber, it’s a testament to the group’s talents and growing popularity that they were chosen to perform at this year’s KAABOO festival 1 p.m. Saturday, Sept. 15 on the Tourmaline Stage.

The band was formed in 2014, though Ross and Smedley have been making music together since childhood. “Elliot and Ben grew up in Ocean Beach and the band formed in the California street’s setting of the state park,” said Schreiber. “The Verigolds. ‘The genesis of the name is a bit of a mystery to all of us, he said ‘I surmise it comes from the cosmic kinship between Elliot and Ben. It rhymes with ‘marigolds’ and we are all sorta flower children so that makes us want to dance, smile and spread the love!’ The group’s focus is solely on their original music. ‘We had an unspoken rule since the early formation of the band that we would not play covers and instead focus on creating something more personal and original to us,’ Schreiber said. ‘Our songs are a group effort and often result from the four of us finding a groove or energy that feels right and then we let it develop.’

Schreiber is looking forward to his band’s festival debut. “KAABOO is a massive deal to us,” he said. “We really owe (local live music app) GigTown and their Discovery Tour for giving us the opportunity to perform at the moment to help with the business side so that we can focus even more energy on the music,” Schreiber said. “Focusing on the songs and vibrations that we are creating together and experiencing them collectively with our fans is what keeps our mojo rising in the obstacles that come when music and business are mixed together. While Schreiber is pleased that The Verigolds are doing well, he’s happy just to be making music with friends. “(It’s great) having an excuse to get into a groovy garage twice a week, create new sounds with best friends and then share the energy with our audience,” he said.

The Verigolds at KAABOO
The Verigolds will play at the three-day KAABOO festival, held at the Del Mar Fairgrounds, 1 p.m., Saturday, Sept. 17.

THE VERIGOLDS AT KAABOO
The Verigolds will play at the three-day KAABOO festival, held at the Del Mar Fairgrounds, 1 p.m., Saturday, Sept. 17.
Jimmy Buffet, Jack Johnson and Aerosmith headline KAABOO

San Diego is fortunate to have many incredible music events on the annual calendar, but nothing compares with KAABOO, which is taking place on the weekend of Sept. 16-18 at the Del Mar Fairgrounds. Now in its second year, KAABOO will bring together music, comedy, arts and food over its three days and nights, including headliners such as Aerosmith, in their only U.S. show this year, as well as Jack Johnson, Hall & Oates and Jimmy Buffet. There is also a great comedy lineup, which will feature the likes of Cheech & Chong, Dana Carvey and Natasha Leggero.

While attendees see and hear a seamless entertainment experience, according to KAABOO spokesperson Emily Nugent, it takes nearly 2,000 people to bring the festival to life. "Every part of the planning," said Nugent. "Every aspect of the site design, talent booking and general operations." Preparing for KAABOO is a year-round project," said Nugent. "The physical build of the site starts as the Del Mar races are winding down and will go up until Thursday night when the AMPLIFY VIP Sneak Preview event starts, so about two weeks. It takes a similar amount of time to load out."

For those who attended last year, there are a few changes, including moving the Grandview Stage to the Racetrack infield. Meanwhile, the comedy performances will be in a larger hall than last year. The mix of music at KAABOO includes everything from hip-hop to classic rock, with diversity an important part of the planning. "Everything is on the table for consideration," Nugent continued. "When booking talent for KAABOO, the team looks at the overall curation of the lineup and the experience that it will provide to our guests. It is our goal to have some iconic acts, some current chart-toppers and some up-and-coming acts that we project as being acts to watch for in the coming years."

KAABOO also considers San Diego musicians for the event, with Steve Potts, Nancarrow, The Vertigolds, Bang Pow and Agi1e amongst the artists performing this year. "Local talent is extremely important to KAABOO," Nugent said. "There was the entire Discovery Tour that took place, which gave local bands a chance to win a spot performing at KAABOO on The Tourmaline stage! The Discovery Tour was a great way to spread the word about the amazing local talent out there and we are excited to welcome those winners to our stage."

Guitarist Graham Nancarrow notes an event like this is special. "I feel very proud and incredibly grateful to be on the lineup at KAABOO. This is the kind of stuff I've dreamed about doing since I was a kid."

Having attended last year, he is expecting a great, if brief, time at the event. "I did attend one day last year," he remarked. "It was epic! This year, I'm just looking forward to performing and putting on a fun show for the hometown. I wish I could stay and watch all the great acts but I only get to be there for a couple of hours because we've got to be in Half Moon Bay on Sunday morning for the Fish and Fleet Festival," Nancarrow said.

