**BUSINESS**

Backyard Kitchen & Tap, a new modern rustic grub-and-brew hotspot that’s a natural fit for the laid-back vibe of PB, opens this Friday.

**PBPG SPECIAL MEETING MARCH 3**

There will be an additional Pacific Beach Planning Group special meeting regarding vacation rentals at the Pacific Beach Taylor Library from 6 to 9 p.m. Tuesday, March 3.

Public comments (1 to 2 minutes max per speaker) related to vacation rentals will be allowed.

**Residents air concerns about vacation rentals at Pacific Beach meeting**

By MANNY LOPEZ

For the first time since becoming the District 2 councilmember in 2014, Lorie Zapf made an appearance before the Pacific Beach Town Council. At the PBTC’s monthly general meeting – held at the Crown Point Jr. Music Academy auditorium on Feb. 18 – Zapf addressed a crowd of about 100.

“You can just imagine living next door and the constant rotation of people coming and going.”

LORIE ZAPF
CITY COUNCILWOMAN

Though its economy relies heavily on tourism, San Diego doesn’t have rules on the books that directly address vacation rentals.

City Councilman Chris Cate and Councilwoman Lorie Zapf want to change that. Cate plans to propose work, and I’m willing to be there for them.”

Among the many concerns raised during the meeting, the key issue appeared to be quality of life degradation in PB caused by short-term single-family home vacation rentals. Attendees complained.

City Council members Zapf, Cate working to amend vacation rental laws

By LISA HALVERSTADT
Voice of San Diego

Tourists have tens of thousands of options to consider when they visit San Diego – and many of the newest ones aren’t in traditional hotels or in parts of the city with lots of spare hotel rooms.

The city’s now home to more than 3,100 short-term rentals registered on Airbnb, and more than 1,100 are in the San Diego neighborhoods of Pacific Beach (395), Mission Beach (330), La Jolla (256), Ocean Beach (140), and Point Loma (61), according to San Francisco-co-based Beyond Pricing, which optimizes pricing for short-term rentals and Airbnb hosts.

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Two brand new custom luxury homes offer the optimal Southern California living space. These spacious 5 bedroom, 4 full bath 2,350 sq feet homes are located nearby beautiful beaches, great restaurants, shopping and nightlife and only a short drive to downtown San Diego. Both homes have designer style throughout including smart home technologies, gorgeous hand scraped hardwood floors, solar panels, frameless shower glass, tankless water heater, granite counters and custom cabinetry along with AC and SS appliances. The open inviting floor plan is perfect for entertaining with a gourmet kitchen and modern folding doors to enjoy the coastal breezes in the backyard. Wake up to the warm Pacific Beach sunshine with peek-a-boo ocean views and relax on the rooftop deck at sunset. The Thomas Beach Homes capture the dream ocean community lifestyle in a vibrant location.

Two-alarm fire damages Pacific Beach Alehouse

A two-alarm fire cleared out the Pacific Beach Alehouse restaurant and sent a plume of dark smoke over the boardwalk that could be seen for miles a little after 3 p.m. Monday, Feb. 16.

More than 100 staff and customers evacuated the restaurant, located at the corner of Grand Avenue and Mission Boulevard, just steps from the beach.

According to reports, San Diego Fire believes a grease fire started in the kitchen and then moved through the exhaust system. No injuries were reported.

According to preliminary estimates, the restaurant may have suffered more than $1 million in damages. The popular eatery is closed until further notice.

PHOTO BY THOMAS MELVILLE

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“God’s love dissolves the glue of our consent that attaches us to guilt, disease or age”

by Jill Grimes on Sunday, March 1st at 2:30pm

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NEW CONSTRUCTION • PACIFIC BEACH LUXURY AT ITS FINEST

Melville named editor at Beach & Bay Press and Peninsula Beacon

San Diego Community Newspaper Group recently announced Thomas Melville as the new editor at the Peninsula Beacon and Beach & Bay Press. He will also edit and update the papers’ websites and social media platforms.

“I’m really excited to be a part of the San Diego Community Newspaper Group,” Melville said.

“I look forward to working with [publisher] Julie Main and everyone at the group.”

Melville has more than 15 years of experience in the publishing industry. Until recently, he was editor of Energy Digital magazine in Carlsbad, Calif., a global publication focusing on the renewable energy sector.

