Point Loma Nazarene adds surfing culture course to lineup

By DAVE SCHWAB | THE BEACON

Drs. Ben Cater and James Wicks are stoked about the new Point Loma Nazarene University course they’re co-teaching: LIT/HIS4090 – Surfing History and Culture. This isn’t surprising given they’re both wave riders.

“This is a work in progress,” noted Cater about the first-time surfing class now underway. “It’s more of a conversation right now. But I’d say the conversation is making a statement.”

“Surf culture and history is an established field that is as rich as any tradition,” noted Wicks, a Taiwanese native with a Ph.D. in literature from UC San Diego whose focus is on Chinese cinema. “It warrants our attention and analyses in terms of gender, ethnicity, class, and transnational connections among even more approaches (art, kinesiology, theology, business, and politics). Of course, it’s fun, too, which is the most serious reason to study any subject.”

LIT/HIS4090 introduces students to the history of surfing from the early 19th century to the present. It explores the origin and evolution of riding waves as it developed in Polynesia before spreading to Southern California, Australia, and beyond to become a global cultural phenomenon.

Readings, films, and discussions focus on the key people, places, ideas, and events that precipitated, embodied, or reflected changes in surfing.

“Since the history and culture of wave riding are rich and broad enough to constitute a major course of study, this class serves only to introduce students to a vast ocean of knowledge. Our hope is that you will wade in, paddle out, and catch a few waves, not just now but for the rest of your life,” said the course co-instructors.

Wicks said the surf class grew

SEE SUNK, Page 17
Merry Christmas!

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Citizen group begins campaign to recall Councilmember Campbell

By DAVID SCHWARTZ | THE BEACON

An effort is underway to recall District 2 Councilmember Dr. Jennifer Campbell, who was recently selected Council president by the newly elected San Diego City Council in a 5-4 vote. District 2 includes Clairemont, Linda Vista, Pacific Beach, Midway, Mission Beach, Ocean Beach, and Point Loma.

“The campaign to recall Councilmember Jennifer Campbell has begun,” states a widely circulated email by the recall group. “The notice of intent to circulate a recall petition will be published in early January. As required, within five days of publication, Jennifer Campbell will be served with the notice of intent.

The petition will begin to circulate – signatures of resident registered voters of District 2 will begin to be gathered – 21 days after the date of publication. We will then have 99 days to collect a minimum of 13,553 signatures.

Reacting to news of the recall drive, Campbell chief-of-staff Venus Molina said: ‘It’s so disappointing because the people who are trying to recall us are the same people opposing us on short-term rentals: a fight they will never win because that ship has sailed. We cannot ban them. We cannot make them illegal. And they have sailed. We cannot ban them. We recall us are the same people opposing these issues. It’s a combination of factors. The property information herein is derived from various sources that may include, but not be limited to, county records and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company.

A ‘Recall Councilmember Jennifer Campbell’ sign recently popped up in front of a house in Ocean Beach. The petition will begin to circulate – signatures of resident registered voters of District 2 will begin to be gathered – 21 days after the date of publication. We will then have 99 days to collect a minimum of 13,553 signatures.

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Another is her support for Measure E, which raised the 30-foot height limit in the Midway District. The third is a decades-long problem into a political firestorm for a different office. She genuinely serves assistance, more support, and positive suggestions, not a recall.’

“I think the recall has a good chance of success because there are so many different issues, and each impacts different parts of the community,” said Bry. “I think the (recall) leaders are well organized, and they understand what they need to do to succeed.”

“The way it works is you have to qualify by getting signatures in the council district, and the City then has to call a special election for people to vote in that district, not only whether to recall the council member, but select their replacement from a list of candidates. If voters vote yes by a simple majority for the recall, then the individual (replacing the council member) with the most votes wins,” Bry said.

Concluded Molina: “[Campbell] is being vilified for making decisions that are best for the City. We could be content with filling potholes and fixing sidewalks and petting dogs and kissing babies. She makes hard decisions. She’s not here as a stepping stone for a different office. She genuinely wants to do what needs to be done. That’s why she’s making bold moves. It’s unfortunate that special interests are coming after her.”