Nugent points out that visual artists at KAABOO are chosen in a similar fashion to the musical lineup. "Led by our creative director, Amandalynn, a committee of visual artists reviews the applications from the galleries and artists," Nugent said. "Amongst those taking part this year is former Jefferson Airplane front woman Grace Slick, now an acclaimed painter. "This year, our muralists come to us from all over the world, including Germany, Australia, New Zealand, Hong Kong and more."

As with any event of this scale, public transportation is recommended. "Guests have many options," Nugent said. "There will be on-site parking for purchase, bike valets for safe keeping of your bicycle, public transport at both entrances, and public transportation will be available (with) a shuttle from the Solana Beach Coaster Station for $5 each way."

To be good neighbors to surrounding communities, it's requested that guests do not park on side-streets in adjacent neighborhoods. While everyone is looking forward to this year's edition of KAABOO, Nugent points out the behind-the-scenes team is already looking ahead. "We are thrilled to have Aerosmith joining us as their only U.S. show this year."

"We are thrilled to have Aerosmith joining us as their only U.S. show this year."
“What we have known and loved is disappearing overnight without any public hearing, without any elected policy-maker or Planning Department official lifting a finger to ask what is best for the communuity,” concluded Lynn’s PCB colleagues and the public dialogue about public spaces in Roseville, encouraging a walkable, bikable residential area. Can we create a municipal parking lot to help cover the costs of these incentives to encourage land aggregation so builders can make more creative and just shoe-horning multifamily structures onto 30-foot lots? “Further review of the municipal codes and (Zoning Code) project does not conform to the City’s development regulations,” Zaff said. “I believe this project is contrary to the intent and integrity of Proposition D (coastal 30-foot height limit passed in 1972). It allows the manipulation of a grade on a lot known to be relatively flat, to achieve greater overall height. That is iniquity.

“Removal of the fourth floor will be a major victory for the community, as will new rules which would allow to make the height limit 30 feet peri- od,” said Lynn. “The city has committed to making those revisions as quickly as possible.”
## Point Loma, Ocean Beach & 92110 Real Estate

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  - **Steve Cairncross/ Lisa Perich**
- **3130 Avenida de Portugal 305 | 2BR/2BA | 1,186 sqft | $399,000**
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  - **Diane Sullivan**
- **2955 Mccall 301 | 2BR/2BA | 1,177 sqft | $399,000**
  - Beautiful Tuscany Style Condo Complex in La Playa, just steps to Kellogg Beach. Upgraded with stainless steel appliances, granite slab counters, wood and Travertine flooring.
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  - **Michael Panissidi**

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  - **Katie King & Rebecca Tilt**
- **3130 Avenida de Portugal 305 | 2BR/2BA | 1,186 sqft**
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  - **Annie Coleman**
- **4261 Loma Riviera Lane | 4BR/2.5BA**
  - Charming Spanish style, 2 story, 4 bedrooms, 2.5 bath in highly sought after Loma Riviera. Enjoy 2 private patios, full laundry room, a fireplace and 2 assigned, covered parking places.
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  - Enjoy the La Playa lifestyle in this beautiful Spanish style home with sit-down gorgeous views of the Harbor & City Skyline. 2 block walk to beach, bay trail & yacht clubs. Fabulous front plan features raised ceilings, delightful, beautiful, slate floors, Chef's kitchen w/ breakfast nook, looking to private deck, spacious light-filled living rooms with floor to ceiling windows & custom built-ins. 3 beds & 3.5 baths.
  - **Michael Panissidi**

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  - **Diane Sullivan**
- **619-977-2457 | anniepl@aol.com**
  - Annie Coleman

### Remodeled

- **3130 Avenida de Portugal 305 | 2BR/2BA**
  - Handicapped friendly. Single story and an elevator. Terrific top floor 2BR/2BA condo with views. Fireplace, full size washer and dryer, and 2 underground, secure parking spaces. A great place to call “home” or ideal for an investor. Walk to Shelter Island, shops and restaurants from this ideal location in Pt. Loma.
  - **Annie Coleman**
- **2955 Mccall 301 | 2BR/2BA | 1,294 sq ft**
  - Beautifully updated condo complex in La Playa, just steps to Kellogg Beach. Upgraded with stainless steel appliances, granite slab counters, wood and Travertine flooring.
  - **Diane Sullivan**

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