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Community Council approves report outlining update to plan

By JEFF CLEMETSON | College Times Courier

The College Area Community Council (CACC) voted unanimously Nov. 13 to approve a community plan the group initiated and had been working on for the past two years. The plan will serve as a guide for the city’s planning department as it works on an official College Area Community Plan Update, set to begin in early 2020.

Although the plan is now approved, the CACC voted to release it to the public for comments that will be added to the report before it is sent to the city. The council also voted to include an executive summary of the report that was prepared by Mike Jenkins, a member of the steering committee that spearheaded the community update project.

The report, which was mostly put together by SDSU urban planning students with guidance by the steering committee, was generally well received by the council.

“I think it reads well,” said CACC president Jose Reynoso. “There was a lot of back and forth, there were a lot of sections that were either eliminated or changed and so I think what you got is a more cohesive and better thought-out report.”

Board member Ellen Bevier described the report as “inspired in places and really informative.”

CACC secretary Ann Cotrell liked the report but was “discouraged” there wasn’t more suggestions for added park space in College Area.

Mike Jenkins, who prepared the executive summary for the CACC’s community update plan report addresses the council at its Nov. 13 meeting. (Photo by Jeff Clemetson)

The board was unanimous in the suggestion to accept more public comments on the report before submitting it to the planning department.

SEE CPU, Page 4

Trafficking traumas

A mother and daughter’s story of reunification, recovery

By DAVE SCHWAB | College Times Courier

[Editor’s notes: The real names of the people in this story have been changed to protect their anonymity. This is the first installment of a series on human trafficking in San Diego.]

(image by sammi@shinearchers from Pixabay)

One day late in January, 16-year-old Lesley Buckley took off on her bike to go to a friend’s house — and never arrived.

It triggered a massive search by mom Erin Buckley, the police and private investigators that took several weeks to find her, followed by months of rehabilitation to heal her mental wounds from the experience.

Unwittingly, Lesley had lured into the sex trafficking trade by her 15-year-old girlfriend and a 40-plus-year-old man who turned out to be a pimp.

Now reunited and rebuilding their relationship — and lives — the two women talked about their shared experience both would rather forget.

Erin recalls being frantic at first.

“We called all her friends. Her phone was off. We searched and retraced her probable bike route. … By the next morning, we grew increasingly alarmed when we couldn’t track her down and called the police.”

“I was trying to help out a friend who I had met awhile before we were in summer camp,” said Lesley. “I knew she

SEE TRAFFICKING, Page 3

Studio inspires super comic book art

By KIT-BACON GRESSITT | College Times Courier

Experts wax academic about how comic books, once relegated to childhood entertainment, are really so much more. They study comic books as cultural artifacts — reflections of a society, its values and prejudices, its fears and aspirations. Through the door at 6822 B El Cajon Blvd., and that description is vividly illustrated by the work at Little Fish Comic Book Studio.

Founded in 2012, the studio became a nonprofit corporation and moved to College Area in 2016. Its mission is to educate youngsters, teens, and adults who are aspiring comic artists.

“All our classes are structured in a way so they are accessible no matter the student’s age or ability,” said the studio’s executive director and founder, Alonso Nuñez. “We tend to start classes for 11 and up, but we have one class for 6- to 10-year-olds. We also do a high level camp around Comic-Con, … and we have a project management class,” which guides

SEE LITTLE FISH, Page 8

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Garden Kitchen in Rolando is paradise for locovore diners. Page 10

Booom is the first character created by Little Fish Comic Book Studio in College Area (Courtesy Little Fish Comic Book Studio)

Seifita, $4,000: What the San Diego County Board of Supervisors has to say about traffic

The board gave its support to the project.

SEE TRAFFIC, Page 4
Some neighborhoods have simple sidewalks for residents and visitors to use for walking, running, and other exercise routines. However, communities such as Rolando Village have winding "catwalks" and steep staircases with much history. Rolando Village has eight such catwalks that are used day in and day out by people of all ages. Essentially these catwalks are sidewalks built in-between homes to connect the community and its residents.

"The catwalks in Rolando Village are a great way to get from point A to point B," said Sara King, a 14-year resident and head librarian at San Diego Public Library’s College-Rolando Library Branch (6600 Montezuma Road). "I use them all the time as they are good shortcuts to get to where you want to go in and around the community." According to the San Diego Natural History Museum’s The Canyoneers, who are volunteers, the catwalks are cement walkways and steps called such because neighborhood cats would often walk along the various pathways. Both were installed throughout the neighborhood during its early development stages to make access to different streets easier.

