

Pardee opens Solmar project in Otay Mesa

Daily Transcript Staff Report

Pardee Homes opened its new 182-unit Solmar townhomes community at Playa Del Sol in the Ocean View Hills masterplan in Otay Mesa.

The residential neighborhood's first phase will feature 12 townhomes starting in the high \$300,000s.

Solmar offers five floorplans, with the largest featuring four bedrooms, three-and-a-half bathrooms and spacious two-car garages. Ranging between 1,310 to 1,915 square feet, Solmar provides large living areas and outdoor decks, as well as customizable options.

"Part of our goal at Solmar was to build the high-quality homes synonymous with Pardee at price points attainable for the average San Diegan working family," Pardee Homes San Diego Division president Jimmy Ayala said in a statement.

The neighborhood also includes a new cutting-edge recreation center with spa like amenities, a fitness center, large pool and joint-use spaces.

Solmar is the first neighborhood in Playa Del Sol to feature Pardee's smart home technology.

The HomeSmart program features high-tech devices to improve comfort and control by allowing homeowners to utilize smart technology for lights, garage doors, thermostats and more.

Solmar will include Pardee's signature LivingSmart package, which incorporates energy-saving products and eco-friendly practices that reduce energy, preserve natural efficiency and help reduce energy bills.

"As the first neighborhood in Playa Del Sol fully decked out in smart home technology from our HomeSmart program, you'll get to experience what it's like to live in a real-life smart house with Amazon Alexa-enabled smart home devices activated and supported by Amazon," Pardee stated in a news release.

Solmar is located just off Otay Mesa Road near the 805 and 905 freeways.

Pardee Homes San Diego builds new homes and communities for everyone from first-time buyers to luxury homebuyers. Established in 1921, the company may be best known for its masterplanned communities such as Ocean View Hills.

Sales

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in August 2019, down slightly from \$665,000 a year ago.

"With interest rates expected to remain

lenced by changing migration patterns as buyers search for more affordable housing markets, particularly by first-time buyers, who are the hardest hit, moving out of state," CAR chief economist Leslie Appleton-Young said in a statement. "With California's job and population growth rates tapering, the

Research

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university.

Certified as a LEED Gold project, the building was designed with various green-building features, including high-efficiency heating and cooling, LED light fixtures, drought-tolerant landscaping and rooftop solar panels.

The project was constructed by McCarthy Building Companies, Inc., with civil engineering services performed by Latitude 33 Planning & Engineering.

Moores Cancer Center is leasing about a quarter of the space. Kyoto University School of Medicine will also be a tenant, according to the release.

Last year, UC San Diego partnered with the

investment firm Deerfield Management to launch Poseidon Innovation, LLC, which supports drug development under a similar model of public-private collaboration. BioMed has likewise committed to "providing additional venture investments over time to select users of [the] accelerator space," the release states.

"These types of forward-thinking partnerships help UC San Diego move closer to its goal of becoming a preferred destination for students, patients and the community," UC San Diego chancellor Pradeep K. Khosla said in a prepared statement. "We look forward to the amazing new therapies that are destined to be discovered and brought to market in this dynamic new center."

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Vote

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gun violence in schools, the effort has never felt more urgent.

Ella Yitzhaki, a 17-year-old who lives in San Francisco, proudly identified as political; she said she's been interested in the workings of our electoral processes since she was 10.

Yitzhaki said she was enraged by much of what she saw in 2016 — including the format of the debates and the candidates' rhetoric. And she was very much looking forward to making an impact this time around.

"We are in one of the most exciting primary seasons ever," she said. "We need to allow students and teenagers to have that full vote."

Hannah Kim, a 17-year-old high school senior in Los Angeles, said that as a first-generation U.S. citizen, she's taken the initiative to research candidates and develop her viewpoints. As a young woman of color, she said, she feels compelled to push back against the people who have told her "to get out of this country."

So it's particularly frustrating she won't be able to cast a ballot in March.

"A lot of people are being diminished," she said, "even though we are screaming out loud."

Stos

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Stos Partners invests in real estate directly and in partnership with high net-worth and

vestments to date, the firm targets the most competitive risk-adjusted returns in the marketplace through opportunistic acquisitions, strategic redevelopment and ground-up development of both institutional and small-to-mid size commercial properties. Along with