Stephanie Kanaski, the director of Institutional Planning at The Academy of Our Lady of Peace, is a 40 Under 40 honoree.

Read more on PAGE 6
Cover Story:
40 Under 40 Awards 2020
As a director at the Academy of Our Lady of Peace, Stephanie Kanaski has taken a lead role in the school’s response to COVID-19. For that and other contributions, she is one of our 40 Under 40 Award winners, who are presented on Page 6.

Converging on Entrepreneurship
Students in the Converge program at UC San Diego spend each week of the program focused on a new aspect of entrepreneurship including design thinking, creating a vision for their company, building business models, and understanding the financial and legal aspects of running a startup.

Researchers receive $5 million to study cellular aging
Sanford Burnham Prebys researchers are joining forces with University of California San Diego and the Salk Institute to form a world-class San Diego Nathan Shock Center, a consortium established to study cellular and tissue aging in humans. Professors Peter Adams and Malene Hansen will among those leading key research programs.

San Diego's Annual Architecture Awards: Orchids and Onions
The San Diego Architectural Foundation (SDAF) has announced this year’s architecture & design winners and losers throughout San Diego County at the 2020 Orchids & Onions awards.
Gomez Trial Attorneys CONGRATULATES

Jessica Williams
ON BEING NAMED ONE OF SD METRO’S 40 UNDER 40

Jessica represents the firm’s clients in mass tort cases against pharmaceutical and medical device manufacturers.

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San Diego Scene

Artist's rendering of the proposed East Village Quarter.

Padres Development Team selected to transform Tailgate Park Downtown

A Padres Development Team has won a competitive bidding process to transform Tailgate Park at Petco Park into a mixed-use destination called East Village Quarter.

The Padres Development Team includes partners Tishman Speyer and Ascendant Capital Partners.

A selection committee of City of San Diego staff and external experts at Civic San Diego and Jones Lang Lasalle (JLL) reviewed and scored the two top bids to the request for proposals to redevelop the four blocks between K Street and Imperial Avenue and 12th Avenue and 14th Street in San Diego’s East Village neighborhood.

The Padres Development Team is comprised of local and international leaders who specialize in sports, transit-centered and mixed-use development, urban design and finance. The team’s initial vision for the site is a destination that includes housing, public space, retail and office space that is designed to attract innovation economy companies to Downtown.

Additionally, the team’s vision includes the creation of a 1,600-space parking structure – 600 more parking spaces than currently exist on the site today – that protects the long-term parking needs of San Diegans attending Padres games and other events at the city-owned Petco Park.

The next steps for the project include taking the Selection Committee’s recommendation for the city to enter into an Exclusive Negotiation Agreement with the Padres for consideration to the City Council’s Economic Development and Intergovernmental Relations Committee and subsequently to the City Council.

Construction underway on new Crownair Aviation FBO Office Center

Construction has started on the Crownair Aviation FBO Office Center, a 16,000-square-foot Class A office building at the Montgomery-Gibbs Executive Airport in Kearny Mesa. Crownair, an airport fixed-base operation and the owner, will occupy a portion of the project.

Located at 3794 John Montgomery Drive, the property is expected to be completed in December 2020. The site is immediately adjacent to two new airport hangars that can be used for event space. Available suites range from 652 square feet to 6,340 square feet, with several featuring private balconies. Jeb Bakke and Scott Kincaid of CBRE represent the owner.
The Academy of Our Lady of Peace proudly congratulates our Director of Institutional Advancement

**Stephanie Kanaski**

on being recognized as one of San Diego’s 40 Under 40!

As an alumna of OLP, Stephanie’s success in fundraising began with an all-girls’ education. We are grateful to have her leadership focused on ensuring that the educational possibilities are endless for future generations of young women.

A number of our OLP families were economically impacted by the effects of COVID-19 and, under Stephanie’s guidance, a campaign was launched to raise more than $40,000 in support of these students. In addition to providing tuition assistance, monies raised benefitted the Angel Fund to address the immediate and basic needs of families including food insecurities.

**VIRTUAL OPEN HOUSE IS SUNDAY, NOVEMBER 8**

In a class of 166 students, 67% received at least one merit-based scholarship. This amounts to more than $271 million in merit-based scholarships.

**JOIN US FOR OPEN HOUSE**

...Learn about sisterhood, the OLP difference, and why 100% of our grads go on to higher education.

![The Academy of Our Lady of Peace admits students of any race, color, and national or ethnic origin.](aolp.org)
INTRODUCING THE 21st ANNUAL

40 Under 40

CLASS OF 2020

40 Under 40 is San Diego’s premier event honoring outstanding young leaders.

Sponsored by SD METRO Magazine, 40 Under 40 began in 1999, making this the 21st consecutive year. Over this period of time 840 of San Diego’s most outstanding young people have been honored.
Mr. Diaz De La Fuente is the owner and president of De La Fuente Construction, Inc. He was born in San Diego, CA. went to school in Tijuana, Mexico, then came back to continue his studies at Southwestern College and later at San Diego State University and graduated with a BS Civil Engineer.

De La Fuente Construction, Inc. (DLF) is a General Contractor company with offices in California, Texas and New Mexico. and contracts with many Federal Agencies, such as Army, Navy, Coast Guard, Air Force, GSA, Custom and Border Protection and many others with contracts in New Mexico, Texas, Arizona, Nevada, Hawaii, Washington DC, Maryland, Virginia and also abroad in military bases in Spain, Greece, Italy.

DLF also works with local private and public entities such as different school districts, cities, County of San Diego, Port of San Diego.