In an article by The Canyoneers that appeared in the July 18, 2018 issue of the San Diego Reader, they write: “... There are 256 steps in eight segments, with more walkways than stairways. A double loop, like butterfly wings, begins at Rolando Park on Vigo Drive. The body of this butterfly is the fourth ‘catwalk.’ Walking fast or running this route would provide a major workout. Do the walk-in reverse for more uphill stairs.”

The Canyoneers further describe the Rolando Village tract homes as being “developed after World War II to meet the high demand for housing in the rapidly growing post-war San Diego. The close-knit homes offer interesting architecture, with many bungalow-style homes in this rolling landscape. In fact, the rolling landscape is the reason behind the name of this development. The ‘catwalks’ provide a way of connecting the many tree-lined streets that are found at different elevations. The idea for these pathways may have been influenced by those found in Canyoneers to use cross-streets to discover them.

One visitor who has done just that is Philip Erdelsky, a hiker who leads various hikes and walks via Meetup. He said he visited the catwalks a year ago and liked the area so much he is planning another trek there soon. While he took the many beautiful photos in this article he said, “I only saw one cat on the catwalks!”

For visitors to Rolando who want to stroll the catwalks, the best place to access them is to turn into the Rolando Park parking area off of Vigo Drive and enter the Rolando Park area so much he is planning another trek there soon. While he took the many beautiful photos in this article he said, “I only saw one cat on the catwalks!”

—Jill Diamond is a freelance writer with a passion for writing about neighborhood histories.
We soon realized that they con-
your ministry I was involved in
CONTINUED FROM
had to take matters into our own
her friends at school to see if any
They [police] assigned
officer and he began interviewing
friend, Susan, who had last been
A week went by with nothing,
She [Susan] was also an adopt
Asked if she were troubled,
that she was being prostituted. I felt like
She [Susan] went places and
her again. “They [police] assigned
I didn’t know where she went. I
realized after a time that she was
She [Susan] would go places and
“His [Dave] and I took an active, central role in the search,
because we couldn’t rely on law
I feel like I’ve never gotten my
there to protect you.”
Lesley was taken to a residen-
Lesley was gone more
He was convinced she was ready to
after running away.
that want to be with kids. If it
doesn’t feel right, get away from
them and start over. … As a par-
ent, you are responsible for your
care and safety and they don’t have a
right to complete privacy. She
was vulnerable to an old friend who
had been a runaway and
got sucked into a world that our
daughter did not know. In trying
to help her, Lesley got sucked into
it, too.”

Regarding lessons learned, Lesley concluded, “It’s best not to
trust adults you don’t know. You
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College Area

The Sprecht family on Redding Road hosted a Halloween party for the children of the neighborhood again this year. The party allows the children to see each other’s costumes while snacking before starting the serious business of trick-or-treating. Each year, more homes in the neighborhood are decorated for Halloween — some elaborately! Twenty-four years ago, when we moved into the neighborhood, children were few and far between. This was an older neighborhood; many residents were retired. In the last eight to 10 years, we have seen a noticeable increase in families with young children. Our latest count indicates we have approximately 95 children residing in College View Estates.

In response to how many young children living here, the board of the College View Estates Association (CVEA) created a new position to coordinate and create programming in the community for children. Josette Alvarez has volunteered to be the coordinator of family children programs. We are looking forward to more fun in the neighborhood.

A couple nights ago, the neighborhood book club met. This club was born at a First Friday Gathering that the community president Jim Schneider started on Nov. 15 and has grown to include 20avid readers.

A week ago, our monthly First Friday Gathering took place at a home on Redding Road. It was well attended by neighbors catching up with each other. This informal gathering moves around the neighborhood as different neighbors volunteer to host.

As the underground project continues in some parts of the neighborhood, Bixel Drive, the first street started, was completed a week ago. The event was marked by the removal of the temporary water pipe. The finishing touch will be the resurfacing of the streets when all the sewer and water work in the neighborhood is completed.

The quarterly meeting of the CVEA was hosted by the Pugliesi family on Remington Road; approximately 25 were in attendance.

I think we need to push the whole idea of this being developed by the community in the community, not by the planning department and shoved down our throats,” he said. “Just because we got the document done and we give it to city planning, we as a board and we as a community have to continue to push.”

Board member Bob Higdon described the report as a “good logical next step” to the current College Area Community Plan, which was approved in 1989. “The new report forms a framework, but I think it goes beyond that,” he said. “There are some excellent ideas and I have a feeling the community will be happy with those ideas once they read and understand and I certainly encourage everyone get involved and read the report and see exactly the vision that I feel we’ve put together as a community.”