Prior to moving to San Diego, Melville was the editor and part owner of the Bayside Gazette newspaper, based in Ocean City, Md. Throughout his career, he has been the editor of several weekly newspapers in New York, North Carolina, and Maryland.

He has won several press association awards from three different states for his writing, photography, and page design.
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CHOLLAS VIEW | $375,000
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NORTH PARK | $299,000
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CITY HEIGHTS | $439,000
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LA JOLLA | $1,995,000
3 br 3 ba 2000+esf SFR 3-story remodel with PANORAMIC 280 degree views from La Jolla Shores, Northern Coastline and Overlooking La Jolla Cove.
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LA JOLLA | $1,995,000
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CITY HEIGHTS | $289,000
2 br 1 ba Home / MLS#150004555

LINDA VISTA | $398,000
3 br 3 ba tri-level Townhome / MLS#140065081

CARLSBAD | $1,695,000
5 br 5.5 ba Home / MLS#140066009

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REDUCED!
Backyard Kitchen & Tap set to open in PB this Friday

Backyard Kitchen & Tap, “a place for PB to play,” will open Friday, Feb. 27. This chic yet cozy coastal American eatery will be a natural fit for the laid-back vibe of Pacific Beach.

The restaurant, at 832 Garnet Ave., is taking over the space previously occupied by Moondoggies, by renovating that space into a modern rustic grub-and-brew hotspot. Garage doors open to the street exposing interior spaces that are flanked with artfully crafted reclaimed wood interiors.

Outdoor areas will include three cabanas, live walls, fire pits and an indoor/outdoor bar, setting the stage for late-night DJs and live music on the patio.

James Nunn, executive chef, brings his expertise from working at Union Kitchen & Tap to create coastal fare that reflects the beauty surrounding Pacific Beach. There will be homemade specialties any time of day with three menus for brunch, lunch and dinner.

Proprietor and restaurateur Eric Leiststein is carrying out his vision of creating a beachside spot that seamlessly complements the PB lifestyle.

“I want our guests to get a feel for the unique sense of community Pacific Beach locals and visitors share and bring them together for a fun, relaxing and tasty experience,” said Leiststein, who is the CEO of OMG Hospitality Group, which includes the PB Alehouse.

Business percolating at Perky Beans in PB

By PATRICIA WALSH

Ever since they founded their signature coffee concept, Angie and Ron Diaz have been on a roll.

The husband-and-wife team debuted Perky Beans Coffee, a mobile cafe, in 2013. In September 2014 they opened Perky Beans Coffee on the corner of Cass and Missouri streets in Pacific Beach. Come March, the second Perky Beans shop will open in a corporate business setting in Sorrento Valley.

It all started when the couple owned a food truck in Las Vegas and customers would ask for a cup of coffee.

“It’s amazing what the power of the need of a cup of coffee can do,” Angie said.

Angie researched and brainstormed ideas to come up with a business name. “Everything is ‘java this’ and ‘java that,’ or ‘Cup of Joe’,” Angie said. The word “percolate” kept showing up on her Google searches. It brought back the memory of an old-fashioned coffee maker her grandmother had, a percolator, which Angie shortened to Perky and added the word beans. “We wanted to have fun with it and create a vibe that’s not stuffy,” Angie said. “We thought, yeah, that sounds right — Perky Beans!”, a moniker they extended to customers who are Perky People.

The couple bought an old Little Debbie delivery truck. A shell on four wheels, the truck was once a 2-mile tour, with stops at a minimum of five local eateries and includes interesting and lesser-known facts of the area. The Pacific Beach tour will take up to 15 guests on a 2-mile tour, with stops including 99 Cups of Coffee, Lil’ Orbits, Papa Luna’s, Cass St. Bar & Grill, Sandbox Pizza, and The Patio on Lamont. For more information, visit www.perkybeanscoffee.com.

Perky Beans Coffee

WHERE: 4750 Cass St., the mobile cafe is available for private and public events.


Business percolating at Perky Beans in PB

Upstate eatery set to replace former China Inn restaurant

By DAVE SCHWAB

Shuttered for nearly a year, China Inn in Pacific Beach will be redeveloped as another restaurant; though it’s new owners are disclosing few details.

