

# PRESIDIO SENTINEL

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Serving the Heart of San Diego

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# Elected Officials Are Facing Serious Push Back From Their Constituents

By Patty Ducey-Brooks



We have a major dilemma on our hands. As taxpaying members of the City of San Diego and State of California, it should be obvious that the people currently in office have closed their eyes and ears to their constituents.

Here in San Diego, many of us are faced with the reality that our elected officials are doing everything they can to stop home ownership and create a culture that promotes landlord-controlled rents and living standards.

In the issue, on page 3, Nico Calavita, professor emeritus in the Graduate Program in City Planning at SDSU, speaks directly to the fact that Sustainable Development Areas (SDAs) are a bad deal for San Diego, and will likely make it impossible for future generations to own property or homes in urban San Diego, especially minority communities that previously had affordable housing.

Recent research shows that in the past few years, speculators — big and small all over the country — have bought properties in lower-income, usually minority, neighborhoods, because they were cheap. They rent or leave them vacant and wait for the neighborhood to change and for prices to go up — or redevelop them.

With only minimal affordability and length of affordability requirements, this expansion is likely to lead to gentrification, displacement, and higher housing costs in these relatively affordable neighborhoods.

And we wonder why the homeless crisis is getting worse...

Add to that, the City of San Diego's Planning Department conducted its third public workshop on Housing Action Package 2.0. (This took place the night the Presidio Sentinel went to press.)

The key element of this package is the implementation of SB 10, what some refer to as it "Huffman 2.0", after the previous massive infill sprawl initiative of the 1970s.

According to Geoff Hueter, chair of Neighbors for a Better San Diego, "Then, as now, random building of apartments in residential neighborhoods reinforces suburban patterns of automobile usage and undermines what little chance San Diego has of creating a

viable transit network focused around mixed-use, dense transportation corridors.

"Further, locating housing a mile away from future transit stops does nothing to improve transit access for residents who need it the most.

"Housing programs might be 'sustainable' for the building industry, but they reduce housing and economic opportunities for the rest of San Diegans."

As San Diegans continue to push back against Mayor Todd Gloria's effort to vastly increase housing density in our older, single-family neighborhoods, he offers no provision for desperately needed parks, libraries, schools, street and sidewalk repairs and upgrades, and other basic infrastructure.

As part of his so-called "Housing Action Plan 2.0" package of "reforms," Mayor Gloria is now attempting to implement a state policy (SB10) that encourages developers and outside, for-profit investors to buy up single-family homes in residential zones and replace them with up to 10 units of rental housing. But the mayor has not offered a credible, comprehensive plan or funding mechanism to provide adequate infrastructure to the handle this huge increase in density. In fact, the city of San Diego now has a \$5.3 Billion infrastructure deficit, which continues to increase daily.

To "appear" interested in hearing from residents of San Diego, the mayor was holding a workshop for community input. However, at the time of the newspaper going to press, city staff stopped taking reservations for people to attend the meeting. Obviously, there is an intent to restrict and limit who attends.

This really isn't an attempt for open discussion and dialogue on these issues. It's only a "smoke and mirrors" guise that's become common nature at City Hall.

In other words, "Let's fool the people into believing that we actually care what they think."

For everyone who has been dealing with the mayor's density driven agenda, let's not mince words, this is a scraping of single-family neighborhoods for profit and at the expense of homeowners, future homeowners, and renters, with NO environmental impact reports, NO public review, NO parking, and NO common sense.



# Dilatory City Makes Fate of Old Mission Hills Library Uncertain, Appeal Pending

By Jennifer Machian

The old Mission Hills Library was once a vibrant community treasure. Located at the western entrance of Mission Hills, the library enticed patrons of all ages, with its shiny wall of windows and iconic cantilevered roof.

Long-time Mission Hills resident, Caroline Ridout Stewart, who frequented the library as a sixth grader in the 1960s, recalls the library warmly, as a recreational space for children and teens to gather after school. “The windows were always filled with posters” advertising community events and “there used to be books out front [on a cart] you could buy.”

But, the library’s heyday as a hub of neighborhood activity is long past. The library was vacated in January 2019 and has sat empty ever since. A high-rise has sprouted-up next door, just inches from the library’s roofline.

To a casual observer, it is evident that the City is not maintaining the building well. The same 2018 banner advertising the new Mission Hills-Hillcrest Branch Library hangs on the stacked-brick facade, some windows are broken and boarded-up, trash is strewn behind the glass doors of the entryway, and graffiti that marred the brick has been covered with sickly yellow paint. “It’s ugly. It’s an eyesore right now,” says Ridout Stewart.

Efforts at preserving the building have been made. In August 2019, the preservation advocacy group Mission Hills Heritage filed a nomination to designate the library as a historic resource in recognition that the building is the only Mid-Century-Modern style building located in Mission Hill’s core business district.

“[The old Mission Hills Library is] part of an important period of time that no longer exists,” says Ron May, a registered professional archeologist of Legacy 106, who authored the nomination report. “You’ll never have a building built like that again because the building standards don’t allow these kinds of buildings.”

In September 2020, the City’s Historic Resources Board agreed and designated the building, which the City owns, as a historic resource.

Yet, the historical designation has not spurred City officials to bring a plan into focus. Instead, ever since then-Mayor Kevin Faulconer’s “request for development” to use the site for homeless housing was scrapped, City officials have been evasive.

For the last two years, and as recently as this year, the Director of the Mission Hills Community Preschool, Anna DiMartino, has sought information



*The old Mission Hills Library is part of an important period of time that no longer exists offered Ron May, a registered professional archeologist of Legacy 106.*

from the City about the adaptive re-use of the building as a pre-school and possibly an after-school program.

DiMartino has communicated with no less than six City officials (involved in the management of City-owned property) to determine whether the preschool could lease or buy the building, but after being “shuffled around and shuffled around, . . . pretty much nothing happened.” Despite DiMartino’s efforts, it is the City’s official position that “[t]here currently is no application for any proposed project for the site.” According to DiMartino, the City has never directed her to fill out an application.

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### UPTOWN PLANNERS ELECTION DATES:

Sat March 4 • 12-4 pm at Joyce Beers Center

Mon March 6 • 5-8 pm at Mission Hills Library

Tue March 7 • 3-7pm at Joyce Beers Center



# Sustainable Development Areas (SDAs) - Not a good bargain for the City of San Diego

By Nico Calavita

On February 14, the San Diego City Council voted on expanding two incentive programs, the Complete Communities Housing Solutions Program (CCHS) and the Accessory Dwelling Unit Affordable Density Bonus Program (ADUDB) to almost the entire city through the creation of a new geographic area — Sustainable Development Areas (SDAs) — in the Municipal Code. It is one of the most important land use decisions of the past few years, yet it is buried in the Land Development Code package with 83 other items. When carefully analyzed, it appears that the main purpose of the proposed Sustainable Development Areas (SDAs) is not to increase access to transit (as it claims to do), but to allow higher densities in these areas with almost exclusively market-rate housing. SDAs are areas defined as being within a one-mile walking distance of existing — and future — transit stations.

To understand the potential impact of this proposal it is important to understand density, residential density, in planning terms. Residential density refers to how much development — how many “dwelling units” — can be placed on a piece of land. Increasing density has positive and negative consequences. Densification is good because it allows the production of much needed housing and — when placed in the right places — increases mass transit ridership.

But density comes with costs as well. If not concentrated near transit, it will increase car usage — and with it, traffic congestion, pollution, demand for parking, and so on. Additionally, it will increase the demand for public facilities, especially parks and open space.

How do SDAs fare in terms of costs and benefits?

