The first public meeting of the Balboa Avenue Station Area Specific Plan will take place at the Pacific Beach Library Community Room on Monday, Dec. 7 at 6 p.m.

The planning area surrounds the Mid-Coast Trolley Station proposed on Balboa Avenue and includes Mission Bay Drive, the neighborhood between Rose Creek and Mission Bay Drive and the area east of Mission Bay Drive to I-5 in Pacific Beach as well as area east of I-5 in Clairemont. This encompasses all land between Rose Creek in Pacific Beach and Morena Boulevard in Clairemont.

“The City of San Diego Planning Department is working with RRM Design Group and Circulate San Diego to engage the Pacific Beach and Clairemont communities to prepare the Balboa Avenue Station Area Specific Plan,” said

Pacific Beach planners prepare for Balboa Ave. trolley station

By DAVE SCHWAB

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Short-term rentals debate to culminate at public hearing

City proposing new ordinance for rentals

By DAVE SCHWAB

Like two boxers squaring off before a long-anticipated fight, those for and against a proposed city ordinance to restrict proliferating short-term vacation rentals were ready to brawl before the Dec. 3 public hearing on the hot-button issue before the city Planning Commission.

A recently proposed city ordinance to regulate rentals creates a new use category and amends an existing one. It establishes a separately regulated — and new — use category for whole home rentals: “Short-Term Vacation Rentals.”

The new proposed ordinance includes Home Sharing (owner-occupied rentals) in the same use category as the current Boarding and Lodging category. It proposes limits on visitor frequency, occupancy and eligible housing.

See RENTALS, Page 4

Mission Bay Bucs to play for Div. III championship

By THOMAS MEVILLE

For the second time in three years, Mission Bay will play for a CIF football championship.

The Buccaneers, who lost to St. Augustine in 2013, will take on Bonita Vista (10-2) at noon Saturday, Dec. 5 at Southwestern College in the Div. III title game.

“These 28 kids played hard all year,” said Mission Bay coach Willie Matson. “They’ve done it all year, and here we are in the CIF final.”

On Nov. 27, Mission Bay (10-2) beat Valley Center, 31-28, in a thrilling semifinal game. The Bucs trailed the Jaguars, 21-6, late in the first half, but came back to tie the score twice in the fourth quarter and then took their first lead of the night on a 32-yard field goal from Efrain

‘These 28 kids played hard all year. They’ve done it all year, and here we are in the CIF final.’

WILLIE MATSON
MISSION BAY HEAD COACH

See BUCS, Page 11

New seawall construction begins in Mission Beach

Construction is under way to replace a 900-foot section of seawall in Mission Beach. The $2.4 million project has fenced off the beach from the boardwalk in front of Belmont Park and heading north. There are public access points to the beach available along the fence.

PHOTO BY THOMAS MEVILLE
Illegal pot shop in PB must pay $1.8 million

A defiant Pacific Beach marijuana dispensary and its president have been ordered to pay the City of San Diego $1.8 million in civil penalties for operating a pot shop on Garnet Avenue in violation of city zoning laws.

The judgment against SoCal Holistic Health Inc. and its president, Ryan Murphy, was entered Nov. 20 by Superior Court Judge Timothy Taylor, who also issued a permanent injunction that bars both SoCal and Murphy from operating another dispensary anywhere in San Diego.

The judgment represents a penalty of $2,500 for each of the 734 days that the dispensary at 1150 Garnet Ave. acknowledged being in operation. The defendants were also ordered to reimburse the Code Enforcement Division of the city $1,065 in investigative costs and to pay litigation costs to be determined.

“The judges are sending a message, and so are we: Marijuana dispensaries can either follow the law or they will pay a high price for their actions,” City Attorney Jan Goldsmith said. “Every business has to comply with zoning laws. You can’t open a dog kennel or a dry cleaner anywhere you like, and neither can you open a marijuana dispensary in neighborhoods where City zoning laws forbid them. My office will continue to close these illegal dispensaries and see that their operators face stiff consequences.”

