

SDMETRO

your business your life

NO. 4 VOL. XXXV



21ST ANNUAL

40

Under 40

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

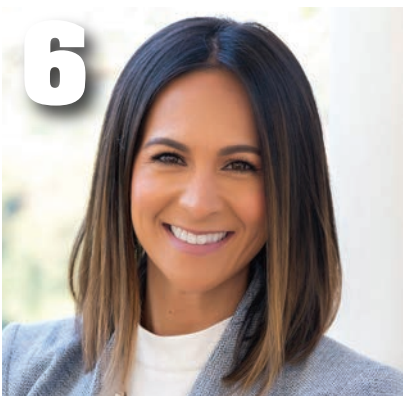
SERVING SAN DIEGO, LOS ANGELES AND IRVINE

619-777-7700

RJS LAW
A TAX LAW FIRM

www.RJSlawfirm.com

Our mission is to always provide quality journalism for our readers by being fair, accurate and ethical and a credible resource for our advertisers.



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.



18

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.



22

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.



28

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.

SDMETRO
your business your life

Chairman | CEO

Robert Page

BobPage@sandiegometro.com

Publisher

Rebeca Page

RebecaPage@sandiegometro.com

Managing Editor

Manny Cruz

Manny@sandiegometro.com

Graphic Designer

Christopher Baker

cbaker@sandiegometro.com

Photography/Illustration

Pam Davis

San Diego State University

Contributing Writers

Marsha Sutton

Cecilia Buckner

Marlise Kast-Myers

Advertising

SALES & MARKETING DIRECTOR

Rebeca Page

Get in the loop with SD Metro's Daily Business Report. Sign up for daily emails on the latest business at sandiegometro.com

P.O. BOX 3679

RANCHO SANTA FE, CA 92067

858.461.4484 FAX: 858.759.5755

SD METRO magazine is published by REP Publishing, Inc. The entire contents of SD METRO is copyrighted, 2020, by REP Publishing, Inc. Reproduction in whole or in part is prohibited without prior written consent. All rights reserved. All editorial and advertising inquiries can be made by calling or writing to the above. Editorial and ad deadline is the 24th of the month preceding the month of publication. Mail subscriptions of SD METRO are available for \$50 a year for addresses within the United States. A PDF version of this issue is available at sandiegometro.com. Additional information, including past articles, online-only content and the Daily Business Report can be found at sandiegometro.com. For reprints or plaques of articles published in SD METRO, please call Rebeca Page at 858-461-4484

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any Preference limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make any preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18. This magazine will not knowingly accept any advertising for real estate which is in violation of this law. Our readers are hereby informed that all dwellings advertised in this magazine are available on an equal opportunity basis. To complain of discrimination call HUD Toll-Free at 1-800-669-9777. Th Toll-free telephone number for the hearing impaired is 1-800-927-9275.

Read us online:
sandiegometro.com



SDMETRO

40
Under 40

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

866.TRIAL LAW
thegomezfirm.com



Committed to our clients and our community



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 \$27.1 million in merit-based scholarships.

50+ STEM COURSES
35 AP & HONORS COURSES

JOIN US FOR OPEN HOUSE

40% OF THE CLASS OF 2019 PLAN TO
PURSUE STEM MAJORS IN COLLEGE

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



VISIT AOLP.ORG FOR MORE!

The Academy of Our Lady of Peace admits students
of any race, color, and national or ethnic origin.

INTRODUCING THE 21st ANNUAL

40

Under 40

C L A S S O F 2 0 2 0

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.

CONGRATULATIONS

JORGE ENRIQUE DIAZ DE LA FUENTE



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.

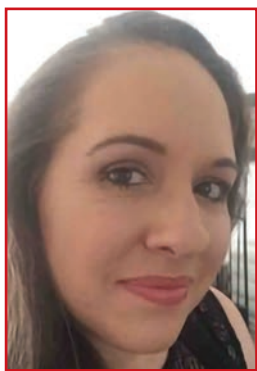
De La Fuente Construction, Inc. (DLF) is a General Contractor company with offices in California, Texas and New Mexico. and contracts with many Federal Agencies, such as Army, Navy, Coast Guard, Air Force, GSA, Custom and Border Protection and many others with contracts in New Mexico, Texas, Arizona, 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.



De La Fuente
Construction, Inc.



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 its 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.



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.



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.



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.

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.