The main claim for this proposal is that it will encourage greater use of mass transit. But research shows that people will not walk more than half a mile to get on a bus or light rail. The proposed SDA one mile walking distance has no precedent, as far as I know, in the entire world.

In addition to justifying this expansion as transit friendly, the proposal also maintains that the CCHS and ADUDB will provide affordable housing. They may or may not.

With the ADU Bonus Program developers have a choice of providing bonus units to be affordable on a 1:1 ratio to very low, low, or moderate income households. This choice, however, is weakened by two features. One, is the short length of affordability, 10 years for very low (at 50 percent AMI) or low (at 60 percent AMI) income units, and 15 years for moderate income units (at 110 percent AMI). These terms of affordability are not comparable to other affordability programs (whose length of affordability is commonly 55 years) and will result in the loss of affordable units in a very short time. The point is that after 10 or 15 years, all the affordable units will become market rate. As affordable housing advocate Emmeus Davis noted in *The Affordable City*, “many people have questioned the wisdom of working so hard to produce affordable housing if the affordability of those units may soon be lost.” Beyond this issue of time frame, rents affordable to household making 110 percent AMI (\$117,000 for a family of four) are close to market rate. Developers will choose this alternative; not the low, or very low-income alternatives.

Similarly, the Complete Communities Housing Solutions (CCHS) affordability requirements do not deliver on their promise of affordable housing. CCHS has a 40 percent affordability requirement, but the requirement is for 40 percent of the base density, not 40 percent of the total number of units. A proposed project in Bankers Hill (301 Spruce Street), for example, has an actual requirement of 8.4 percent of the number of units (22 out of 261).

If the purported benefits of the SDAs are minimal, its negative impacts are significant.

- **Densification and land values.** The expansion of the ADU Bonus Program is a de facto upzoning of thousands of acres. Allowing greater density will increase the value of the land under existing homes, making them more expensive and less affordable to home buyers or renters. This is the unintended, but tragic, consequence of the SDAs. Some “affordable” housing will be provided, but only temporarily; the increase in the cost of housing will be permanent. Proponents of SDAs have invoked the homeless crisis as necessitating its speedy approval. It is difficult to fathom how SDAs can help solve that challenging problem. Unless you believe in some version of the infamous trickle-down theory.

- **Open space and parks.** The expansion of the ADU Bonus Program will magnify the elimination of the informal network of backyard open space, reducing its wildlife and the permeability of its soils. Most importantly trees will be cut down, while creating new additional impervious surfaces that will increase temperatures in our fast-heating city. The expansion of the ADU program will make heat islands worse, much worse. There is a provision to plant trees, but newly planted trees need nurturing, especially in a dry climate like San Diego. I doubt that a building inspector will go back and check whether the new saplings are being watered/taken care of. And I have to wonder how much open space will be left to make trees viable.

Additionally, the city seems to have abandoned plans to provide additional



*Affordable housing comes with a hefty price tag.*

acreage for parks/open space in the areas where the most densification is taking place. That is odd, because a centuries-old tenet of planning is that higher density should be accompanied by additional open space. If implemented, SDAs would eliminate the existing network of informal open space provided by backyards, add more density, and not provide additional open space where especially needed.

- **More cars and pollution.** With the long distance (1 mile — 20-minute walk) to transit stops, it is fair to assume that the new residents will rely on cars for their transportation needs, leading to the deleterious consequences additional cars bring. Density — very high density — should be concentrated along transit corridors and close to major transit stops, not a long walk away from them.

- **Effects on neighborhoods.** Application of the SDA definition effectively upzones thousands of acres. One problem with broad upzonings is that they treat neighborhoods that are socio-economically and geographically diverse the same. The impact of applying the SDA designation to various neighborhoods merits more thorough analysis. Recent research shows that in the past few years, speculators — big and small all over the country — have bought properties in lower-income, usually minority, neighborhoods, because they were cheap. They rent or leave them vacant and wait for the neighborhood to change and for prices to go up — or redevelop them. This is likely to happen predominantly in the Communities of Concern affected by the expansion. With only minimal affordability and length of affordability requirements, this expansion is likely to lead to gentrification, displacement and higher housing costs in these relatively affordable neighborhoods.

The SDA proposal is hastily conceived, minimally understood, and little researched. It should not be approved. If the city believes the proposal has merit, the possible impacts mentioned above should be carefully analyzed.

Nico Calavita is Professor Emeritus in the Graduate Program in City Planning at SDSU. He can be reached at [ncalavit@sdsu.edu](mailto:ncalavit@sdsu.edu).

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# The Ugly Math of Variable Annuities

By Rick Brooks



When a new client recently asked me to review a variable annuity they had purchased ten years ago, I knew I had my work cut out for me. Variable annuity contracts can be complex documents, loaded with confusing provisions, definitions, and terms. Often, the most complex parts are the most fundamental: the calculations used to determine the value of your “investment.”

A variable annuity is a contract between you and an insurance company. You agree to pay them some money today, and (typically) they agree to pay an income stream in the future. In between your premium payments and their distributions, the funds you put into the contract will typically be invested in sub-accounts that look a lot like mutual funds. That’s the basic structure, in a nutshell. Believe me, it gets a LOT more complicated.

This contract comes with expenses. Lots of them. First, there are annual fees for administration. This typically runs about 0.3 percent of the value of the annuity, and can also include annual fixed fees like \$30 per year. Or both. There is also typically a “mortality and expense charge,” and may be other basic annual fees as well. According to Annuity.com, the average expense on a variable annuity contract is 2.3 percent and can be as high as 3 percent.

Typically, variable annuities also have surrender charges, which

is a penalty imposed on your withdrawals if you pull money out of the contract before a certain date. Surrender charges are designed primarily to recoup the commission paid to the agent who sold the contract if you withdraw funds, so generally speaking, the higher the surrender charge, the higher the commission paid to the agent who sold you the contract. Surrender charges can last from five to ten years and can be as high as 10 percent in the first year of the annuity contract, declining over time.

In addition to these expenses, you also have the costs of the underlying subaccounts. Like the mutual funds they are typically based on, there are the annual expenses of running these investment portfolios. These charges run the gamut, but typically range from as low as about 0.6 percent to more than 3 percent annually.

Finally, there are the cost of riders. These are additional options you can add to your contract. Without getting into the value or benefits of these options, they can be very expensive. They can also be tricky. Riders typically cost anywhere from 0.25 percent to 1.15 percent on top of the other expenses. In the case of my client’s annuity, they had two riders that were 0.95 percent each, but that 0.95 percent wasn’t calculated on the value of the annuity. It was calculated as a percentage of a HIGHER potential death benefit value. In effect, by the 10th year of the annuity contract, those fees were EACH actually about 1.4 percent of the value of the contract.

So, in this one example of a

relatively average variable annuity, here is what my client was paying:

**Contract charges:** 1.55 percent  
**Investment Expenses:** 1.04 percent  
**Riders:** 2.80 percent  
**Total expenses:** 5.38 percent

Frankly, I don’t know how you can invest successfully with 5.38 percent of your investment going to fees. After 10 years, my client’s annualized rate of return on his investment was just 1.4 percent per year for almost eleven years. After all this time, the guarantees inside the contract simply were not worth it. It would have been cheaper to buy a mutual fund and purchase a separate life insurance policy to make up for the guaranteed death benefit. The total cost would have been less and his investment results, though more volatile, would have been better.

There can be a use for annuities as part of your savings and investment strategy. A fixed annuity can be used to replicate a pension, which is a predictable monthly income that lasts for as long as you do. However, variable annuities that combine investments and other complex add-ons are a poor choice for this. They typically deliver sub-par results at significant cost.

