

Economic Summit awards San Diego nonprofits

By Mary Lydon

San Diego hosted the sixth annual California Economic Summit in early November 2017. The state's largest public- and private-sector network convened 500 leaders from across the state to move forward plans and strategies around workforce preparation, housing and community development, infrastructure and working landscapes. The detailed plan is titled Roadmap to Shared Prosperity which focuses on improving the workforce pipeline, increasing the supply of housing and expanding regional water management.

A San Diego Host Committee was formed in early 2017 to help connect the important work of this statewide effort to San Diego. Jennifer LeSar of LeSar Development Consultants was the Committee Chair. Other members of the San Diego Host Committee included: Constance Carroll, San Diego Community College District, Borre Winkel, Building Industry Association San Diego, Chris Frahm, Brownstein Hyatt Farber Schreck, Lauree Sabha, San Diego Regional Economic Development Corporation, Peter Callstrom, San Diego Workforce Partnership, Jaymie Bradford, San Diego Regional Chamber of Commerce, Laurie Madigan, Madigan Consulting Inc., Jim Madaffer, Madaffer Enterprises, Stephen Russell, San Diego Housing Federation, Debbie Ruane, San Diego Housing Commission, and Sunita Cooke, MiraCosta College. The work of the Host Committee included program development and raising funds for the Summit. They also established a grant program to invest in San Diego nonprofits doing good work around workforce development, housing affordability and water sustainability. After careful consideration, five San Diego nonprofits were selected to receive grants.

Housing You Matters is a powerful, broad-

based, nonpartisan coalition focused on finding solutions to the high cost of building housing in the region. For the past year and a half they have worked on and have been successful in catalyzing policy locally and statewide that does just that. Chair of the Advisory Board, Lori Holt Pfeiler, has been leading the effort since its inception and had this to say: "We've accomplished a lot in a short time and are now ready to take our work to the next level. We'll be using the \$9,000 grant from the CA Economic Summit to go through a strategic planning process followed by implementation of some of the key actions. In our second year, we are looking to become more proactive on policy development and community outreach which we'll do through a regional housing dialog".

The mission of The Water Conservation Garden is to inspire positive change in the living environment through the conservation of water and other natural resources.

The Water Conservation Garden has nearly six acres of displays that showcase water conservation through a series of beautiful themed gardens, such as a native plant garden and a vegetable garden, as well as how-to displays such as mulch and irrigation exhibits. The \$10,000 grant from the CA Economic Summit will go towards paying a significant share of a matching grant that was received from the State of California for new classrooms. Elyssa Robertson, the Garden's Executive Director said "Since the Gardens inception, our education needs have increased 10 fold which has quickly outgrown our current facilities. The generous gift from the CA Economic Summit will ensure that our new classroom will be able to accommodate the needs for future and expanded conservation education as well as provide important technological upgrades."



After careful consideration, five San Diego nonprofits were selected to receive grants during last month's California Economic Summit.

The Collective Access was developed by a group of young San Diego professionals who wanted to share the positive power of networking to San Diego's youth. With everyone becoming more attached to social media, they wanted to teach and preserve personal connectedness as a tool not to be replaced by technology. The Collective Access will receive \$4,500 from the CA Economic Summit which will be used for their Kid Networking program at Chavez Elementary School. Attendees of the afterschool program are encouraged to learn the importance of networking, relationship building and professional etiquette. After each topical lesson plan the kids are introduced to young professionals working in the San Diego area. "They are encouraged to practice what

they have just learned with the professionals" said Co-Founder and CEO Lance Growth.

City Heights Coffee House has an interesting business model. They are a nonprofit that serves a cup of Joe using a workforce that is many times marginalized due to being immigrants. Founded by David Tran and others, they wanted to use their passion for coffee to restore lives in a meaningful way. All proceeds help provide jobs for and foster relationships among City Heights citizens. They mentor their employees in professional etiquette and customer service. They also teach conflict resolution and life skills and it doesn't stop there. They work with each person to help them develop a resume and connect them with

See Page 5 — LYDON

A way to make universal health care doable for less cost

When the Legislature reconvenes and the campaigns for governor heat up next year, Californians will be hearing a lot – and a lot of hot air – about universal health care.

