In September, Mission Beach Precise Planning Board voted 8-0-2 against turning the former Mission Beach Elementary School property into residences due to perceived violations of the Planned District Ordinance, the beach community's development blueprint. Some claim that development is the largest – and most character-changing – proposal in Mission Beach in the last 50 years.

Developers McKellar McGowan purchased the old Mission Bay Elementary School property, at 818 Santa Barbara Place, from the San Diego Unified School District. McKellar McGowan plans to raze school structures and build a total of 51 residences on the site, which is proposed to be redeveloped into 18 buildings, including one single-family home, two duplexes, four fourplexes and 10 triplexes totaling 178 bedrooms. There are 102 total proposed project parking spaces.

Lexi and Darcy Castillo along with Caroline Nalezny fish bottles and cans out of Rose Creek during the Coastal Cleanup Day last Saturday morning in Pacific Beach. (Below) USD professor Michel Boudrias speaks with his students as they clean Rose Creek.

**Planning board votes against ‘Miami-ization’ of Mission Beach**

By DAVE SCHWAB

In September, Mission Beach Precise Planning Board voted 8-0-2 against turning the former Mission Beach Elementary School property into residences due to perceived violations of the Planned District Ordinance, the beach community’s development blueprint. Some claim that development is the largest – and most character-changing – proposal in Mission Beach in the last 50 years. Developers McKellar McGowan purchased the old Mission Bay Elementary School property, at 818 Santa Barbara Place, from the San Diego Unified School District.

**Bixby, a stolen bike and the TV reporter**

By DAVE SCHWAB

It’s a tragedy-turned-triumph story of how a man who pedaled 9,000 miles through 31 states promoting pet adoptions had his bike stolen in Mission Beach – then promptly recovered a day later with the aid of a TV newscaster.

Nearly three years ago, bartender-turned-animal welfare spokesman Mike Minnick decided to change his life. Opting to leave his past in the rearview, Minnick quit his job and gave up smoking. He then set out from Texas on a cross-country “odyssey” with Bixby, his 5-year-old rescue dog, riding on his Yuba Mundo cargo bike, outfitted to accommodate Bixby’s bed in a crate, as well as the pair’s mascot, “Chicken Charlie,” a rubber chicken.

The pair’s goal: to promote pet adoption, animal shelters and the welfare of four-legged creatures large and small.
and small wherever they go.

However, their journey almost stopped, for good, on Sept. 18, when Minnick, who'd been staying temporarily in a dwelling with a garage with a defective door near the Belmont Park roller coaster, found his bike, and most of his belongings and all the memorabilia from his trip, missing about 4 a.m.

Crestfallen but undaunted, Minnick, who described the theft as “a really big hickey,” vowed to get it back “one way or another” while not letting “one jerk ruin everything I've done over more than two years.”

So Minnick did the usual things with stolen property: He filled out a police report, started combing through Craigslist ads looking for his stolen property and contacted local broadcast news sources to get word out about his plight.

Enter 10News reporter Itica Milanes, who interviewed Minnick for a TV news spot.

“Where did you get that bike?” He asked him. She asked the man nicely.

“Police let the thief go, and Itica followed and confronted the suspect,” said Minnick. “Police let the thief go, and Itica followed and confronted the suspect.”

Minnick recovered his bike, with its light broken, from police. But he was still missing Bixby’s bed and most of his memorabilia as well as Chicken Charlie. The carton containing Bixby’s bed miraculously turned up a day later, found next to a dumpster on Texas Street.

Minnick was thrilled. But he said his “victory” won’t be complete until — or unless — he recovers his mascot.

“I intend to get it back.”

Minnick has had some 200 fliers made proclaiming that “Chicken Charlie is still being held hostage.”

He’s distributed them along the beachfront and elsewhere in town and remains hopeful that he and his mascot will be reunited soon.

Anyone with information about Chicken Charlie’s whereabouts is urged to call (713) 530-9052.

‘Revenge porn’ site operator gets 10-year sentence reduction

By NEAL PUTNAM

A judge on Sept. 21 reduced the original 18-year jail term for Kevin Bollaert, a Pacific Beach man who was convicted of extortion and identity theft with a “revenge porn” website that published the nude photos of many women, by 10 years.