This column is prepared by Rick Brooks, CFA®, CFP®. Brooks is director/investment management with Blankinship & Foster, LLC, a wealth advisory firm specializing in financial planning and investment management for people preparing for retirement. Brooks can be reached at (858) 755-5166, or by email at [rbrooks@bfadvisors.com](mailto:rbrooks@bfadvisors.com). Brooks and his family live in Mission Hills.

## San Diego Automotive Museum Hosts Blood Drive

The San Diego Automotive Museum is once again teaming up with the San Diego Blood Bank for their annual blood drive. The drive will take place from 10 a.m. to 4 p.m., Saturday, March 11 in the back lot of the San Diego Auto Museum known as “The Grove.” \*Appointments are preferred, but walk-ins are welcome, on an availability basis.

Last year, the San Diego Automotive Museum blood drive

saved 36 lives, thanks to its donors. This year, they are looking to save even more, with help from the local community. Every donor will receive a free family membership to the museum to explore the ever-changing exhibits of automotive history. Barona Speedway driver, Sunny Trent, will also be doing meet-and-greets the day of the blood drive.

All blood types are needed. San Diego Blood Bank must collect

more than 350 units of blood each day to meet the needs of local patients who are battling life-threatening blood disorders and cancers, suffering from traumas such as burns or serious accidents, or even complications from childbirth. One pint of blood can save up to three lives.

Please visit the San Diego Auto Museum’s website for the most up-to-date information: [www.sdautomuseum.org](http://www.sdautomuseum.org).

\*Appointments can be made at this link: [https://www.mysdbb.org/donor/schedules/drive\\_schedule/76348](https://www.mysdbb.org/donor/schedules/drive_schedule/76348)



San Diego Automotive Museum is pleased to participate in the annual blood drive to help save lives.

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# Join the Kitten Shower to Help Save Lives

By Jackie Noble, Director of Nursery & Placement, San Diego Humane Society

Spring in San Diego means many things: the blooming of flower fields in Carlsbad, fascinating “grunion runs” where the silvery fish take over beaches at night and—for San Diego Humane Society—the start of the busiest time of year: baby season.

Kittens need an incredible amount of attention to survive during their first weeks of life—attention that their mother usually provides. But for thousands of orphaned kittens in San Diego each spring, that critical care comes from the compassionate staff and volunteers in San Diego Humane Society’s Kitten Program.

Neonate kittens have several needs that San Diego Humane Society meets in the absence of a mother. They must feed every two to three hours—that’s a lot of bottles! Because they are not benefiting from the antibodies in a mother’s milk, it’s important these young felines are cared for with strict protocols to make sure they steer clear of disease and infection.

Kittens must also stay warm. Body temperature regulation is critical, so heating discs and blankets are a must. And then there’s hygiene. Kittens are adorable but quite messy. Without a mom to groom them, people



*Kittens require lots of attention and 24-hour supervision during the first weeks of their lives  
Photo is courtesy of the San Diego Humane Society.*

must step in to keep them clean and healthy.

Back in 2009, San Diego Humane Society opened the country’s first-ever around-the-clock kitten nursery. Now called the Jim Lester Kitten Nursery & Foster Center, it develops and shares best practices for kitten care with shelters across the country. In addition to providing critical care for kittens, the Lester Nursery & Foster Center engages hundreds of trained foster volunteers


to provide 24-hour care in their own homes and offers a daycare space for fosters who need help caring for kittens during the day.

Every spring, animal lovers across our region are invited to participate in a virtual Kitten Shower to help save these thousands of tiny lives. By selecting a gift from one of San Diego Humane Society’s digital baby registries, you can make sure supplies are at the ready for every orphaned kitten who

arrives this season. When you select a gift from these baby registries, it shows up right at the nursery doors.

To join in the fun of the virtual Kitten Shower, visit [sdhumane.org/kittenshower](http://sdhumane.org/kittenshower). You’ll help save some of the most vulnerable lives the shelter sees all year, and you can take in all the cuteness by following along on San Diego Humane Society’s social media channels. That’s a shower we can all appreciate!

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**Boo Boos**

Looking for a workout buddy? This goofy and playful, three-year old, American pit bull terrier mix is still a pup and can be the personal trainer you’ve always wanted. Boo-boos’ favorite activities are to play and go for walks. Boo-Boos is also a hero who became a blood donor for another doggie in care who needed a blood transfusion. Help Boo-Boos get a forever home.

**He is currently residing at the San Diego Campus, located at 5480 Gaines Street in San Diego. For more information, call (619) 299-7012 or by email at [info@sdhumane.org](mailto:info@sdhumane.org).**

Raspberry and Mulberry are the cutest American guinea pig duo we ever did see. These two, one-year old sisters need to be adopted together – and that means you get double the squeaks and love. They are both friendly guinea pigs who are looking for a gentle, patient home where they can come out of their shells and have a nice large space.

**They are currently in foster care and are available through the Oceanside Campus, located at 572 Airport Road in Oceanside. For more information, call (619) 299-7012 or by email at [info@sdhumane.org](mailto:info@sdhumane.org).**



**Rasberry & Mulberry**

**SPCA**



## 25th Annual Mission Hills Garden Walk scheduled for Mother's Day Weekend

The 2023 Mission Hills Garden Walk, a much-loved gardening tradition in this beautiful neighborhood, will be celebrating the 25th annual garden walk. Each year has been a success offering a variety of gardens that will be sure to offer ideas for anyone thinking of making changes in their own gardens or

to just stroll through and enjoy the beauty of each one. The walk will include a few spectacular gardens from past years in addition to wonderful gardens not yet seen. It will again be held on the Saturday of Mother's Day weekend, Saturday, May 13.

This year's Garden Walk will again include

a scavenger hunt with a prize for all youth finding the treasures in the gardens. Admission is free for children 10 and under, however strollers are not allowed in the gardens.

The Garden Walk is designed to be approximately a two-mile route through Mission Hills, known for its variety of home and garden styles. To assure safety again this year, participants will select a time slot for starting the walk, with a limited number of individuals in any one garden at a time. Participants will pick up their map at Mission Hills Nursery, 1525 Fort Stockton Dr., on the day of the walk at their selected start time. Tickets go on sale Wednesday, March 15 and should be purchased in advance (\$35) at [www.missionhillsgardenclub.org](http://www.missionhillsgardenclub.org). There is no guarantee tickets will be available the day of the walk.

The Mission Hills Garden Club, established in 1997, is a non-profit, community service organization dedicated to educating, engage, beautify, and give back. Proceeds from the annual Garden Walk support community improvement projects including the Gecko Garden at Grant Elementary School restoration of Allen Canyon, plantings at Pioneer Park and Presidio Park, as well as scholarships to students studying agriculture and related fields.



*Captivating gardens and yards have been a part of the Annual Mission Hills Garden Walk.*

**For more information:**  
[www.missionhillsgardenclub.org](http://www.missionhillsgardenclub.org)

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# DO YOU KNOW YOUR NEIGHBORS, DAVID AND TINA SWIM?

By Ginny Ollis



**David and Tina Swim reside in Mission Hills and are generous with their time by giving back to the community.**

When people stop pushing, focus on achieving what is important to them, and take satisfaction from doing what matters and doing it well, they may become David and Tina Swim. David grew up in Kansas and still speaks with charming midwestern dialect. He followed his big brother to San Diego after college, and while he had his eyes open for THE job, worked at an auto parts store.

Tina, originally from Ohio and then Alaska (!) moved to San Diego at 19 and was hired for an office job at the same auto parts store. There is no coincidence in life. David saw Tina working on an inventory project, "tan, blonde, beautiful," and captured her attention with a casual "Hey!" You can tell the rest.