He has managed to grow the company exponentially from low 100k's to hi 30M's following the company business growth strategy, planning for the financial implications of rapid growth and having a great leadership/team that's been created and adapted since inception in 2008. DLF Construction, Inc also services the private industry as a general contractor and self performs various trades. Projects vary such as tenant improvements, new construction, custom residential, churches, car dealerships, restaurants, hotels, commercial and others.
JORGE ENRIQUE DIAZ DE LA FUENTE
Jorge Enrique Diaz De La Fuente is the owner and president of De La Fuente Construction Inc. He was born in San Diego, went to school in Tijuana and then returned to continue his studies at Southwestern College and later at San Diego State University, where he graduated with a B.S. degree in civil engineering. De La Fuente Construction is a general contracting company with offices in California, Texas and New Mexico, and contracts with many federal agencies such as the Army, Navy, Air Force, GSA, Custom and Border Protection. The company has contracts throughout the Southwest as well as in Nevada, Arizona, Hawaii, Washington, D.C., Maryland and Virginia. It has also worked with U.S. military bases in Spain, Greece and Italy. And it has worked with different school districts throughout San Diego County, as well as the Port of San Diego. De La Fuente has managed to grow the company exponentially from the low $100,000 to $30 million. With the Army Corps of Engineers, the company participated in building a town in the Middle East for American soldiers. De La Fuente Construction was founded in 2008.

STEPHANIE KANASKI
Stephanie Kanaski is a member of the Academy of Our Lady of Peace executive leadership team as the director of Institutional Advancement. She is playing an important role in the school’s transitions in response to COVID-19. In addition to working in a 48-hour transition to a distance learning platform, Kanaski and her team were on the front lines of supporting student needs. A number of families were economically impacted by the effects of COVID-19 and, under her guidance, a campaign was launched to raise over $40,000 in support of these students. Her volunteerism and community activism have been longstanding cornerstones of her life, focused heavily on work with San Diego youth. In recent years, she created art exhibitions to showcase the art of at-risk youth in San Diego. Art was auctioned to benefit critical community programs. She has worked with San Diego students on a program called Project Smiles, which benefits children of families staying at the Ronald McDonald House. Kanaski also is in the process of writing her first book, a memoir of a well-known cancer survivor turned into Iron-Man athlete. Her leadership has helped launch AOLP’s first ever capital campaign to renovate two historic buildings on the campus and to create a new state-of-the-art library and performing arts complex.

JESSICA WILLIAMS
Jessica Williams joined Gomez Trial Attorneys in 2012. She started as a receptionist/intake specialist and a paralegal. In 2013, she began attending California Western School of Law. Shortly after starting law school, she began with the Complex Litigation department, specializing in mass torts, class actions, and environmental law. She continues to work in Complex Litigation assisting with cases such as car, truck and motorcycle accidents, brain injury and wrongful death. She is also a member of the firm’s Coronavirus Litigation group which focuses on business interruption insurance litigation for affected businesses. Williams is a graduate of San Diego State University with a B.A. degree in English Literature. She is a member of the Consumer Attorneys of San Diego County, Lawyers Club of San Diego, Federal Bar Association and the Association of Business Trial Lawyers and the American Association for Justice. As a Complex Litigation attorney, she is able to help numerous people across the entire country.

SHEENA PEOPLES
Sheena Peoples is a senior vice president, Call Center for the San Diego County Credit Union. In her 15-year career in management, she has been involved in many projects that have led to the monumental growth of the credit union. In 2018, she led an initiative to take a closer look at historical data and evaluate patterns in call time and peak hours. As a result, the average answer speeds improved over 1,000 percent and the percentage of calls answered within 45 seconds increased by 97 percent. Additionally, Peoples led the implementation of a self-service authentication project, which allows customers to self-authenticate by confirming their identity within an automated menu before talking to a call agent. She was also integral in the rollout of the launch of SDCCU’s online banking platform in late 2019. Her commitment to leadership and to the credit union has been vital to it overall growth, reaching $8.78 billion in assets and more than 425,000 members. SDCCU is an engaged community partner, participating in over 500 community events each year. Peoples is a certified sign language specialist which means she helps with any transactions with which deaf members need assistance.
JILLIAN F. HAYES

Jillian Hayes is a partner at CaseyGerry. Her practice concentrates on serious personal injury and sexual assault cases. She is a top young litigator attorney focusing on plaintiff’s personal injury, insurance defense, working closely with insurance adjusters to help injured clients. She has a reputation for being a tenacious and bold attorney determined to get the best results for her clients. She is always willing to go the extra mile and is eager to get into the courtroom any chance that comes her way. Hayes earned her B.S. degree in sociology at Arizona State University and her law degree at California Western School of Law. While at California Western, she served as an instructor for the school’s Street Law program, helping high-risk youth throughout San Diego to understand their legal and constitutional rights. Hayes has handled a diversity of high-profile and complex cases, such as when she represented a woman whose car was hit at 45 miles or more while she was stopped at a red light, and when she represented a young woman who was raped by a Marine. With other CaseyGerry lawyers, she successfully attained justice for a pedestrian who suffered catastrophic injuries after he was hit by a car while crossing the street at a designated crosswalk.