“I purchased the assets of the China Inn,” said Mark Oliver, who was once part of the executive team at George’s La Jolla. “It is going to be a concept that is more upscale than most restaurants that service PB.”

Oliver added he’s “pretty sure 99 percent of people in the community will welcome us as a nice addition. I’m not going to be one of the bars all the kids go to and that PB is famous for.”

Oliver previously was involved with Mission Valley’s Randy Jones All American Sports Grill, which closed last June. He has been searching for a new coastal “opportunity” to invest in.

Oliver is the general partner in the new restaurant venture along with a group of local investors whom he said “all live within a very short distance” from the property.

Oliver pointed out his new restaurant concept will appeal to a broad spectrum of the market.

“We understand there’s a need for a nice place to dine for the tourists who stay in the hotel around us,” he said. “We certainly will look to cater toward the adult local population as well as the tourists in the hotels.”

Oliver said the 5,900-square-foot corner property at 877 Hornblend St. will be “totally remodeled.”

Two local architectural firms, Golba Architecture Inc. of Pacific Beach and David Robinson Design of Bird Rock, have been engaged, respectively, to handle exterior and interior design of the soon-to-be refurbished building.

“We are designing the architecture for the new restaurant,” said Tim Golba. “It will include a fairly significant remodel to the outside for the new theme and of course, the inside layout as well. David Robinson will be handling the interior design itself.”

Realtor Paul Ahern, of Location Matters, helped facilitate the China Inn transaction. He noted there has been a growing demand from the PB community for “alternative higher-quality dining options.”
By DAVE SCHNAB

Nonprofit Pacific Beach Woman’s Club wants everyone to know this year that it’s marking significant milestones in both its own history and the local community at historic Hornblend Hall.

“The project is going to have a rescue vehicle facility to store rescue equipment, towers, trucks and first-aid kits,” he said, adding the facility will also have separate men’s and women’s restrooms and a main observation tower on the third level, which he noted is “larger than 50 square feet.”

Sleiman said the new tower would be “an orientation landmark on the beach.”

Not everyone, however, was pleased with the lifeguard tower’s design. Ron and Lindsay Giavara, who live near the project at 2703 Ocean Front Walk, said their neighbors hadn’t been properly noticed.

Both women pointed out the club is a 501(c)(3) nonprofit volunteer group and that all donations supporting it and its causes are tax deductible.

PB Woman’s Club’s goal is to continue to make a difference in the beach community. And it does exactly that. With the help of donations from supporters and members, the club continues to support local charities through contributions of both time and money.

Such local events as BeachFest, the Kids Fishing Derby, Crystal Pier Tree Lighting are annual recipients of the club’s largesse.

The organization is also steadfast in standing behind local schools.

“We support Mission Bay High, Kate Sessions Elementary and Pacific Beach Middle schools,” said Brittingham, noting PB’s club is part of a Washington, D.C.-based federation of women’s clubs that pay state and district dues to belong.

But what the organization relies on to make itself self-supporting is its historic hall, originally located in a lemon grove, which is available for private rental.

“We have to rely on our rentals,” said Brittingham. “That’s why we want to get the word out that our hall is available for rentals and meetings.”

“We do a lot of fundraisers,” said Benzel of other ways the club supports itself. “We have a wine tasting coming in May that we do every year. Last year we did a casino night that was a big success and that’s what we’re planning on doing this year.”

Benzel, one of the current club’s members of longest standing, having joined in 2000, said club membership peaked over the years at about 200. It declined for several years before gradually building back up again in recent times.

“We have about 70 members now,” Benzel said, pointing out times are different now. “I was 55 when I first joined, and most of the members were older,” she said.

“We’ve done a really good job of attracting younger women. But they can’t always come to meetings because they have families and husbands and jobs,” she added.

The Pacific Beach Woman’s Club has a long and distinguished history. Established on March 22, 1895, the “Pacific Beach Reading Club” was born as a “society for mutual improvement” by six local women.

Dues then were 5 cents a month and there was a 25-cent initiation fee.

The club was incorporated in 1911, became a branch city library in 1913, changed to its current name in 1929, held first-aid classes during World War II and has been a solid fixture supporting the beach community ever since.

Insider secrets to get top dollar for your home

SAN DIEGO. Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life.

And once you have made that decision, you’ll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here is a way to help you to be prepared as possible.