Police Chief Shelley Zimmerman, whose department works closely with the City Attorney’s Office on these enforcement actions, said the size of the judgment reflects the high importance the City assigns to this problem.

“This illustrates why San Diego’s method for closing illegal marijuana dispensaries has proven so successful,” Zimmerman said. “It’s a collaborative approach to keeping our neighborhoods safe.”

Chris Boudreau, a board member for the Alliance for Responsible Medicinal Access (ARMA), San Diego’s cannabis business trade association, said the success of the city in closing down illegal operations is helping to create a “fair and safe environment” for medical marijuana retailers.

“The City of San Diego is making a clear statement that store owners not operating within the current local zoning ordinance will face severe consequences,” Boudreau said.

“There are many applicants working hard to become respectful and compliant operators under San Diego’s ordinance, and ARMA stands with the city to support a future of compliant marijuana operations that better serve the needs of San Diego residents by offering a reasonable level of access to businesses that offer a positive community experience. “Due to past differences between political interests and the voter-established laws, the cannabis industry once operated like the Wild West, but more recently established regulations allow a path for compliance. Rogue operators put a blemish on both the municipal leaders who have developed the current ordinance, and on marijuana businesses working through the process to be responsible members of the community,” Boudreau said.

ARMA and local officials work together to support a path to compliance for businesses looking to serve the needs of San Diego residents. (For more information about the Alliance for Responsible Medicinal Access, contact Boudreau at chris@greenribbonconsulting.com.)

Since September 2011, 290 illegal dispensaries have been closed through enforcement action by the City Attorney’s Office. Most operations close once ordered to do so by a judge, but a handful have continued to operate in defiance of the court’s order. SoCal Holistic Health was among these offenders.

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RENTALS
CONT. FROM PG. 1
types in both Home Sharing and Short-Term Vacation Rentals (STVRs).

The intent of the proposed ordinance is to minimize the impact of STVRs and Home Sharing on quality of life, especially relating to noise, occupancy, parking and trash. It allows for the STVR and Home Sharing uses while maintaining the purpose of a Single-Family Residential Zone, which, according to the San Diego Municipal Code, is “to promote neighborhood quality, character and livability.”

Both sides were continuing to issue statements supporting their positions in the days and weeks building up to the Dec. 3 Planning Commission hearing.

Following are a few excerpts from comments made recently by beach residents on STVRs in Next Door social media:

- “Some people need to understand there are limits on what an owner can do with his property. No one wants a garage to open up in the house next to where they live, or a strip club, or a motel. There are regulations to prevent abuses of this kind. San Diego already has regulations to prevent this. They need to enforce them.” — Joe Tanzarello, PB Plaza
- “I’m all for letting homeowners have the freedom to use their property as they please. They paid dearly for that privilege here in San Diego. Why should any municipality, or anyone else, for that matter, reach into a sacred core right of self determination? In these turbulent economic times, if using your property for extra income might keep you from losing your home, I would be all for it.” — Rebecca Benson, La Jolla Colony
- “I will be there to voice my support of individual property rights and liberty. I will be there to voice my support for STVRs.” — James Hemmick, PB South East Central
- “As a long-term renter, good neighbor and single household who cannot afford to buy on a single income, I believe Airbnb’s have eliminated affordable housing options by decreasing the supply of long-term rental options, which means if ever we want to live in anything larger than my current studio (I do), I will need to move out of San Diego altogether or live with a roommate (after living alone for 15 years! I think not!). It’s a problem, and I hope they put a limit on the number of Airbnb’s in each zip code.” — Miss Smith, PB South East Central
- “A significant distinction can be drawn between an individual who in the past, or the present, buys a home or a condo and then uses it as a rental property on a long-term basis, versus those who would purchase such use and use as a hotel or for transient occupancy. I do not see this as being a slippery slope issue. Herein, the right to rent a home on a revolving door basis in the same manner as a hotel, without any supervision on site, is a novel, new use, which prior to Airbnb never existed.” — Jeffrey Rosan, PB North

Save San Diego Neighborhoods (SSDN), a grass-roots group that has emerged to support stricter regulations of STVRs, made the following statement prior to the Dec. 3 Planning Commission hearing:

