



## THREE LATITUDE 33 PROJECTS APPROVED IN LESS THAN TWO WEEKS

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ENVIRONMENTWEST

San Diego — Latitude 33 Planning & Engineering announced the approvals of Merge 56, Pacific Village, and Pacific Highlands Ranch (PHR) Village Commercial Phase II. The project approvals demonstrate Latitude 33’s ability to effectively work with valued clients and decision makers to achieve its clients’ goals.

Latitude 33’s recent planning approvals include:

- Merge 56 — This highly anticipated project by Sea Breeze Properties, LLC features over 500,000 square feet of commercial, office, and retail space; a diverse mix of 242 multifamily residential units (market rate and affordable); single-family homes; and critical public improvements. This 42-acre project was unanimously approved by the City of San Diego Planning Commission on February 22, 2018. San Diego Planning Commissioner, Doug Austin, FAIA, stated, “I can’t say enough about the character and thoughtfulness behind Merge 56. It’s doing everything right. It’s sustainable, walkable, livable, and affordable. We want more projects like this in San Diego.”
- Pacific Village — Pacific Village by Lennar Homes of CA and Atlantic Pacific is an upcoming 600-unit residential development consisting of 99 single-family homes, 105

triplex homes, 120 townhomes, and 276 apartments, including 60 low-income affordable units. The 41-acre project was approved by the San Diego City Council on March 5, 2018.

- PHR Village Commercial Phase II – This two-acre project by Coast Income includes two commercial buildings and a parking garage. This project was also approved by the San Diego City Council on March 5, 2018.

The Latitude 33 Planning team has a broad range of expertise, including: residential, mixed-use, biotech/life science, higher education, and suburban infill, among others. Melissa Krause, Associate Principal at Latitude 33, says, “Because we do both the planning and engineering in-house, we were able to ensure these properties were designed and developed to the best extent possible. We also collaborated with stakeholders and decision makers to ensure we understood the needs of the community to put forth the right project for the region.”