## San Diego Music Award Candidate

Sandé Lollis has been nominated for Best Country or Americana Artist with the San Diego Music Awards. The list of talented musicians and performers is impressive. Under the helm of Ted Stern, Lollis is also part of The Universe Channel - Clues to Another World project, which has been nominated Best Local Recording.

She needs your votes. Those interested can vote every day through 5 p.m., Saturday, March 25.

To vote, visit <https://dosd.com/p/sandiegomusicawards>.

**VOTE EVERYDAY FOR SANDÉ LOLLIS**

**SAN DIEGO MUSIC AWARDS**

**Best Country or Americana Artist**

<https://dosd.com/p/sandiegomusicawards>

David and a partner eventually purchased the auto parts store, grew it to a multi-site business, and 18 years later sold "World Wide Auto Parts" to a national chain. Tina made her career as a chiropractor and worked in private practice for 25 years. After his early retirement David when on to manage their investments while waiting for Tina to follow his lead.

They have a lot in common. Volunteering and helping people have long been a pillar of their lives. Tina became a believer, trainer and successful leader in therapy dog work. Her favorite working dog was Lauren, a very caring, smart and intuitive canine who liked the activity of working at the busy airport. One day against habit and training, she kept pulling on her leash. Tina decided to see what was causing the behavior and followed Lauren over to a lady sitting in a boarding area. Lauren sat next to the lady and looked at her. Tina asked the lady how she was, and the lady confessed that she had a four-stop flight to Florida. "Wow," Tina remarked, "that is an awful lot of stop and go."

"Well," the lady replied, "my father just died, and it is the only way I can get there at this time." Tina's take-away was the realization that these remarkable canines sometimes sense what we humans cannot – and their instincts are worth recognizing, especially in stressful situations.

David is also a volunteer/service-oriented person. While he invests a great deal of time and effort in maintaining their historically designated William Templeton Johnson home, he gets perhaps his greatest satisfaction from mentoring people just starting out in business and helping where his proven knowledge will make a difference. He sits on the boards of Mission Hills Heritage and St. Paul's Lutheran Church.

David and Tina enjoy travel very much and do so, sometimes applying their help-skills while on trips, but mostly reveling in the wonderful people and interesting cultures they experience.

Their two children are carrying on some valuable traditions.

Megan has a PhD in cardiac research, and Will is in Kansas finishing his degree in social work.

Your first meeting with this family will not tell you of their outstanding success, because they are friendly, interested in hearing as well as talking, and very ready with helpful answers. Although they certainly appreciate the architecture and history, their favorite thing about Mission Hills is the community. And they show it



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## March Happenings and More!

By J. Daniel Geddis, President

Mission Hills Business Improvement District, Team D&B at One Mission Realty



As I write this, it happens to be a rainy day and my mom just messaged a photo of me standing in the rain as a little guy to remind me, “If you go out, make sure you have a raincoat!” There’s something about a rainy day that leads to reminiscing. I grew up in San Diego, at the edge of University Heights and Hillcrest and have many memories of visiting my grandparents in North Park, then heading over with them to play cards with my great aunt in Mission Hills. I don’t recall so many rainy days when I was younger, but I do remember always loving when it did rain. Perhaps if I had

grown up in Seattle, I might feel differently.

I just celebrated my 12-year anniversary of being a realtor in Mission Hills at One Mission Realty. When I began working as a realtor, “for sale” listings were online but photo-sharing on Instagram was just a place to post highly filtered snapshots, and Facebook was not the ubiquitous personal and professional platform it is today. And the notion of a “verified profile” was not a part of anyone’s vocabulary. Now-a-days, realtors and non-profits such as the Mission Hills BID rely on social media posts, video stories, boosts and likes, to get the word out. I suspect most reading this column know that it is also available online through this publication and the Mission Hills BID’s website. Though, chances are, you spend more time reading on a mobile device than reading in front of a desktop computer.

May I share a little secret? In 2011 I had no idea my office was in the Mission Hills Business Improvement District (BID). I’ve come a long way and invite you to join me in becoming more involved with the promotions, economic development, design and parking and transportation issues in our neighborhood by attending our monthly BID meetings. You will learn a lot about “how to get stuff done” and, over time, you might discover your involvement is rewarding and vie for a seat on the board like I did. As president of the Mission Hills BID it is always a reaffirming experience to hear how and why each business owner chose to open their business in our neighborhood. Our meetings take place at the Mission Hills library, in the Community Room, at 215 West Washington Street and occur on the second and third Wednesdays of each month starting at 3 p.m. Currently, two-hour free parking is available below the library building. We have a talented and diverse board of directors who would love to meet you.

On behalf of the BID board of directors, I extend our sincere “thank you” to the San Diego Public Library, and, particularly to Mission Hills’ branch librarian Stephen Wheeler for welcoming the BID to meet at the library each month. Its modernity allows easy access to technological needs during our monthly committee and board meetings.

Following a three-year hiatus resulting from the COVID pandemic, the San Diego County Fair’s community banner program is back! Last month the BID invited business owners and presidents of the Mission Hills Town Council, Mission Hills Heritage, and Mission Hills Garden Club to take part in the partnership the BID has with the San Diego County Fair and its professional banner photo session in Mission Hills. From mid-

May through the fourth of July, be on the look-out for your favorite business owners and community-based organization presidents flying high on lamp posts throughout the Mission Hills BID. This year’s theme is “Get Out There!” focusing on the freedom to get outdoors and enjoy all our region has to offer.

Some worthwhile March happenings, certainly something for everyone, for which Mission Hills is a well-suited location to participate and celebrate include:

- March 8, International Women’s Day is commemorated in a variety of ways worldwide; it is a public holiday in several countries and observed socially or locally in others to celebrate and promote the achievements of women.

- March 17, Saint Patrick’s Day, or the Feast of Saint Patrick, is a cultural and religious celebration held on 17 March, the traditional death date of Saint Patrick, the foremost patron saint of Ireland. Being part Irish, you bet I’ll be donning something green!

- March 18, The Mission Hills

5k donates 100 percent of its proceeds to support STEAM (Science, Technology, Engineering, Art and Math) programs at Grant TK-8 School. You may even participate virtually. Donations are tax deductible. For more information visit <https://missionhills5k.com/>

- March 14 through April 3 is March Madness. The 2023 NCAA Division I Men’s basketball tournament will involve 68 teams playing in a single-elimination tournament to determine the National Collegiate Athletic Association Division I men’s college basketball national champion for the 2022–23 season.

We have received several inquiries about a couple more annual events in Mission Hills and are pleased to share good news. Maureen and Antoinette at COMPASS are continuing the twenty-four-year tradition of the Mission Hills Community Garage Sale. They will host the 2023 sale on Saturday, April 29. Stop in at 1621 West Washington for a sign-up card. And, the One Mission Realty Annual Shredding Event, will be taking place on Saturday, May 20 from 9 a.m. until 11 a.m. Please visit [OneMissionRealty.com/shred](https://OneMissionRealty.com/shred) for more information. Please plan ahead and mark your calendars

Thanks for reading the Mission Hills BID column. Like what you read? Please share with a friend. Questions, comments, suggestions? Please feel free to send a note to [MissionHillsBID@gmail.com](mailto:MissionHillsBID@gmail.com).



*J. Daniel Geddis as a youngster enjoying San Diego’s rainy weather.*

## Dilatory City Makes Fate of Old Mission Hills Library Uncertain, Appeal Pending

By Jennifer Machian

Complicating matters is the fact that Mission Hills resident, Clint Daniels, filed an appeal in September 2020 contesting the library’s historical designation. While the San Diego City Council has resolved multiple other appeals of historical designations filed after Daniels’ appeal, the City Council has left Daniels’ appeal pending for over two years, casting a cloud of doubt over the building’s future.