A copy of the report will be uploaded to the CACC website — collegearea.org — on Nov. 29, the Friday after Thanksgiving. Reynoso said, and comments will be accepted for a month before being synthesized into a final draft that will be sent to the city planning department.

By JOSE REYNOSO

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AlvaradoView Estates news

By PATRICK HANSON

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“Even though this has been publicized for two years or more, nobody has seen the contents of the final report so it should be put out to the public,” Reynoso said.

CACC board member and College Area Business District President Jim Schneider said the report “shows the community actually coming together” because it was created by a multitude of stakeholders like the CACC, the city planning department and SDSU. Schneider said the plan reflects what the community wants for College Area, but added that pressure must be put on the city planning department as it develops the official plan update.

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See CA HAP PENINGS, Page 12

The Community plan update report will be available online for public comment at collegearea.org on Nov. 29.
Chicana and Chicano Studies at SDSU turn 50

By JEFF RISTINE

Throughout its history, San Diego State University’s Department of Chicana and Chicano Studies (CCS) has reflected issues of its time and has attempted to meet the needs of the surrounding community.

In 1969, it meant embracing the movement to promote Chicano civil rights. Students and faculty joined campaigns off campus that led to the creation of Chicano Park and Balboa Park’s Centro Cultural de la Raza, now focal points of ethnic pride.

Fifty years later, the department is deeply immersed in border and transnational issues, and it has made rich contributions in the arts and research to the San Diego border region.

Its timeline spans a period from the Spanish conquest of Mexico to the standard one in the study of Doña Marina, or la Malinche. The department introduced a new approach to reinterpretation of a key female figure in Mexican history known as Doña Marina, or la Malinche.

Richard Griswold del Castillo, a former chair of the department who was recruited to join the faculty in 1974, noted the push for its creation came amid the concurrent civil rights, women’s, and antiwar movements of the ’60s.

“It was a revolution of young people,” Griswold said, “that felt ‘60s.

The Department of Chicana and Chicano Studies at SDSU turn 50...
**Guest Editorial**

**Fight to save Prop 13**

By SEN. JOEL ANDERSON (RET.)

In 1978, more than two-thirds of Californians’ voters passed Proposition 13 (Prop 13), a ballot measure that reduced property taxes as a way to ease financial pressure on businesses and farms and capped how much property tax rates could grow in the future. Elderly homeowners on fixed incomes, faced with ever-escalating and often unpredictable property tax bills, were being forced to sell their homes to meet the payments. Throughout the 1960s and 1970s, property values and property tax rates in California began skyrocketing. Property taxes were based on a property’s market value, which often increased faster than inflation and the homeowner’s income. According to the California Department of Finance reports from the then-State Board of Equalization, the taxes levied on property subject to Prop 13 from fiscal year 1960-61 through fiscal year 1977-78 increased more than 360%. That meant a $13,000 home in 1960 had a $400 tax bill and 17 years later, the property tax paid on that same home would be $1,440.

Fed up with high tax bills, voters passed Proposition 13, which limited property tax increases to 1% of a property’s assessed value, limited assessment increases to no more than 2% annually, and established that state tax increases can only be done via a two-thirds vote of the Legislature. Homeowners would now know with some certainty what their property taxes would be and that there would be no massive increase sprung on them.

As is typical, Sacramento politicians have been trying to repeal Prop 13 since it passed and sadly this madness continues today.

—Senator Joel Anderson (Ret.) is a 35-year resident of Alpine.

**Letters**

**PARKING PROBLEM?**

Re: “Hotel on Montezuma given go ahead” [Volume 1, Issue 1]

Nice to read about the hotel project. For 125 rooms, are they going to dig deeper for underground parking? This looks like a potential grid lock problem for property owners and residents of this area.

—Robert Hart, San Diego

**It’s time to rein the high cost of prescription drugs**

By REP. SUSAN DAVIS

Across America, seniors and families are struggling to afford the prescription drugs they need to stay healthy. Three in 10 adults reported not taking their medications as needed at some point in the past year due to cost. Prices for more than 3,400 drugs jumped 17 percent in the past six years alone. Between 2011 and 2016, pre-scription drug spending in the United States grew more than 2.5 times inflation. The soaring price of insulin provides one of the starkest examples of broken drug pricing.

More than 100 million Americans are diabetic or pre-diabetic and more than $100 billion per year is spent on treating diabetes, making it the disease category with the highest spending.

Even though insulin was discovered in 1922, its inflation-adjusted per-unit price has almost tripled between the 1990s and 2014. In the United States, insulin costs per patient have nearly doubled from 2012 to 2016. These price spikes are driving up health insurance premiums and creating unaffordable costs for taxpayers who finance Medicare and Medicaid.