LAURA NICHOLAS

Laura Nicholas recently moved her well established practice from SCMV to Buchalter Law where she is now a stakeholder and helping to grow the firm’s trust and estate practice group. She is a certified Specialist in Estate Planning, Probate and Trust Administration; Accredited Estate Planner by the National Association of Estate Planning Council, past president of the Estate Planning Council of San Diego and has been a notary for 15 years. She is a member of the Financial Roundtable of San Diego and a member of Rady Children’s Executive Committee. She is a former adjunct professor at California Western School of Law. She is married to Tyler Nichols, a financial adviser at Northwestern Mutual and the mother of Reese, age 5, and Addison, age 3.
SARAH BUCHANAN, AMANDA NELSON, LAURA NUNN

Sarah Buchanan, Amanda Nelson and Laura Nunn are the three women of influence at the San Diego Housing Federation. Buchanan is director of events and marketing, Nelson is communications director and Nunn is director of policy and planning. Buchanan has helped elevate events through detailed planning and she continues to provide high-quality events on a nonprofit budget that feels inclusive, vibrant and inline with the San Diego Housing Federation. She is on the board of Christie’s Place and is involved with San Diego LGBQ Center. Under her guidance the housing federation’s membership has grown to 300. Buchanan is a graduate of the University of Oklahoma. Nelson is communications director. She started her own video production company and later founded a grassroots organization, Uptown Housing Advocates. She volunteers for San Diego Pride and San Diego Film Festival. She is a graduate of the University of San Diego. Nunn has spent nearly a decade advocating for affordable housing. She supports Homeless Experienced Advocacy and Leadership Network. She continually provides inspiration for her team, the affordable housing sector and her two young daughters. She is a graduate of the University of San Diego.

BRIAN MALLOY

Brian Malloy is of counsel at RJS Law, and co-chair of its trusts and estate practice group. Over the course of his career, he has developed a well-rounded breadth of experience in trusts and estates, corporate and real estate transactions and general business matters. He counsels families, business owners and successful individuals in all areas of estate planning. His practice has focused on sophisticated family wealth and transfer tax planning, asset protection, complex trust and probate administrations, business succession planning, fiduciary representation, charitable planning giving and nonprofit tax exempt organizations representation. Malloy also advises private and public companies with respect to entity formation, mergers and acquisitions, private capital, financial transactions, real estate matters and commercial transactions. He is a graduate of California Western School of Law and holds a B.S. degree in business administration and finance from the University of Arizona.

SHIBANI PATNAIK

Shibani Patnaik is the chief operating officer of Applied Data Finance (ADF), a leading technology-enabled lender that has originated more than $500 million in loans over the past five years. Founded in 2014, ADF has grown to 280 employees with locations in San Diego and India, as well as a 60-member call center team split between Panama and Jamaica. A world class COO, Patnaik has that rare set of skills that bridges the space between the company’s big picture goals and detailed operational execution of the company’s strategy. With her amazing ability to execute, she has been instrumental in turning ADF’s strategy into operational and financial success. Over the past 15 years she has been leading and developing teams cross-functionally as well as cross-culturally with great success. She also is a highly accomplished professional Indian classical dancer and has spent the last 30 years learning the art form of “Odissi.” She has performed extensively throughout the U.S. and participated in dance festivals all over the world. She holds a B.S. degree in computer science from Stanford University. She is the mother of three children.

CHANEL GEORGES

Chanel Georges is the executive director of operations at Host Health Care. Host is a travel nurse company, a three-time Inc. Magazine 5000 company that has won numerous awards for its employee culture. Georges is very active in her Chaldean community, and actively mentors other young businesswomen. She has grown and led the operations department from scratch to the 30-person team it is today. She is an active adviser to the CEO and manages many of his affairs that are delegated to her so he can focus on larger issues. She is a graduate of San Diego State University.
Congratulations to Chanel Georges, our rock star Director of Operations at Host Healthcare for winning the 40 under 40 award from the San Diego Metropolitan magazine. This award is so well deserved.

“Chanel has grown the Operations Department from scratch to a critical department that plays a significant role in our growth and continues to demonstrate remarkable leadership skills at a young age. We are lucky to have you at Host Healthcare, Chanel!”

- Adam Francis, CEO, Host Healthcare

CONGRATULATIONS to our SVP SUZANNE BROSE GAGUI

on winning 40 under 40! We’re so proud of you and thankful for your 10+ years as an instrumental leader at the agency.

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DUSAN SELEZAN
Dusan Selezan is a virtual design and construction manager at Balfour Beatty. He has played a significant role in helping the company deliver over $1.8 billion worth of construction projects ranging from hospitals, universities, residential towers, criminal justice facilities and school and office space. He is co-developing and implementing the new Presentation Training Series for Balfour Beatty employees. He is a part time professor at the New School of Architecture & Design and has been an adjunct professor at San Diego State University’s College of Civil and Environmental Engineering. Selezan is a volunteer and vice president for the Serbian Orthodox Church, where he helped to raise over $120,000 each year for the parish. He holds a bachelor’s degree in civil engineering and a master’s in construction engineering from San Diego State University.

MANNY HERNANDEZ
Manny Hernandez is the vice president for North America, overseeing the billion-dollar market for GPS and telematics at Queclink Wireless, one of the world’s largest producers of telematics and GPS devices. He served in the Marine Corps, serving in multiple combat operations with the First Marine Expeditionary Forces and was honorably discharged in 2004. He holds an undergraduate degree in information technology from the University of Northern Virginia and an MBA from Edinburgh Business School, Heriot-Watt University. In 2008, he was responsible for the first 4G mobile-broadband product launch in the United States with Franklin Wireless. This year, he helped to launch internal company programs to help in the fight against COVID-19, bringing partners together to launch COVID LOT Alliance and deploying tracking solutions to help track medical equipment for hospitals and government projects.

SUZANNE BROSE GAGUI
Suzanne Brose Gagui is senior vice president at J Public Relations, a global PR and social agency specializing in luxury hospitality hotels and brands. She has been instrumental in the agency’s global expansion, staff development, client success, culture, revenue growth and new business wins which now include an international clientele that expands across five continents. She is a PR powerhouse from spreading headline-worthy media strategies and destination campaigns for the Utah Office of Tourism and Baja California Tourism as well as leading countless marquee West Coast hotel openings and major relaunches including Lido House, Marriott Irvine Spectrum, NOBU Hotel Palo Alto, the Grand Hyatt at SFO and Halepuna Waikiki by Halekulani. She has supported JPR’s Give Back program involving with Dress for Success, St. Baldrick’s Foundation, Make-A-Wish San Diego, American Cancer Society and the Leukemia/Lymphoma Society and the Helen Woodward Animal Shelter. She is a graduate of San Diego State University and a mother of two.

