

NEWSLETTER

THE OFFICIAL NEWSLETTER OF
LATITUDE 33 PLANNING & ENGINEERING

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LATITUDE 33 CELEBRATES 30 YEARS

As we celebrate 30 years, Latitude 33 has much to be grateful for! **We have always been inspired and determined; we have a highly skilled team; and our efforts at building relationships for longevity have proven successful.** Our region has played a starring role, enabling growth in multiple sectors, including: higher ed, K-12, hospitality, military, tech, bio-tech, housing, and civic such as city libraries and County resource developments. It's against this backdrop of unprecedented opportunity that Latitude 33 stayed focused, ambitious, and put our clients first. In the last year alone, Latitude 33 has completed a building acquisition and complete remodel, while securing significant work throughout additional markets. It's this hard work and success that has made our founders proud.

➡ *Featured Story Continues on Page 3*

PRINCIPAL'S MESSAGE



Nick Psychogios, PE
Principal

Welcome to our winter newsletter! It's been an exciting year at Latitude 33 as we celebrate our 30th anniversary. Over the years we've enjoyed being involved in many transformative projects throughout the region and are grateful for the support from our clients, partners, and friends. **We continue to welcome new opportunities and challenges that have shaped our company over the past 30 years.** Despite changes in the economy and policies, one thing remains constant – we thrive in building places for people.

Founded in the early '90s with a focus on residential projects, we've grown beyond, embracing diverse sectors from mixed-used developments, civic facilities, and universities to airports. **Recognizing the need for versatility during the early 2000s market collapse, we expanded our portfolio, making us a key player in various markets.** A fortuitous decision as today Latitude 33 is engulfed in just about every development sector. We continue to learn, grow, and build with our community.

Having a diverse portfolio has proved to be a good business decision, however, it meant more than opportunity. As a small business, Latitude 33 is engrained in the San Diego community and is helping build the region one development at a time while expanding our opportunities to Northern California and mountain west regions. **We believe each project is a testament to the vision of creating places that inspire, nurture, and bring people together.** From walkable neighborhoods that foster community engagement to green spaces that promote well-being, each projects our belief that spaces profoundly impact the lives of those who inhabit them.

As a civil engineering, planning, and surveying company, our position as an integral part of creating the end-user experience is the most satisfying part of our job. It's a critical part of the project and one that we excel at. **We care about our work and are committed to elevating the experience.** We are fortunate to have amazing clients and talented consultant partners who understand the importance of our work as we continue to revolutionize and enhance our standard of living.

Celebrating 30 years at Latitude 33, our experiences have elevated our engineering capabilities, providing a comprehensive understanding of civil engineering design. Tackling challenges across various sectors has enriched our problem-solving abilities, enabling us to handle complex assignments with innovative approaches. **Our positive impact on projects is evident, reflecting our enduring passion for the community.** We look forward to continuing to enhance the San Diego experience and invite you to visit our new Scripps Ranch office, where you can enjoy amenities like ping pong and shuffleboard while connecting with incredible individuals.

1993

Founded

1996

PHR

2008

County Operations Center

2009

UC San Diego

2020

SDIA

2000

Grand Del Mar

2015

Merge 56

THE PATH AHEAD

FEATURED STORY CONTINUED

Pacific Highlands Ranch Catalyzes Growth

It was 1993 when a small group of professionals founded a new planning, engineering, and surveying firm in San Diego called Latitude 33. Our founders were remarkably capable, visionary, and achieved success, even during recession years. Led by Randi Coopersmith and John Eardensohn, the team's breakthrough came when it landed Pacific Highlands Ranch in 1996. Not only was Latitude 33 involved from the inception of this massive, 2,652-acre development and its approximate 30-year build out, the project was a catalyst for numerous partnerships on other local developments as well.

Residential and Commercial Projects Define Early Years

As Latitude 33 gained momentum, we became a preferred civil engineer for residential and

commercial clients, such as The Glen at Scripps Ranch, Cielo Village in Rancho Santa Fe, and Del Mar Highlands Town Center. In particular, many of Latitude 33's clients were private residential developers—at times accounting for 80 percent of our portfolio.

Diversification Expands Success

Over a decade ago, Latitude 33 became highly intentional about diversification. We pursued new project types, and sought out team members with a broad range of talent and experience. We recruited the best and brightest, and nurtured a collaborative environment for young talent. This has allowed for organic growth built on relationships that our firm and our team members have developed over time.

Today, Latitude 33 serves a broad range of public and private clients. We're proud that

Latitude 33 serves industry-leading organizations across multiple sectors. Our clients include the nation's top universities such as UC San Diego and UC Irvine, world-leading research institutions such as Salk Research Institute and Illumina, and award-winning civic facilities such as the San Diego County Youth Transition Campus and the East San Diego County ARCC Office and Archives Facility (the first Net Zero Energy archive facility in the United States).

Emerging Aviation Expertise

Most recently, Latitude 33 has developed a unique specialty in aviation. Latitude 33's aviation projects have included the San Diego International Airport's New Terminal 1, The Otay-Tijuana Cross-Border Facility serving the Tijuana International Airport, and the John

Wayne Airport serving Orange County. Latitude 33 is currently shortlisted for other upcoming aviation projects, as well.

As Latitude 33 toasts to 30 years, we celebrate becoming one of Southern California's leading planning and civil engineering firms. We are serving a broader range of clients on a broader range of project types than ever before. And our reach has recently expanded to include Northern California and the Western Mountain region. As we look forward, Latitude 33 will continue to be inspired by our past as we evolve, innovate, and pursue excellence.