To assist home sellers, a new industry report has just been released called “27 Valuable Tips That You Should Know To Get Your Home Sold Fast and for Top Dollar.” To tackle the important issues you need to know to make your home competitive in today’s tough, aggressive marketplace.

In this report you’ll discover how to avoid financial disaster when selling your home. Using a common-sense approach you will get straight facts about what can make or break the sale of your home.

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Ask The Trust & Estate Attorney

What are the consequences to not having a Living Trust and a Healthcare Directive?

The court will have to appoint a guardian of the person and the estate of your minor child. You do not get to choose who is the guardian. The court will appoint a personal guardian over your minor child, and if the child is under 14 years of age, a guardian of the estate. If the minor is in school, the court will appoint a personal guardian over the child, who will have the power to give medical treatment. If the minor is not in school, and over the age of 14 years of age, the court will appoint a guardian of the estate. You do not get to choose who is the personal guardian or the guardian of the estate.

In addition, your minor child will have to file a petition in the court to change name, if the name on the birth certificate is different from the name on your will. Your minor child will have to file a petition in the court to change name, if the name on the birth certificate is different from the name on your will.

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Panhandler arrested anew on weapon charge

Just three weeks after being released from jail on probation for slashing the tire of a motorist, a Pacific Beach panhandler was arrested for the same offense: carrying a dagger in public.

Probation has been revoked for Rex Wayne Manley, 48, who pleaded guilty Feb. 10 to the felony offense of carrying a concealed dagger in a Jan. 28 incident. He was released from jail Jan. 7 on terms of three years’ probation after serving 97 days of his 180-day sentence.

Sentencing was set for March 12 by San Diego Superior Court Judge Michael Groch.

Court records say Manley has agreed to accept a 120-day jail term for this offense. It’s possible he could receive 83 more days in jail for the probation revocation, as he didn’t serve the full 180-day sentence on the first charge.

Manley slapped the tire of motorist Nicole Sours Larson while she was at a stop sign on Grand Avenue on Sept. 16, 2014 during a rainstorm. A freelance writer, Larson wrote an account of the incident in Beach & Bay Press. Larson wrote she saw the man kneeling by her front left tire, jabbing at it, before he walked away. Another motorist signaled her to check her tire.

Manley, who said he’s been homeless for 27 years, said he carried a knife with him to use as a can opener and not as a weapon. He previously has been convicted of two misdemeanors involving possession of drug paraphernalia and contributing to the delinquency of a minor. He remains in jail without bail.

— Neal Putnam

Women’s Detention Facility on $300,000 bail

Deputy District Attorney Jessica Coto said the first defendant who evaluated Owens determined she was mentally competent, so the defense got a second doctor who said she was not mentally fit to stand trial.

San Diego Superior Court Judge Joseph Brannigan read the reports of both doctors and set the competency trial date.

Owens is accused of driving the wrong way on Fiesta Island on Aug. 12, 2014 while under the influence of drugs and with possession of methamphetamine. She’s also charged with driving under the influence of drugs on July 20.

Owens is accused of causing great bodily injury to Juan Carlos Vinolo, 43, who is paralyzed from the waist down due to a spinal cord injury. Vinolo also suffered rib fractures and lost a kidney in the accident.

Another rider suffered a broken arm, and Logan Bass, 26, of Pacific Beach, was hospitalized two days after getting a car mirror pushed into his ribcage. Witnesses said Owens appeared dazed or confused at the scene. Some methamphetamine was found on her body by police.

— Neal Putnam

Man accused of killing parents at their home ruled incompetent

A 22-year-old mentally ill man accused of gunning down his parents in their home in the Sunset Cliffs area of Point Loma is mentally incompetent to stand trial and will be sent to Patton State Hospital for treatment, a judge ruled today.

Peter David Haynes is charged in the deaths of 62-year-old David Ellis Haynes and 61-year-old Lissa Danielle Haynes last Nov. 28. He faces special circumstance allegations of lying in wait, murder during a burglary and multiple murders, which could result in the death penalty if he’s convicted.

At his client’s scheduled arraignment, defense attorney Richard Gates told a judge that he had doubt as to the defendant’s ability to understand the charges against him and to assist in his own defense.