“Believe in the sanctity of residential neighborhoods. And we believe that when it comes to property rights, the most fundamental right is the ability of residents to enjoy a peaceful, suitable environment in which to raise their children and live their lives. That is why cities have zoning. ... Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, as they please. They paid dearly for the privilege here in San Diego. Why should any municipality, or anyone else, for that matter, reach into a sacred core right of self determination? In these turbulent economic times, if using your property for extra income might keep you from losing your home, I would be all for it.” — Joe Tanzarello, PB Plaza

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TROLLEY CONT. FROM PG. 1

PG. 1

Senior city planner Michael Prinz. “The specific plan will guide the design of future development and identify streetscape and multi-modal improvements to enhance bicycle, pedestrian, and transit access to the planned trolley station.”

Prinz noted that the Pacific Beach Planning Group has formed a sub-committee to work with the Planning Department in preparing the specific plan.

“My initial conversations with Michael Prinz in the Planning Department have been promising,” said Henish Pulickal, group sub-committee chair. “Our communication has been good, and it seems he is sincere in the intent to listen to public opinions and concerns.”

The Dec. 7 meeting is the first in a series of public get-togethers launched by the City of San Diego Planning Department for community engagement to develop a land use and mobility plan for the entire area from Rose Creek to the future Balboa Trolley Station.

Balboa Avenue is one of nine trolley stops proposed for the Mid-Coast Trolley project that will extend trolley service 1.1 miles from Sante Fe Depot downtown to University City, ending at UTC, serving major activity centers including Old Town and two trolley stops at UCSD. Construction, costing approximately $2 billion, is expected to begin in 2016 and be completed in 2019. The trolley extension has been designed to provide a viable alternative to highway congestion.

The city has received a $787,000 state grant to begin developing a specific plan area for the region surrounding the proposed Balboa Avenue Transit Station that would slice through Pacific Beach and Clairemont. The grant for the new station, which would be located just east of I-5 and south of Balboa Avenue, seeks to increase bicycle, pedestrian and transit access to the station.

Residents of Pacific Beach and Clairemont are being engaged to produce the plan and an implementation program that would address transportation demand, economic market analysis, urban design concepts and multi-modal improvement projects.

Longtime PB community planner Chris Olson is all in on planning for the new Balboa trolley stop.

“We have multiple planning projects coming to our community in the next couple years, and the Balboa Study Area is one of the huge opportunities to make improvements for land use and mobility right at the entrance to PB,” he said. “I think this is the time to dream big and plan this area as if we have a blank slate and we are looking into the future.”

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PB Planning Group approves lifeguard tower design

By DAVE SCHWAB

Overriding some neighbors’ objections, Pacific Beach Planning Group voted 12-3-1 on Dec. 1 in favor of current proposed design plans for a new, 3,500-square-foot lifeguard tower in North Pacific Beach to be built into the coastal canyon at the foot of Law Street.

“Too big,” was the answer given by those not favoring the measure, with community planner Michael Beltran noting he was “torn” over his vote, believing a new tower is needed but that it needs to be downscaled.

Colleague Chris Olson expressed concerns about the ramp leading down to the beach and restroom facilities not being disabled-accessible.

“More than a year ago, we (PBPG) were asked to review site locations and design for North PB lifeguard tower to be centrally located somewhere between Crystal Pier and PB Point,” said PBPG subcommittee chair Scott Chipman adding, “Fifteen years ago the City Council determined another lifeguard tower was important to the area for public safety.”

Acknowledging there’s been “opposition in general” with some neighbors from the start of the project, Chipman noted the planning group’s task has “not been to decide whether there should or shouldn’t be a lifeguard tower” but to determine “what the best site was for it and make recommendations on designs.”

Engineering consultants for the city gave a slideshow presentation showing floor plans for the new tower as well as computer simulations representing its appearance.

After the consultant’s presentation, PBPG members debated the merits of the city’s proposed tower proposal.

“It’s better than anybody envisioned,” said longtime planner Eve Anderson.

Board member and commercial Realtor Tony Franco expressed concern about the project’s estimated $6 million price tag. “Who’s going to foot the bill for this?” he asked.