The projected release of Bollaert, 29, was changed from 2024 to Jan. 31, 2019 by the sheriff’s department. Bollaert has been confined to the George Bailey Detention Facility. He would have been the sheriff’s longest-held person in local jail, as prison was ruled out at his first sentencing on April 3 under the public safety realignment law.

After much consideration, San Diego Superior Court Judge David Gill said the sentence was “a compromise.” While the 18-year term was technically affirmed, Gill ruled he could be released after serving eight years, with 10 years’ mandatory supervision by the sheriff’s department.

The sheriff’s department responded by giving Bollaert half-time credits, allowing for release in 2019. Gill said that under the original sentence Bollaert would have been released in 2024 but without any supervision and that he wanted him working to help pay the $15,488 restitution ordered for the affected women.

“He’s walking in circles in a concrete room, slowing going crazy,” said his attorney, Emily Rose-Weber. “He’s having a horrible time right now. He’s got the longest sentence of anyone in county history.”

Rose-Weber said the original sentence-left him ineligible to become a jail trustee, without access to the jail library, vocational training or most programs. She said he was not eligible to clean toilets and that even prison conditions would be better because he would be allowed to go to separate buildings and exercise.

“I understand Kevin needs to be punished. He hurt people,” said his father, who asked Gill for the reduction and said his son could relocate to his family’s home in another state for employment in a family business.

“Now our chance to redirect him. He needs to make himself whole while he makes others whole,” said his father, who did not give his name in court.

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Cliff collapse in North PB may be a harbinger

By DAVE SCHWAB

The city has told the owner of a vacation rental house, which is perched on a bluff that partially collapsed near Tourmaline Surf Park in North Pacific Beach, that they must hire a private consultant to research the cause and find a remedy to the situation.

On Friday, Sept. 11, approximately two tons of dirt and rocks tumbled down the cliff face below 417 Sea Ridge Drive about 1:30 p.m. The collapse caused no injuries, no apparent damage to residences on the bluff top and resulted in no evacuations. The incident prompted lifeguards to close a stretch of beach.

However, with reports of a building El Niño condition with warmer-than-normal ocean temperatures possibly leading to an extremely wet rainy season this winter, the incident has raised concerns about the potential for further cliff collapse there and elsewhere along the coast in Pacific Beach and La Jolla.

City spokeswoman Lynda Pfeifer said a call came in Sept. 11 of a minor coastal bluff failure, which she said prompted the city to send geologists out to assess the situation.

“They (geologists) did a quick triage, then they yellow-tagged the house,” Pfeifer said. “This was on private property, and the responsibility (for remediation) is up to the (property) owner.”

A yellow tag indicates the home is still habitable but urges residents to enter/exit with caution.

Pfeifer added lifeguards below the bluff put cautionary tape around the fallen debris.

“What happened was residents left the pool water running, and it topped the pool running over the pool deck and flowed over the coastal bluff face,” Pfeifer said.

The property owner could not be reached for comment by Beach & Bay Press.

Pfeifer said the property owner has subsequently hired a private consultant, a geotechnical consultant and an architect to evaluate the site of the collapse, study the prevailing geological conditions and “determine appropriate measures to stabilize the situation.”

The city’s supervising public information officer added that the incident has raised concerns about how future rains might impact eroding bluffs along Sea Ridge Drive in Bird Rock.

Michael Pallamary, a La Jolla land-use consultant, has been involved in researching numerous landslides, including one on Mount Soledad a few years back that completely split a road and destroyed four homes. He said many blufftop areas in La Jolla and Pacific Beach are at risk due to prevailing geological conditions.

“A lot of homes are on bluffs with soils that could wash away,” Pallamary said, adding there exist detailed maps of soil conditions in problematic areas with images that “scare you to death.”

Noting coastal bluffs in the area are “constantly eroding” from the effects of wind, waves and storm runoff, Pallamary pointed out geological faults criss-crossing the area, as well as poorly compacted soils, are two factors increasing the likelihood of landslides occurring.

“The neighborhoods have different soil characters as you head from Pacific Beach into La Jolla,” Pallamary said, noting some areas, like La Jolla Cove, are composed of very hard cemented sandstone. But in other areas, like north PB, Pallamary noted prevailing soil conditions are of “a much different composition.”

READ MORE ONLINE AT sdnews.com

The foundation of a house overlooking Tourmaline Beach is exposed after the cliff crumbled last week. PHOTO BY DAVE SCHWAB

Cliff collapse in North PB may be a harbinger

I predict there’s going to be a heck of a lot more (landslides) going on.

