

SAN DIEGO BUSINESS JOURNAL

\$150M Transit-Oriented Project Coming to O'side

REAL ESTATE: Eco-Friendly Ocean Creek First of its Kind

■ By RAY HUARD

A new Oceanside apartment development is the first San Diego County project to get fast-track permitting under a state law that encourages construction of environmentally friendly projects near transit hubs.

To be built by Irvine-based **JPI Properties** on an 18.9-acre parcel along Oceanside Boulevard in the city's Fire Mountain neighborhood, the \$150-million **Ocean Creek** project will have 295 apartments – and also will include restoration of the natural habitat of Loma Creek, which runs along the southern boundary of the development site.

"We really wanted to preserve the characteristics of the creek there," said **Patty Bartlett**, executive president of JPI.

An area adjacent to the creek will be landscaped with native vegetation and preserved as a buffer.

"All of our buildings and everything will be butting up against Ocean Boulevard, and not the creek," Bartlett said.

A conservation easement will also be created across the southern slope of the property.

Ocean Creek is the first project in San Diego County to be approved under provisions of a 2008 state law meant to speed permitting of green projects, according to JPI.

"From a greenhouse strategy, we did a significant amount of testing to determine how we could comply with and exceed any kind of requirement in that area," Bartlett said. "From the actual design of the project itself, we wanted to bring clean energy into our design."

Onsite solar panels will generate 413 kilowatts of electricity and the project will include 35 electric vehicle charging stations.

All of the green waste generated by the project will be ground up and used as mulch on the site rather than taken to a landfill.

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Ocean Creek in Oceanside is slated to begin construction in December. Rendering courtesy of JPI Properties

Function Oncology Nets \$28M Series A

BIOTECH: Making Cancer Care More Personal

■ By JEFF CLEMETSON

Cancer care is about to get more personal thanks to **Function Oncology**.

The San Diego-based CRISPR-powered functional genomics platform company announced its launch from stealth on April 12, alongside a



Srinath Sampath, M.D., Ph.D.
Co-founder & CEO
Function Oncology

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Setting a Higher Bar

DEFENSE: Woman-Owned Ship Repair Firm Expanding

■ By BRAD GRAVES

Going from San Diego to a second office in Bremerton, Washington, is a natural progression for **STANDARD Ship Repair**. Both cities are U.S. Navy ports and STANDARD is enlarging its footprint.

A woman-owned business, STANDARD is not only



Gina Garrett
President, Co-founder
and Principal Owner
STANDARD Ship
Repair

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BCCA Gets 'Flagship' Gift

PHILANTHROPY: Malin & Roberta Burnham Donate \$20M

■ By GEORGE LURIE

"Every great success story starts with a vision," says **Malin Burnham**, a living legend in San Diego's community of business. This month, Burnham, together and his wife **Roberta**, will donate \$20 million to the Burnham Center for Community Advancement (BCCA) – the visionary organization the couple founded two years ago.

The generous gift, announced earlier this month (April 12), represents the couple's largest



Malin Burnham
Founder
BCCA

charitable donation ever to a single organization. In a press release detailing the donation, the Burnhams said their "flagship" gift was inspired by BCCA's "impactful start and the positive community feedback" since its founding in 2021.

"My work with BCCA is some of the most important I have ever done," Malin Burnham said this week.

BCCA is headquartered in UCSD's new **Park & Market Center** in downtown San Diego. Burnham has dubbed the nonprofit, nonpartisan

community-focused organization a "think-and-do tank."

'Community Before Self'

"Community Before Self" is more than just a motto or the title of a book I wrote, it is an ethos I live by," Burnham said. "BCCA will carry that banner going forward to bring the community together to help solve the toughest challenges facing our region."

BCCA CEO **Tad Parzen** echoed those sentiments. "Since our founding two years ago, we have proved instrumental in pushing initiatives and sparking action,

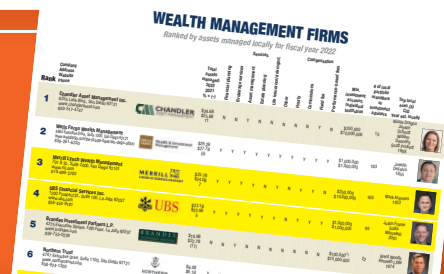
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P.27 LEADERSHIP: Meet the Top 50 Administrative Professionals of the Year

THE LISTS

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SAN DIEGO BUSINESS JOURNAL

HR & DIVERSITY PROFESSIONALS of the YEAR 2023

It is time to recognize the HR & Diversity Professionals in San Diego! Help us celebrate these amazing leaders by nominating them for our special section highlighting their careers and accomplishments.