CONGRATULATIONS TO CASEYGERRY ATTORNEY JILLIAN F. HAYES

Named one of San Diego's
40 Under 40 for 2020
San Diego Metro Magazine

Recent Accolades

40 Under 40,
*San Diego Metro
Magazine 2020*

Best Lawyers
Ones To Watch 2021

Super Lawyers
Rising Star 2020

Top 40 Under 40
Business
Professionals 2019,
The Daily Transcript



Jillian F. Hayes
Attorney, CaseyGerry

ACCOMPLISHED

INNOVATIVE

TRUSTED

Our firm's success is attributed to the collective effort and willingness of our attorneys to go against big opponents in defense of consumer rights.

Congratulations to Partners Jeremy K. Robinson and Thomas D. Luneau, and Associate Jillian F. Hayes on their successful appeal of *Bolger v. Amazon.com, LLC*, which has set precedent in California eCommerce Liability.

CaseyGerry

CASEY GERRY SCHENK FRANCAVILLA BLATT & PENFIELD LLP

Dedicated to the Pursuit of Justice Since 1947.

SAN DIEGO | 619-238-1811 | WWW.CASEYGERRY.COM



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 LGBTQ 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.



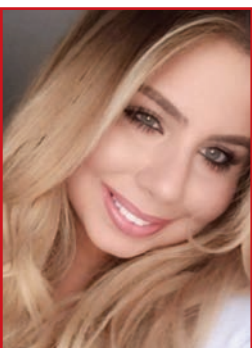
BRIAN MALLOY

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.

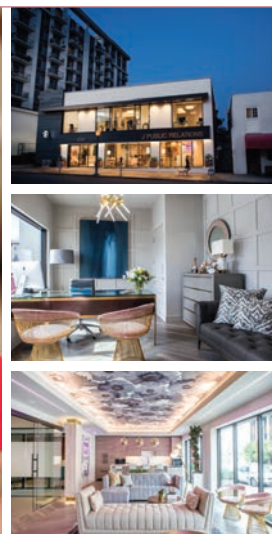


Congratulations to **Chanel Georges**, our rock star Director of Operations at Host Healthcare for winning the **40 under 40** award from the San Diego Metropolitan magazine. This award is so well deserved.



"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.



j public relations

2341 Fifth Avenue
San Diego, CA 92101
619.255.7069
jpublicrelations.com

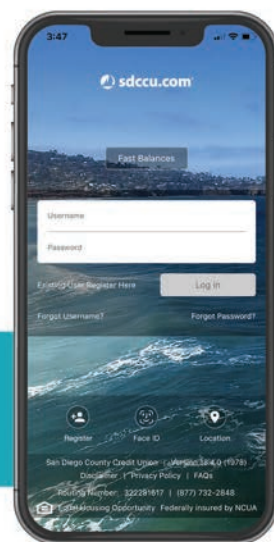
FREE Checking with eStatements

30,000 ATMs
surcharge-FREE

SDCCU® Mobile Deposit
mobile banking app

Exclusive Discounts
sdccu.com/discounts

To access your
account online 24/7
visit **sdccu.com**



Message and data rates may apply.

It's not big bank banking. It's better.®



sdccu.com
Federally insured by NCUA



**San Diego County
Credit Union®**



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.

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.



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.



**APPLIED
DATA
FINANCE**

Congratulations to our COO, Shibani Patnaik, for winning one of SD Metro's 40 under 40 awards! A vocal advocate for ADF's customers and team members, Shibani is a strong leader with a highly successful track record of translating ADF's strategy into operational and financial success. We are honored and thankful to be working with Shibani at ADF.

applieddatafinance.com

SERVING SAN DIEGO, LOS ANGELES AND IRVINE

A TAX LAW FIRM

TAX AUDITS, CIVIL & CRIMINAL TAX LITIGATION

• IRS Audits	• SBOE / Sales Tax
• IRS Appeals	• FTB / State Tax
• IRS Collections	• Estate Tax
• OIC / Settlement	• International Tax
• Criminal Tax	• Corporate Law
• Innocent Spouse Relief	• Real Estate Law
• Payroll Tax	
• OVDP / Voluntary Disclosure • EDD / California State Payroll Tax	

Ronson J. Shamoun, Principal Attorney and CEO of RJS LAW, is an Adjunct Law Professor at the University of San Diego-School of Law where he teaches a Tax Practice and Penalties class. He was recently presented with the following awards:

• San Diego Metro Magazine- Best Attorney 2016	• Martindale Hubbell's- AC Preeminent Rated 2014, 2015 & 2016
• San Diego Magazine- Top Attorney 2016	• San Diego Daily Transcript- Top Attorney 2014 & 2015
• San Diego Business Journal- Best of the Bar 2014, 2015 & 2016	• San Diego Metro Magazine- 40 Under 40 - 2015

