



# SPRING NEWSLETTER

THE OFFICIAL NEWSLETTER OF  
LATITUDE 33 PLANNING & ENGINEERING

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## FEATURED STORY

### UC SAN DIEGO HILLCREST PHASE 1

By Kyle Boyce, Project Manager

Healthcare Campuses are places that bring us great emotion. They can be places that bring us the joy of life to the unfortunate hard news we receive in life. All of this compounded into the changing landscape of healthcare during the COVID-19 pandemic; and the need for thoughtful and intuitive design within our Healthcare campuses is needed more than ever.

Within the San Diego community, the UC San Diego Hillcrest Campus located at the north end of the Hillcrest Community, has been one of these places of healing in San Diego County for over 100 years. Started out as a small community healing center at the edge of town within Mission Valley in the late 1800's, there has stood two different hospital campuses at the current site; originally operated by the County of San Diego; and later UC San Diego in the early 1960's. The site has been the epicenter of treatment during some of San Diego's major events; including two of the modern pandemics of the world; the Spanish Flu of 1918 and the COVID-19 outbreak. To preserve UC San Diego's commitment to healing and the wellbeing of the San Diego community; they have pledged the modernization of the Hillcrest site to bring the campus into the 21st century and truly re-imagine what a healthcare campus can achieve for its community. Latitude 33 has been a proud partner of the UC San Diego Health system during this transformation.

The re-development of the Campus had begun in early 2016, when UC San Diego solicited for a Master Planning Team to plan the re-

development of the campus. Latitude 33 was selected as part of this team to help plan the buildout of the campus roadway and pedestrian network, planning out relinquishment of City Right-of-Way and phased implementation of roadway and pedestrian improvements. Furthermore, Latitude 33 assisted in the buildout of the utility systems of the existing and proposed campus setting.

With the Master Plan approved and ratified at Regents of California, the University moved forward with the design and development of the first phase of the Campus Development. This project includes the new Outpatient Pavilion, the Campus Parking Structure, roadway improvements, and the new Non-OSHDP Central Utility Plant. Latitude 33 Planning and Engineering was selected as the Civil Engineer for this first phase; currently working through the working drawings with our design partners on the project; including CRTKL (Architect), DPR (Contractor), Glumac (MEP), KPFF (Structural), and many more!

Latitude 33 is honored to be working on this project during such a pivotal time in the healthcare industry. Now more than ever we as a community have re-affirmed the importance of our hospitals. We have stress tested the design and function of hospitals, learning the importance of site planning and ensuring that our projects are flexible in the layout to prepare for the worst. But most important, we have learned of the power of healthcare providers in the face of adversity, their ability to overcome, and provide the community a space of healing and safety no matter the circumstance.



# PRINCIPAL MESSAGE



**Gio Posillico**  
Principal

As we surpass the one year mark of the start of the pandemic, I am grateful for being part of the team, and really the family of Latitude 33 Planning and Engineering through these tough times. In many ways we flourished and grew not only as individuals, but also as a family. As we all move together into the next year, our business will continue to grow in most market sectors, but one market sector has grown and will continue to grow as a direct result of the pandemic.

The pandemic has had many impacts on our real estate development industry from families upsizing to larger homes (wanting extra room for that home office) to retail and entertainment center vacancies. Some of these impacts are temporary while others like remote working (at least part time) may be more permanent which has had a negative impact on the office sector of commercial real estate. However, one sector of commercial real estate has seen and will continue to see large growth, life sciences. Life sciences was certainly a growing market before the pandemic, but with a staggering 40% increase in private equity pouring into life sciences (not counting public money), growth over the last year has been nothing short of a boom for the sector.

With this growth we are fortunate to be in San Diego. We have a vibrant ecosystem of research universities, highly educated workforce, established companies and improving policy planning for flourishing of life sciences real estate development. San Diego continues to be a force and in the top 3 life sciences hubs in the country together with the Bay Area and Boston.

With this growth we have seen many new projects from private to public private partnerships (with research Uni-

versities) and from suburban Sorrento Mesa area to now Downtown. But whether it's adaptive reuse of existing facilities or ground up development, life sciences is not office development. Not even close. Life sciences buildings not only require completely different designs (from higher floor plates to advance HVAC systems) these projects also require specific site civil engineering such as larger central plants, loading docks, utility yards (to receive, store, distribute and dispose hazardous materials), ground power generators, higher capacity utility supplies (from water to power) and different traffic volumes to name a few.

In addition, with a sudden surplus of vacant office space it is easy to look at converting or redeveloping existing commercial into life sciences, but that also comes with many challenges. For starters some of the existing vacant office properties tend to be lower density with large parking and open areas, which may seem prime for densification and redevelopment, but that does not always end up being the case. Most of the sites are encumbered by easements and zoning regulations that require extensive discretionary processes. But there is some good news on that front as most community plans are on the cusp of being updated to favor development and redevelopment of properties for life sciences.