Barry Hager, Mission Hills Heritage co-founder and advisor, says that his organization has communicated with City Officials multiple times, requesting that the City “protect the building and also bring the appeal forward.” These calls for action had largely gone unheeded until this February, when the City confirmed in an official statement that “staff is actively working on docketing the item for a City Council Hearing . . . anticipated to take place in late Spring 2023.”

Going forward, trying to divine the City’s intentions for the building is like reading tea leaves. “It’s kind of a mystery now,” says Hager.

One possibility, recounted by May, is that the City, by ignoring the building, seeks to eventually condemn the property in order to circumvent the requirement that it maintain the building as a historic resource and pursue more aggressive development of the site. Termed “demolition by neglect,” May opined that “the longer [the library] just sits, the more likely it

is to get condemned.”

What is more certain, is that the condition of the building should not affect the legal merits of the appeal. Hager warns, however, that as a “practical issue” the building’s deteriorated state could affect its future use: Any potential future users would have to take on the existing deferred maintenance. Indeed, although the preschool remains very “interested in exploring the possibility [of using the building,]” DiMartino admits that the damage could impact the preschool’s ability to do so.

Whatever the City’s plans, a majority of individuals favored saving the old branch library in a survey conducted by the Mission Hills Business Improvement District in 2018. Hager acknowledges that the City’s inaction has put this goal in jeopardy, but maintains that “It’s always been our hope that the City would allow the building to be adaptively reused for the benefit of the community.”

A contrary outcome involving loss of the structure, in the words of May, would sadly deny “the younger generations the ability to know the history of where they lived.”

Jennifer Machian has a degree in Mass Communications from the University of Minnesota’s Hubbard School of Journalism and is Mission Hills resident.

► Continued from page 2



## \$2.7 Million Research Grant to Develop Shoulder Tendon

Scripps Health has received a \$2.7 million research grant from the California Institute for Regenerative Medicine (CIRM) to investigate the use of pluripotent stem cells to develop lab-grown tendon tissue for repairing rotator cuff injuries.

Funding will support the initiative's discovery phase, to be conducted over the next three years at the Shiley Center for Orthopaedic Research and Education (SCORE) at Scripps Clinic on Torrey Pines Mesa. Researchers plan to develop a series of lab tests called assays to assess and measure the makeup of the tendon cells and develop the tendon material in the lab. They also will aim to demonstrate proof of concept by conducting tendon repair in animal models using the biologically engineered tendons.

The new approach is intended to particularly benefit older patients with large to massive rotator cuff tears resulting from degeneration over time. "For this group of patients, the failure rate for conventional repair surgery is about 40 percent," said Darryl D'Lima, M.D., Ph.D., director of orthopedic research for SCORE at Scripps Clinic and the initiative's lead investigator.

"We've reached our limit on how much we can improve things mechanically and through surgical technique, so now we need to explore novel biological approaches. This is a common injury, and as our population ages, there's a pressing need to find new solutions."

SCORE researchers plan to explore the possibility of transforming pluripotent stem cells into tendon-like cells, which would be embedded into a scaffold structure of "electrospun" fibers and grown into tendon tissue using bioreactors. The lab-engineered tendon tissue also would be stretched to help stimulate the cells to produce more tissue, and to help align the electrospun fibers so they mimic the intricate alignment of fibers in native tissue. Lining up the tendon fibers in the same direction that stretching occurs is needed to resist tensile force, or the stretching force experienced during motion.

Current surgical techniques to repair a torn rotator cuff involve reattaching the tendon to the head of the humerus, or upper arm bone. According to Dr. D'Lima, artificial and biological implants are sometimes used to augment the surgical reattachment, but none have been approved by the Food and Drug Administration to replace the tendon tissue that is lost in large tears.

The rotator cuff is a group of four muscles and their attached tendons, which hold the upper arm in place in the shoulder socket. The rotator



**Darryl D'Lima, M.D., Ph.D. is director of orthopedic research for SCORE at Scripps Clinic and the initiative's lead investigator.**

cuff attaches the humerus to the shoulder blade and helps to lift and rotate the arm.

According to the American Academy of Orthopaedic Surgeons, most rotator cuff tears result from a natural degeneration of the tendon over time. These tears frequently cause pain and can limit use of the arm. As the condition progresses and worsens, the shoulder can become weaker, more painful and less useful. Nonsurgical treatments can relieve pain and improve function for many patients, but doctors may suggest surgery for those with persistent pain and who frequently use their arms for overhead work or sports.

The research team at SCORE at Scripps Clinic includes senior staff scientist Shawn Grogan, Ph.D., and staff engineer Erik Dorthe, M.S. The research is being conducted in collaboration with Hiroshi Asahara, Ph.D., professor of molecular medicine at the research lab of Martin Lotz, M.D., at Scripps Research. SCORE researcher Clifford Colwell Jr., M.D., and Scripps Clinic orthopedic surgeon Heinz Hoenecke, M.D., will advise on surgical technique and clinical translation of this technology.

## City of San Diego Receives Shipwreck Recognition for Removing Youth Sports Not Criminal Element



**Park facilities provide children and adults with a place to recreate and enjoy sports activities.**

After parents installed lights at a city- owned park so their kids could play softball after dark, the City of San Diego informed them they could not use the lights, even though the parents covered all costs to improve the city's asset. It appears the city is more focused on removing safe and healthy opportunities for youth rather than focusing on removing the criminal element surrounding the homeless population.

Few activities are more safe, healthy, and enriching than competing in youth sports.

Few things are more dangerous than failing to address the continued criminal behavior surrounding San Diego's unsheltered home-less population.

Additionally, in January, unsheltered home-lessness in downtown San Diego reached an all-time high for the sixth consecutive month. The January count of 1,939 is nearly three times the number of people who were unsheltered in downtown only two years ago. Current efforts by the

City of San Diego to provide lifesaving shelter is nowhere near the scale required to reduce homelessness. We urge the Mayor and City to treat this tragedy as the crisis that it is and significantly ramp up the shelter beds in the City.

Reducing the criminal element by removing criminal behavior and the criminals who are committing crimes will immediately reduce the number of people on the streets while also protecting the public and those who are literally homeless, such as youth and seniors.

We remain focused on providing strategies and funding to help the City of San Diego, the County, and every other city throughout the region to reduce homelessness.

However, removing opportunities for youth to participate in sports rather than removing the criminal element is, in our view, significantly missing the mark.

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# Female-led Program Opens the 2023 Season Celebrating Three Innovative Female Choreographers



**The Rosin Box Project presents cinematic works that offer performers a space to emphasize the journey of real –life situations, emotions and encounters.**

The Rosin Box Project (TRBP), San Diego’s premier contemporary ballet company, is opening their 2023 season with “Empower,” a trailblazing female-led program coinciding with Women’s History Month featuring three new works choreographed by Resident Artists Lauren Flower, Bethany Green and Carly Topazio.

The program will be presented at The Light Box Theater in Liberty Station;

performances are 7:30 p.m., Thursday, March 23 through Saturday, March 25. Receptions will follow the March 23 and 24 performances, giving attendees the opportunity to meet and mingle with the company artists, and an Artist Talk-Back (Q&A) will follow the March 25 performance, allowing the choreographers to speak about their work in more detail. In addition, a special immersive-performance-style event featuring Bethany Green’s new work will be presented at 7:30 p.m., Monday, March 27. There will also be a virtual stream of the program at 7 p.m., Saturday, March 25.

TRBP thrives on expanding the definition of what dance is—who it’s made for and by—while presenting world-class dancers and choreography in an unfiltered and authentic space. “Empower” spotlights female choreographers that are evolving the art form with their own unique artistic voices.