There has been one successful effort in the last 30 years to recall a city council member. Linda Bernhardt
City Planning Commission supports proposed short-term rental ordinance

Commissioners also agreed to Mission Beach ‘carve out’

By DAVE SCHWAB | THE BEACON

The City Planning Commission on Dec. 3 voted 7-0 for a proposed short-term rental ordinance calling for licensing them, capping their numbers, and penalizing violators, while creating a City office to administer the new program while making it subject to annual review.

Commissioners also agreed to a “carve out” for Mission Beach, the community with the highest percentage of short-term rentals citywide, from the overall compromise plan offered by District 2 Councilmember Dr. Jennifer Campbell.

Campbell’s chief of staff Venus Molina testified the District 2 office felt it was necessary for Mission Beach to be dealt with separately from other City areas, because of its existing and historic preponderance of short-term rentals.

Reacting to the commission’s favorable decision, Campbell said in a released statement: “San Diegans have been ready for a plan that puts housing stock back on the market, provides licensing, regulation and enforcement in the short-term vacation rental space. This compromise provides a path forward toward a better San Diego providing more homes for San Diegans."

The new licensing, regulations, and enforcement will improve the quality of life across our city. I look forward to working with city staff on reviewing the Commission’s amendments to this plan and bringing forward the best version possible to Council so we can pass lasting and reasonable regulations.

“The ordinance will make everybody unhappy, which is our only successful option,” said commissioner Vicki Granowitz. “It is not realistic to think that how land use worked 20 years ago will work today. Following the existing rules means things will continue to go unregulated. This compromise at least starts to deal with some of the problems. This ordinance will allow us to review it and make changes.”

“This is an incredibly difficult and polarizing issue,” noted commissioner Kelly Moden, who characterized the tackling of it as “very courageous.”

“We need regulations to be put in place so we can have enforcement, which we don’t have now,” said commission chair William Hofman.

Commission vice chair James Whalen noted they received more than 200 written public comments, the majority opposed to Campbell’s compromise.

“But we also need to consider that a lot of people are depending on the income from renting out their homes,” Whalen said. “The challenge comes in dealing with those who are doing [short-term rentals] as a business.”

Several beach area residents testified at the Dec. 3 commission Zoom hearing.

Gary Womack of Mission Beach testified against the compromise proposal.

“Speculators and investors will take over Mission Beach with a carve out,” he argued.

Another opponent from La Jolla dubbed the compromise plan as a “Trojan horse” calling it an invitation to “put hotels in every neighborhood, which will become hotel circles.”

Pacific Beach activist Tom Coat liked the compromise plan. “Enforcing the code is not a workable solution,” he said. “We need a solution now.”

John Thickstun of La Jolla said the commission’s questions from its previous continued meeting in October were not properly addressed.

“The commission raised eight questions, and not one of them has been changed in any way since the last meeting,” Thickstun said adding, “Short-term rentals are currently illegal under the (City) municipal code.”

Andrea Schlagefer, Ocean Beach Planning Board chair, described the current compromise proposal as “a giveaway to investors who may or may not be residents of San Diego.” She suggested Short-term rentals should be channeled away from residential areas and into commercial zones.

Back in October, following a presentation by Molina, commissioners had asked City staff to address several questions they had concerning licensing and implementation of the proposed ordinance before returning to them for final action.

The issue will be now forwarded to the City Council – which will have five of nine new board members – for review and action sometime next year.

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**RECALL**

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was recalled from her seat on the council in 1991 by more than a 2-1 margin, removing her from office in the Fifth Council District with near-ly two-thirds of her four-year term remaining.

The flashpoint for Bernhardt’s recall was her role in supporting a controversial redistricting map that removed two major neighborhoods – Scripps Ranch and Miramar – from her District 5, benefitting those communities into another district, her opponents argued the councilwoman broke faith with the very constituents who had helped elect her. Supporters of Campbell’s recall have set up recallen.com.
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New eateries and small businesses open at Liberty Station

Against all odds, the Liberty Station neighborhood is seeing an uptick in new locally-owned eateries and small businesses opening their doors. The surge of openings is an optimistic glimmer against new COVID mandates, which are forcing many to shutter for good. And it appears that the neighborhood’s abundance of open-air promenades and parks gives visitors peace of mind to safely enjoy at a distance.