With all this, Latitude 33 sees our planning and civil engineering services for life sciences development as one of our strongest growing markets for the coming year and hopefully beyond. We have forged strong relationships and look forward to building new ones with life sciences developers, property owners, architects, and other industry consultants in life sciences. We are grateful for the opportunities we continue to be part of, especially in this exciting market sector.

## PROGRESSING PROJECTS



### TOWN AND COUNTRY PARCEL 4

Latitude 33 is excited to announce the issuance of grading permits for Town and Country Parcel 4 for **Holland Partner Group!** Located in the heart of Mission Valley just north of Interstate-8 and west of State Route 163, the ~26-acre site is being redeveloped in a multi-phase approach to provide a grand total of 840 residential units. As part of the Town and Country Master Plan, the Parcel 4 project sits on ~2 acres and proposes to construct a seven (7) level multifamily residential building comprising approximately 150 units, outfitted with amenity spaces, parking structure in the lower levels, outdoor fireplaces, shade structures, and patio areas overlooking the San Diego River to the north. Latitude 33 has worked closely

with the developers, the design team, and the City of San Diego to provide an efficient design for Parcel 4 which will be cohesive with the other parts of the larger development. Parcel 4's direct adjacency to the San Diego River provides for what will most certainly be a unique living experience for future tenants. Grading permits were issued in late April 2021 and construction begins soon. Meanwhile, Latitude 33 continues to provide Civil Engineering services to Holland Partner Group in the form of additional plan-sets, processing, consultation, and construction administration efforts towards the successful completion of the project. Latitude 33 is immensely grateful and excited to be part of this important project for San Diego!



### MERGE 56 SCR APPROVAL

Latitude 33 is pleased to announce the approval of a second Substantial Conformance Review discretionary approval for Merge 56 as a joint effort on behalf of **SeaBreeze Properties** and **Lennar!** Following up on a successful Discretionary Approval for the long-envisioned project and subsequent engineering approvals that have allowed project to construct extensions of Camino Del Sur and Carmel Mountain Road south of the 56 Freeway over the past 10 months, this SCR Approval provides the necessary discretionary approval for the final site plan of Lennar's 84 Market-Rate Single Family Homes ("Arlo") and 111 Market-Rate Multi-Family Dwelling Units ("Vine"). Arlo and Vine stake claim to approximately half of the more than 30-acres of the "green field" development. The balance of the site will see SeaBreeze Properties' latest vision for a modern commercial/office scheme designed to

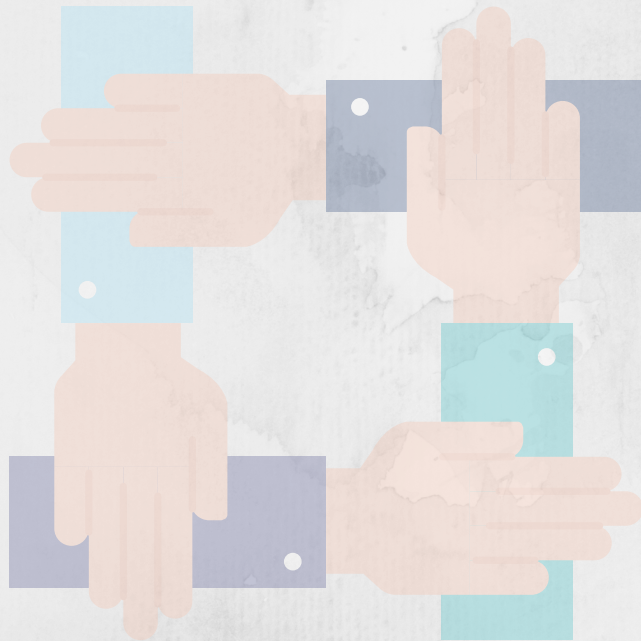
supplement and enhance Carmel Valley's newest neighborhood. Latitude 33 has worked closely with **SeaBreeze Properties, Lennar, Schmidt Design Group, Linscott Law & Greenspan, KTG Architects, and the City of San Diego** to secure the revised discretionary approvals while simultaneously advancing engineering approvals, construction changes, and supporting the ongoing construction efforts in order to maintain a demanding schedule. Maintaining a mixed-use dynamic, eight of the Multi-Family Units are designated Shopkeeper units that will cater to the entrepreneurial small/local business owners in the San Diego area looking for a living space that also functions as workspace. Grading has been underway and with Construction Change approvals coming in May, the residential development is on schedule to begin vertical construction this summer!



