

San Diego's Gold Nuggets: A cafe, house and reworked Texaco



The Lofty Coffee Co. cafe on West Cedar Street won a Grand Nugget for commercial rehabilitation. (Jenny Farhat)

[Roger Showley](#)

San Diego County nabbed 20 grand and merit awards Thursday at the 54th annual Gold Nuggets design contest during the PCBC builders show at the San Diego Convention Center.

The three grands went to a coffee house in [Little Italy](#), a housing project in [Golden Hill](#) and a model home in [Carmel Valley](#). Merit awards included student housing at [San Diego State University](#), a charter school downtown, the redevelopment plan for Seaport Village and the redesigned One Paseo mixed-use project in Carmel Valley.

There were 630 entries in 48 categories. Winners were mostly in California but were also from other states and around the world. PCBC previously went by its full name, the Pacific Coast Builders Conference.

The seven-member panel of judges drew from industry leaders and the architectural community. They were Leah Demirjian, assistant editor of design for Hanley Wood Media; Jamie Sue Gorski, chief marketing officer for the Bozzuto Group home builder; architects William Hezmalhaloch and Mark Scheurer; developers Larry Kush and Tyler Monroe; and industry researcher Deanna Sihon.

Grand awards

(jurors comments in quotes)



The Lofty Coffee Co. cafe took over the former parking lot to include an outdoor dining space. (Jenny Farhat)

- **Commercial rehabilitation:** Lofty Coffee Co. cafe, 444 W. Cedar St., downtown: builder, Naylor Construction; developer and interior designer, Eric Meyers; architect and planner, Edinger Architects. “This project was the transformation of an all but forgotten street corner, located in the center of the Little Italy district of San Diego into a lively coffee bar that provides a ‘heart beat’ and becomes one with the

surrounding fabric of this urban neighborhood ... open, inviting design, which worked well with the existing context of the adjacent buildings and neighborhood.”



You Are Here incorporated elements of the former Texaco service station into the housing/commercial project. (FoundationForForm Architecture & Development)

- **Multifamily housing, 30-60 dwelling units per acre:** 22-unit You Are Here, 811 25th St., Golden Hill; builder, Allgire General Contractors; FoundationForForm Architecture & Development. This also received a merit award for attached housing project of the year. “A successful exercise in place making, the design and development teams behind this project delighted the judges with their whimsical solution for updating and preserving an iconic Texaco station with plenty of years left, and making fantastic use of a tight infill site located on a transit corridor.”



Casavia's Plan 3 includes a "gensuite" for an older or younger adult generation to use on the ground floor. (Chris Mayer)

- **Single-family-detached home, 2,500-2,999 square feet:** Casavia, Plan 3, 6707 Solterra Vista Parkway, Carmel Valley; builder, Pardee Homes; architect, Bassenian Lagoni; interior design, Studio V: “The main floor includes a ‘gensuite’ with a private entry and opens to the outdoor courtyard. The master suite and two additional bedrooms are located upstairs along with a master retreat and loft. It is easy to see why this home is attractive to today’s growing families.”

Here are the 17 merit awards won by San Diego-based firms (credits are for builder, developer, architect, planner and interior designer if identified):

- **Rehabilitation project:** Central Plant Hub, Level 10 Construction, Jay Paul Co., DES Architects + Engineers; LPA San Diego Office.
- **Education project:** Urban Discovery Academy, Davis Reed Construction, AVRP Skyport Studios, McCullough Landscape Architecture, Visual Asylum.

- **Custom home over 8,000 square feet:** Santaluz residence, Mark V. Agee Construction, Edinger Architects, Annemarie Hall Design, Savannah Design Group.
- **Planned mixed-use projects:** Seaport San Diego, Protea Waterfront Development, (architecture-planning group) AVR P Skyport Studios, Bjarke Ingles Group and AECOM; One Paseo, Western National and Whiting Turner, Kilroy Realty, TCA Architects and Gensler, Style Interior Design.
- **Affordable housing community over 30 dwelling units per acre:** Cielo Carmel, Affirmed Housing, Humphreys and Partners Architects, Latitude 33 Planning.
- **Multifamily housing community under 18 dwelling units per acre:** Summerhouse, Zephyr Partners, Dahlin Group Architecture Planning, Jules Wilson Interior Design.
- **Campus housing:** South Campus Plaza, San Diego State University, SVA Architects.
- **Affordable senior housing community** and age-qualified living community (two awards): Iowa Street Senior Housing, Sun Country Builders, Rodriguez Associates Architects & Planners, Parron Hall.
- **Site plan:** Harmony Grove Village South, Comstock Homes, RCS Harmony Partners-Kovach Group of Companies, Danielian Associates Architecture + Planning & Forest Studio; SWA.
- **Single-family-detached home, 2,000-2,499 square feet:** Residence 2X at Sur33, CalAtlantic, Woodley Architectural Group, Hunsaker & Associates, With InDesign.
- **Single-family-detached home, 4,000-5,000 square feet:** Artesania Plan 1, Pardee Homes, Bassenian Lagoni, Ami Samuel Interiors. Plan 3 also won in the category for homes greater than 5,000 square feet.
- **Single-family-detached home, over than 5,000 square feet:** The Estates at San Elijo, Davidson Communities, Home Fed Corp., EBTA Architects, Hunsaker & Associates, Design Line Interiors.