KYLE OVERS
Kyle Overs is a leader at Hahn Loeser & Parks LLP, an impactful attorney who is committed to the San Diego community. As an advocate for his clients, he works to help them achieve their business goals and obtain their results. In addition he mentors younger colleagues as they strive to grow their practice, exemplifying a dedication to the future of the firm. He brings creative legal strategy to the teams of attorneys he collaborates with daily. Overs earned his law degree cum laude from the University of Arizona, where he was a Dean’s Scholarship recipient and participated on the ABA Moot Court and Environmental Moot Court Team. He earned his B.S. in business management from Wake Forest University where he was on the Dean’s List and president of the Mock Trial Team. He has received an Outstanding Service Medal from the Legal Aid Society of San Diego and the Wiley M. Manuel Certificate for Pro Bono Legal Services from the State Bar of California.
ALEX BRIZOLIS
Alex Brizolis is an attorney at Procopio who represents clients in various complex business and employment litigation matters. He drafted all briefings on a successful writ of mandamus before the Ninth Circuit reinstating his client’s right to a jury trial. He obtained a $26 million settlement as a member of a trial team for breach of contract litigation against a multi-billion dollar foreign software company. He won binding arbitration compelling a former officer to return trade secrets and other materials to the corporate client. Brizolis represented a client charged with vehicular manslaughter, resulting in the dismissal of all charges. He is a top-rated business litigation attorney, and has been named a Southern California Super Lawyers Rising Star for five years in a row. He launched his legal career as an assistant city attorney for the City of Escondido after graduating from the University of San Diego School of Law. He holds a bachelor of arts degree in political science from UCLA.

KAITLIN CHELL
Kaitlin Chell is the new senior director of public affairs at UC San Diego, where she leads UC San Diego and UC San Diego Health’s government and community relations teams in all state and local public policy and community engagement efforts. She returned to San Diego after serving as the director of federal relations at UC Riverside. She is a LEAD San Diego IMPACT graduate and serves on both the San Diego Regional Chamber of Commerce’s public policy and health committees. Prior to UC Riverside she was with Lewis-Burke Associates LLC, a lobbying and consulting firm, and at the American Geophysical Union, a scientific society representing the Earth and space physical sciences. She is a native San Diegan who graduated cum laude with a B.A. in International Studies and Spanish at Randolph-Macon Women’s College in Lynchburg, Va., and she holds a master’s degree in environmental sciences and policy from John Hopkins University.
FRANCINE MAIGUE
Francine Maigue is the district director for California Assemblywoman Lorena Gonzales. She has established and continues to execute programming to connect 500,000 constituents to vital resources, provide information regarding state policy, mentors countless youth from challenged communities who have gone on to graduate or are currently at some of the nation’s most prestigious universities. She is an active advocate for equitable resources and opportunities, especially for women and communities of color. She is a stage 4 lung cancer survivor whose Lung Force team was recognized as a 2020 Top Team by the American Lung Association. She writes a weekly column for the Filipino Press and is a former president of the Filipino American Chamber of Commerce. She holds a B.A. degree from UCLA with a master’s degree from Harvard. She has been named one of the Most Influential Filipinas in the World.

IAN CLAMPETT
Ian Clampett manages state and local government relations for UC San Diego’s Scripps Institution of Oceanography. As a native San Diegan, he grew up surfing and free diving at Scripps Pier before going to earn his B.A. in political science at UC San Diego. He utilizes his political proficiency and passion for the ocean to secure political and budgetary support for the ocean researchers. Since 2016, he has served as a board member on the Serra Mesa Community Planning Group. He is also an ex officio member of the public policy committee of the San Diego Regional Chamber of Commerce.

NOMINATIONS NOW OPEN:
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2020 MEN OF INFLUENCE AWARDS
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Converging on Entrepreneurship

Students use incubator program to build business

When Bolarin Lawrence first came to UC San Diego, he had planned to minor in entrepreneurship. His demanding academic workload made that impossible, but his interest in entrepreneurship never faded. Lawrence, now a third-year nanoengineering major, heard about the Converge Summer Incubator Program and realized it was a great opportunity to learn new business skills and also invest time in a venture project he’d long been interested in: supporting first-generation students in STEM careers.

Students in the Converge program such as Lawrence spend each week of the program focused on a new aspect of entrepreneurship including design thinking, creating a vision for their company, building business models, and understanding the financial and legal aspects of running a startup. Blackstone LaunchPad also hosted a series of virtual fireside chats with startup founders who shared their own entrepreneurial experiences.

“When we launched the Converge Summer Incubator Program in 2018, we realized the summer months gave students the perfect opportunity to work on developing their ideas, build business skills and learn what it means to be an entrepreneur,” said Gloria Negrete, executive director of The Basement. Supported by the Office of Innovation and Commercialization, The Basement is a student incubator and the home of the Blackstone LaunchPad program. Converge is also part of UC San Diego's Summer Research Program.

Lawrence’s venture is called Project Fruition. An interactive online career technical education program for students in Grades 6–12, it is focused on helping future first-generation college students specialize in careers through STEM-centered pathways. As a first-gen STEM student himself, Lawrence knows the value of finding guidance, inspiration and a sense of belonging. Project Fruition utilizes different learning styles and key cultural and social characteristics to create a personalized experience that will guide students through their STEM studies.