FULL SERVICE STAFF OF 9 ATTORNEYS & 2 CPAs

619-777-7700 **RJSLawFirm.com**

SAN DIEGO: 303 A STREET, STE. 400, SAN DIEGO, CA 92101
IRVINE: 2 PARK PLAZA, STE. 1250, IRVINE, CA 92614 BEVERLY HILLS: 9404 WILSHIRE BLVD. STE. 210, BEVERLY HILLS, CA 90211



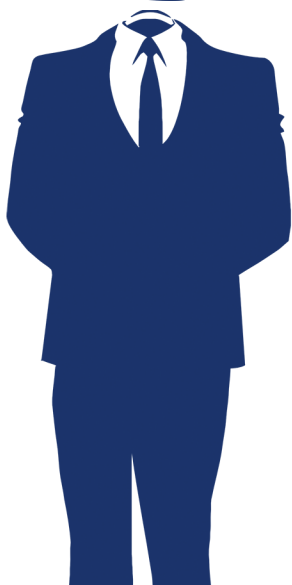
FRANCINE MAIGUE

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:

SAN DIEGO COUNTY'S

2020 MEN

OF INFLUENCE

AWARDS



**DYLAN
ASTE**
Assistant US Attorney



**CONOR BOYLE
COLLIERS**
Colliers



**JENNA
BROSSMAN**
NV5



**JAMIE
ALTMAN
BUGGY**
CGS3



We are honored to have you on our team, Congratulations!

40
UNDER
40

DUSAN SELEZAN, CMIT
VIRTUAL DESIGN + CONSTRUCTION MANAGER
Balfour Beatty



**CONGRATULATIONS
KYLE OVERS!**

Hahn Loeser congratulates associate Kyle Overs on his selection as one of *SD Metro's* 2020 40 Under 40 honorees. Kyle's commitment to his profession and his community make him truly deserving of this honor. Congratulations to Kyle and all of the other 40 Under 40 honorees!

HAHN LOESER
1920-2020

Hahn Loeser & Parks LLP | hahnlaw.com
600 W Broadway | Suite 1500
San Diego, CA 92101 | 619.810.4300

San Diego | Cleveland | Columbus | Naples | Fort Myers | Chicago



**CRAIG
CARBONNIERE**

Hospitality Sales &
Marketing Association
International



**HANEY
HONG**

San Diego County
Taxpayers Association



**SCOTT
CHISHOLM**

Classy



**LUTFI
KHARUF**

Best Best & Krieger



**MICHAELA
FORTUNATO**

Sunrise Management



**QUIN LA
CAPRA**

2-1-1 San Diego



**ERIC
HEPFER**

Hines



**DANIELLA
VELAZQUEZ
DE LEON**

Organics Unlimited



**JESSICA
MIER**

District Director
for U.S. Rep. Susan Davis



**KAREEM
SALEM**

Assistant U.S. Attorney



**ZACHARY
MYERS**

Wilson Sonsini



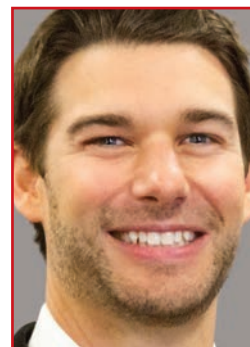
**KYLE
FELTON**

Pacific Building Group



**HILARY
NEMCHIK**

Office of San Diego City Attorney



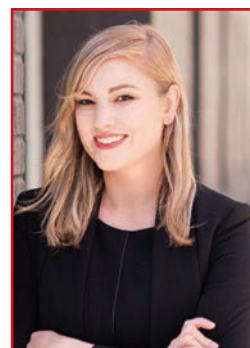
**CHAD
IAFRATE**

Cushman Wakefield



**ANGELA
RYAN**

Ware Macomb



**ASHLEY
JOHNSON**

Southwest Strategies

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, Intelink 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.



Cognitive Science major Neve Foresti working on an app's user experience for the Diabetes Design Initiative at the Design Lab.

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.

SAN DIEGO | EL CAJON

RJS | LAW

ORANGE COUNTY | BEVERLY HILLS

Congratulations to
Brian Malloy
for being recognized
as one of the 2020
San Diego Metro
40 Under 40



We are proud of all of
your accomplishments
and are inspired by
your commitment to
making a difference
in our community!

619-777-7700

RJSLawFirm.com

CONNIE SUNDSTROM

*"...A Realtor with
Enthusiasm, Integrity
and Strong Negotiating
Skills"*



“YOU TWO
are the dynamic
duo who reminded
me that true
professionals
are worth their
weight in
gold!”