MICHAEL PALLAMARY
LA JOLLA LAND-USE CONSULTANT

READ MORE ONLINE AT sdnews.com
Judge halts construction of South Mission Beach lifeguard station following lawsuit

By DAVE SCHWAB

Construction on a new South Mission Beach lifeguard station has been temporarily halted by a Superior Court judge, whose final ruling is pending on whether there is enough evidence to indicate proper procedures were not followed with it.

“After the summer construction moratorium ended on Labor Day, we got a preliminary court order (injunction) restricting them (city) from commencing construction,” said attorney Craig Sherman, representing a citizen’s group named Citizens for Beach Rights.

The group, organized by Mission Beach resident Ken Giavara, wants the lifeguard station project to be revetted and reconsidered.

San Diego lifeguard chief Rick Wurts spoke on behalf of the city.

“Compliance with all planning, development rules. They argued that lot dimensions set by Spreckels mission Beach. We can’t slice and dice them. They’ve been around for 36 years,” said Wurts.

McGowan is requesting. “It’s too narrow and will become a homesite altogether. In most cases, you can make a reasonable pre-inspection yourself if you know what you’re looking for, and knowing what you’re looking for can help you prevent little problems from growing into costly and unmanageable ones.

To help home-sellers deal with this issue before their homes are listed, a free report entitled “11 Things You Need To Know To Pass Your Home Inspection” has been compiled which explains the issues involved. To hear a brief recorded message about how to order your FREE copy of this report, call toll-free 1-800-276-0763 and enter 1003. You can call any time, 24 hours a day, 7 days a week. Get your free special report NOW to learn how to ensure a home inspection doesn’t cost you the sale of your home.

PHOTO BY THOMAS MELVILLE

The new lifeguard station was being built just north of the old station in South Mission Beach.
Surf, spike, run and eat at Pacific BeachFest on Oct. 3

By DAVID SHERMAN

More than 50,000 visitors are expected for Pacific Beach’s biggest party: the annual Pacific BeachFest, Saturday, Oct. 3 from 11 a.m. to 7 p.m. There will be plenty of free, fun and family-friendly action on the sand and along the boardwalk, starting with action sports such as the 2 Man Pro-Am Volleyball Tournament, Social 6 man Volleyball, the Revolt Summer Series Surf Competition south of Crystal Pier, as well as the fun 5k run on the beach.

“Pacific BeachFest is our signature festival meant to promote all things Pacific Beach,” said Sara Berns, executive director of Discover PB, the event’s host.

Berns noted the business improvement district (BID) has spent a lot of time and resources “growing this event to make it what we believe is a fun, unique and family-friendly experience worthy of PB.

“This year we added the VAVI 4-sum Beach Volleyball tournament to include local folks who may not qualify for the Healthy Souls Pro-Am tournament but who still want to have some good, clean competition on the sand,” she said.

Registration for the tournament and the Pacific BeachFest 5k are still open, said Berns, noting there will be an extra-added something this year at the festival.

“In celebration of San Diego and all the great venues in PB, this year our beer garden will officially be the San Diego Craft Beer Garden and feature some of San Diego’s best microbrews, including Karl Strauss, Green Flash, Belching Beaver, Ironfire, Coronado and Hess,” Berns said. “We will still have wine available as well, hosted by Turquoise Cellars.”

The increasingly popular festival will also feature the seventh annual battle for Best of the Beach Fish Taco, with reigning champs Sundar Sports Bar being challenged by PB Shore Club, The Fish Shop, Bub’s, The Local PB, and Sunset Restaurant Management Group (PB/Cabo Cantina and Baja Beach Café).

“This fish taco challenge is becoming the most competitive ‘sport’ in the festival,” said Berns, adding, “There is plenty of stuff to see and do. all of our local schools and community groups will be out, and we have a new expanded kids action alley on Thomas Avenue with fun for the littlest beachgoers.

Pacific BeachFest is a great day for PB with activities happening from 8 a.m. to 7 p.m. so we hope to see everyone out.”

Throughout the action-packed day, thousands of festivalgoers can enjoy live music on three stages: The Main Stage featuring world beat dance music; the Community Stage featuring the best talent in PB, and Grand Stage where the hottest DJs and reggae will be featured in the San Diego Craft Beer Garden.