Lawrence said he was surprised at how useful their session on creativity and communication proved. “It never occurred to me that theatre could help build my entrepreneurship and critical thinking skills, but through their exercises I was able to create a story for Project Fruition and connect to my audience,” he said. This year, classes were led by The Basement’s Director of Student Entrepreneurship Jacques Chirazi and Assistant Director of Operations Christine Liou. They often brought in guest speakers from the business world including Amazon Web Services, US Ignite, SCALE San Diego, Techstars, Intellink Law Group, and a more unlikely partner—La Jolla Playhouse.

“UC San Diego celebrates student innovation. The Converge Summer Program allows our students to develop entrepreneurial abilities that will serve them well in the future, wherever their paths lead them,” said Executive Vice Chancellor Elizabeth H. Simmons. “UC San Diego is committed to providing critical experiential learning opportunities for students that cultivate tangible skills, complementary to those acquired through formal academic learning.”

Building a resilient San Diego

A unique aspect of this year’s Converge program is the focus on civic challenges. Working with several public and private entities around San Diego, students were presented with a series of issues affecting San Diego that can impact the region’s long-term resiliency. Challenges included finding sustainable, non-toxic alternate building materials; finding the best way to identify municipal microgrid locations; studying the impacts of COVID-19 on public transit ridership; and uncovering methods to help passengers with restricted mobility navigate the airport, made even more difficult with physical distancing requirements during the pandemic.

“This program helps students develop valuable entrepreneurship skills and learn what it takes to identify and solve real-world challenges in partnership with local civic organizations,” Chirazi said. “Students also had an opportunity to develop and test their own venture ideas and acquire the skills and mindset of successful entrepreneurs.”

For the civic challenges, students broke out into teams, formed venture groups and used what they learned in their Converge classes to find unique ways of tackling these issues. One venture named Flybility included Neve Foresti, a cognitive science major; Neha Sahota, human biology; and Dennis Juanito, computer science. Together, they took on the San Diego International Airport’s challenge of inclusivity regarding passengers with restricted mobility (PRMs).

PRMs represent one of the fastest-growing demographics in aviation and the airport wanted creative solutions to help with a perpetual challenge: how to safely and efficiently help people with
varying levels of mobility get from the curb where they are dropped off to the gate where their plane is located.

Through a series of interviews, observations, surveys and research the team was able to gain an understanding of the scope of the problem and the numerous stakeholders involved—the passengers, their family, airport staff and airline staff. They found that the root cause was communication between airports, airlines and PRMs. The team provided a report to the airport that outlined a number of solutions, including improved worker trainings, an app that would allow users to request wheelchair assistance, and an Equitable Access Committee that would bring together relevant stakeholders from around the airport to discuss and improve accessibility.

Rick Belliotti, director of Innovation and Customer Experience Design for the San Diego County Regional Airport Authority said the project was a positive experience for the airport.

“San Diego International Airport was pleased to be able to participate in the Converge Summer Incubator Program. It was an amazing opportunity to have a fresh look at challenges facing our industry, and the students delivered some very insightful and unique ideas that we look forward to developing further,” he said.

“Research Affairs is committed to providing students with experiential learning opportunities to help them develop the skills they need to be successful in the job market and to become the leaders of tomorrow,” said Vice Chancellor for Research Sandra Brown. “We are also committed to civic engagement and community outreach. As the name implies, Converge brings all of these things together in a unique, exciting way.”

Michelle Franklin is a student at UC San Diego.

Nanoengineering major Bolarin Lawrence used Converge to work on his Project Fruition app.
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Sanford Burnham Prebys researchers are joining forces with University of California San Diego (UC San Diego) and the Salk Institute to form a world-class San Diego Nathan Shock Center (SD-NSC), a consortium established to study cellular and tissue aging in humans. The center will be funded by the National Institute on Aging (NIA), part of the National Institutes of Health, and is expected to receive $5 million over the next two years.

Professors Peter Adams, Ph.D., and Malene Hansen, Ph.D., of Sanford Burnham Prebys will lead key research and development cores, along with Professors Rusty Gage, Ph.D., Martin Hetzer, Ph.D., and Tatyana Sharpee, Ph.D., of Salk; and Anthony Molina, Ph.D., of UC San Diego. Salk Professor Gerald Shadel, Ph.D., will be the director of the SD-NSC.

“This is a special opportunity for San Diego’s aging research community to share our ideas, skills and technologies to drive innovative research in the basic biology of aging,” says Adams. “We are grateful for this support and will work to create the strongest environment possible to achieve meaningful breakthroughs that will benefit human health.”

Aging is the most significant risk factor for human disease. Human cells and tissues age at different rates depending on their intrinsic properties, where they are in the body and environment exposures. Yet, scientists do not fully understand this variability (“heterogeneity”) and how it contributes to overall human aging, risk for disease or therapeutic responses.

To explore the complex heterogeneity of human aging, the SD-NSC will deploy three cutting-edge Research Resource Cores, including the Human Cell Models of Aging Core, to be led by Gage and Molina; the Heterogeneity of Aging Core, to be led by Hetzer and Adams; and the Integrative Models of Aging Core, to be led by Sharpee.
The cores will allow detailed analysis of human cells and organoids (artificially grown clusters of cells that model tissues), derived from a unique aging cohort at UC San Diego that is annotated for multiple measures of the actual biological age of individuals. In addition, the cores will provide scientific services to the Nathan Shock Centers network and the aging research community at large, including the dissemination of samples, protocols and computational tools to facilitate the study of heterogeneity in aging.

A Research Development Core headed by Hansen will also be established to encourage and support new investigators to enter the field of aging research. Through this core, the SD-NSC will provide pilot research grants, workshops and customized mentoring programs to promote the research and development of young investigators, as well as in-person and virtual trainings to spur collaboration and the sharing of knowledge related to the basic biology of aging.