**NOW OPEN**

**Con Pane**

The highly-anticipated revival of Con Pane Rustic Breads & Café has arrived. Earlier this year, the Cohn Restaurant Group announced its acquisition of Con Pane, promising a faithful comeback of the beloved eatery. Inheriting the entirety of Con Pane’s recipes, CRG has been working alongside the bakery’s original owner, Catherine Perez, to reimstate time-honored favorites and train their new culinary team. Con Pane is open for takeout and delivery, rolling out with a comprehensive lineup of daily-made artisan bread, sandwiches, breakfast pastries, and more.

**New Bohème Collective**

A trendsetter’s haven. New Bohème Collective is the Public Market’s newest retailer. Owned by two fashion industry pro’s, Cindy Fletcher (Kai and Skye Boutique) and Leah Niswonger (LEAH), New Bohème is a curated collection of décor, rattan accessories, dainty jewelry, stylish sunhats, and more.

**Tortas el Chapulin**

While San Diego boasts an abundance of taco and burrito shops, Tortas el Chapulin serves up a flavorful selection of Mexican-style tortas. Their lineup of tortas includes Adoba Pork, loaded with refined beans, sharp cheddar, avocado, pickled red onions, and salsa roja, and the Cubana with roasted Cuban pork, ham, pickles, Swiss cheese, and salsa verde served on toasted bread.

**COMING IN 2021**

**White Rice**

Recently named “Best Chef” by San Diego Magazine, Phillip Esteban is gearing up to launch his first-ever concept within Liberty Public Market. Esteban’s quick-service eatery will be an extension of White Rice, his popular ghost kitchen that has been operating delivery-only since March. The program of savory rice bowls showcases a fresh take on Filipino cuisine, converging bold flavors, and authentic technique.

**PURE**

PURE is an innovative and evolutionary açaí, smoothie and juice bar. Their menu of fresh-squeezed juices and healthy bites is case in point.

**Slurp**

From dynamic brother duo Bella Kim and Gene Kim, Slurp delivers authentic Singaporean cuisine to Liberty Public Market. The eatery’s signature Slurp cups feature layers of broth, protein, and noodles. Standout offerings include the Shrimp Wonton Slurp and Duck Slurp. Slurp also dishes out rice bowls and bite-sized apps, like Cream Cheese Wontons and Curry Puffs.

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**Rad Burger**

Jacob Bartlett and Eric Gallerstein — the LPM veterans behind Mastiff Sausage Co. and Pluster Cluck Hot Chicken — opened their newest food stall concept last week. Inspired by retro SoCal diners, Rad Burger is specializing in smashed flat-top patties using premium quality meat and veggie options. The burger joint also flaunts a program of crave-inducing shakes and malts, including vegan shakes.

**Tacos el Chapulin**

While San Diego boasts an abundance of taco and burrito shops, Tacos el Chapulin serves up a flavorful selection of Mexican-style tortas. Their lineup of tortas includes Adoba Pork, loaded with refined beans, sharp cheddar, avocado, pickled red onions, and salsa roja, and the Cubana with roasted Cuban pork, ham, pickles, Swiss cheese, and salsa verde served on toasted bread.

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Season’s Greetings from All of Us
82,600 San Diegans are first in line to get vaccine

By JOSE A. ALMEREZ | THE BEACON

About 82,600 San Diegans who work at acute health care settings will be the first to get vaccinated against the novel coronavirus.

The initial 28,000 doses being delivered to the region are being used to vaccinate 72% of the nearly 40,000 people working in acute care, psychiatric and correctional facility hospitals and are at highest risk of contracting COVID-19. This group includes about 180 employees at the County Psychiatric Hospital.

“We first have to vaccinate our acute health care personnel who are at highest risk,” said Wilma Wooten, M.D., M.P.H., County public health officer. “After everyone in that group has gotten their first dose, we will move into our next priority group.”

After this first group is vaccinated, additional doses coming into the region will also be used to immunize more personnel in acute health care settings, including 14,000 employees at high risk of getting COVID-19, followed by 14,000 employees at medium risk and another 14,000 employees who are lower risk.

Each health care system is responsible for how it prioritizes and vaccinates employees in the Phase 1A – Tier 1 priority group, as well as the number of staff vaccinated in the district and its more than 10,000 staff members.