Guests can shop and browse among the dozens of fine arts and crafts displays and visit the many eclectic shops and popular restaurants in the laid-back beachside community at the Merchant Side-walk Sale.

No Beachfest attendee will go hungry as the Taste of PB Food Court also provides a variety of the area’s finest restaurants serving up tasty cuisines. Enjoy the scenic views and wash those fish tacos down at the inaugural Craft Beer Garden.

Mission Bay High Preservationists to perform at Pacific BeachFest

By BART MENDOZA

If there were an award for the longest-running group in San Diego, surely the Mission Bay High School Preservationists would be contenders. True, school age means a continual turnover, but generations of San Diegans have grown up enjoying the group’s music at events held around the city throughout the school year.

Led by director JP Balmat, the current edition of the Preservationists next performs on Oct. 3 at Pacific BeachFest. Make an effort to stop by and catch a few tunes from this jazz ensemble: you won’t be disappointed.

It’s a testament to their talent that the band members will be regulars at the weekly Gilbert Castellanos-curated Young Lions concert series in Balboa Park at the Museum of Contemporary Art’s Panama 66, which runs through November.

The Preservationists: Saturday, Oct. 3 at Pacific BeachFest, on the Boardwalk, between Thomas and Felspar. 4 p.m. All ages. No cover. missionbaymusic.com.

Blues and jazz fans already know what a treasure Whitney Shay is. She can croon a torch song or belt out a blues shouter with the best of them, matched by a brassy stage-side manner that charms and engages.

Appearing at the Kona Kai Resort on Sept. 24, Shay will soundtrack one of the resort’s special craft beer nights, pairing dishes from chef Roy with the libations.

The music takes place on the Vessels Lounge patio, with a great view of the marina, making for the week’s best date night.

Whitney Shay: Thursday, Sept. 24 at the Kona Kai Resort, 1551 Shelter Island Drive, Shelter Island, 6 p.m. No cover. resortkonakai.com.

Inaugural Ken Whalen Surf Challenge to take place in Mission Beach

The inaugural Ken Whalen Surf Challenge will take place 7 a.m. to 2 p.m. Saturday, Oct. 3 at San Fancan- do Golf Club in Mission Beach. October marks a year since the community lost this well-loved avid surfer to a massive stroke at the age of 49. Whalen grew up surfing all the local beaches and traveled the world with his friends and family to find the perfect waves together.

The event, for surfers 6 to 16 years of age, is free and family-friendly. Donations of any size are encouraged to be made to the Challenged Athletes Foundation (CAF).

Free parking will be available at the Belmont Park lot. Pre-registration for surfing is required at www.kenwhelansurffestival.com.

Sponsors of the event are Rubio’s, Rusty Surfboards, Hanger 94, and Better Buzz Coffee. Rubio’s will be providing free food for participants, and Better Buzz will be providing complimentary morning coffee.

The Ken Whalen Surf Challenge is a way for locals to honor Whalen’s love of the ocean, adventurous spirit, dedication to family and constant encouragement of others to get out and be active. “The goal of the event is to get kids and families surfing and to bring awareness to the Challenged Athletes Foundation, a nonprofit that Ken felt very strongly about supporting,” said Paula Whalen, spokesperson for the event. “CAF is working to build its resources for adaptive surfing programs that help get physically challenged kids and adults on boards and in the waves.”

With a generously supported youth sports clubs in the La Jolla, Mission Beach, and Bay Park communities, as well as many other causes that made a difference in San Diego, surfers of all ages are encouraged to come celebrate a healthy, active lifestyle and the “stoke” of surfing while supporting opportunities for challenged athletes to get back on surfboards or on boards for the first time.

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6
Parents concerned about hot schools as heatwave steams students in PB

By DAVE SCHWAB

An especially hot, humid summer has led to pressure in Pacific Beach, and elsewhere along the coast, to direct the San Diego Unified School District to act to "cool" local schools, which are not air conditioned.

Of late, the district has taken heat from local parents, who are complaining increasingly that the heat is making their kids sick and that this has prompted some to pull children out of school on hot days.

But chilling the out situation could prove problematic. There are a number of factors involved, including the relatively short span of hot weather, the cost of providing air conditioning and convincing school district officials such a change is necessary and needs to be made sooner rather than later.

"The district has a heat "protocol" in place, said Ursula Kroemer, the district’s chief public information officer. "All schools operate under our hot weather operations guidelines," said Kroemer.