Making California the first state to guarantee health care for every resident has become a touchstone issue – and a divisive one – for the state's dominant Democrats.

The state Assembly will take up – or possibly ignore – a universal health care bill that the Senate passed this year.

Assembly Speaker Anthony Rendon applied brakes to Senate Bill 562 in June, saying it "was sent to the Assembly woefully incomplete and has "potentially fatal flaws... including the fact it does not address many serious issues, such as financing, delivery of care (and) cost controls."

That stance generated a torrent of person-



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al invective from the measure's advocates in the Democratic Party's left – or Berniecrat – wing, driven by the California Nurses Association.

There's a similar divide among the Democratic candidates for governor, with Lt. Gov. Gavin Newsom the most insistent advocate of expanding coverage.

Like Rendon, Newsom's chief rivals, former Los Angeles Mayor Antonio Villaraigosa and Treasurer John Chiang, endorse universal health care in principle, but are leery

about how it would be financed.

A Senate Appropriations Committee analysis pegs costs of universal coverage at \$400 billion a year, but suggests that half could be covered by redirection of existing federal, state and local government health care spending.

It added that "about \$200 billion in additional taxes would be needed to pay for the remainder," but also noted that half or more of that burden could be offset by eliminating direct health care costs now borne by consumers and their employers.

To put that in perspective, even \$100 billion in new taxes would be the equivalent of a one-third increase in the \$300 billion a year now levied by state and local governments.

In theory – one advanced by advocates – the two-thirds "supermajorities" in the Legislature and the governor could levy new

taxes of that magnitude.

In practice, however, even if the supermajorities survive the recent spate of sexual harassment resignations and next year's elections, there's virtually no chance of such a vote.

Rendon knows that passing universal health care without a system of paying for it would invite scorn from the media and the public, but passing it with immense new taxes would put some of his Democratic members in political jeopardy.

If, however, Democrats are serious about having universal health care insurance there's another, perhaps easier, way to do it.

A new report from the federal government's Centers for Disease Control says that with the advent of Obamacare, which expands the Medi-Cal program serving the

See Page 7 — WALTERS

Valley

Continued from page 1

\$126 million value at buildout.

Joey Francis of Coldwell Banker Residential said that the digital currency bitcoin could be accepted in the transaction. The property is also listed on a Bitcoin Real Estate website.

Other brokers handling the property include CBRE Group, Inc. brokers Laurie Lustig-Bower, Matt Marshall, and Kamran Paydar.

The townhomes will be in 3-bedroom/3-bath configurations with garages, and they are expected to be rented at the outset. The townhomes will be situated behind the retail center.

The townhomes are expected to be constructed in phases with the first getting under way in March 2019.

The single-family homes are expected to range in size from 2,600 square feet to 4,100 square feet with three- to five-bedroom configurations.

The grading for the single-family homes portion is slated to begin in May 2020. The timing of the buildout will depend on market conditions.

Guglielmo said the 108,600-square-foot shopping center has already signed its first tenant. A Chevron gas station with an accompanying mini-market will be going in on a corner of the property. The retail portion of the project is already entitled.

While Guglielmo doesn't know who the rest of the tenants will be, he has a very good idea as to which types of retailers will be in the center.

"We're looking at tenants such as a Vons, a Rite-Aid, beauty salons, a Starbucks, In 'n Out

Burger, a UPS, and we want to have a medical building that will serve as an urgent care facility," Guglielmo said, adding that restaurants and other types of retailers will be in the mix.

Under the planned concept, the retail would be anchored by a 41,000-square-foot supermarket and a 14,600-square-foot drug store.