Residents and employees of skilled nursing facilities are also part of the first priority group. The majority will be vaccinated under the Regional Stay Home Order.

Six new community outbreaks were confirmed on Dec. 15: four in daycare/preschool/childcare settings, one in a health care setting and one in business settings.

While the number of community outbreaks were confirmed on Dec. 15, 43 community outbreaks were confirmed.

The number of community outbreaks remains above the trigger of seven or more in seven days.

This group includes about 180 employees at medium risk acute health care personnel who are at high risk of getting COVID-19.

Each health care system is responsible for how it prioritizes and vaccinates employees in the Phase 1A – Tier 1 priority group, as well as the number of staff vaccinated in the district and its more than 10,000 staff members.

San Diego Unified starts COVID-19 testing

San Diego Unified has started voluntary COVID-19 testing for students and staff at several elementary schools, under a partnership with UC San Diego Health.

This initiative is part of a broader district effort to keep students and staff safe while expanding in-person learning amid the worsening pandemic.

San Diego Unified collaborated with UC San Diego to establish strict health and safety reopening guidelines, which call for widespread COVID-19 testing.

San Diego Unified’s testing plan was announced in November. The Board of Education voted to authorize an initial $5 million investment in the testing plan, which includes a joint laboratory services testing agreement with UC San Diego Medical Center.

The board is poised to ratify that agreement at its meeting on Dec. 15.

Following this, the testing program could be expanded to include all 100,000 students within the district and its more than 10,000 staff members.

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SHOP LOCAL - Why buying your Gifts in Ocean Beach Matters

Shopping local is even more crucial now than ever, as so many small businesses try to survive the pandemic.

About half of all the businesses reported a 25% drop in sales since the outbreak of the COVID-19 virus, and roughly one in five businesses have seen sales decline by more than 50%. If the economic climate continues, 20% of small businesses may not survive. Small businesses employ 60 million people in the United States, almost half of the nation’s private-sector employees. In addition, small businesses generate tax revenues that help communities by funding schools, maintaining parks and contributing to public safety programs. Individuals looking for everything from clothing to home improvement services to office supplies can look to small businesses to fill those needs:

• Ocean Beach has unique and personalized gifts that you can’t find anywhere else.
• Look for small businesses for any and all of your shopping needs. Chances are items sold by big box retailers are also sold by small businesses. When the options are the same or similar, purchase from a small business instead of its big box competitor.
• Readily provide recommendations of small businesses with which you have done business. Too often people are quick to complain about places that have failed them, but those same people don’t think to say kind words about companies that went above and beyond. Share great experiences on social media or through word of mouth.
• Talk to small business owners first if you have an issue. It’s tempting to go directly to social media to complain about something, but such complaints can have a dire impact. Always take issues to the manager or business owner first to see if a resolution can be reached. A manager may not be aware of an issue at all. Give small businesses a chance to make it right before taking things public.
• If you own a small business, rely on other small businesses to fulfill your needs. Small businesses have experienced unprecedented setbacks due to COVID-19. By supporting small businesses, communities can help them regain stable footing.

Find local businesses through the OBMA directory at OceanBeach-SanDiego.com or reach out to OBMA at 619-224-4906 and they will point you in the right direction. (In a world that doesn’t answer the phone-we do. Think of us as the OB Concierge)
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Happy OB Holidays

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Merry OB Holidays

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Merry OB Holidays

Merry OB Holidays

Merry OB Holidays

Merry OB Holidays
HAPPY OB HOLIDAYS

Happy OB Holidays from the Ocean Beach MainStreet Association!

JOIN US FOR Christmas Eve Service 2:30 & 4:00 PM AT THE BASEBALL FIELD ON THE CORNER OF SANTA MONICA & EBERS.

We will have hot chocolate and apple cider along with a gift for every family.

Online service times are 2:30 and 4:00 pm at live.ob1church.com

Wishing all our Point Loma Neighbors a Safe and Merry Christmas!

Visit our website and join us for on-line Christmas Eve services www.allsoulspointloma.org

Happy OB Holidays!

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HURRY! DEADLINE JANUARY 10TH
Residents urged to take up Kate Sessions Commitment, and plant trees

By DAVE SCHWAB | THE BEACON

San Diego leaders including those on the Peninsula are building upon the legacy of famed botanist Kate Sessions by committing to planting 100 trees each year during the 2020s in communities region-wide. 