BACK2BACK

RECORD BREAKING SALES IN 2020 !



858.334.8114



CSundstrom@Compass.com



www.ConnieSundstrom.com

DRE #01304420

BILLION

Over a billion dollars in transactions.

**Our over 7,000+ community members know
how much hard work goes into being successful.**

And we want to say **CONGRATS** to the **40 Young San Diegans Under 40** for making the list!! Driving sales is critical to your success and we can help! All-the-while helping you keep more cash in your bank account. Join our community of successful business today and experience the benefits of being a BizX member!

New Customers. Better Cash Flow.



DNA illustration. Courtesy of Sanford Burnham Prebys Medical Discovery Institute)

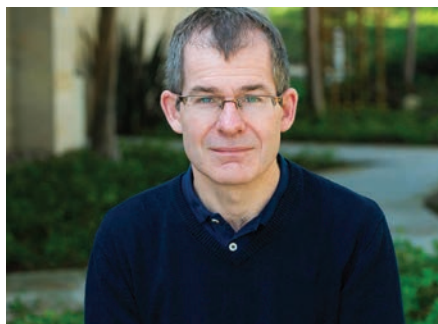
Top San Diego Researchers receive \$5 million to study cellular aging

Students use incubator program to build business

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



Professor Peter Adams, Ph.D.

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



Professor Malene Hansen, Ph.D.

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 holds 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.

At **UC San Diego**, the No. 1 public school in the nation, you’ll find students collaborating across disciplines and uncovering unexpected paths to a brighter future. Because, here, changing the world is part of our curriculum.



“Washington Monthly,” 2020

UC San Diego

ucsd.edu

CONGRATULATIONS MANNY HERNANDEZ

**RECIPIENT OF SAN DIEGO METRO
MAGAZINE’S 40 UNDER 40 OF 2020**

Queclink Wireless Solutions is proud to congratulate Manny Hernandez for being honored by San Diego Metro Magazine as one of San Diego’s brightest minds and we are proud to have Manny leading our North American market.





Cognitive Science major Neve Foresti working on an app's user experience for the Diabetes Design Initiative at the Design Lab.

With assist from the City of San Marcos, polymer products manufacturer Piercan secures \$1.5 million tax credit

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 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)



Isolator product made by Piercan. (Photo courtesy of Piercan)

Since 1990, San Diego Housing Federation has been the collective voice of those who support, build, and finance affordable housing in the San Diego region.

These three amazing women work tirelessly to expand the knowledge, capacity, and influence of San Diego's affordable housing development community by conducting advocacy work, producing professional training & networking opportunities, and providing resources for housing policy advocates.

SARAH BUCHANAN
Chief Operating Officer

LAURA NUNN
Chief of Policy and Education

AMANDA NELSON
Director of Communications

30 YEARS SAN DIEGO HOUSING FEDERATION

San Diego's Voice for Affordable Housing
www.HousingSanDiego.org

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-pricy 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



Photo courtesy Orange County Archives, via Flickr under CC 2.0 License.

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.

Buchalter

Laura L. Nichols
Shareholder



CONGRATULATIONS

LAURA LAMB NICHOLS
SELECTED BY **SDMETRO** 21ST ANNUAL
40 UNDER 40

To congratulate or contact Laura, she can be reached at lnichols@buchalter.com



AZ | CA | OR | WA | BUCHALTER.COM | 655 W BROADWAY #1625, SAN DIEGO, CA 92101

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 winner: Center for Novel Therapeutics, 9310 Athena Circle, La Jolla.





Onion award winner: Hampton Inn and Suites San Diego Airport Liberty Station. Architect/designer: Degan & Degan Architecture and Interior Design



Onion award winner: BLVD North Park Apartments. Architect/designer: Architects Orange + Foundation For Form.

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 – Orchid
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 – 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 – Orchid

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.

Know your community

Our mission is focused on spreading knowledge,
building understanding and creating opportunities
in the communities we serve – and where you live.

The San Diego Union-Tribune

READ: SanDiegoUnionTribune.com

SUBSCRIBE: Online or call (619) 299-4141

ADVERTISE: (866) 411-4140

Presort Standard
U.S. POSTAGE
PAID
PERMIT NO. 3325
SAN DIEGO, CA



AND IT'S JUST THE BEGINNING OF YOUR ASCENT.

Congratulations
from Alaska Airlines
to San Diego's
40 Under 40.
Your ambition and
success are what
keeps taking you—
and San Diego—to
new heights.

Alaska
AIRLINES