Bethany Green constantly blurs boundaries between dance and theater in dramatically driven works that are embedded in the exploration of the human experience. As a choreographer, she creates atmospheric, cinematic works that offer performers a space to emphasize the journey of real –life situations, emotions and encounters.

Lauren Flower first created on TRBP in 2021 as a guest choreographer premiering her work, Seen, for film and stage as a part of TRBP’s 2021 August Series. Since then, Flower became a resident artist with TRBP in 2022, and now will be presenting her second commission for the company. Flower describes her choreography as a need to create and express intimate and often overlooked personal and emotional experiences. As a pioneer and advocate for exploring movement and interactions within choreography beyond the classically accepted gender binary, Flower’s work is anything but conventional, brimming with an ever-needed refreshing take on human connection.

Artistic Director and Resident Artist, Carly Topazio, can best be described as an abstract storyteller always in pursuit of a sincere and human expression. Her detailed and often athletically charged choreographic language is informed by the world around her which allows her to draw inspiration from a myriad of sources including personal conversations and experiences.

Tickets: <https://www.therosinboxproject.com/empower-2023>

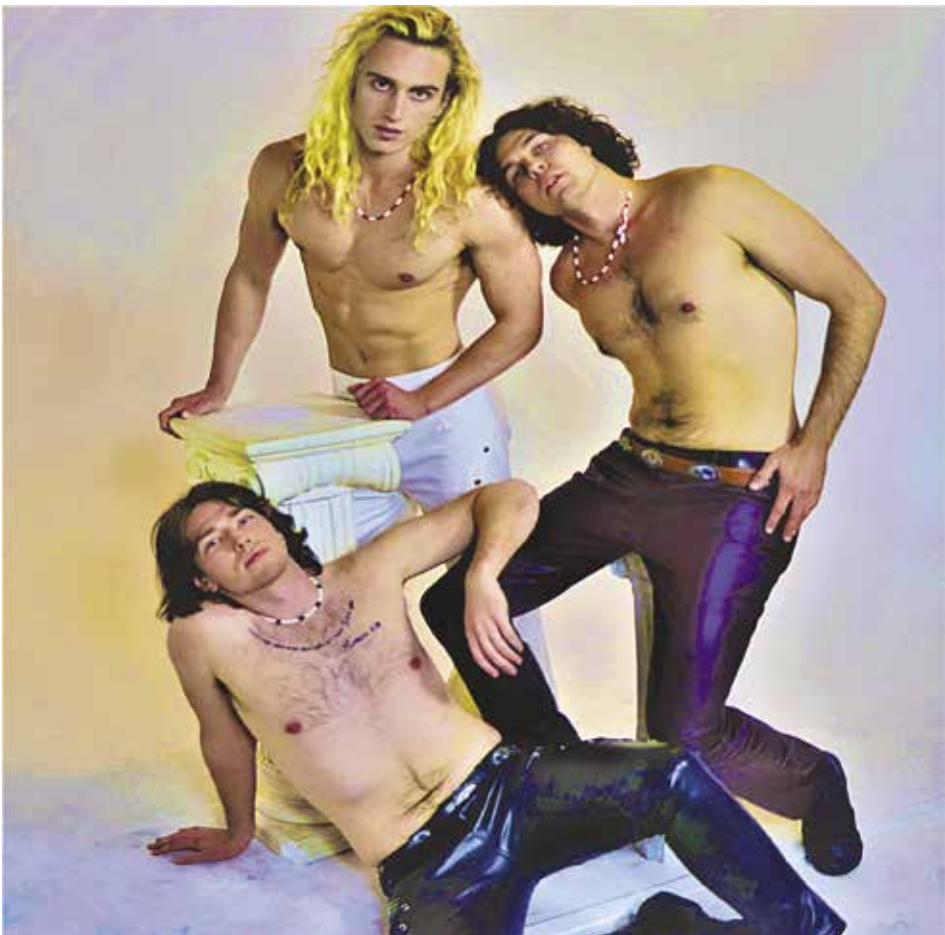
## “Come on baby... Light My Fire!”

A new rock musical called “Light My Fire” will be making its debut and it promises to shake up the theater scene. “Light My Fire” is equal parts theater and concert as it depicts the lives of Jim Morrison and The Doors. Utilizing multi-media (as well as a cast of energetic singers, dancers, and a live onstage band) “Light My Fire” recreates the psychedelic roller coaster of the 1960’s, and stars three talented young men as Jim Morrison (Matthew Hasle, Levi Foster and Jules Tursini). “Light My Fire” is scheduled for 5 p.m., Sunday, March 26 and April 16 at The Grand Ritz Theater, located at 301 E. Grand Avenue in Escondido.

When asked the question, “Why did you want to be a part of this show?,” Hasle is quoted as saying, “I wanted to be a part of this show first because of the love I have for the Doors music. They’ve been one of my favorite bands since I started listening to music going back to when I was just a kid. As an actor and a musician, Jim Morrison is the coolest role I’ve ever had the chance to play. He’s truly iconic but humble and grounded. I hope people who see the show feel like they discover something new about Jim.

Of course, I want to show the wild, sexy and often reckless Lizard King, but I think it’s also important to show the quiet poet that was too shy to face the audience. And also, I think it’s important to show the sense of humor he had. I don’t think he took himself too seriously and there’s something very charming about someone who lives life with that kind of freedom.”

At the center of The Doors’ mystique is the magnetic presence of singer-poet Jim Morrison, the leather-clad “Lizard King” who brought the



**Three talented young men will perform as Jim Morrison (Matthew Hasle, Levi Foster and Jules Tursini) in “Light My Fire.”**

riveting power of a shaman to the microphone. Constantly challenging censorship and conventional wisdom, Morrison’s lyrics delved into primal issues of sex, violence, freedom and the spirit. He outraged authority figures, braved intimidation and arrest, and followed the road of excess toward the palace of wisdom.

Over the course of six extraordinary albums and countless boundary-smashing live performances, he inexorably changed the course of rock music. Morrison died in 1971 in Paris at the age of 27. His gravesite is now a tourist attraction.

For more information, visit [Colaboarts.org](http://Colaboarts.org), or call (619) 366-5075.

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## Botanic Gardens Collaborate to Mentor the Next Generation of Scientists

Two California botanic gardens –San Diego Botanic Garden (SDBG) in Encinitas and California Botanic Garden (CalBG) in Claremont – will be among four public gardens nationwide involved in a new national research network created to provide training in plant science for post-graduates.

The network, known as the Rare Plant RaMP (Research & Mentoring for Postbaccalaureates in Biological Sciences) program seeks to investigate the unprecedented global decline of plant biodiversity and to broaden the experience of individuals who were not able to participate extensively in research during their undergraduate studies. The program consists of yearlong opportunities to work as part of the science team within the participating botanic gardens. It is particularly intended for individuals from demographics historically excluded from the STEM (science, technology, engineering, mathematics) workforce, first-generation scholars, and those from under-resourced institutions.

Made possible by funding from the National Science Foundation, the network is led by the Atlanta Botanical Garden and, in addition to SDBG and CalBG, also includes a partnership with The Morton Arboretum in Illinois. The network will help formalize mentoring and training programs in the workforce, rather than exclusively in collegiate settings.

SDBG in collaboration with the Salk Institute for Biological Studies, will work with mentees to engage in field botany, conservation horticulture, lab-based genetic, genomic and chemical analysis, and design of rare plant monitoring. The program at SDBG will specifically focus on the conservation of California native plants, medicinal plants, and plants useful for food and agriculture. Mentors providing hands-on training and guidance include SDBG President and CEO Dr. Ari Novy, SDBG Senior Director of Science and Conservation Dr. Colin Khoury, and SDBG Research Associate and Research Professor at Salk Institute Dr. Todd Michael.