NOMINATION DEADLINE: MAY 10, 2023 @ 5pm

NOMINATE NOW at SDBJ.COM

Setting

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expanding its territory. It has also expanded the breadth of services it offers – so much so that it is finishing the process of changing its name. The business previously went by STANDARD Welding & Fabrication.

With the new name, STANDARD is adding services such as machining, coatings and production support.

STANDARD is owned by a husband and wife, with 51% of the company in the hands of **Gina Garrett**, who is also Asian American. CEO **Keith Garrett** owns the other 49%.

The business grew from \$9 million to \$13.5 million in revenue in 2022. Founded in 2017, the business has grown its employee head count from 85 to 115.

Having worked on the waterfront for more than a decade, Keith Garrett is thoroughly schooled in U.S. government requirements. His intent, he said, is to set a standard higher than the client is looking for.

The name of the business is also a nod to one of the most famous executives in American history: **John D. Rockefeller** of **Standard Oil**. Before he died in 1937, Rockefeller was able to give away a big chunk of his fortune—more than half a billion of pre-inflationary dollars—to educational, scientific and religious organizations.

Rockefeller was a man who built America, Keith Garrett said.

As for STANDARD, “I like the name,” Garrett said.

Fixing the Fleet

Mammoth links of anchor chain from the USS Essex, a Wasp-class amphibious assault ship, sit against a wall in one part of the shop at STANDARD’s building on Newton Avenue in Barrio Logan. The



Julius Agahan welds a section of pipe to be installed in an aircraft carrier in STANDARD’s Barrio Logan shop. Helping on the right is **Patrick Caniya**. Photo by Brad Graves

neighborhood is in the heart of San Diego’s ship repair community. A short distance away, ships are in dry docks, taking shape on inclined ways and moored at the 32nd Street naval station.



Keith Garrett
CEO
STANDARD Ship
Repair

In another area of the cavernous shop, **Julius Agahan** and **Patrick Caniya** are welding. Agahan takes the lead on the gas tungsten arc welding project while Caniya offers support. They are fabricating a custom length of pipe that will transport water or sewage beneath the decks of an aircraft carrier. The pipe is approximately 4 feet long and the middle has a junction leading off to a second pipe.

When this replacement component goes into place in the ship, the fit has to be exact, Keith Garrett said. Being off by one-eighth of an inch is not an option. “Good enough” may be acceptable for do-it-yourself home repairs but it is unacceptable for the Navy client.

A failure of a pipe carrying high-pressure steam can potentially kill someone,

the CEO said.

On an adjoining table in the shop, workers have been fabricating a potable water tank out of copper nickel material – another custom job. STANDARD is able to work in copper nickel, stainless steel, aluminum and carbon steel.

Welding Together a Career

Keith Garrett is a 2006 graduate of **Rancho Buena Vista High School** in Vista. He received his degree in marine technology from **National University**. Just as pivotal to his education, however, was learning to do something useful with his hands – a skill that would also be valuable to the U.S. military. Garrett went to underwater welding school and then found a job on the San Diego waterfront.

He recalled that he has wanted to be in business for himself since he was in grade school, looking to his businessman father for inspiration. The exposure to Barrio Logan’s ship repair ecosystem, and the chance to watch shipyard leaders in action, gave him thoughts of how he might go into business for himself.

His partner, **Gina Garrett**, has a master’s degree in psychology, which is a good background for running the human resources aspect of the business.

The woman-owned aspect of the business can be helpful in obtaining contracting and subcontracting business, said Keith Garrett. The federal government sets aside a certain amount of work for women- or minority-owned companies.

The **Port of San Diego Ship Repair Association** lists 88 members in its directory. Other certified woman-owned businesses in the group are **Acro Instrument Company**, **Delphinus Engineering Inc.**, **EMS Ice Inc.**, **Green Toes GRP & Coatings**, **Jo-Kell Inc.**, **Navigational Services**, **Specialty Seals & Accessories Inc.** and **Walashek Industrial & Marine Inc.** Many of these businesses have branch offices in San Diego, with their headquarters in other Navy ports.

As for STANDARD, it is currently eyeing opportunities in the Navy town of Mayport, Florida and the Norfolk/Hampton Roads area – the big Navy port in Virginia.