“For years, my colleagues and I have been organizing successful symposia such as the annual La Jolla Aging Meeting (LJAM), where we share new aging research and discuss opportunities for collaboration,” says Hansen, who also hold the positions of associate dean for Student Affairs and faculty adviser for Postdoctoral Training at Sanford Burnham Prebys. “The San Diego Nathan Shock Center will enable us to broaden the reach and impact of LJAM, as well as take training and mentoring of the next generation of researchers to a new level.”

The SD-NSC builds on Sanford Burnham Prebys’ strengths in fundamental aging research, renowned for its use of model organisms to unravel cell changes associated with normal development and aging. By building, analyzing and probing models of disease, scientists in the Institute’s Aging, Development and Regeneration Program are providing new tools to uncover novel therapeutic targets for heart disease, neurodegeneration, muscle disorders, diabetes, cancer and other debilitating diseases.

The SD-NSC will be one of a network of eight Nathan Shock Centers nationwide, and is funded by NIA grant number P30AG068635.
Attracting, retaining and expanding businesses is at the forefront of the City of San Marcos’ economic development efforts. The city offers a variety of services to help businesses thrive.

Piercan, a worldwide leader in manufacturing niche polymer products, including specialty gloves (used by NASA, pharmaceutical companies, national laboratories, military, and beyond) experienced this concierge service first-hand. The city helped Piercan secure a $1.5 million California Competes Tax Credit (CCTC) this summer. Announced by Gov. Gavin Newsom’s Office of Business and Economic Development (GO-Biz), the income tax credit is set up to help businesses that want to grow and stay in California.

With this assistance, Piercan will expand its San Marcos operations and hire 62 new employees. The company will be investing more than $7.5 million in wages, equipment and improvements within the next five years.

“The City was instrumental in obtaining this tax credit,” said Julio Cedillo, General Manager of Piercan USA Inc. “I’m very grateful for their support and their guidance through this process, as well as defining new opportunities to help us grow as a company in a reasonable and responsible way.”

Piercan, an international company headquartered in France since 1948, has been operating in the U.S. since 1995. It started in Vista, then expanded to San Marcos, where it currently employs more than 60 full time workers. Thanks, in part, to this tax credit, accelerated growth is on the horizon.

Piercan’s San Marcos headquarters specializes in containment isolator and glovebox gloves as well as bladders that are used to form unique carbon fiber components for aerospace and recreational markets to create propellers for airplanes, forks for...
bicycles, wing spars for drones and bows for violins among other products.

“We’re planning to grow, we’re going to create more jobs here in San Marcos, and we’re going to bring indirect development to this area. We want to stay in San Marcos, and we will likely double our size and workforce within the next five years,” Cedillo said.

The City of San Marcos has helped six San Marcos companies secure more than $3 million in state income tax credits since 2017, allowing local businesses to expand and create new jobs. Winning these tax credits is highly competitive, so City staff help guide business owners through the process.

Only 22 companies across the state were awarded tax credits in this round of CCTC tax credits – and San Marcos was the only city in San Diego County to make the list.

Of the more than $73 million tax credits awarded, nearly $18.2 million of that will go to nine businesses (of which Piercan is included) that are adding high-quality manufacturing jobs to our state – a national leader in manufacturing. Early in the stay-at-home order, Governor Newsom deemed manufacturing to be an essential function of California’s economy.

“As California works to safely recover from the COVID-19 induced recession, this tax credit program continues to be a model for both accountability and transparency. What we see today is 22 companies not only choosing California, but choosing Californians,” said Chris Dombrowski, GO-Biz Acting Director, and Chair of the California Competes Tax Credit Committee. “We are innovators at heart and so is our economy and we will continue to invest in companies that look to build the future here in California.”

To date, the City has helped Piercan USA, Inc. earn a $1.5 million tax credit that will create 62 jobs; Wholesale Shade earned a $500,000 tax credit to create 26 jobs; Cliniqa earned a $350,000 tax credit to create 24 jobs; Creative Electron earned a $446,700 tax credit to create 22 jobs; Oasis Breads earned a $200,000 tax credit to create six jobs and QC Power earned a $100,000 tax credit to create seven jobs.

These companies are all are part of San Marcos’ booming manufacturing industry, the City’s second-largest economic sector. Manufacturing provides 11 percent of local employment, which is about 4,300 jobs.

“We love helping connect local businesses with resources that will help them grow in San Marcos,” said Tess Sangster, Economic Development Director for the City of San Marcos. “This is a big win for the City and Piercan, as their expansion and creation of new jobs will boost our local economy and community.”

(This article courtesy of the City of San Marcos)
Is the California Dream Finished?

By Joel Kotkin and Marshall Toplansky

For all the persistent rhetoric from California’s leaders about this state being on the cutting edge of social and racial justice, the reality on the ground is far grimmer.

Our new report on the state of California’s middle class shows a lurch toward a society in which power and money are increasingly concentrated and where upward mobility is constrained, amid shocking levels of poverty. Most of this data doesn’t even account for the recent effect of the coronavirus outbreak, which has pushed the state’s unemployment rate to 15.5%, higher than the nationwide rate of 14.7%.

Even before the pandemic, California topped the nation in the widest gap between middle and upper-middle income earners and has become progressively more unequal in recent years. But its greatest shame is the prevalence of poverty amid enormous affluence. California’s poverty rate, adjusted for cost of living, is the highest of any state and was higher in 2019 than in 2007.

California’s political leaders like to talk about racial justice, but Latino and Black populations bear the brunt of the pain. And by some measures, such as minority home ownership, California remains far behind states such as Texas, Michigan, Arizona and Florida.

Gov. Gavin Newsom and state lawmakers should stop trying to sell the myth of the California dream. On its current trajectory, this state is socially, fiscally and economically unsustainable.