Planner Baylor Triplett acknowledged some residents are questioning “the need for a new lifeguard tower in the first place.”

Olson said his primary concern with the project from the start has been “how much of the beach is going to be taken up for things like this.”

Residents opposing the project were allowed one minute to speak. Several said they felt the project was being railroaded through without proper public setting.

Neighbor Richard Slater said the city was “ignoring the elephant in the room” by overlooking the fact the project “will cost lots of money.”

Another neighbor presented a petition to the group with 2,000 claimed signatures opposing the tower as presently constructed.

Outspoken tower critic Micaela Porte, conceding the need for a lifeguard tower, nonetheless noted “smaller is smarter.”

“We’ve asked that it be scaled back, it’s too big, too tall,” said Porte, who added she felt neighbors deserved a chance for further tower modification.

“We have come to every meeting protesting this plan,” Porte said.

“This is going to cause erosion problems. There are a lot of wrong things in these plans.”

PBPG chair Brian Curry asked consultants how much of the tower would be hidden from sight and was told “roughly 46 percent of the building is buried.”

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If you're craving authentic Mexican food at a reasonable price, look no further than El Rey Moro Taco Shop in Pacific Beach.

Previously Tacos Mi Ranchos, El Rey Moro is a family-owned and operated business in a strip mall at 5010 Cass St. It is part of a local small chain of Mexican eateries. Proprietors Alexandra Santana and Amadeo Garcia serve up delicious Mexican cuisine for breakfast, lunch and dinner from 7:30 a.m. to 10 p.m. daily.

“It’s fun, there’s a lot of people that go by, a lot of passersby,” said Santana about their corner location. “We get a lot of people going to the beach. There’s a good surfing spot close by.”

El Rey Moro’s menu is extensive, featuring about a dozen different types of burritos and half a dozen or more tostadas.

“We have all the basics,” said Santana, noting that meneudo, a Mexican soup, is “served all day, every day” along with other fresh authentic Mexican food and even vegetarian dishes.

The eatery makes nearly all its dishes from scratch using fresh ingredients. Another specialty of the house is Taco Tuesdays, where customers can get a street taco with meat of their choice for $1.49 all day. Santana said the busiest days are Thursdays through Saturdays, adding the busiest time to come is during lunch.

“If you want to come and have a peaceful time, do not come from 11 a.m. to 1:30 p.m.”, she said. “Come any other time.”

Loosely translated in Spanish, El Rey Moro means “king of the horses.” El Rey Moro is also available for catering.

For more information, call (858) 270-6343 or visit www.elreymorotacoshop.net.

**CLIMATE **

CONT. FROM PG. 5

It is expected to go before the full City Council this December for adoption.

“This plan strikes the right balance between protecting our environment and growing our economy,” said Mayor Kevin Faulconer when he released a draft of the plan for public review in September of 2014. “San Diego’s environmental and business communities are once again taking the exceptional step of joining together in support of this plan because we all agree that clean technology, renewable energy and economic growth are vital to our city’s future. We’re going to hand down to our children a San Diego that is cleaner than it was when we received it.”

“This plan positions San Diego as the national leader in climate action by powering our lives with 100 percent locally made clean energy that ensures our air is clean and our water is healthy,” said Nicole Capretz, executive director of the Climate Action Campaign, a climate watchdog group.

“We have embraced a yes-we-can attitude to protect the people and places we love from the dangers of a changing climate.”

“This plan demonstrates that San Diego is a progressive leader in addressing climate change,” said Gloria. “We value our people and our environment enough to commit to aggressive, measurable outcomes.”

“As a councilmember representing our coastal communities, I have long advocated for the City of San Diego to adopt a Climate Action Plan to help protect our environment for decades to come,” said District 1 Councilmember Sherri Lightner.

The Climate Action Plan can be viewed at sandiego.gov.

**Sommelier chosen for Liberty Public Market’s Mess Hall restaurant**

Blue Bridge Hospitality has tapped certified sommelier Tami Wong, Wine & Spirits magazine best new sommelier, to lead the new wine program at Liberty Public Market’s in-house restaurant, Mess Hall.