After reviewing two reports from a doctor, Judge Joseph Brannigan ruled that Haynes was incompetent to stand trial. Haynes—who has been diagnosed with a form of schizophrenia—will remain at the state mental hospital for up to three years or until his competency is restored.

The defendant was arrested on Nov. 28, several hours after gunfire rang out in the home on Tantore Drive near Santa Barbara Street.

His father—who had worked as an emergency room physician in Yuma, Ariz., for 20 years—called 9-1-1 about 3:10 a.m. A dispatcher heard gunshots as the victim asked for help shortly before the line was disconnected, according to San Diego police Lt. Paul Rorrison.

Officers sent to the home found David and Lissa Haynes mortally wounded. Doctors at UC San Diego Medical Center were unable to save them, Rorrison said.

Their son was armed with a handgun when he was arrested walking away from the crime scene about 7:45 a.m., police said.

After the arraignment, Gates said signs that Haynes was headed for a psychotic breakdown may have missed his parents.

“Parents don’t look at this in a clinical way; parents look at their children through the eyes of parents,” Gates said. “And so signs that to a clinician would be signs of danger, signs that to you and me are signs of danger, are missed by parents because they don’t look at their children that way.”

CHP vehicle thief gets four years in prison

A handcuffed female prisoner who drove off in a California Highway Patrol vehicle in Mission Bay was sentenced Tuesday to four years and eight months in state prison.

Probation was denied for Casaundra Lane, of San Diego, who drove off in a California Highway Patrol vehicle in Mission Bay on Dec. 20, 2014.

Lane was released from jail Jan. 7 on $1,000 bail. She later was arrested for the same offense: carrying a knife with her to use as a weapon.

Lane, of San Diego, pleaded guilty Jan. 6 to theft of an emergency services vehicle and to felony evasion of police with reckless driving during the Nov. 6 incident. It ended after she collided with three parked cars at Friars Road and Qualcomm Way in Mission Valley.

— Neal Putnam
How do you get a cat to do what you want?

The answer, according to Pacific Beach’s Jeanne Zammarchi of Cat Care Extraordinaire, is to “let it do what it wants to do first.”

Zammarchi has 15 years’ experience doing cat-sitting mostly in Pacific Beach, La Jolla and elsewhere along the beachfront. She has pampered at least 100 different cats over the years, including just about every imaginable breed. Her services include vet visits, administering medication, whatever is required. “I charge very little for a lot,” she said.

“To me it’s just something natural,” said Zammarchi about her rapport with felines. “I think I’m a little bit of a cat lady: I’m a little over the top. But if you were going to do a job for me — I would like for you to love what you are doing.”

Two animal practitioners who know Zammarchi well are Lenise Delavar, of All About Animals in Bird Rock, and Julie Steele, a holistic veterinarian. Both agree Zammarchi has a special feel for felines.

“She’s got great cat skills,” remarked Delavar, who hosts pet adoption events on Saturdays that Zammarchi helps out with. “She goes above and beyond in taking care of them, making sure their needs are met.”

“She really has a connection with cats,” said Steele, who works with Zammarchi to treat her aging cat Sage with herbs and other holistic treatment methods. “She’s very conscientious about Sage’s care.”

Zammarchi, who also teaches a phonics program she started five years ago at Ocean Beach Elementary School, cut her teeth in cat care watching a neighbor’s feline while she was away.

That business model has since spread to many more cats and clients. Her slogan is, “Where T.L.C. is our motto … and the prices are fair.”

“I go the extra mile for my clients,” Zammarchi said. “I offer free consultation for prospective clients, at which time she ‘bonds’ with the owner and their cat.

Offering this general suggestion for anyone who wants to establish a better relationship with their feline, Zammarchi said, “Just take 10 minutes, in the morning or at night, and be there 100 percent with the cat.”

Discussing her key to cat management, Zammarchi said it’s best to observe, learn and be intuitive.

“Cats love rhythm. They love rituals, i.e. eating at the same time,” Zammarchi said, adding, “Each cat has its own traits.” She added they also have their own favorite places to “settle,” which change periodically.

First and foremost a cat lover, Zammarchi treats her aged 19-year-old cat, Sage, like “a little person.” She likes to dress her up in costume and take her to the farmers market or wherever she goes around town.

“Everybody knows her,” Zammarchi noted.