## BEAZER PARK CIRCLE

Latitude 33 was awarded another project at Park Circle community from our client **Beazer Homes**. This new project is for a new phase of the residential development which in the Valley Center Community of the County of San Diego. We are excited to continue to work on another phase of the Park Circle Residential Master Plan considered to be the new hometown for the Valley Center Community. The overall plan includes 623 units, 34,000 square feet of retail, 3 private recreation centers, with 2 pools, 8 miles of trails, and onsite shopping, dining, and office space. This second phase of work is for 79 residential cluster lots. Latitude 33 is providing full engineering and surveying and construction staking services.

# GO TEAM!



## BLOSSOMING PARTNERSHIPS



### BLOSSOMING PARTNERSHIPS HOLLAND PARTNER GROUP

**Holland Partner Group (HPG)** has established themselves as a fierce competitor in the multi-family market in San Diego. The Vancouver based company has completed several iconic projects throughout the region and continue to put their stamp on high quality products that focus on vibrant and engaging communities. A large part of their success hinges on the professionals who they partner with to provide collaborative and innovative designs. Latitude33 is humbled to be an integral part of their team on several exciting projects including **Town and County** and **Camino Del Sur Apartments**. The level of sophistication in due diligence periods and attention to detail during design phases inspires hard work and a common goal of success. We look forward to continuing our blossoming relationship with HPG and creating dynamic places for people to work, live and enjoy life.

## TORREY PINES FIRE STATION

In late February 2021 it was announced that Latitude 33 was awarded the **WIN** for the **Torrey Pines Fire Station** project with **Level 10** and the **City of San Diego**. In the months that preceded the award, Latitude 33 participated in a fierce and aggressive design competition, resulting in the preparation of feasibility exhibits for site and building design, grading, improvements, utilities, street signal, median modifications, and other facets of the unique and challenging redevelopment. Situated just to the southwest of the Genesee Ave / N. Torrey Pines Rd intersection, the new Fire Station will be positioned on a ~1-acre lot and will be equipped with three apparatus bays complete with drive-thru maneuverability. The site and the new building will feature all of the amenities and functionalities critical to the Fire Department. The proposed improvements to N. Torrey Pines Rd will include utility work, median realignment, and signal modifications to allow for northbound and southbound entrance and egress for fire apparatuses. Latitude 33 is excited to work closely with Level 10, the City of San Diego, the design team, and with University of California San Diego--the site's neighboring jurisdictional agency—to make this project a success for all parties involved. The project is expected to kick-off late-Spring/early-Summer 2021.





## LATITUDE 33'S NEWEST TEAM MEMBERS



### KEVIN CROTTY | DESIGNER

Kevin Crotty has joined Latitude 33 Planning & Engineering as a Designer who is joining our Airport team. In his spare time, he enjoys going to Padres games with his friends and family, hiking and playing/coaching soccer. He attended and graduated from Cal Poly Pomona in 2020 with his degree in Civil Engineering. He wanted to pursue a career in the civil engineering field because he liked the idea of helping design large scale projects that many people will use everyday. Welcome to the team Kevin!



“ I AM LOOKING FORWARD TO LEARNING AS MUCH AS I CAN FROM EVERYONE WHILE I START MY CAREER! ”



### MARTIN VALEROCASAS | DESIGNER

Martin Valerocasas has joined Latitude 33 Planning & Engineering as a Designer. He recently graduated in 2020 from San Diego State University with a Bachelor's in Environmental Engineering. Martin enjoys weightlifting, being outdoors and learning new things (like cooking) in his spare time. Martin was drawn to the civil engineering field because of the opportunities to work on challenging and interesting projects as well as working through the process of projects from start to finish. Welcome aboard!



“ I AM LOOKING FORWARD TO WORKING AND LEARNING FROM EXPERIENCED INDIVIDUALS AND HAVING FUN ALONG THE WAY. ”



### AARON RAMIREZ | DESIGN ENGINEER

Aaron Ramirez has joined Latitude 33 Planning & Engineering as a Design Engineer. He graduated in 2017 from San Diego State University with a Bachelor's in Civil Engineering. Aaron enjoys playing video games and going camping. Aaron was directed into the civil engineering field because of his abilities to understand mathematics, but overtime he genuinely started to enjoy the subject. We are glad to have you on the team!



“ LOOKING FORWARD TO WORKING WITH THE AIRPORT TEAM. ”

### SAN DIEGO HUMANE SOCIETY

## WALK FOR ANIMALS

At Latitude 33 we LOVE our pets, that's why this quarters' company outreach supported the San Diego Humane Society's Walk for Animals. Our staff participated virtually in the walk this year and captured some pictures along the way.