The biggest drivers of California’s poverty and staggering inequality are low-wage jobs and extraordinarily high housing costs. But it’s not too late to change course if state policies that help create these twin crises are rolled back.

That means reforming business regulations and eliminating regulatory regimes that suppress development in the most populous counties. Instead of encouraging high density growth along the ultra-pricey coastal areas, we need an intensive, state-driven push for job development and housing creation in less costly peripheral regions.

Since 2008, the state has created five times as many low-wage jobs as high-wage jobs, according to an analysis of Bureau of Labor Statistics numbers. The vast majority of jobs produced pay less than the median wage, and 40% pay under $40,000 a year. No metro area in California ranks in the top 10 in the U.S. for well-paying jobs for people without a college degree, but in 2019 four — Ventura, Los Angeles, San Jose and San Diego — were among the 10 worst in the country for non-college educated people looking for better paying jobs.

State policies — particularly environmental regulations that have led to high energy prices and long approval processes to get development permits — have been key factors to constricting the creation of higher-paying jobs. California’s energy prices, now among the highest in the nation, hit not only the pocketbooks of working and middle-class Californians but have discouraged more jobs in manufacturing. And on July 1, the state gasoline tax rose again by 6%.

The state is also falling behind in creating business and professional service jobs, the largest high-wage sector. Overall, California lost 1.6 million above-average-paying jobs in the past decade, more than twice as many as any other state. This pattern could become worse if tech workers are given the option to work remotely after the pandemic ends. In fact, as many as two out of three Bay Area tech workers say they would leave that area if they could.

This lack of good jobs converges with unaffordable housing to destroy hope for a better future for millions of Californians. To qualify for a mortgage on a median-priced house (around $1.1 million) in the San Jose metropolitan area requires an annual income of about $250,000. In Orange County, $167,000 is required, and in Los Angeles County $125,000.

Newsom has called for building 3.5 million new homes by 2025. Yet, according to our analysis of Census data, housing construction continues to lag (burdened by lengthy permit processes and often years of litigation), with 110,000 housing units built in 2019 — far below the 302,934 units built in 1986 when California had one-third fewer residents. At the current rate, it would require nearly 30 years to build 3.5 million homes.

Persistent housing shortages mean that most new single-family and apartment construction tends to be for the high-end market. Only 7,800 of the new apartments built between 2015 and 2017 in Los Angeles — around 11% of total construction — are affordable, with rents of around $1,842 a month. By contrast, average rent on the 66,000 “market rate” apartments exceeds $2,500 a month.

With the Bay Area and coastal Los Angeles too expensive for most middle- and working-class families, they have headed to places with more affordable housing but relatively few high-paying jobs. The Inland Empire of Riverside and San Bernardino counties, for example, also suffers the lowest average pay of any of the nation’s 50 largest counties.
The COVID-19 pandemic offers California a way out of this dilemma if it can adjust to an already accelerating national movement away from dense cities and, even among millennials, toward suburbs. Employees working from home, notes demographer Wendell Cox, have already passed the number of those using transit in Southern California before the pandemic and have now grown markedly everywhere. This would represent an environmental win: it would allow commuters to work closer to home, thus reducing greenhouse gas emissions.

The many benefits of working remotely — or in dispersed business centers — are apparent, in terms of giving affordable new choices to California families and companies. This would mean rethinking state policies that have made reducing auto use a top priority and greenlighting projects in less expensive regions rather than force development into areas where prices are highest and opposition to new development is often most intense.

There’s certainly room to grow, contrary to conventional wisdom. Urbanization covered only 5.3% of the state in 2010, according to the Census Bureau data. Rather than try to cram growth into a few areas, it would make sense to find ways to offer incentives to a new Tesla plant to Fresno or to Riverside County, or have Google put a customer support operation in Manteca rather than Mississippi, as it announced recently.

But unlike in other states, there is no coordinated strategy in California to help industry grow middle-class employment. The biggest impediments are not physical or even fiscal but the willingness of state leaders to acknowledge the crisis for working people of all ages in California — made worse by the fallout from the pandemic. The question is, do they care enough about economic and racial justice to build a vision and adopt policies that would give more people a shot at a decent job and affordable housing?

Joel Kotkin is the author of The Coming of Neo-Feudalism: A Warning to the Global Middle Class. He is the Presidential Fellow in Urban Futures at Chapman University and Executive Director for Urban Reform Institute. Learn more at joelkotkin.com and follow him on Twitter @joelkotkin.

Marshall Toplansky is a clinical assistant professor of management science at the Argyros School of Business and Economics at Chapman University. He is a research fellow at the university’s Hoag Center for Real Estate and Finance and at the Center for Demographics and Policy.
San Diego Architectural Foundation presents 2020 Orchids & Onions Awards

The San Diego Architectural Foundation (SDAF) has announced this year’s architecture & design winners and losers throughout San Diego County at the 2020 Orchids & Onions awards.

The ceremony revealed this year’s Orchids (winners) and Onions (losers) chosen from the 101 nominations received in the categories of architecture, historic preservation, interior design, landscape architecture and miscellaneous.

Orchids & Onions began in 1975 as an educational program to raise public awareness and appreciation for the design and development of built projects that improve the quality of life of San Diegans. Orchids go to projects completed in the past three years and honor excellence in design. Onions go to those that come up short.

The highest prize of the evening, The Malone Grand Orchid, went to The Center for Novel Therapeutics, developed by BioMed Realty and designed by architectural firm Perkins & Will. The 12 members of a professional jury awarded the Grand Orchid based on the ‘incredible’ use of materials, well-lit common areas, patient-center design, detail and all-around elegance, innovation and high-performance.