My constituents share their stories with me every single day about the struggles they face to get the life-saving medications they need. A 68-year-old man with chronic obstructive pulmonary disease (COPD), a condition that makes breathing extremely difficult, wrote me about his experience with trying to pay for his medication. He requires an inhaler to open up his airways and pays more than $400 for a month’s supply of the drug to treat his condition.

A father told me about his trouble in affording his daugh- ter’s cystic fibrosis medication. He wants Congress to look at new ways to fuel innovation to discover the latest treatments and cures.

It’s these savings that will continue to fuel innovation, particularly in San Diego. Each year, our region gets about $800 million in federal dollars from the National Institutes of Health (NIH) and San Diego is a leader in innovative research. In fact, much of the research and development driving the search for new breakthroughs isn’t paid for by drug companies, it’s paid for by American taxpayers through federal funding for the NIH and other grants.

Action to lower prescription drugs is long overdue. Maintaining the status quo is simply not an option. The House of Representatives is working hard to bring relief to the American people. The Lower Drug Costs Now Act strengthens and improves Medicare. Seniors will see a new $2,000 out-of-pocket limit on prescription drug costs. It also reverses years of unfair price hikes for thousands of drugs in Medicare.

Currently there is no cap on out-of-pocket expenses for Medicare Part D enrollees. In 2017, 1 million Part D enrollees had average annual out-of-pock-et costs of $7,600. The Congressional Budget Office and the Centers for Medicare and Medicaid Services both report that HR 1 would save $445 billion for Medicare Part D over the 10 years. Over the same time period, it would also save $45 billion in health care costs for private employers and $55 billion for the American people.

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students through the conception, planning, and creation of a comic book project.

Although Nunez’s love of comics has blossomed into the studio, it began at a young age before eventually winding a circuitous route to the College Area.

“I’m a third-generation San Diegan,” he said, “born at Mercy, and I grew up in North Park — before it was North Park. No breweries then. I grew up reading ‘Comics can be art, let me describe why’ — and more and more librarians and teachers already get it, I can scratch out two-thirds of my notes.

In addition to the studio’s classes and outreach efforts, Nunez also participates in San Diego’s community read program, One Book, One San Diego, which makes an annual selection of books for readers of various age groups, along with a cross-border book.

“We help select the books,” Nunez said, “find appropriate spaces for community events, and then implement curriculum [based on a selected book], doing workshops in middle and high schools. The students develop a two- to three-page comic.”

The 2018 selection might be testament to Little Fish Comic Book Studio’s influence. “March: Book One,” a graphic novel, was the only book chosen for all four reading groups last year. Written by Congressman John Lewis, a 1960s civil rights worker, and Andrew Aydin, and illustrated by Nate Powell, the graphic novel genre made the book accessible well beyond the stereotypical grade school comic book aficionado. But what makes a comic book — or a graphic novel — work? What makes it good?

Nunez had a ready response: “Comics are definitionally words and pictures that together tell a story. For me, a great comic is one in which I feel moved by the story that the creator or creators are telling. And the beautiful thing is, there’s no perfect ratio of art and pictures as long as they are working in harmony and working to their fullest potential. Not just a story with pictures, but something that couldn’t exist without the combination. That to me is a great comic — that and Batman,” he said with a laugh.

Like any art form, comic books can reflect on identities, real and imagined; look to the past with a critical eye; and envision a more humane and equitable future. As a Facebook friend of Nunez’s commented, “Make Comics, Not War!”

For more information about Little Fish Comic Book Studio classes for children and adults, visit lilfish.us.

—Kit-Bacon Gressitt formerly wrote for the North County Times, and she is the publisher of Writers Resist, a literary journal. She also hosts Fallbrook Library’s monthly Writers Read author series and open mic, and teaches Women’s, Gender, and Sexuality Studies in the Cal State system. Reach her at kgres- sitt@gmail.com.
**Patrick Henry High School news**

*By ELIZABETH GILLINGHAM*

**NATIONAL MERIT SCHOLARSHIP SEMIFINALIST**

PHHS would like to announce that we had four students named as a Commended Student in the 2020 National Merit Scholarship Program. Commended students placed among the top 70,000 scorers of more than 1.5 million students who entered the 2020 competition by taking the 2018 Preliminary SAT/National Merit Scholarship Qualifying Test.

"Those being named Commended Students have demonstrated outstanding potential for academic success," commented NMSC spokesperson. Congratulations to seniors Timber S. Carey, Kieran W. Hilmer, Chloe L. Morris, and Theordore M. Schenck for their hard work and dedication towards excellence in their academic endeavors.