District heat guidelines include the following:

- All district schools have "hot weather" plans in place for continued operations of schools during periods of extremely hot weather.
- The district does not close schools due to hot weather but may call for minimum days at some schools under certain circumstances.
- The safety and well-being of students and staff are a top priority. As a result, schools have a number of guidelines in place for planning instruction during hot weather.
- Elementary teachers may rearrange the daily schedule so that basic skills subjects are taught at the optimal time. Recess activities are limited to quiet games. Physical education at all grade levels are limited to less strenuous activities and/or rescheduled.
- Cooler areas of schools buildings and grounds — shaded lawn areas or rooms with better cross-ventilation or air-conditioned buildings in media centers, cafeterias or auditoriums — are used when available.
- Athletic activities and before- and after-school programs and practices may be canceled or rescheduled due to hot weather.

Kroemer noted the district has identified the 2,000 hottest classrooms across the district and is completing the first phase of installation of A/C in those.

For some parents in beach schools, like Janelle Sherako of PB Southwest and Sandy Watts of PB North Shore Highlands, existing heat protocols are insufficient.

"My son came home from school early with signs of heat exhaustion and threw up," Sherako said.

"I took my daughter out of school recently because of the heat," said Watts. "Our principal was home sick from heat stroke. She is also keeping records of how many kids are leaving early due to heat."

Lisa Bar of PB North said existing district heat protocols don’t consider special-needs children or those riding school buses.

"None of the SDUSD buses have A/C, and temperatures have reached over 100 degrees," Bar said. "The (bus) routes can last for an hour or more. Many children cannot access water or lower windows themselves."

"The SDUSD ‘policy’ can be read online at sdnews.com
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SATURDAY, OCTOBER 3

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11:00 - 11:45  Y3K
12:10 - 1:10  Jackstraws Presents the West Coast Band
1:30 - 2:30  Ki
2:50 - 3:50  Charlie Rae
4:10 - 5:10  The Verigolds
5:30 - 6:30  Slower

BEER GARDEN STAGE
11:00 - 11:45  Casey Turner
11:45 - 12:15  Tommy Dub
12:15 - 1:00  Sando and the Irie Vibes
1:00 - 1:30  Carlos Culture
1:30 - 2:15  Piracy Conspiracy
2:15 - 2:45  DJ Cumbia Machin
2:45 - 3:30  Coastal Frequency
3:30 - 4:00  DJ Cumbia Machin
4:00 - 5:00  Bad Neighbors
5:00 - 5:30  DJ Unite
5:30 - 6:30  Through the Roots

COMMUNITY STAGE
11:00 - 11:40  Crown Point Jr. Music Academy
11:50 - 12:20  Old School Skaters
12:30 - 1:00  Tap Fever Dancers
1:20 - 1:45  Dr. Jekyll & Mr. Frostie
2:05 - 2:30  Millionaire Beach Bums
2:50 - 3:45  Big Daddy Blues Band
4:00 - 4:50  MBHS Preservationists
6:10 - 6:00  INDY SUMR

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Mission Bay-Pacific Beach area.

"Together, with your help, we can get more trash out of the creek disposed of safely and properly and create a clean and beautiful San Diego," Zirk told the volunteers, who included about 20 students from University of San Diego's marine environment course.

During last year's Coastal Cleanup Day, more than 7,600 volunteers participated in San Diego County, removing a record-breaking 1104 tons of debris from local rivers, creeks, canyons, neighborhoods, beaches, and bays.

In lower Rose Creek near the bay, the litter is usually less archaeologically significant finds such as beer bottles, bed frames and broken chairs along the creek, and they just toss it over the edge and hope it will go away," Zirk said. "One year we found a hot tub. We have dragged out golf clubs, computers and tables."

Currently, lower Rose Creek is owned by the City of San Diego Storm Water Department, CALTRANS, San Diego Unified School District, the U.S. Navy, and other less property owners. That amalgamation of ownership leads to no agency taking an active role in maintaining the area. It's up to the volunteers.

One of the main goals of The Friends of Rose Creek is to convince the city to enter into memorandums of understanding with other property owners to include one unified management agency, then dedicate as open space parkland all city-owned land along lower Rose Creek. That plan has its proponents, such as Mayor Kevin Faulconer, but has stalled due to city budget issues.