Breaking into new markets is possible with some help from good friends, Keith Garrett said. ■

STANDARD Ship Repair



FOUNDED: 2017
PRESIDENT, CO-FOUNDER AND PRINCIPAL OWNER: Gina Garrett
FOUNDER AND CEO: Keith Garrett
HEADQUARTERS: Barrio Logan, San Diego
BUSINESS: Specialist in welding, inspection and general ship repair
REVENUE: \$13.5 million
EMPLOYEES: 115
WEBSITE: standardinspectionsservices.com
CONTACT: 619-231-3808
SOCIAL IMPACT: The woman-owned business’ workforce is approximately 16% women
NOTABLE: Keith Garrett’s father, who inspired his son’s foray into business, now works as a vendor for STANDARD

Q&A

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presents an opportunity for expansion of the much-needed adult services in Poway: adult medical surgical, intensive care and emergency department beds. Additionally, this transition has also allowed for an even more comprehensive obstetric, neonatal and pediatric care center of excellence in Escondido.

Post COVID, what has stayed and what has returned to ‘normal’ operations in healthcare?

In outpatient care, if you look prior to the pandemic, merely 8% of our visits were telehealth. Throughout the pandemic, we saw roughly 80% of visits through telehealth. Currently, we’ve settled down in the 16% range for telehealth services.

In good news, our community is returning to their regular, in-person health screenings to ensure strong prevention. Since returning to normal operations, our general surgeons have seen cases where a tumor has grown, or another condition was manifested because patients waited to receive care during the pandemic. Our focus is to use our Palomar Health Medical Group primary care network and Jean McLaughlin Women’s Center for Health and Healing to make it convenient for patients to receive their basic recommended screenings, which are saving lives.

Within the hospital, we are all adjusting to the post-pandemic state. Like other health systems, we have experienced staff

and physician burnout and are taking active steps to support and retain our team with culture of care and support for employees from our Palomar Health Foundation and leadership team. As an organization, we are embracing the “new normal” and will be there for our team, our patients and our community every step of the way.

How is Palomar Health looking at ways to address those staffing shortages? Is this going to be a long-term problem?

Hospitals and health systems across the nation are struggling to retain and recruit healthcare staff. If we focus on the nursing side first, Palomar Health’s HR and nursing leaders did an amazing job in reimagining a lucrative incentive program focused on nurse retention. This limited-time program allows full-time Palomar Health RNs to earn \$100,000, which will be dispersed through a three-year commitment period. We are thrilled to offer this unparalleled, rewarding program to circumvent the unprecedented supply and demand issue in nursing.

Could this stabilize over time? We’re certainly hopeful, but so many nurses have transitioned careers or gone to work in outpatient studies. We are emphasizing our focus on attracting and retaining our world-class nurses by rewarding them with the compensation they deserve at an organization that is committed to providing high-quality care to our community.

In an effort to combat physician shortages, we’ve created a physician-led model that brings back the joy of medicine to our

extraordinary team. Palomar Health has done this by creating pathways of leadership and shared governance in which our world-class physicians are able to lead the organization of Palomar Health Medical Group.

We also have retention and hiring difficulties with medical assistants, lab technicians, radiology technicians and CNAs, so we are collectively coming up with innovative ways to make sure that we maintain a culture where employee engagement and retention is prioritized, no matter what role you play on our team.

How is Palomar Health looking to address the mental health crisis?

Palomar Health’s President and CEO, Diane Hansen, and my predecessor, Sheila Brown, had an incredible vision around behavioral health and how we can continue to meet the growing mental health needs of our community. Because of this vision, we’ll have a new behavioral health hospital on this campus within 3 years. That’s an exciting, necessary addition that will provide better care and an extraordinary patient experience across the continuum of behavioral health.

Dr. Scott Kane is the physician leader for our psychiatric program. We’ve already established components of great inpatient treatment by our extraordinary team of psychiatrists, as well as our Crisis Stabilization Unit. Palomar Health has successfully built out a continuum with the behavioral health hospital being the last piece to create a full continuum to take care of the community in the way it best deserves.

California is considering implementing an Office of Health Care Affordability (OHCA) that will require reporting of data and various healthcare transactions. What effect will it have on costs, care?

Palomar Health has stayed ahead of the legislation and continues to track and report our costs. As a public institution it is our duty and honor to do so, ensuring we provide extraordinary value in healthcare for our community and that we’re aligned with working with OHCA to lower the cost of care to the highest quality. It should be noted that value in healthcare is the quality outcome divided by the cost (Porter and Lee, The Strategy that will Fix Healthcare Harvard Business Review, 2013).

Healthcare, like other industries, is being hit by vexing inflation and staffing issues, has some larger systems that are losing hundreds of millions per quarter. Palomar Health is experiencing these same pressures. We are committed to lowering administrative costs through lean process improvements and artificial intelligence in areas like scheduling and registration.

We must continue to deliver better costs to employers and patients. For example, growing our network of care has reduced the total spent per physician almost by half because we’re able to create economies of scale, a better network of care and are able to work with our local payors to create the appropriately aligned incentives around population health. We do this all while focusing on quality metrics that drive financial performance, not just cost reduction. ■