The Grand Onion award went to the Apartments at 1836 Columbia St. The architect/designer was DESS Partners. Comment from the judges: “It has absolutely no redeeming value whatsoever. The way it touches the ground is so bad it can’t even be fixed. Looks like a bubble diagram that skipped the architecture/design part and went directly to construction.”
**Malone Grand Orchid**  
**Center for Novel Therapeutics**  
9310 Athena Circle, La Jolla  
Owner/developer: BioMed Realty  
Architect/designer: Perkins & Will

“This is structurally fascinating. Elegant and engaging. The use of materials is incredible. Innovative design, also encouraging innovation within. High-performance all around — generous, well-lit common areas, patient-centered design. Very well detailed.”

**Grand Onion**  
**Apartments at 1836 Columbia Street**  
1836 Columbia Street, San Diego  
Owner/developer: Steve Parikh  
Architect/designer: DESS Partners

“It has absolutely no redeeming value whatsoever. The way it touches the ground is so bad it can't even be fixed. Looks like a bubble diagram that skipped the architecture/design part and went directly to construction.”

**OTHER AWARDS**

**Architecture – Orchid**  
**Mesa College Fine Arts Building**  
7250 Mesa College Drive -FA103  
San Diego  
Owner/developer: San Diego Community College District  
Architect/designer: Hanna Gabriel Wells

**Architecture – Orchid**  
**BioLegend Campus**  
8999 Biolegend Way, San Diego  
Owner/developer: BioLegend, Inc.  
Architect/designer: Delawie

**Architecture – Orchid**  
**Chula Vista Fire Station No. 10 at Millenia**  
1715 Millenia Ave., Chula Vista  
Owner/developer: City of Chula Vista / SLF IV - Millenia, LLC  
Architect/designer: Jeff Katz Architecture

**Architecture – Orchid**  
**East County Assessor, Recorder, County Clerk (ARCC) and Archive**  
10144 Mission Gorge Road, Santee  
Owner/developer: County of San Diego  
Architect/designer: The Miller Hull Partnership

**Architecture – Onion**  
**Louisiana**  
2305 University Avenue, San Diego  
Owner/developer: Jeff Svitak  
Architect/designer: Jeff Svitak

**Architecture – Onion**  
**BLVD North Park Apartments**  
2020 El Cajon Blvd, San Diego  
Owner/developer: HG Fenton  
Architect/designer: Architects Orange + Foundation For Form

**Architecture – Onion**  
**Hampton Inn and Suites San Diego Airport Liberty Station and Townplace Suites by Marriott**  
2211 Lee Court, San Diego  
Owner/developer: InnerMountain Management and the Corkey McMillin Companies  
Architect/designer: Degan & Degan Architecture and Interior Design
ARCHITECTURE

Architecture – Onion
Lofts on Laurel
2466 1st Avenue, San Diego
Owner/designer: JANCO Development
Architect/designer: H2 Architects

Historic Preservation – Orchid
The Guild Hotel
500 West Broadway, San Diego
Owner/developer: Oram Hotels
Architect/designer: PGAL+ Sormeh Rienne

Historic Preservation – Onion
Laundry Building at the Hotel Del Coronado
1500 Orange Avenue, Coronado
Owner/developer: BRE Hotels and Resorts
Architect/designer: obrARCHITECTURE

Historic Preservation – Onion
Chula Vista Public Library South Branch
389 Orange Avenue, Chula Vista
Owner/developer: City of Chula Vista
Architect/designer: No Architect Involved

Interiors – Orchid
Broadstone Makers Quarter Common Areas
1601 Broadway, San Diego
Owner/developer: Broadstone
Architect/designer: Paul Basile, BASILE Studio

Interiors – Orchid
Fit Plunge
3115 Ocean Front Walk, San Diego
Owner/developer: Pacifica Real Estate Services
Architect/designer: Jules Wilson Design Studio

Interiors – Orchid
Louisiana
2305 University Avenue, San Diego
Owner/developer: Jeff Svitak
Architect/designer: Jeff Svitak

Landscape Architecture – Orchid
Civita Park Phase 2
7960 Civita Blvd., San Diego
Owner/developer: Sudberry Properties
Architect/designer: Schmidt Design Group

Landscape Architecture – Orchid
Kaiser Permanente San Diego Medical Center
9455 Clairemont Mesa Blvd., San Diego
Owner/developer: Kaiser Permanente
Architect/designer: Spurlock Landscape Architects

Landscape Architecture – Orchid
UCSD Tata Hall for the Sciences
UCSD Revelle College Neighborhood, San Diego
Owner/developer: UCSD
Architect/designer: Spurlock Landscape Architects

Miscellaneous – Onion
Campland by the Bay Lease Extension
2211 Pacific Beach Drive, San Diego
Owner/developer: City of San Diego

Urban Planning – Orchid
UCSD Mesa Housing Pedestrian Bridge
Miramar Street, La Jolla
Owner/developer: UCSD
Architect/designer: Studio E Architects

People’s Choice Orchid
The Children’s Workshop
9524 Kearny Villa Road, San Diego
Owner/developer: The Institute for Effective Education
Architect/designer: Kevin deFreitas Architects / LandLAB – Landscape Architect / Bowyer – Environmental Graphics and Colors

People’s Choice Onion
Lofts on Laurel
2466 1st Avenue, San Diego
Owner/developer: JANCO Development
Architect/designer: H2 Architects

NEW CATEGORY: TEEN VOTE

Teen Orchid
Center for Novel Therapeutics
9310 Athena Circle, La Jolla
Owner/developer: BioMed Realty
Architect/designer: Perkins & Will

Teen Onion
Apartments at 1836 Columbia Street
1836 Columbia Street, San Diego
Owner/developer: Steve Parikh
Architect/designer: DESS Partners

For a self-guided tour of all Orchids & Onions, download the ArchiMaps app via Apple App Store or Google Play and select the ‘Orchids & Onions San Diego 2020’ event.
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