Donations to the cause help rescue animals in emergency situations, investigate animal cruelty, rehabilitate wildlife, feed and care for companion animals awaiting new homes, and educate the community about responsible pet ownership. If you would like to give or learn more visit [sdhumane.org](http://sdhumane.org)



## DID YOU KNOW?

Latitude 33 is always seeking qualified candidates at all levels regardless of formal posting.

Email your resume to  
[JOBS@LATITUDE33.COM](mailto:JOBS@LATITUDE33.COM)

OR APPLY ONLINE AT [WWW.LATITUDE33.COM](http://WWW.LATITUDE33.COM)



## LATITUDE 33'S NEWEST TEAM MEMBERS



### JAMES LIESER | PARTY CHIEF

James Lieser has joined Latitude 33 Planning & Engineering as a Party Chief for our Survey Department. James enjoys racing, fishing, golfing, paintball, and softball in his spare time. James had the desire to work in civil engineering rooted from his father who was a Land Surveyor. Welcome to the team!



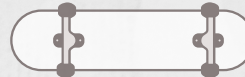
“LOOKING FORWARD TO HELPING CREATE THE SURVEY DEPARTMENT INTO A PREMIER ASSET FOR THE COMPANY.”

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### MARK MELENDEZ | SURVEY CHAIRMAN

Mark Melendrez has joined Latitude 33 Planning & Engineering as our Survey Chairman. He enjoys skateboarding, cross-fit, beach activities, traveling and spending time with his wife Nicole and their beloved Boston Terrier, Lucy. He was introduced to surveying by his father-in-law, a civil engineer, and now love being in the field and working on complex jobs. Welcome!



“I'M PASSIONATE ABOUT THE INDUSTRY; I LOVE BEING OUT IN THE FIELD AND WORKING COMPLEX CHALLENGING JOBS.”

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### GABRIEL WOCKER | DESIGN MANAGER

Gabriel has joined Latitude 33 Planning & Engineering as a Design Manager. He enjoys spending time with his family which include exploring and working on their 4x4 RRC, exploring deep trails, and primitive camping in the mountains or on the beach. He has always loved finding solutions to challenges and since civil engineering is full of challenges, from project design to construction, he is ready to help supply Latitude 33 with solutions. Welcome to the team!



“I AM LOOKING FOR A PLACE WHERE WORK DOESN'T FEEL LIKE WORK.”

”



### CALVIN YEH-TINETTI | DESIGNER

Calvin Yeh-Tinetti has joined Latitude 33 Planning & Engineering as a Designer. He is a San Diego State University Alumni with a Bachelor's in Environmental Engineering. Calvin enjoys hiking, biking, photography, and painting in his spare time. Calvin went into civil engineering because he wanted to do something that helped our impact on the earth and civil engineering seemed like a good place to start. Welcome aboard!



“LOOKING FORWARD TO MEETING EVERYONE AND EXPERIENCING FUTURE EVENTS WITH THE TEAM.”

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### DOUG NGUYEN | SR. DESIGN ENGINEER

Doug Nguyen has joined Latitude 33 Planning & Engineering as our newest Sr. Design Engineer. He has his degree in Civil & Infrastructure Engineering from George Mason University in Fairfax, VA. In his spare time, he enjoys adventuring with his wife and dog, training Brazilian Jiu Jitsu, skateboarding and cooking picanha. He decided to pursue civil engineering because he wanted to design a skatepark someday. Welcome Doug!



“LOOKING FORWARD TO WORKING WITH A GREAT TEAM AND PLAYING A ROLE IN DEVELOPING THIS BEAUTIFUL CITY I NOW LIVE IN.”

”



# CELEBRATION

Keeping our culture strong this quarter with unique teambuilding happy hours, challenging crossword puzzles over lunch and virtual get to know you coffee shop/water cooler talks. We are always finding fun ways to stay connected.

In March, Latitude 33 challenged it's employees to find simple ways to stay active throughout the month. Latitude 33 took it a step further with a push up challenge! It ended in an all out dual between **Nicolas Dilliot** and **Johnny Deutsch** for the championship with Nicolas taking home the crown 71-56.

*Cheers!*



## 30% Milestone for Airport Team

On Wednesday, March 24th, the Airport Redevelopment Project and team hit a tremendous milestone. Latitude 33's Airport team **submitted three enormous plan sets (500+ plan sheets) and five technical studies.** This culminates our first 6 months working on the project...and to put this in context, what we delivered typically takes double the time!

In celebration we gathered at Coastera to enjoy an afternoon off. To our Airport Team, thank you for the sacrifices you have made – late nights, weekends, and holidays; to the surveyors who pivoted to many night shifts; **WE COULDN'T DO IT WITHOUT YOU!**



Thank you for being a part of our planning, engineering and surveying family. From the entire Latitude 33 team, **stay healthy** and enjoy your Spring!



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