Zammarchi’s been around cats long enough to be a “troubleshooter,” offering insights into how to deal with problematic pussies and their issues. She cited, as one example, breaking her own cat of spooking whenever the toilet flushed, by patience and training aimed at showing her it was OK and that there wasn’t anything to be afraid of.

Zammarchi hasn’t met a cat breed she doesn’t like. She pointed out there are pros and cons for every breed, noting cat owners can pick and choose amongst them to find those matching their temperament and personality.

“The Egyptian Sphinx (hairless) is very nice and playful though my favorite is the Norwegian Forest cat that you can get to do almost anything,” she said. “There are rag doll cats that sit in your lap and are pretty mellow,” she said adding “I’m not a Siamese person.”

One cat breed an owner can really have their hands full with is the Bengal tabby.

“Never get a Bengal unless you’re ready for that type of responsibility,” Zammarchi said, noting, “They are quite wild. You almost have to have shelves up the wall or cat trees for them. They’re like little tigers.”

Zammarchi said her busiest times of the year for cat care are summers, when people are on vacation, and the year-end holidays. She welcomes new clients and can be reached at (858) 581-3494.
**EDUCATION**

**NOTEBOOK >>**

Mission Bay High

- MBHS’ annual talent show “Get Your Act Together” will take place 6:30 p.m. Friday, March 6. Get ready for an entertaining night showcasing the amazing talent of MBHS students with local celebrity judges giving prizes for the best acts.

Pacific Beach Middle

- PBMS tour, 8 a.m. Thursday, March 5. Have you seen PBMS lately? Learn about the academically successful International Baccalaureate Programme, meet teachers and administration, and take a tour of PBMS.

Kate Sessions

- Sessions On-Line Auction is open to the public at sandi.net/sessions starting 8 a.m. Monday, March 2. and bid on packages at restaurants, hotels, spas, fitness, sports, kids summer camps and more. The online auction ends 9 p.m. Tuesday, March 3. Every dollar benefits the kids and programming at Kate Sessions. Auction sponsors are Fish Shop, Duck Dive, Shore Club and La Jolla PB Homes.

PB Elementary

- Wednesday, March 4: FOPBE meeting 6 p.m., Room 9. Join in on the conversation and find ways to volunteer at PBE. Childcare will be provided.

- Sign up online to attend the PB Elementary West Auction pbe.schoolauction.net. The live auction is April 17 at the Soledad Club. Online auction March 16-23.

- Friday, Feb. 27, “Lunch With a Loved One” will feature a Western-style BBQ and DJ spinning fabulous tunes.

Barnard Asian Pacific Language Academy

- Barnard Community Chinese New Year celebration. Join friends and neighbors in celebrating Chinese New Year, 10 a.m. to 2 p.m. Saturday, Feb. 28.

FOPBSS

- The 11th annual Taste of North Pacific Beach is 5 to 8 p.m. on Wednesday, March 11. Join friends and neighbors to sample food provided by 17 North PB restaurants. Enjoy student artwork presented at the Gallery at Land’s End, Java Earth Cafe, and Turquoise Coffee.

Mission Bay Cluster

- Mission Bay Cluster Committee meeting, 6 p.m. Thursday, March 5, PB Elementary School. The Mission Bay Cluster Committee is an organization serving all six Pacific Beach public schools and provides a democratic, representative process for providing recommendations to the San Diego Unified School District and Board of Education.

ATHLETIC >>

**CONT. FROM PG. 1**

“Today is the event open to the community, and they are encouraged to park in the large parking lot along Grand Avenue and Lee Street,” Remillard said. “Following the ceremony, we will have a home track meet and varsity baseball game.”

The principal added the community is encouraged to remain after the new athletic facilities have been dedicated, as the high school will then be hosting its annual Spring Open House. Teachers and students will be displaying work from throughout the year in the school’s gymnasium from 3 to 6 p.m.

“We will have food trucks at the event,” Remillard said.

The field opening ceremony will be sponsored by the Mission Bay Alumni Association. MBAA spokesperson Pam Deitz said, “We just launched a new engraved brick fundraiser in celebration of the new stadium — and you don’t have to be an alumni to purchase a brick. PB residents and businesses are also welcome to be a part of history.”