“Working to better understand and protect biodiversity, and to empower a broader diversity of new scientists, are among our most important goals,” says Dr. Khoury, “We couldn’t be more thrilled to participate in this initiative.

“The NSF Rare Plant RaMP is an incredible opportunity to inspire a new generation of scientists about plants and how studying them is not only extremely interesting science, but also will play a role in a better future for humanity,” says Professor Michael.

California Botanic Garden will engage mentees in conservation genomics, comparative biology, common garden studies, and field botany, with an eye towards clarifying taxonomic issues to work towards more effective conservation of California rare plant populations in unique habitats like



**The program will encourage mentees to engage in field botany, conservation horticulture, lab-based genetic, genomic and chemical analysis, and design of rare plant monitoring.**

alkali wetlands. Mentees will have access to the dynamic and active research, conservation, and restoration programs at a botanic garden exclusively dedicated to the conservation, preservation, and appreciation of California Native Plants. Mentors Naomi Fraga (CalBG Director of Conservation Programs) and Carrie Kiel (CalBG Conservation Geneticist) are excited by this tremendous opportunity to build and diversify the next generation of scientists and conservationists working with rare plants.

Program eligibility applies to individuals who are first-generation college students, students from low-income households, or those from groups historically excluded from STEM. Participants must have a baccalaureate college degree before participating in the program (applicants must apply to the program before or within four years of graduation, with extensions allowed for family, medical leave, or military service). Individuals cannot be currently enrolled or accepted into a graduate program and must be U.S. citizens, U.S. nationals, or permanent residents of the United States.

For more information about the program and applications, visit [sdbg.org](http://sdbg.org).

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## Open Doors: Vietnam POWs Fifty Years of Freedom Exhibit

The Coronado Historical Association (CHA) will honor the 50th anniversary of the return of the Vietnam POWs with a new exhibit, *Open Doors: Vietnam POWs Fifty Years of Freedom*, which takes a close look at thirty former Vietnam POWs from all branches of the military. Produced by photographer Jamie Howren and author Taylor Baldwin Kiland, this exhibit, sponsored by CACI International Inc (NYSE: CACI), captures the subjects' personalities with photographic portraits and interviews that add verbal color, context, and quotes.

*Open Doors* is a tribute to Vietnam prisoners of war and their individual determination in seeking personal and professional happiness upon their release in 1973. In 2006, *Open Doors* was acquired by CACI, a leading provider of expertise and technology to U.S. government enterprise and mission customers, based in Reston, Virginia. CACI displayed *Open Doors* for more than fifteen years in its corporate headquarters until it donated the exhibit back to CHA this year—to commemorate the 50th anniversary of the captives' homecoming.

*Open Doors* is a testament to the strength of the human spirit and the power of human will, it is also a celebration of that second chance at freedom. As Commander Paul Galanti, USN (Ret.) and former Vietnam POW said, "There's no such thing as a bad day when you have a doorknob on the inside of the door," referencing the door in his cell during his time in captivity.

Created twenty years ago on the thirtieth

anniversary of the men's return, this photographic portrait exhibition gives insight into their human spirit, the longest-held group of POWs in our nation's history. As Captain C.E. "Ev" Southwick, USN (Ret.), who was held captive for six years, has said, "People often shake their head and comment to me that they could have never survived what I have. You know what: they're wrong. The human spirit has amazing fortitude and faced with such a challenge, can muster incredible strength. Common men have proven this time and time again."

Jamie Howren and Taylor Kiland spent eighteen months traveling across the nation to interview and photograph the Vietnam War POWs featured in the exhibit in their homes and offices. Kiland and Howren both share the conviction that this group of men has stories to tell and lessons to teach about inner will, the strength of the human spirit, and how ordinary people can endure extraordinary circumstances. The original exhibit debuted at CHA in 2002 and then traveled the nation, making appearances in more than fifteen venues. It was even displayed on the USS Boxer.

CACI is the presenting sponsor of the exhibition. Discover Coronado has provided a lead sponsorship gift to support *Open Doors*. The exhibition will open to the public on Friday, March 3, 2023, at the Coronado Historical Association and remain open and free to the public until National POW/MIA Day on September 15, 2023.



***Drawing by Captain John Michael McGrath, USN (Ret.), former POW and artist, of his door to his cell during captivity.***

## The East Village Association's Opening Weekend Block Party is Back



***The Padres' home-opener will take place at 5:40 p.m., Saturday, April 1***

Grab your family and friends and join the East Village Association for this year's 11th Annual Opening Weekend Block Party in East Village from 10 a.m. to 5 p.m., Saturday, April 1. Taking place on J St from 7th to 10th Avenue in front of Petco Park, this event honors all things East Village including local small businesses, live music and entertainment, tasty bites, beer and cocktails, local retail vendors, photo opportunities, a variety of fun family-friendly activities, and of course a celebration of East Village's very own San Diego Padres. Open to all ages, the free celebration is the

perfect way to celebrate community and our beloved team.

"Baseball is back and we could not be more excited to kick off festivities as a community in East Village," said Terry McCleary, president of East Village Association. "The Opening Weekend Block Party is one of East Village's longest running and most celebrated events. In addition to coming together to celebrate the return of baseball, this event symbolizes so much more for our community. It's one of the best ways we can highlight everything our neighborhood has to offer as we open

our arms and welcome everyone in, and we are so excited to be able to celebrate with everyone again this year."

The event will feature fun for the entire family including a variety of activities, vendors and one vignette of entertainment, located at the intersection of 9th and J Street, featuring back-to-back performers and entertainers. This year's lineup will feature a variety of other local musicians, bands and performers. During the performances, professional dancers from Brickhouse Dance Productions will animate the audience and hype up the crowds.

Attendees will also get the chance to enjoy bites and sips from a variety of food and beverage vendors. Those over the age of 21, can enjoy sips from San Diego-based hard seltzer company, Ashland Hard Seltzer, among many other alcohol vendors. Attendees over 21, can pick up a 21+ wristband at the entrance.

Offering all sorts of family-friendly activities, the East Village Association welcomes Padres fans of all ages to attend. The fenced-in streets in front of Petco Park will be filled with photo opportunities and a variety of local vendors including West Coast Kimono for repurposed and vintage kimonos, Parks and Normal for unique fan gear and many other one-of-a-kind retail vendors. After the event, attendees are encouraged to join the Padres for their home-opener, with first pitch at 5:40 p.m. followed by a firework show at the end of the game.

**For more information about the East Village Association visit [www.eastvillagesandiego.com](http://www.eastvillagesandiego.com)**



## Padres Pedal the Cause at Petco Park

Curebound, a San Diego-based philanthropic organization that raises and invests strategic funding in translational cancer research projects, will host its annual signature event, in partnership with the San Diego Padres, Padres Pedal the Cause, on Saturday, March 18 at Petco Park. The community is invited to come together in the fight against cancer and celebrate ten years of impact by raising awareness and funds for innovative cancer research in San Diego. Padres Pedal is San Diego's most impactful fundraising experience and is gearing up to surpass \$20 million in fundraising, making this year the biggest and best "Padres Pedal" yet.

The event brings together upbeat spinning, cycling, and running/walking courses with many ways to get involved and participate:

- Participants can select from one of three cycling courses (25, 55, or 75 miles), all of which will take riders over the beautiful Coronado Bridge
- Participants will also have the option to run or walk a scenic 5K course in downtown San Diego that finishes on the field at Petco Park
- There is an option to join a rooftop spin class on top of the historic Western Metal Supply Co. building overlooking Petco Park and downtown San Diego. The spin classes will feature fun, inspirational rides from some of San Diego's most popular instructors and high energy music from a live DJ

Attendees will be inspired by the energy and passion of the Padres Pedal community, which is made up of thousands of survivors, families and friends, doctors, scientists, children, and volunteers – all of whom are determined to see cures in our lifetime.