Announced last month, Mess Hall’s market-to-menu concept will source all ingredients from the market’s 30-plus artisans and vendors, advocating sustainability and a local ethos from the hands of executive chef Tim Kolanko (Stake Chophouse & Bar).

Formerly of acclaimed eatery Juniper and Ivy, Wong served on the opening team as manager/sommelier, where she garnered this year’s coveted Award of Excellence for the restaurant from Wine Spectator magazine, with her wine list emphasizing global varietals.

As part of the Court of Master Sommeliers since 2007, Wong has shared her knowledge of wine at some of San Diego’s most notable establishments, including the iconic La Valencia Hotel and The 3rd Corner Wine Shop and Bistro.

Wine enthusiasts will find a smaller, more nimble list at the Mess Hall restaurant.
New country rock-themed venue coming to PB

Good Time Design's new project in Pacific Beach, Moonshine Beach and Cerveza Jack’s, at 1165 Garnet Ave., is being remodeled with plans to open in 2016.

The space was formerly Typhoon Saloon/Fred’s Mexican Café.

Good Time Design is a restaurant, nightlife and entertainment group that owns numerous venues in San Diego including The Loma Club in Point Loma, The Tiptsy Crow and Lucky’s Lunch Counter, the Blind Burro, Moonshine Flats and the Cut Eye Club in the Gaslamp Quarter downtown. Ty Hauer is the owner at Good Time Design.

Construction began on the Moonshine Beach/Cerveza Jack’s on Nov. 2. Moonshine Beach is the sister concept to East Village’s Moonshine Flats and The Deck, which is two concepts in one.

Moonshine Beach will be a two-in-one with Cerveza Jack’s as the restaurant portion. Moonshine Beach is scheduled to open in mid-February.

The $4 million renovation will result in a 20,000-square-foot space that will accommodate 1,500 people and will feature an entertainment venue (with a larger stage than Moonshine Flats) and a restaurant.

Moonshine Beach will be the only major entertainment venue in Pacific Beach and will feature live music four nights a week during winter months and four-plus nights per week during summer months.

Weekend entertainment will include today’s best young and high-energy country acts (both regional and national touring), special concert events and additional national and regional touring acts. Weeknights, Moonshine Beach will present reggae and indie rock acts.

Moonshine Beach will have a southern Gulf Coast hospitality feel to it, whereas Moonshine Flats has a southern-influenced Texas roadhouse feel.

Cerveza Jack’s will open in April and feature a menu of woodfired Mexican fare, but until then a pop-up version of Cerveza Jack’s is planned to start serving food beginning this month.

The 20,000-square-foot space will accommodate 1,500 people and will feature an entertainment venue and restaurant.

Public meeting on De Anza Revitalization

By DAVE SCHWAB

The public is encouraged to participate in the first public meeting of the De Anza Revitalization Plan, which will take place Wednesday, Dec. 9 at 6 p.m. in the Mission Bay Senior High School Cafeteria, at 2475 Grand Ave.

The planning area includes the De Anza mobile home park property along with De Anza Cove, the golf course, tennis club, sports fields and boat club.

Longtime Pacific Beach Planning Group (PBPG) member Scott Chipman told Pacific Beach Town Council (PBTC) in July during a presentation to that group that the entire community ought to begin planning immediately for the Mission Bay Gateway Project now that the De Anza Cove lawsuit has finally been settled and mobile home owners there will be moving out.

Chipman has been lobbying for years to get public attention redirected back to the long-term redevelopment project.

The Mission Bay Gateway Project seeks to connect and enhance existing facilities while also expanding and protecting the Mission Bay marshlands and bird sanctuaries. Bike paths and parks could be extended, and new amenities like pools, sports fields and a restaurant could be added for the community and visitors to enjoy.

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PB Holiday Parade: December 12th at 1pm - This year’s theme, 'A Beachin’ Holiday'

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Happy Holidays!