Construction is expected to start on the retail center in May or June of 2018, with the retail completions phased in beginning in February or March of 2019.

Although it won't be part of the project, a 40-acre park is being planned within walking distance of the Towne Center property.

When asked if the project's close proximity to multiple casinos could make a difficult traffic situation worse, Coldwell Bankers' Francis said the Towne Center should actually help the traffic situation and improve air quality since many casino employees wouldn't have to travel large distances to get back to their homes.

Casinos in the immediate area include Harrah's Rincon, Valley View Casino, Casino Pauma, and the Pala Casino.

Although not every casino employee will want to live in the housing being provided, Francis said enough will to make a difference.

"The traffic is also going to be helped by having all the services in the area," he said.

Those who may be interested in relocating to the Towne Center development could include residents of Temecula or Murrieta, so they wouldn't be as far from their work. Valley Center currently has roughly 17,000 residents.

Guglielmo said the project's carbon footprint will also be lessened by a solar facility constructed atop the retail center.

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Pacific

Continued from page 1

Work involved improvements across seven buildings, including the demolition of existing interior spaces and the construction of new walls, tenant build-outs, warehouses, electrical, HVAC systems and roll-up doors.

Other highlights at Frontera included new exterior paint, large illuminated signage, monuments, new irrigation, and the planting of native and low-water use plants throughout.

Ware Malcomb was the architect on the project.

Pacific Building Group also completed a project for General Atomics. Construction included a new

10,000 square-foot, ground-up building, improvements to an existing 78,000-square-foot space, a 2,300 square-foot mezzanine, the installation of an eight-ton crane system, and the installation and coordination of specialized booths and infrastructure used in General Atomics' manufacturing process.

The architect was DGA.

Pacific Building Group also finished a \$1 million project for Lite Machines that entailed a total office makeover for the Carlsbad-based company.

Among tenant improvements were a 4,500 square-foot research and production area and a large warehouse.

Other improvements to the eco-friendly building included oversized skylights and So-

latubes for abundant natural light, improved flooring, an extensive compressed air and power distribution system and a specialized HVAC and security surveillance system.

Outside, the general contractor installed a newly completed soaring aluminum-clad entry cornice, and new landscaping and more. Ware Malcomb was the architect on this project as well.

Pacific Building Group completed a 15,000 square-foot, \$1.7 million project for NXP Semiconductors in Sorrento Valley.

The builder improved office and lab space in just 6½ weeks after the permit was issued. During the project, Pacific Building Group met heavy mechanical and electrical demands to accommodate the heating and cooling requirements

specific to each lab in the building. The architect was Smith Consulting Architects.

Pacific Building Group finished a 15,000 square-foot, \$1 million tenant improvement for Pulse Electronics as well.

Located in Rancho Bernardo, the refurbishments consisted of new executive offices, research and development workstations, a contemporary break room, a manufacturing lab and electric vehicle charging stations.

The architect on the project was FS Designs.

Greg Rogers founded Pacific Building Group as a one-man operation in San Diego in 1984, specializing in tenant improvements. Today, the company is one of the largest locally based general contracting firms, employing more than 150 workers.

"We completed these projects in occupied environments with serious security considerations and without interrupting the workflow of our clients."

Pacific Building Group President Jim Roherty

Lydon

Continued from page 4

professional resources and jobs to help them succeed.

The San Diego Economic Development Corporation Foundation will create an inclusive economic development strategy around three levels of intervention: Minority competitiveness, Small and Medium Sized Enterprise Dynamism, and affordability.

The \$9,000 grant will be used to refresh and maintain an indicators dashboard tool based on a model constructed by the Economic Development Corporation, Center for Policy Initiatives and Equinox Center some years ago.

The CA Economic Summit does important work across the state. The San Diego Host Committee was pleased that money raised left its mark here in San Diego on five important San Diego nonprofits doing the work day in and day out to help San Diegans and San Diego overall thrive now and into the future.



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