**SAND ANGELO MUSEUM OF ART TEEN COUNCIL**

PHHS would like to recognize the following students who have applied and been accepted to participate on the San Diego Museum of Art Teen Council program:

- Bianca Smith
- Erin Graham
- Hannah Richardson
- Isabella Nguyen
- Kirsten Lockart-Haytt
- Lily Thomas
- Maria Preciado
- Marissa Cristino
- Olivia Wheeler

The council meets multiple times throughout the year to share ideas, develop youth events and programming, and participate in unique behind-the-scenes experiences at the museum. Participating students will also have an opportunity to make friends with similar interests, meet local artists, develop leadership skills and add unique experiences towards their college applications.

**PHHS TENNIS EARNS CIF SEED**

Following an incredible 2018 season with a CIF Championship, the tennis program earned promotion to CIF Division I and the City Conference Western League to compete against the best teams in the county every match. Coach Romney knew that it would be a difficult challenge however had reason for optimism because she knew the fight of each individual player and the collective mindset will to win. The Patriots demonstrated that tenacity all season long with an early season tournament championship, huge non-league victories over Point Loma, Granite Hills, Grossmont, and Valhalla. With Western League competition came gritty victories over power schools Cathedral (twice), Scripps Ranch (twice), and Academy LOP (twice). Finishing with a 6-4 league record, and earning the No. 3 seed in the Division I playoffs is an incredible accomplishment!

—Elizabeth Gillingham is principal of Patrick Henry High School.

**SDM PHA ME CALENDAR**

Performing Arts Center at Patrick Henry High School Calendar – most events sell tickets for $10 each unless noted otherwise. Please check our website for updates as some events are subject to change:

- Dec. 5 – PHHS Improv Show (mature audiences), at 6 p.m.
- Dec. 3 – Green Elementary Holiday Sing, 4 p.m.–7:15 p.m.
- Dec. 5 – Green Elementary Holiday Sing, 5:15–7:15 p.m.
- Dec. 7 – Tuba Christmas in San Diego: Free entrance at 1 p.m.
- Dec. 12 – PHHS Choir Concert, 6 p.m.
- Dec. 19 – PHHS Instrumental Music Concert, 6 p.m.
- Feb. 5–9 – PHHS Drama Dept. presents "Fiddler on the Roof," nightly at 6 p.m.
- Feb. 20 – PHHS Airband Concert, 6 p.m.
- Feb. 25–26 – VAPA Choral Showcase, nightly at 6 p.m.
- March 5–6 – Hearst Elementary Talent Show, 6 p.m., FREE
- March 19 – PHHS ASB presents their Variety/Improv Night at 6 p.m.
- March TBA – PHHS Choir Concert, at 6 p.m. (see website for date)
- April TBA – PHHS Pops Concert in PHAME at 6 p.m. (see website for date)
- May 21 – PHHS Choir Concert, at 6 p.m.
- May 27 – PHHS Instrumental Music Concert, at 6 p.m.

**CHICANO STUDIES**

Professor Roberto Hernández, a local San Diegano raised on the border, has written extensively on the history of violence along the U.S.-Mexico border and such contemporary issues as migrant detention centers.

**INTERNATIONAL SCOPE**

In addition to teaching and research, CCS faculty assisted in establishing two major research archives at SDSU, including a collection of records from the Chicano civil rights movement of the ’60s and ’70s.

And as part of its increasing emphasis on trans-border issues, the department in 2011 created a U.S.-Mexico Borderlands Visiting Scholar Program aimed at promoting an exchange of ideas with the resident faculty and students.

In addition to addressing the long history of racism against Mexican Americans and other Latinx groups in this country, student representatives create posters to advertise to classroom and to encourage donations after we return from Thanksgiving break.

If you would like to support our families, please bring in canned goods, non-perishable dry goods like pastas, rice, beans, breakfast cereals and protein rich items like peanut butter, chili, tuna or soups. Household helpers and personal care products are also needed.

For safety, no glass jars please. A flyer with specific items and needs is available at our Main Office to help you when putting together your donation.

That you for supporting your Hardy families and ensuring a merry and bright winter break for all.

—Laura Albin is principal of Hardy Elementary.

**Chico State Studies CONTINUED FROM PAGE 5**

The department co-sponsored a documentary-style play on immigration, “Just Like Us,” and it commemorated the Day of the Dead with an altar in the Chicana/o Collection section of Love Library that was displayed Nov. 1–15, 2019, spotlighting civil rights advocates from the department and across the nation.

An anniversary community celebration dinner and program is scheduled for March 21, 2020, at Parma Payne Goodall Alumni Center.