The athletic complex project includes a complete renovation of the football field and running track. Other features include: the existing football field and track have been replaced with new synthetic turf field and all-weather track; new handicap-accessible bleachers; a new press box with an elevator to comply with ADA accessibility; new athletic facilities (handicap-accessible ticket booth, restrooms and concession stand for home and visitors); storage area for athletic equipment; new football stadium lighting and sound system; new scoreboard and goal posts; new home and visitor entrance gates; the existing softball field relocated and reconstructed with new synthetic turf; and new ADA-accessible dugouts, bleachers, concession stand and announcer’s booth.

Due to the renovations, MBHS will join the ranks of “Friday Night Lights” to host football games at night for the first time.
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BEACH & BAY PRESS - THURSDAY, FEBRUARY 26, 2015 - PAGE 9
The Benedetti Trio to pay tribute to George Harrison at Dizzy’s

By BART MENDOZA

In memory of former Beatle and songwriter George Harrison’s birthday, on Feb. 27, Dizzy’s will host a performance by The Benedetti Trio, featuring guitarist Fred Benedetti, alongside his vocalist daughters, Regianna and Julia, plus multi-instrumentalist/bassist Jeff Pekarek. Benedetti is a spectacular guitarist – turned loose on the Beatles catalog, it’s wonderful to hear his deft arrangements of classic songs such as “Something” and “Here Comes the Sun.”

The show includes material from Harrison’s entire career, a catalog of songs that were pretty much all hits, but what adds a bit of magic to the show is the close interaction that only bandmates, who also happen to be family members, can have.

Fred Benedetti: Friday, Feb. 27, at Dizzy’s, 4275 Mission Bay Drive, starting at 8 p.m. $15. All ages. www.dizzyjazz.com.

The Pacific Beach Library’s winter concert series comes to a close on March 11 with a performance of classical music from the Kensington Trio. Featuring violinist Natainka Kytasty, cellist Yuri Kytasty and pianist Ronald Monabbelo, the group was formed in 2001, with a repertoire that includes Haydn, Schubert and Debussy, as captured on their 2004 live album.

The naturally quiet setting of a library is a wonderful location for contemplative sounds such as this.

Kensington Trio: Wednesday, March 11 at Pacific Beach Library, 4275 Cass St. 7 p.m. All ages. No cover. www.pblibraryfriends.org.

Music has returned to the Kona Kai on a regular basis. Shows take place in Vessel’s Lounge with acts ranging from jazz to rock, with artists usually in acoustic mode. Upcoming performers include bluesman Tomcat Courtney (Feb. 27), guitarist Hank Easton (Feb. 28) and singer Jesse Davis (March 14).

Additionally, their signature Sunday afternoon Singer-Songwriter Showcase, hosted by Shawn Balch, will continue. Located right next to the Kona Kai’s private beach, Vessel’s is a terrific respite from the hectic world. The addition of a live music soundtrack only makes it better. Music at the Kona Kai: In Vessel’s Lounge, at the Kona Kai Resort, 1551 Shelter Island Drive, Shelter Island. www.resortkonakai.com.

A homecoming show for indie pop-rock quartet Social Club will take place 9:30 p.m. Feb. 28 at the 710 Beach Club. The band will be freshly returned from an appearance at the Envision festival in Costa Rica.
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about noise, traffic and the drain on public services.

Zapf said that one-third of all small lodging establishments offering overnight accommodations in San Diego, are located within District 2, which includes PB. She added that the uncollected amounts of transient occupancy tax (TOT) and tourism marketing district assessments (TMDs) are astronomical. These taxes are applicable to all properties rented out on a short-term basis, such as a hotel.

“We are losing out on so much money, because a lot of people are not paying their fair share,” Zapf said. “The hotels have to pay their fair share, but a lot of places are not.”

Zapf outlined a two-pronged approach to deal with the problem. Step one is to collect TOTs and TMDs to get more revenue into city coffers. Improving quality of life issues was second.

Crime rates

Representatives from the police and fire departments, and the offices of City Attorney Jan Goldsmith, San Diego Assemblymember Tony Atkins, Congressman Scott Peters, and Discover PB were on hand to make presentations.

Captain Jerry Hara of the SDPD Northern Division reported that seven new officers are out on patrol and 48 new officers will be starting at the police academy on Feb. 23. Hara said that because Northern Division is one of the lowest-staffed divisions with 88 patrol officers, he is hoping to get the lion’s share of new officers when the next allocation occurs in April.