2015 Holiday Events in Ocean Beach

December 2, 9, 16, 23
4-7pm ~ Farmers Market 4-7pm
December 3
9-noon ~ Santa arrives & local kids decorate tree
5:30-9pm ~ Holiday Auction at Sunshine Co.
(To donate, email info@obtowncouncil.org)

December 3-14
OB Storefront Decorating contest
(facebook.com/ObMainStreet)

December 5
5:05pm ~ 36th Annual Holiday Parade down Newport • Lighting of tree will begin the parade

December 5, 12, 19
9am-6pm ~ Craft Fair at Newport & Abbott
(Santa from 11am-1pm) (Dec. 5, 9am-2pm)

December 14
Holiday Homes Decorating Contest
(For Information, call 619-316-3403)

December 15-18
5-9pm ~ Food & Toy Drive at Masonic Hall, 1711 Sunset Cliffs Blvd. Volunteer & bring a donation

December 19
9am ~ Food & Toy Drive distribution to seniors and families
Sentries with two minutes left in the game.

Defensive back Myles Dumas sealed the win when he intercepted a Jaguars pass with under a minute to go, and the Mission Bay offense ran out the clock. “These guys are really resilient,” Matson said. “This is what happens when you keep playing hard; good things happen.”

The comeback started with Jhavari Ransom late in the second quarter. The senior wide receiver returned Valley Center’s kickoff — after the Jags’ third touchdown — 40 yards to about midfield. On next play, running back Derrick Clark took the handoff from QB Jaiden Correa, darted right and then threw a spiral 30 yards downfield to a wide open Ransom, who took it the rest of the way. That score closed the deficit to 23-13 and got Mission Bay back in the game.

Late in the third quarter, with the Jags deep in Bucs territory, Mission Bay defenders Isaiah Mitchell and Jack Lashchuck recorded consecutive sacks, which turned the ball over on downs.

The Bucs moved the ball 15 yards to their 47, and then Correa hit Ransom on a slant pass that turned into a 53-yard sprint to the end zone. The Bucs converted the two-point attempt to tie the score at 21.

After the teams traded INTs, Valley Center’s next possession at its 37-yard line but used long pass plays and went up 28-21 with 9:40 to play. The senior wide receiver Jhavari Ransom late in the second quarter. The senior wide receiver returned Valley Center’s kickoff — after the Jags’ third touchdown — 40 yards to about midfield. On next play, running back Derrick Clark took the handoff from QB Jaiden Correa, darted right and then threw a spiral 30 yards downfield to a wide open Ransom, who took it the rest of the way. That score closed the deficit to 23-13 and got Mission Bay back in the game.

On Valley Center’s subsequent possession, the Mission Bay defense made its biggest play. Facing 4th-and-1 on their 19 with four minutes left, the Jaguars went for it. The middle of the Bucs defensive line stuffed the run and Mission Bay took over on downs at the Jags’ 37.

Three plays later the Bucs were inside the 10, but two consecutive penalties drove Mission Bay back to the 15. After Clark failed to gain any ground on third down, Sentries made the field goal and sent the Bucs into the championship game.

“It’s a great feeling. I never get tired of this feeling,” Matson said. “I feel 20 years younger.”

Mission Bay High

- The After-School Center for Excellence, ACES, at Mission Bay celebrated “ACES 17,000,” marking more than 17,000 students working with ACES since the program started two years ago. Developed by Dr. Ron Lancia, the program offers students academic support five days a week with access to supplies, computers and teachers across all subject areas. Partnerships with UCSD and USD help to provide tutors and a 21st-Century Assets Grant and the community help to provide funding.

- MBHS Annual Toy Drive is collecting toys through Dec. 11. Bring a new toy to the collection box located at the front office to help less fortunate families living San Diego.

Pacific Beach Middle

- PBMS IB music director John O’Donnell and his music students present several winter concerts: Winter Strings Concert, Tuesday, Dec. 15, 6:30 p.m.; PBMS Auditorium; and Winter Band Concert, Thursday, Dec. 17, 6:30 p.m., PBMS Auditorium.

- PBMS Annual Toy Drive is collecting toys through Dec. 11. Bring a new toy to the collection box located at the front office to help less fortunate families living San Diego.