For now, it's up to a few dedicated volunteers to keep the creek clean.

"I live here and so do a lot of these volunteers, and we want to live in a nice, clean community," Zirk said. "The quality of the water in Mission Bay and the ocean depends on the water quality in Rose Creek. We all live in a watershed and every drop we spill goes down stream to an ocean somewhere. We should think globally, but definitely act locally."

University of San Diego students help clean Rose Creek.

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**Clean Up**

CONT. FROM PG. 1

"This cleanup is part of the marine environment class they're taking and also a part of the school's many community service projects," Boudrias said. "They got to witness firsthand how a watershed is affected by pollution. You can see how trash flows down the creek and eventually ends up in the bay."

The students dug in and started filling large plastic bags with soggy cardboard and broken chairs along with a shoe, some socks and a pair of pants half buried in mud. "I think we found someone's closet," quipped one of the students while stuffing the filthy garments into a trash bag.

Down the creek just south of Garnet Avenue, in the lush green marshland dotted with snowy white egrets, volunteers Lexi Castillo and Caroline Nalezny were fishing rusty cans of popular energy drinks out of the water. "These are really disgusting," Nalezny said. In less than an hour, they had filled a huge garbage bag and were starting on another.

Rose Creek is the natural outfall of a 36-square-mile watershed including nearby Rose and San Clemente canyons and dates back to Archaic (8000-1000 BC) time. One of the oldest archaeological finds was the Late Prehistoric Village of La Rinconada de Junco, which was observed by the Spanish in 1769, according to Rose Creek Watershed Alliance.

Unfortunately, these days the artifacts discovered along the watershed are usually less archaeologically significant finds such as beer bottles, bed frames and building material. On Coastal Cleanup Day, the tools used to remove these finds are wheelbarrows, wagons, and pickup trucks. "One reason there is a lot of garbage is because there are no trash cans along the Rose Creek path," Zirk said. "Also, a lot of homeless live along the creek, and they generate household trash."

But why all the big-ticket items like a dressers, desks and davenports? "I think people move out of apartments and rather than take stuff to the dump they just toss it over the edge and hope it will go away," Zirk said. "One year we found a hot tub. We have dragged out golf clubs, computers and tables."

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**Pet and Kids Carnival fundraiser on Oct. 3**

Turquoise Animal Hospital will host its first Pet and Kids Carnival, with San Diego Humane Society its beneficiary, on Saturday, Oct. 3 from 1 to 4 p.m. at the hospital, 950 Turquoise St. The event will feature games for pets and kids. The hospital will have vendors from various business and will host a silent auction. It will also have dog adoptions in an effort to find the animals forever homes.

Proceeds go to the San Diego Humane Society, but entry to the carnival is free and open to the public.

**BOOmont Park in MB runs through October**

The creators of San Diego’s most iconic haunts, “The Haunted Hotel” and “The Haunted Trail of Balboa Park,” have teamed with Belmont Park to create family-friendly Haunt-BOOmont Park. The park will be transformed into a Halloween-themed seaside park, featuring activities for all ages every Friday through Sunday throughout October and on Halloween starting at 5 p.m. Admission and parking are free.

BOOmont Park’s weekends include trick-or-treating every night from 6:30 to 7:30. Attractions will include The BOOmont Manor, a family-friendly haunted house, a Pumpkin Patch, Zombie Laser Tag and a Spooky Coaster.

Visit belmontpark.com for information.

**Polish Festival in PB**

The 20th annual Polish Festival in San Diego will take place Oct. 9 to 11 at St. Maximilian Kolbe Roman Catholic Church at 1735 Grand Ave. in Pacific Beach. For more information, visit polishmission.org.
Short-term rentals bring many benefits

By JONAH MECHANIC

The City Council will soon be addressing the issue of short-term rentals (STR) in our city, and their decision could have wide-ranging impacts. Short-term rentals bring many tangible benefits to homeowners, residents, travelers, neighborhoods and local businesses as well as the economic health of cities in which they are allowed to thrive. We represent a group of city residents who support short-term rentals and believe they should be welcome in the City of San Diego.

Short-term rentals allow for flexibility in travel, increased local spending, and engagement with parts of the City otherwise bypassed by visitors relegated to traditional tourist neighborhoods. Recent studies have shown that visitors who stay in neighborhoods. We believe San Diego, given its status as an innovation hub, should do the same.