—Jeff Ristine is a writer in SDSU’s Marketing and Communications department, producing news, features, profiles, blogs and other material on outstanding students, faculty, staff, donors and initiatives.
**Restaurant Review**

By FRANK SABATINI JR.

The produce that flows regularly into Garden Kitchen experiences no layovers along the way. It evades retail and wholesale establishments, arriving directly to the door by growers who operate within a 30-mile radius of the mostly outdoor restaurant.

In San Diego’s dining scene, that’s a rare thing.

“I’m shaking hands with farmers who still have dirt in their fingernails when they deliver here,” said chef-owner Coral Strong, who opened the establishment in 2015 under a strict farm-to-table credo.

In culinary circles, she’s what you call a die-hard locovore, resorting to only seasonal, locally grown ingredients — even right down to the marigold greens she uses to give certain dishes their bewitchingly herbaceous flavor. Those originate from Wild Willows Farm in South Bay.

Garden Kitchen
4204 Rolando Blvd. (Rolando)
619-431-5755,
gardenkitchensd.com

Prices based on a recent visit: (Costs vary as the menu changes daily) Soups, salads and appetizers, $9 to $19; entrees $22 to $27; desserts, $12 to $15

At each dinner, customers can choose from a menu comprising three appetizers, two salads, one or two soups, five or six entrees, and three desserts. What’s here today is most certainly gone tomorrow.

I progressed to lentil-pork soup — one of the most loving, embracing potages I’ve had in ages. Carrots, beets greens, Italian herbs and tender cubes of the meat walked through the sedating pork broth, which was also accented by Parmesan cheese.

I kept the Italian theme alive with an entree of house-made meatballs and linguine tossed in “seven-hour” marinara sauce originating from fresh tomatoes. Would I regret skipping over such choices as grilled steak with kimchi butter or fresh-caught mako shark with raisins, cherries, shishito peppers and date mole? Not really, although the decision to pass them up was tough.

The meatballs were free of eggs and breadcrumbs, but they mixed into ground bacon (lardons), which gave them a mildly smoky flavor that quickly grew on me. The pasta was cooked al dente, a little too chewy for my taste, but the thin bright-tasting sauce cloaking the noodles brought forgiveness.

Desserts that day were almond-crusted dark chocolate tart with mint; fall fruit custard with vanilla bean pastry cream. Asian pear and peach puree; and brioche bread pudding with warm chocolate sauce. All of them were out of the question given the substantial portions of the three courses I scarfed down with wild abandon.

Which brings me to a revelation I missed by waiting this long to finally visit Garden Kitchen in the four years it’s been in operation. The farm-to-table concept here is the real deal — basically what so many other restaurants either strive to achieve or Sadly lie about: the latter of which Strong cites with clipped tones of criticism.

She is a staunch advocate for the movement, while ensuring the seafood she sources is sustainable, and the meats she purchases are humanely raised and free of hormones and antibiotics.

Aside from 5 p.m. dinner service, Garden Kitchen offers happy hour from 3 to 5 p.m. (Tuesday through Saturday), when sangria, Old and New-World wines sell for $5 per glass; beers go for $4; and appetizers are $1 off their regular prices.

—Frank Sabatini Jr. is the author of “Secret San Diego” (ECW Press) and began his local writing career more than two decades ago as a staff writer for the former San Diego Tribune. You can reach him at fsabatini@san.rr.com.
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CA Happenings
CONTINUED FROM PAGE 4

We are a community and we need to focus on that. We need to enjoy who and what is here.

To that end, the CACC is planning a series of fun events for the community. First off is a family-friendly movie night at Hardly Elementary on Nov. 16, at 4 p.m. We want you to get involved in a positive way, the way neighbors do. Help when help is needed, but have fun when it’s time to enjoy.

—Jose Regurons is president of the College Area Community Council.

Meet our neighborhood cowboy artist

By LAURA NEBA

In 2007, Ybarra painted the AT&T boxes located at College and Adelaide Avenues. No doubt, the painted subject matter of western icons is another real interest to his heart. He is a western buckaroo and always ready to blaze a new trail for the next western adventure.

Unfortunately, due to graffiti vandalism, Ybarra has altered and repainted the boxes five times since the first inception of 2007. Yes, he, as well as the neighbors on Adelaide Avenue, get very upset when the boxes are graffitied by vandals who have no consideration or respect for efforts of neighborhood creativity and environmental improvement.

Ybarra joins many other artists who feel the same way and will continue to improve the beauty of San Diego neighborhoods. With their efforts, the process of sharing their insightful talents and creativity will always be a part of community growth.