Toward that end, a public campaign has been created and named Healthy Trees for Healthy Neighborhoods, which is seeking to increase the planting and care of trees by local organizations, businesses, and municipalities. This campaign to increase trees and their benefits is now known as the Kate Sessions Commitment.

Based on Kate Sessions’ arrangement with city leaders in the early 1900s to plant 100 trees per year in Balboa Park, the modern-day tree-planting commitment in her name has refocused on planting trees throughout the City, not just in parks or open spaces. “It’s time to grow more trees in all of our neighborhoods,” implored Anne S. Fege, Ph.D., a spokesperson for the tree-planting movement who is an urban forester and executive board member with San Diego Regional Urban Forests Council. “Healthy trees are grown locally and can be purchased in five-gallon containers at Walter Andersen Nursery in the Midway District. Kate Sessions planted 100 trees a year. We want to make that a challenge, so we plan on planting 100 trees in each neighborhood eventually.”

Trees are best planted in San Diego during the wet season from November to March, said Fege, who added trees can be planted almost anywhere from frontyards to houses of worship, community gardens to businesses and schools. Tree cover can be increased in parks and street rights-of-way,” Fege said. “Trees make for cooler and healthier neighborhoods.”

Fege added that Village Nurseries and NativeWest, local wholesale nurseries, were chosen to grow trees to ensure “that we have quality container-planted trees.”

The City recently upped its allowance for the purchase of shade trees to facilitate the urban forestry initiative. “The City Council has historically approved $100,000 for tree planting, but recently increased that to $400,000,” Fege said. “The extra money will be used to plant trees in parkways, street rights-of-way, and parks.”

Point Loma resident Mandy Havlik is promoting tree planting throughout the Peninsula. She got her first “commitment” recently for Kate Sessions Commitment from Ocean Beach Woman’s Club. “They want to purchase a tree for OB Elementary School,” Havlik said. “We’ll be meeting with them in January to see if they will be purchasing a bundle of trees. We’ve also made contact with Point Loma High School’s student body, and with Cecilia Carrick of the Point Loma Association’s Mean Green Team, reaching out to them as well.”

Havlik issued a call to action, urging those interested in committing themselves to tree planting to visit katestrees.org, where trees to plant can be pre-ordered via an online form. Pre-ordered ornamental and native trees will be purchased and picked-up at Walter Andersen Nursery at 1642 Enterprise St. near Old Town State Park. Participants will be notified by email for purchases, and then for pick-up in January. The purchase price for most trees is between $40 and $50 plus tax, for each five-gallon Kate’s Tree. Native trees are priced at $24.99. Fruit trees can be ordered directly from Andersen Nursery or other nurseries.

Participants can choose from more than a dozen beautiful tree species including crape myrtle, bronze loquat, Indian Hawthorne, gold medallion, mimosa (silk) trees, strawberry (marina madrone) trees, southern magnolia, Chinese elm, jacaranda, tipu, fern pine, toyon, Tecate cypress, honey mesquite, Catalina ironwood, Catalina cherry, and Engelmann oak.

Shade trees are affordable and cool neighborhoods while implementing the City’s aggressive Climate Action Plan to reduce greenhouse gas emissions. They also provide wildlife habitat and reduce water and air pollution.

Trees need to be selected, planted, irrigated, and structurally pruned correctly from the start. If communities invest a reasonable amount of time and resources in the early stages of the tree’s life, their trees will live longer, provide more benefits, look more attractive, and require fewer resources to maintain.

COMMUNITY
Bicycle Coalition to refurbish vacant building at NTC Park for bike hub

By DAVE SCHWAB | The Beacon

Christmas came early for bicycling enthusiasts as Santa, in the form of the City Council, has given them the gift they most wanted: reuse of Building 191 at Naval Training Center Park in Liberty Station.

Recently, the nine-member council voted for a resolution authorizing execution of a concession agreement with San Diego County Bicycle Coalition for the use of City-owned Building 191 at NTC Park.

Cyclists intend to convert the long-vacant building with private funding, transforming it into a regional bicycling hub. Astride dedicated City Park in Liberty Station, cyclists will have a bike center with room to store bicycles, a bike wash area and showers. The space will also be a gathering place for not only bike coalition operations and maintenance and supplies, but for the bicycling community.