San Diego is a top-10 tourist destination, and tourism has been identified by the San Diego Regional Economic Development Corporation as one of our three pillars of economic development in the region. Cities around the world are embracing innovative new marketplaces in the vacation industry space, crafting responsible ordinances that benefit both the short-term rental hosts and their neighborhoods. We believe San Diego, given its status as an innovation hub, should do the same.

The San Diego Vacation Rental Management Alliance (SDVRMA) and the Short Term Rental Alliance of San Diego (STRASD) have joined together to support neighborhood-friendly and responsible rental practices. In that effort, the SDVRAM and STRASD have agreed to a number of common sense regulatory proposals:

- Support defining STRS as a limited regulated use in the Municipal Code and treating whole home rentals the same as partial home rentals to help address the confusion that exists today;
- Greater enforcement of noise and nuisance laws to allay concerns and give neighbors peace of mind;
- Registering all STRs with the City of San Diego so information can be managed and owners contacted to address some of the concerns raised during this debate;
- Posting point-of-contact information on a 24/7 basis on each property;
- Collection and remittance of all TOT and related taxes and assessments to the City of San Diego;
- Allowing hosts and guests to determine the length of a stay – not the municipal code;
- Conforming with California’s standard occupancy limits of 2+1 (two adult guests per bedroom, plus one adult guest in the house); and
- Support a property owner’s rights to determine how often to rent out the property, but also require responsible renting to make sure neighborhood quality of life expectations are maintained in accordance with the City’s existing rules.

The City of San Diego has an opportunity to set an example of how a balanced ordinance, respecting both the rights of homeowners and community members, can add substantial economic growth while supporting happy, healthy neighborhoods. We are asking the Council to take a tempered approach and not attempt what other jurisdictions have tried and failed to do through harsh, knee-jerk over-regulation that simply drove short-term rental activity underground.

To learn more about the short-term rental proponents’ vision for responsible property ownership and renting, please visit ShareSanDiego.org.

Jonah Mechanic is with SeaBreeze Vacation Rentals LLC.
Kevin McKay, former managing editor of Peninsula Beacon, dies after long illness

Kevin McKay, managing editor of San Diego Community Newspaper Group for seven years, died Thursday, Sept. 10, after a lengthy illness following a medical leave of absence. He was 51.

McKay was a San Diego State University graduate and a 25-year veteran of radio, television and print news. During his distinguished career, he previously worked for the Freeport Journal-Standard and the San Gabriel Valley Newspaper Group.

In recent times, McKay was perhaps best known as editor of the newspaper's biweekly Peninsula Beacon, covering Point Loma and Ocean Beach. “Kevin was a very talented editor and journalist,” said newspaper publisher Julie Main. “He was easy to work with, did his job quietly and efficiently. Kevin had a great sense of humor and a great laugh! He always managed to keep things light and fun in the office. Losing him is like losing a family member. He will be missed by many.”

“Kevin was always a pleasure to work with,” said Ocean Beach Main-Street Association Executive Director Denny Kinn. “When we celebrated the 125th birthday of Ocean Beach (in 2012), he worked to make sure the Beacon had the best feature story on our community. We use the information in that insert all the time even today. We were so sorry to hear of his passing. Kevin McKay was a very memorable person, and we will miss working with him.”

Facebook and other tributes echoed the sentiment of Byron Wear, former San Diego deputy mayor and District 2 councilmember. “Kevin was a great journalist,” Wear said. “And was passionate about the public’s interest. He lived San Diego and our community.”

“Kevin was perhaps the most polite person I’ve ever met,” newsgroup anchor reporter Dave Schwab added. “He had a lifetime of knowledge, experience and insight. He left us much too soon. He was a warm, personable and upbeat person. That, I’m sure, is how he will be remembered by others fortunate enough to have shared this journey we call life.”

Schwab recalled how McKay, a big Chargers fan, once lost a bet with a co-worker, a converted vegetarian from Denver, over which team would win a playoff game. “The bet,” Schwab said, “was that the loser would have to eat either meat or tofu. The look on Kevin’s face nibbling away at the ‘tofurkey’ — however reluctantly — was unforgettable.”

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- **Garnet & Cass Center**: 35 retail & offices spaces. We have 33 spaces leased.
- **The Rose Center**: 27 office & retail spaces. We have 25 spaces leased.

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27 office & retail spaces.
We have 25 spaces leased.

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