Several members of the PBTC raised concerns about rising crime rates in the area. Hara responded by saying that when you look at the most recent facts, crime rates in the area actually haven’t changed much at all. He said that the number of rapes hasn’t changed, robbery is down 22 percent, aggravated assault is nearly the same, and overall violent crime is down 4 percent.

“We’re going to continue to use proactive policing, bike patrols, beach teams and several other ways to address violent crime,” Hara said. “That is our number one priority.”
Commitment to success fuels real estate broker Rojas

Alex Rojas, of Shore Point Real Estate, a thriving residential and commercial real estate brokerage and property management company in Pacific Beach, was recently named “Most Influential” real estate broker by Daily Transcript.

Rojas is a second-generation real estate broker and has been in the real estate business since he could cut lawns and collect rent for his father’s property management company.

His career started on the financial side while originating loans in 2002. In early 2008, Rojas purchased the single short sale REO property of this current real estate market in coastal San Diego.

At the same time that Rojas took on the enormous responsibilities that come with entrepreneurship, he and his fiancée adopted two children, a brother and sister, ages 14 and 11, who needed a good home. His generous spirit is evident in his personal life and outside the home, where he regularly volunteers as a soccer coach, team organizer and school charity sponsor.

Rojas’ proposal would also allow the city to reach an agreement with Airbnb or other vacation rental platforms to have those companies collect and pay taxes, as opted. He said the city’s current rules don’t allow.

Rojas’ measure also aims to give the city more room to police who allow more than a dozen guests to stay in a single apartment or home, a practice that angers homeowners in some beach communities.

Zapf, who chairs the City’s council land use subcommittee, announced earlier this month she would hold an April hearing to discuss updating the city’s outdated vacation rental laws.

Zapf said many of her constituents in Pacific Beach and Mission Beach – the two city neighborhoods with the highest concentrations of Airbnb rentals – have complained about unruly visitors and homeowners have called neighbors’ and list their city tax certificate number on websites where they advertise their property.

Zapf trying to allay concerns of aggrieved neighbors who complain about short-term renters and Cate working to clarify the rules for those renting out their homes.

Zapf said her office has been researching vacation rental enforcement elsewhere, particularly in beach communities, and is waiting on more neighborhood input before proposing new guidelines. Pacific Beach residents are set to discuss the issue in Francisco, which serves.

A spokesman for Zapf’s office said Friday the council’s land use subcommittee will likely discuss Cate’s proposal at its April meeting.

Cate’s announcement follows months of confusion among local Airbnb hosts. The city has been mailing letters to dozens of hosts, informing them they’ll need to charge hotel bed taxes, and in some cases, owe back taxes on past stays. It also threatened a Burelliana woman with up to $2,000 in penalties if she continued to rent out two rooms through Airbnb.

The city’s actions have left hosts more confused, especially since Airbnb doesn’t allow them to collect taxes directly. Airbnb, which has more than 3,100 San Diego rentals, collects payments from guests and doesn’t currently give hosts a straightforward way to collect the city’s required 11 percent tax.

That’s not the case in cities such as San Francisco, which last week collected tens of millions of dollars in back taxes from Airbnb rather than hosts. The website has also started paying hotel bed taxes in San Francisco and a couple of others.

San Diego’s mishmash of regulations spurred Cate to create the new rules.

"Some of the ordinances were adopted 40, 50 years ago, and they just left us to the imagination in terms of how folks who want to rent out their properties on a short-term basis would have to comply with the law," Cate said.

It should be easy for vacation rental hosts who want to follow the law to figure out what they need to do, he said.

Cate said his proposal doesn’t include stepped-up enforcement for vacation rental owners who aren’t following the new rules. Cate said he hopes Zapf and residents will lead the conversation about penalties.

An Airbnb spokesman welcomed potential reforms.

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**#1 in Sold Transactions in the U.S. Since 1997**

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*Data obtained from SANDICOR MLS
**Re/Max International*

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**#1 Office in Total Real Estate Sales in 92109 Since 2005**

**#1 Office in Listings Sold in 92109 Since 2005**

**#1 In San Diego County in Sold Transactions per Licensed Agent**

**#1 In Sold Transactions in the U.S. Since 1997**