—Laura Riebau writes on behalf of the El Cortito Community Council.
**SDSU Senior Recital: Isaiah Davis, Jazz Flute**
The public is invited to a free performance by jazz flutist Isaiah Davis. 2:30 p.m. in the Music Building Ensemble Room M114 on the SDSU campus, 5500 Campanile Drive.

**Sunday, Nov. 17**

**Young Thug w/ Machine Gun Kelly**
Rap artists Young Thug and Machine Gun Kelly perform at Cal Coast Credit Union Open Air Theatre at SDSU. Doors at 6:30 p.m. Tickets range $19.50-$120, available at bit.ly/2CzJlNi.

**SDSU Jazz Week**
SDSU’s music department hosts a series of student and masterclass concerts. Monday features Jazz Ensemble 2 (free) at noon and Jazz Ensemble (10-$20) at 6 p.m. in the Smith Recital Hall. Tuesday features Jazz Combo III at 4 p.m. and Jazz Combo I at 5:30 p.m., both free in Smith Recital Hall; Wednesday features Latin Jazz Ensemble for free at noon in Smith Recital Hall; Thursday features free concerts by Jazz Combo V at 4 p.m. and Jazz Combo IV at 5:30 p.m. in Smith Recital Hall, and a Guitar Series concert at 7:30 p.m. in Rhapsody Hall. Friday features Jazz Student Compositions at noon for free in Smith Recital Hall and a masterclass with Houston Grand Opera principal bassist Dennis Whittaker at 2 p.m. in Rhapsody Hall. For tickets and information, visit music.sdsu.edu.

**Saturday, Nov. 16**

**EDITOR’S PICK**

**‘Shrek’ The College Area Community Council Outreach Committee is hosting a free, family-friendly movie night for the whole community. Attendees are encouraged to join the CACC by filling out an easy form with email and local address. The CACC will be providing free popcorn and hot chocolate provided by Scrummah Coffee. Socializing begins at 4 p.m. and the movie will begin after sunset at Hardy Elementary, 5420 Montezuma Road. Visit collegearea.org.**

**‘The Burnt Part Boys’**
Through Nov. 26
Theater for Young Professionals presents a richly authentic theatrical experience, a piece of musical theater treasure with a book and score that re-vegetate as resonantly in audiences’ souls as the acoustic instruments that provide the accompaniment. Locally named The Burnt Part, the Pickaway Coal Company’s South Mountain closed down after an accident in 1952 that resulted in the death of four miners, three of whom left behind children. Ten years later, Jake Twitchell is an employee of that same company, doing the same job that took his own father’s life. 3 p.m. Sunday and 7 p.m. performances at the Joan B. Kroc Theatre, 6611 University Ave., San Diego. Child, student, senior and military tickets $25, adults $30 available at bit.ly/2NAm0tS.

**‘The Nutcracker’**
Through Nov. 30
Join the San Diego Academy of Ballet in this holiday tradition as Clara travels from her family’s holiday party to the Kingdom of Sweets. On her journey, she encounters mice, soldiers, snowflakes, Spanish chocolates, Arabian coffee, the Sugar Plum Fairy, and many more. 2 p.m. and 7 p.m. performances at the Joan B. Kroc Theatre, 6611 University Ave., San Diego. Child, student, senior and military tickets $25, adults $30 available at bit.ly/2NkX36U.

**‘She Loves Me’**
Through Dec. 8
Set in a 1930s European pottery store, meet shop clerks Amalia and Georg, who, more often than not, don’t see eye to eye. After both respond to a “lonely hearts advertisement” in the newspaper, they now live for the love letters that they exchange, but the identity of their correspondents remains unknown. Join Amalia and Georg to discover the identity of their true loves... and of all the twists and turns along the way. Wednesday through Sunday at 7:30 p.m., with Saturday and Sunday matinees at 2 p.m. in the SDSU Don Powell Theatre, 5500 Campanile Drive. Tickets range $15–$20, available at bit.ly/2VX36U.

**Make It Market**
As part of Small Business Saturday, the College Area Business District will host a Make It Market in a very cool vacant commercial space next to Chuy’s Taco Shop, 6663 El Cajon Blvd., San Diego. The market will involve multiple businesses from that location as well as a wide variety of craft vendors. 11 a.m. to 3 p.m. Visit collegeartesanid.com.

**The Nutcracker**
Through Dec. 11
Golden State Ballet presents the story of a little girl named Marie who falls asleep after a Christmas Eve. 2 p.m. Sunday, 7 p.m. both free in Smith Recital Hall; Tuesday features Jazz Ensemble for free at noon and Jazz Ensemble ($10-$20) at 6 p.m. in the Smith Recital Hall; Wednesday features Latin Jazz Ensemble for free at noon in Smith Recital Hall; Thursdays features free concerts by Jazz Combo V at 4 p.m. and Jazz Combo IV at 5:30 p.m. in Smith Recital Hall, and a Guitar Series concert at 7:30 p.m. in Rhapsody Hall. For tickets and information, visit moxietheatre.com.