San Diego International Airport

SB-9

Have you heard about California's State Bill 9 (SB 9), passed in 2021? This bill was **designed to help the housing supply and affordability crisis** in California by making it simpler, through a ministerial, building permit process, to split urban lots and add another unit (up to two on a lot) to single-family residentially zoned land!

The process for an urban lot split and the process to add another unit to a lot can also be combined by splitting a lot and adding a second unit, so **where one single family home existed on a lot, there could be potentially 4 total units** through this combined process.

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Both the City of San Diego and County of San Diego have created information bulletins and process guides to navigate their implementation of the State Law.

Latitude 33 has recently seen an uptick in interest in this **small-scale lot split and dwelling unit addition**, and we can help take advantage of the opportunity to increase the value of your land provide additional housing, **through our surveying, site plan and project management capabilities!**

Eligibility

- ✓ Parcel must be completely within the boundaries of an Urbanized Area of Urban Clusters.
- ✓ Parcel must be within a single-family residential zone.
- ✓ New parcel will be equal in area or at least 40% of original parcel's size.
- ✗ Parcel cannot be located in a 'High' or 'Very High' Fire Severity Zone.
- ✗ Parcel cannot be location in wetlands, 100-year flood zone, or floodway.
- ✗ Parcel cannot be located on prime farmland, or farmland of statewide importance.
- ✗ Parcel cannot be in a historic district, or contain historical resources inventory, property, or landmark.
- ✗ Parcel cannot be under a conservation easement or identified for conservation in natural community plan.
- ✗ Parcel cannot be in a delineated earthquake fault zone.



SAN DIEGO BUSINESS JOURNAL

SDBJ 40 UNDER 40 AWARDS

We are proud to share that two of our associates, **Kyle Boyce** (left) and **Justin Giles** (right) were each awarded the San Diego Business Journal's '40 Under 40' award! It was a terrific night honoring so many dedicated leaders and innovators who are leaving a positive, lasting impression on our San Diego community.

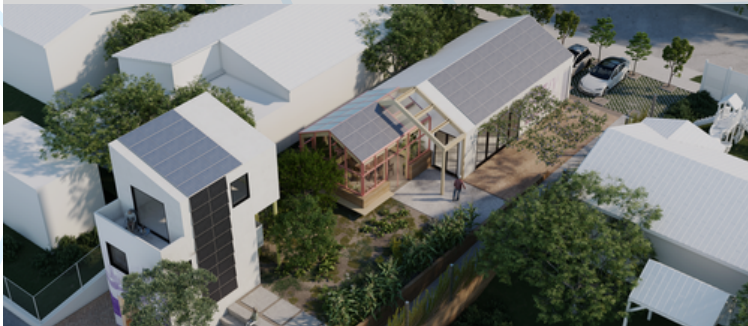
SAN DIEGO BUSINESS JOURNAL

SDBJ SD500

Top Most Influential People: Matt Semic

SDBJ SD500

*Top Business Women Of the Year Finalist:
Kris Taylor*



**2023 Circulate San Diego
Innovation Award**
La Semilla



DBIA National Award of Merit
*Educational Facilities UC San Diego Nuevo
East Graduate Student Housing*

LATITUDE 33'S NEWEST TEAM MEMBERS



Shawn Bannon | SURVEY TECHNICIAN

Shawn Bannon, our newest Survey Technician, joins Latitude 33 with extensive experience in land surveying from his time in the Air Force. Shawn grew up learning and working alongside his dad in various CAD projects. Outside of work, Shawn enjoys playing guitar, video games, and creating 3D design work for his Etsy Shop. He and his girlfriend enjoy time with their two adorable pups. Thank you for your service Shawn and welcome to the team!

“EVERYONE'S BEEN SUPER WELCOMING AND THE KOMBUCHA IS THE BEST I'VE HAD IN MY LIFE!”

Ivan Regalado | JR. SURVEY ASSISTANT

Ivan Regalado is Latitude 33's newest Junior Survey Assistant. After working in various construction trades, he decided on the path of Land Surveying to help scale up our San Diego community while working in nature and using state of the art technology. Ivan has an Associate's degree in Applied Science as well as a Certificate in Surveying from Cuyamaca College, and a Certificate in Welding from MiraCosta College. In his free time, he enjoys spending time with his family over delicious dinners and caring for his chickens, turkeys, and ram. Welcome to the team Ivan!



“I AM EXCITED ABOUT EXPERIENCING AND INFLUENCING THE VAST VARIETY OF PROJECTS FROM MILITARY WORK TO SCHOOLS AND HOSPITALS IN MY BELOVED HOMETOWN.”



Our team had the privilege of volunteering at **Sharia's Closet**, a non-profit organization dedicated to providing clean, appropriate clothing to community members in need.

Sharia's Closet, powered by selfless and hard working volunteers, goes a step further in providing clothing support, and empowers clients to feel their best.

Thank you Sharia's Closet for allowing us to support your important work!

You can learn more about Sharia's Closet and how you can donate by visiting www.shariascloset.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

OR APPLY ONLINE AT WWW.LATITUDE33.COM

CELEBRATE!

latitude **33**
SAN DIEGO | SACRAMENTO | SALT LAKE CITY

The fall season has kept our team quite busy, both in workload and in celebration!

Hosting two large scale celebrations, our Family & Friends Open House in August, and our Industry Event Open House in September, we **welcomed more than 400 people into our new office space!**

In October, our L33 Women's Mentorship Group had the opportunity to support Sharia's Closet, a non-profit in East County focused on supporting community members through free, accessible clothing.

We are looking forward to closing out the year with our annual holiday party. As always, thank you for a wonderful year, and we'll see you in 2024!

Thank you for being part of our planning, engineering, and surveying family.

Keep an eye out for our next newsletter hitting your inbox in Spring **2024**.

From the entire Latitude 33 team, thanks for reading!

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