“Building 191 is a major piece of the San Diego bike path system. The 20-by-80 foot structure was the 191st building constructed in San Diego bike path system. It was created out of a federal grant of land when it was turned over to the City when Liberty Station was created. Building 191 will extend beyond the bicycling community, and we’re excited to get it done.”

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Does your property need work to sell it... but you don’t want to invest time or money?

Clients often ask me if it’s worth the inconvenience and investment to make improvements prior to selling their home.

“Should I invest time and money into my home in order to sell it?”

As agents, our job is to maximize your sales price so the funds you receive upon closing are as high as possible and offset the costs of selling. In my 17 years of experience, there are a few levels of improvement - all guaranteed to get more views from potential buyers and likely to get you a higher price. Start small then go from there! Here’s how...

STAGING

Staging places an integral role in how buyers view the livability and flow of a space. Empty or outdated decor can make buyers feel overwelmed. They need to see themselves in the space. Unfinished rooms also appear smaller than actual size which can deter a buyer simply because they don’t think the bed or couch will fit.

LIGHT LANDSCAPE

Trimmed bushes, laced trees, or simply a few bright flowers in the yard are cost effective, magical ways to create instant curb appeal. If you can impress a buyer on the way up to the front door, chances are they will see more potential in your home.

LIGHT REPAIRS & IMPROVEMENTS

Before closing escrow, buyers submit what’s called a “request for repairs.” If you know your home needs dry rot or a few shingles on the roof replaced, it’s worth doing the work before putting the house on the market. Simple fixes can prevent a potentially longer list of repairs that can slow down the process and cost money you are not prepared to spend. While you are at it, a new coat of paint on the walls to freshen up a room or brighten the bathroom canawards can be made potential buyers!

DECLUTTER

Having a history as sales manager for one of the country’s largest new home builders, I learned very quickly that buyers struggle with visualizing themselves in homes that are at two extremes: 1) empty or 2) cluttered. Simple homes present themselves as more elegant, neutral, and functional. Buyers can see how the space is used, but not be distracted by piles of paper, toys, books or picture frames filling walls and shelves.

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ARTS DISTRICT

The holiday season is here, and as you work your way through your shopping list, consider supporting your favorite local spots at Arts District Liberty Station. From whimsical trinkets to one-of-a-kind pieces, here are a few unique and creative holiday gifts for everyone on your list… even yourself.

– For the future author or screenwriter in your life check out San Diego Writers, Ink’s workshops, and certificates in memoir, creative and poetry writing. Add to the magic with a music and creative holiday cocktail party. Get crafty with a curated collection of art, and enjoy special holiday prices for your shopping list, including their annual art sale. Find delightful Christmas gifts at Point Loma Tea at Liberty Station. From a variety of products, find the perfect present for everyone on your list… even yourself.

– Start a new tradition this year by adding a new custom ornament to your tree from Karen Jones Art. Pick up an archival matted photograph from MK Envision Galleries or stop by Anne Gaffey Art for a collection of brightly colored paintings, wine tumblers, socks, and ornaments for the eclectic art lovers in your life. To elevate the everyday, add a piece of hand painted fine art, home goods, or personalized jewelry from The Joy of MPV

– In need of a thoughtful addition to those holiday baskets? Grab a unique mug and teapot from Milk Oslund Studio or let them create their own piece at The Hot Spot. Fill up that mug with a signature herbal tea from Point Loma Tea at Liberty Station. From nature herbal tea from Point Loma Tea at Liberty Station.

Winter is the perfect time to rekindle your creativity. Add creative classes like Music – Start a new tradition this year by adding a new custom ornament to your tree from Karen Jones Art. Pick up an archival matted photograph from MK Envision Galleries or stop by Anne Gaffey Art for a collection of brightly colored paintings, wine tumblers, socks, and ornaments for the eclectic art lovers in your life. To elevate the everyday, add a piece of hand painted fine art, home goods, or personalized jewelry from The Joy of MPV

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BIKE
CONTINUED FROM PAGE 15

events, but also for the community-at-large to learn, celebrate and enjoy all things bicycling throughout the region," he said. "The setting lends itself to scenic and quick access to downtown, the Bayshore Bikeway, and Mission Bay, and we will be able to offer maps and other ride/routes/resources from the site."