**The Chainsmokers w/ 5 Seconds of Summer, Lennon Stella**
EDM-pop duo The Chainsmokers headline Viejas Arena at SDSU. Doors at 6 p.m. Tickets range $45-$110, available at bit.ly/33FaPnx.

**Sol e Mar**
SDSU World Music Series presents an evening of Brazilian music with Sol e Mar. 6 p.m. in the J. Dayton Recital Hall. $10 student, $15 senior and military, $20 general, available at bit.ly/330vQwxs.

**Comedian Adam Ray**
Adam Ray was most recently seen on HBO’s “Curb Your Enthusiasm” and the Netflix film “Game Over Man.” Ray has written for MTV’s “Punk’d,” “Adam Devine’s House Party,” and the reboot of “Mystery Science Theater.” He tours the country with his standup, headlining the top comedy clubs. 7:30 p.m. at The Grandstand, 4201 El Cajon Blvd., San Diego. $10 tickets available at bit.ly/2CzJlNi.

**Friday, Nov. 29**

**‘Nutcracker’**
Through Nov. 30
Join the San Diego Academy of Ballet in this holiday tradition as Clara travels from her family’s holiday party to the Kingdom of Sweets. On her journey, she encounters mice, soldiers, snowflakes, Spanish chocolates, Arabian coffee, the Sugar Plum Fairy, and many more. 2 p.m. and 7 p.m. performances at the Joan B. Kroc Theatre, 6611 University Ave., San Diego. Child, student, senior and military tickets $25, adults $30 available at bit.ly/2NAm0tS.

**Saturday, Nov. 30**

**Make It Market**
As part of Small Business Saturday, the College Area Business District will host a Make It Market in a very cool vacant commercial space next to Chuy’s Taco Shop, 6663 El Cajon Blvd., San Diego. The market will involve multiple businesses from that location as well as a wide variety of craft vendors. 11 a.m. to 3 p.m. Visit collegeartesanid.com.

**Monday, Dec. 2**

**The Chainsmokers w/ 5 Seconds of Summer, Lennon Stella**
EDM-pop duo The Chainsmokers headline Viejas Arena at SDSU. Doors at 6 p.m. Tickets range $45-$110, available at bit.ly/33FaPnx.

**Sol e Mar**
SDSU World Music Series presents an evening of Brazilian music with Sol e Mar. 6 p.m. in the J. Dayton Recital Hall. $10 student, $15 senior and military, $20 general, available at bit.ly/330vQwxs.
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Rent control rules signed into law

By SARAH VARD

A few weeks ago, Governor Newsom, as expected signed into law, AB 1482, the statewide rent control bill. The new law takes effect on Jan. 1, 2020 and limits landlord rent increases to 5% plus inflation. Inflation has averaged around 2.5% over the last decade so that would mean annual rent increases are capped at around 7.5%.

Rent control will be applied primarily to apartments and other multi-tenant buildings statewide. Individual-owned condos and single-family homes will be exempt for the time being, unless owned by a corporation or investment trust. Duplexes, when the owner lives in one of the units and rents out unit(s) on the same parcel, will also be exempt.

So with the fairly rapid increase of ADU’s (guest houses built on existing sites), and ADU’s to be built in the first years. The new law also will make it much more difficult to remove undesirable tenants as AB 1482 requires a “just cause” to remove long-term tenants. It is already fairly tough for a local landlord to remove an uncooperative tenant as many times legal action is required, which can take some time to process. This law adds additional protections for tenants and thus additional hurdles for landlords.

While added local housing is certainly preferred by most, many economists agree that stricter rent control laws reduce the supply of rental housing, which some landlords throw in the towel and sell-off existing rental property to full-time homeowners. Builders looking at constructing new rental housing in the southland and contemplating the tougher rent control requirements may look at other markets outside of San Diego and California to invest their capital, although AB 1482 exempts new construction from rent control for an initial number of years.

COLLEGE AREA MARKET

As far as our local 92115 housing market, in October 2019 the median SFR home price for the College Area increased a staggering 9.5% from one year earlier to $607,000 and days on the market fell to only 20 days. Properties priced appropriately are still flying off the shelf in 92115. Our community benefits from an excellent central county location and continued improvements to our infrastructure.

The College Area Business District board and executive director Jim Schneider have made great efforts to beautify our district and continue improvements to our infrastructure.

Your College Area Real Estate Agent

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