Mission Bay Cluster

- Next Mission Bay Cluster meeting is 6 p.m. Thursday, Dec. 3 at Barnard Asian Pacific Language Academy. Learn about the excellent academic and enrichment programs that are available in your local public schools.

Registration is open for the third
No one knows the local community like a local.

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Toys for Tots benefit at 710 Beach Club on Saturday

By BART MENDOZA

On Saturday, Dec. 5, Stone Temple Pilots tribute band Core will be hosting their third annual Toys for Tots benefit at the 710 Beach Club. The bill also includes a performance from Smashing Pumpkins tribute band, The Great Pumpkin, but the biggest draw will be the music of STP.

That band has had more ups and downs than just about any combo going, but their catalog of great tunes from “Interstate Love Song” to “Big Bang Baby” ensures that they are cover band favorites. Core doing a particularly good job of re-creating their sound. Both bands will play nothing but their namesakes best-known songs, making this show a must for fans of either band.

Don’t forget to bring a toy to donate.

Core: Saturday, Dec. 5 at the 710 Beach Club, 710 Garnet Ave. 9 p.m. 21 and up. www.710bc.com.

Local jazz fans have two opportunities to catch Mission Bay High School’s Preservationists this holiday season. On Dec. 12, the band, led by the school’s music director JP Balmat, will take part in the annual Pacific Beach Holiday Parade. But first, on Dec. 10, they will perform as part of the school’s annual Winter Concert, held in their auditorium and featuring the schools various ensembles.

The set lists will focus on seasonal favorites. Best of all, the funds raised at the show go directly toward keeping this wonderful music program going.

Mission Bay High School Winter Concert: Thursday, Dec. 10 at Mission Bay High School, 2475 Grand Ave. 7 p.m. All ages. www.missionbaymusic.com.

READ MORE ONLINE AT sdnews.com
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**PENDING**

4600 Lamont St. #101: First floor, 1bd/1ba condo with 653 sq ft and a sizeable patio!

Located in the highly-desired complex, The Plaza, with lots of amenities, such as tennis courts, garage parking, a billiards room, a fitness room, and so much more! This could be an awesome unit for a first-time buyer and is walking distance to all that PB has to offer.

---

**JUST LISTED**

4132 Chalcedony - Offered at $1,225,000

Sunny & spacious Mediterranean/Spanish style home with fantastic curb appeal, 4 bedrooms, 2 car garage, & pool in North PB. Backyard is great for entertaining with ample space to swim & play, a detached “fun room,” and gate access to the alley for additional parking when needed. Bedrooms are generous with excellent storage, and some blue water views can be seen from the master and living room. Freshly painted and carpeted!

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**SOLD**

1312 Wilbur Ave: This great little 3bd/1ba beach bungalow located in North PB was sold off-market for $875,000! We represented both the buyer and seller. Give us a call to see how we can get your home sold for top dollar with a smooth and easy escrow!

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Elegant Top Floor West Facing 1BR Loft with 30’ Ceilings, Many Windows to Bring in Light and Ocean Breezes. Large Open Kitchen to Entertain and a Balcony to View the Little Italy Scene Below. Located at 1501 India St #502

Priced to Sell at $399,000

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**SALE PENDING**

4175 Fanuel  - Offered at  $1,295,000

Brand new 4br/3.5ba w/ elevator, expansive terrace, 3-car parking, & solar ideally located on Fanuel St in Pacific Beach. 1st floor features home office, powder room, & generous living room w/ fireplace & dining area served by open island kitchen. 2nd floor hosts 3 bedrooms, 2 sharing a hall bath & 1 with ensuite. Also features laundry room & access to a large terrace. 3rd floor hosts the Master Suite boasting a large bathroom w/ dual vanity sinks, walk-in closet, & balcony.

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1053 Skylark • La Jolla

Perfect single level 4BR/2BA, 2000sqft, home for aging La Jollans. No stairs, wheelchair accessible. Quiet/private location on the hill, yet close to all, on a large flat lot. Offered at $1,395,000

Contact Kara for more details!

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