Added Hanshaw. "Additional program components of the center are to be determined, but include the possibility of events (both at the center and surrounding grounds), displays paying tribute to the history and people who have inspired the bicycling boom here, and education/safety classes taught by the bike coalition. Lots of work ahead of us but excited to get this project started."

The possibility of repurposing Building 191 has been spearheaded by both Oppen, current board member and former chairman of the NTC Foundation, along with prominent San Diego graphic designer, sculptor, and cycling enthusiast Ron Mirello.

Of how the bike center was conceived, Oppen said he and Mirello were out on a ride when Mirello commented that he wished he had somewhere to exhibit 20 classic Italian bicycle frames. Oppen replied he knew of an empty Liberty Station building, and the drive to create a regional cycling hub was on.

Regarding rehabilitating Building 191, Oppen said it shouldn’t be too difficult.

"It’s a single story," he noted. "It’s really a big old shed originally used by the military as an indoor pistol range. Everything costs money, and everything (construction) done by the City is done with prevailing wages, so yes, it’s going to be expensive. The task we have to is raise the money and not stretch it (fundraising) out. Our plans are to be completed with this in two to three years at the outside."

Oppen previously estimated $1.8 million would need to be raised for Building 191’s conversion as a bicycle center.

**Community Banner**

*Lisa Perich
REALTOR®
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**Real Estate Ads**

**Point Loma • $1,895,000**

Perfectly positioned Fleetridge ranch style home with stunning protected City & bay views through walls of windows. This 4br/3ba beauty features a remodeled kitchen, wood floors, new carpet, new roof, new HVAC, family room, oversized living spaces, 2 fpl & attached 2-car garage. Although a 2 story, it lives like a single level. An entertainer’s dream w/huge view deck overlooking the Downtown skyline and a gardener’s paradise with 16 different fruit trees. Perfect for a family or downsizers. You’re welcome!

**Point Loma • $2,495,000**

Wow, wow, wow!! Quite possibly the best view in Point Loma! This lovely single level ranch style home features 4 bedrooms, 3.5 baths plus den, walls of windows, 2 fireplaces, multiple view decks and a 2-car garage. Tucked away on a small cul-de-sac, this peaceful retreat is perched high above it all. Bask in the glow of sunset over Downtown, watch the ships in the harbor or just sip coffee while watching the sun rise. Bay, night lights, cruise ships and Navy fighter jets will keep you entertained. An amazing opportunity!

**Ocean Beach • $725,000**

Just in time for the holidays! Grab your surfboards and boardshorts and get here quick! This sweet 2 bedroom / 1 bath single level ground floor unit is steps to the surf, sand and Pier. Updated kitchen and bath, laminate floors, vinyl windows, fireplace, dining room, private laundry and off-street parking. Secure complex in impeccable condition with BBQ and storage for bikes boards and toys. One of very few complexes in OB that allow short term rentals. One block to dining, cafes and nightlife. Dip your toes in the sand and enjoy life.

**Ocean Beach • $1,295,000**

This may be the cutest property in OB. The Mermaid Cottage is a 3 bedroom / 2 bath and Costaway’s Bungalow is a 1 bedroom / 1 bath guest house. Too many upgrades to mention but here are a few: Dutch doors, fireplace, knotty pine wood floors, adorable appliances, washers and dryers, outdoor shower, Cross’s fleet with ocean and fireworks views, upgraded electric and plumbing and tankless water heaters. Perfect location and perfectly adorable! Just blocks to the sand, OB People’s and nightlife.

**Ocean Beach • $1,925,000**

Perfectly positioned Fleetridge ranch style home with stunning protected City & bay views through walls of windows. This 4br/3ba beauty features a remodeled kitchen, wood floors, new carpet, new roof, new HVAC, family room, oversized living spaces, 2 fpl & attached 2-car garage. Although a 2 story, it lives like a single level. An entertainer’s dream w/huge view deck overlooking the Downtown skyline and a gardener’s paradise with 16 different fruit trees. Perfect for a family or downsizers. You’re welcome!

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Your Neighbor & Realtor, Rosamaria

Wishing you a happy and healthy holiday season

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