100 percent of every dollar raised from this event funds collaborative cancer research between Curebound's six institutional research partners: Moores Cancer Center at UC San Diego Health, Salk Institute,



Participants can select from one of three cycling courses (25, 55, or 75 miles).

Sanford Burnham Prebys, Rady Children's Hospital, La Jolla Institute for Immunology, and Scripps Research.

Registration is now open for all forms of participation. Sponsorship opportunities and corporate challenges are also available. To register for Padres Pedal the Cause, visit <https://www.curebound.org/padrespedal>.

## Arts District at Liberty Station Holds March Activities

Wander and observe all there is to offer at Arts District in Liberty Station with various art exhibitions, workshops and more during the month of March.

Treehouse Academy in collaboration with Apt 4 Music will be hosting a student-led public performance on Friday, March 31 at the North Promenade from 2 p.m. to 4 p.m. This past month, students from Treehouse Academy got the chance to partake in music classes with Apt 4 Music. While there, students had the opportunity to learn to play the



Apt 4 Music students get the opportunity to learn to play the ukulele, drums and other percussion instruments during the scheduled workshops.

ukulele, drums and other percussion instruments during the duration of the workshops. To close out the program, the students will be putting on a performance at North Promenade (2848 Dewey Rd) to showcase their skills and bring to life their creativity in music. This program was made possible through a collaborative grant awarded by NTC Foundation with generous support from RiverRock Real Estate Group and The Parker Foundation.

Take a deep dive into Liberty Station's nautical roots at The Nautical History Gallery and Museum located in the Dick Laub NTC Command Center in Arts District. After carefully studying historical photographs, artist and curator, Joe Frangiosa built miniature models of old naval ships. The exhibition showcases carefully constructed displays of realistic miniature Naval ship models as well as a collection of other naval artifacts and historic period antiques.

Sculptor Jann Nunn will be opening a studio space in Barracks 14. Her work primarily takes the form of sculpture and large-scale sculptural installations using re-purposed materials and her art is on view throughout the United States. Be sure to stop by her studio space to learn about her current projects.

Liberty Station is a destination for arts and culture at the former Naval Training Center San Diego in Point Loma. With 17 of 26 historic buildings completed, ARTS DISTRICT is home to nearly 145 tenants, including artists, galleries, creative businesses, museums, and nonprofits serving San Diego.



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## The Flower Fields in Carlsbad Come to Life

For over sixty years, Mother Nature has transformed the rolling hills of North San Diego County into one of the country's most spectacular and coordinated displays of natural color and beauty. The fifty acres of Giant Tecolote Ranunculus, a flower renowned for its large, double-petaled blooms that sit atop tall, straight stems, comes to life again beginning early March at The Flower Fields in Carlsbad, California, located at 5704 Paseo Del Norte. The Southern California attraction's 2023 theme of "Live Colorfully" is fitting as the seemingly endless rows of color-coordinated blooms create a strikingly beautiful backdrop that immerses visitors in floral splendor.

"Visitors can't help but smile here," says Fred Clarke, general manager of The Flower Fields at Carlsbad Ranch. "We are first and foremost, a sustainable working farm, and each spring The Flower Fields invites our visitors to 'live colorfully' via our rainbow of ranunculus. It is our distinct honor to serve as a multi-hued backdrop to so many family trips, romantic dates and even proposals and weddings. We look forward to all the memories in the making that 2023 holds."

For the 2023 season, The Flower Fields visitors will be greeted by the return of fan favorite programming like the live outdoor music series, Tea in the Garden and Flower Flow Yoga among other experiences like the American Flag of Flowers, Tractor Wagon Ride, Artist Gardens, a Sweet Pea Maze and Cymbidium Orchid Greenhouse. Special events will also be sprinkled through-



***A working flower and specialty crop ranch, The Flower Fields is an essential contributor to California agriculture and related jobs.***

out the season, from Kid's Day on March 25, a Canon Photography Workshop on April 16 with the season capped off with its iconic Mother's Day Celebration on May 14.

The Flower Fields at Carlsbad Ranch are located at 5704 Paseo Del Norte, Carlsbad, CA, 92008. Single ticket admission is \$23 for adults, \$21 for seniors 60+ and military,

\$12 for children 3-10, and free for children under three. Season passes are \$48 for adults, \$44 for seniors 60+, \$24 for children 3-10, with group tours also available. Private events are available to book year-round, including corporate groups and weddings. Advanced tickets are available for purchase by visiting <https://www.theflowerfields.com/>.

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# 1960s Classic Rock Themed “Brian Jones Rock ‘n’ Roll Revival” Concert



Brian Jones Rock ‘n’ Roll Revival is a good time, dancing and celebrating, classic rock-inspired power band

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Come for a private experience and enjoy the San Diego Air & Space Museum in an entirely new light — after dark! — during a 1960s classic rock-themed concert featuring local legends the Brian Jones Rock ‘n’ Roll Revival in the Museum’s open-air Pavilion of Flight 6:30 to 9:30 p.m., Friday, April 21, 2023.

Brian Jones Rock ‘n’ Roll Revival is a good time, dancing and celebrating, classic rock-inspired power band. Original music and lyrics written by Brian Jones, backed up by an all-star rock ‘n’ roll band. Honoring the revolutionary music, legacy, and spirit of the 1969 “27 Club” of iconic musicians, including Robert Johnson, Brian Jones of The Rolling Stones, Jim Morrison of THE DOORS, Jimi Hendrix, Janis Joplin, “Pig Pen” of The Grateful Dead, and more.

Tickets purchased before April 7 are \$40 and include a ‘60s classic rock themed concert, 1 drink, and a special private experience at the world-famous San Diego Air & Space Museum. Buy your ticket today before prices go up on April 7.

A local restaurant will have food items available for purchase.

Must be 21 or older to attend.

Advanced tickets are available online at [www.sandiegoairandspace.org/rock-n-roll](http://www.sandiegoairandspace.org/rock-n-roll).

## Real Estate

### Ramona



**\$1,199,000**

**641 Washington Street**

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### Mission Hills

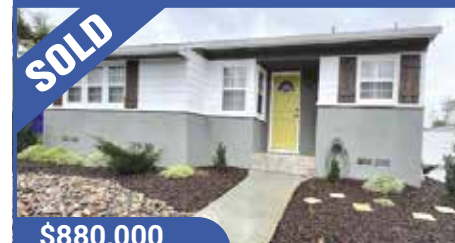


**\$965,000**

**3655 Columbia Street**

3 bdrms/2.5 bathroom 3 story townhome with 2 car garage. NO HOA FEE. Over 1,800 square feet with a view. Open floor plan, fireplace and large walk in closet in primary bedroom.

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**New Agent**  
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Elizabeth was born and raised in San Diego, California. She's very passionate about helping others achieve their dreams which is why she was drawn to Real Estate. She has 8 years of experience in the medical field where she paid close attention to detail, and was dedicated to improving the quality of care. She comes from a very caring Mexican culture so her priority is to take care of you and your family. She's also fluent in Spanish which has allowed her to serve her Mexican community. She's dedicated to providing you with the best experience in your real estate transactions. Her priority is you!



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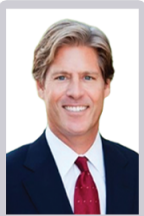
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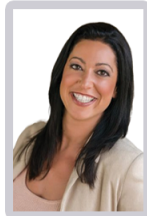
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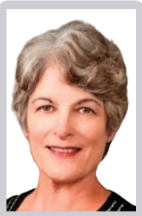
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