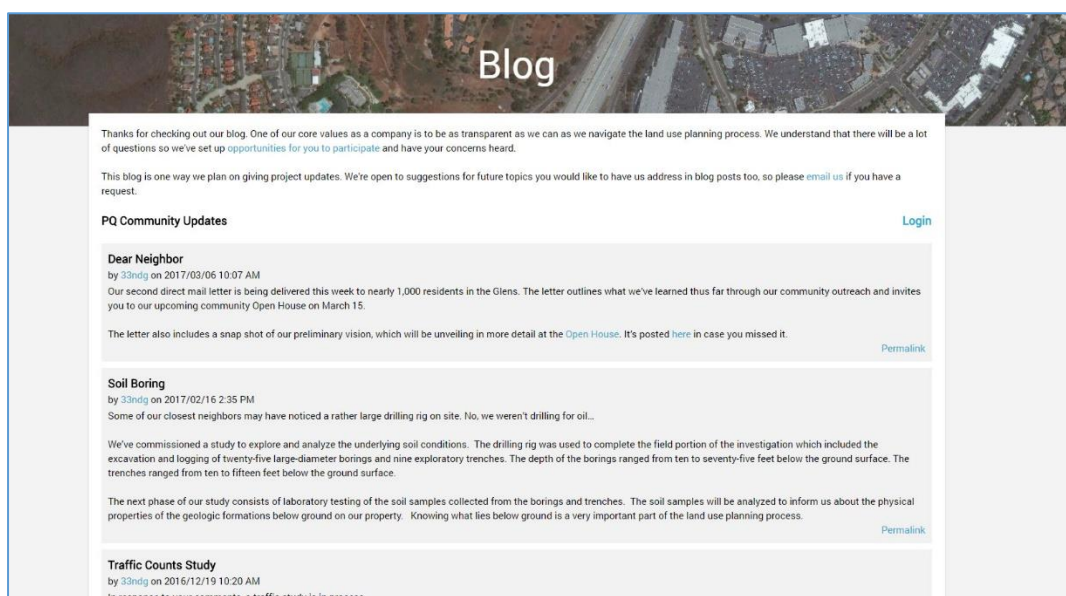
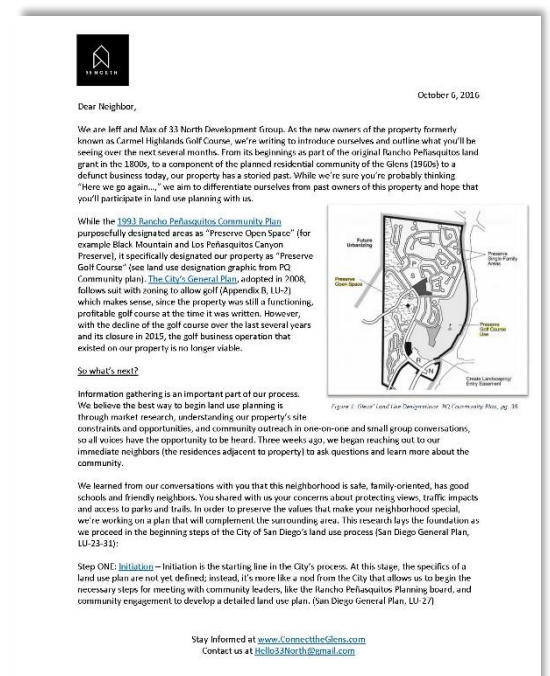
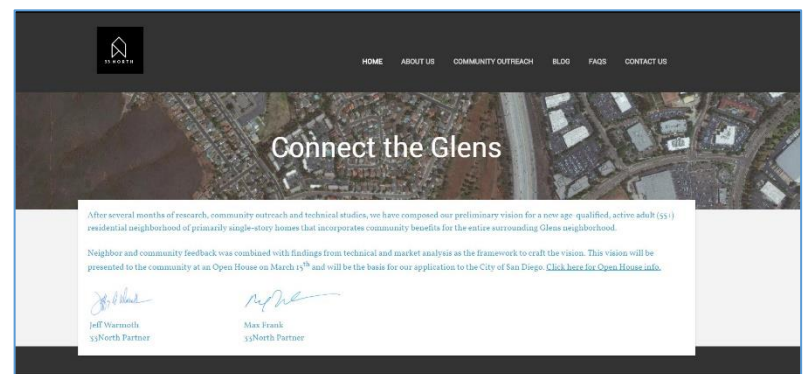
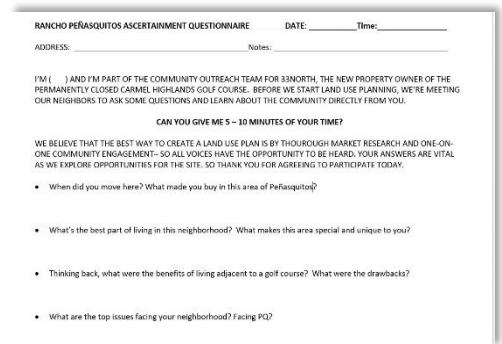


COMMUNITY OUTREACH CONDUCTED

The following represents the community outreach/engagement conducted to date:

- Door-to-Door Community Ascertainment (9/9/16, 9/10/16, 9/22/16, 11/10/16)
- Website www.ConnectTheGlens.com launched (9/9/16)
- Dedicated email Hello33North@gmail.com established (9/9/16)
- Introduction to Rancho Peñasquitos Planning Board (RPPB) (10/5/16)
- Introduction letter sent to 967 Glens neighbors (10/6/16)
- One-on-one community meetings with neighbors (on-going)
- Small group meetings (11/1/16, 11/14/16)
- Outreach to Rolling Hills Elementary School Principal (11/3/16) and Rolling Hills Foundation (11/21/16)
- First update to RPPB (12/7/16)
- Outreach to Fire Station 42 (1/11/2017)
- Second update to RPPB (2/1/17)
- Informational meeting with City of San Diego Parks and Rec Department (2/9/17)
- Second letter sent to 967 Glens neighbors – Project update and Open House invite (3/3/17)
- Community Open House (3/15/17)



WHAT WE HEARD/WHAT WE DID

We heard community connectedness is a big part of what makes the Glens unique.

***SOLUTION:** A key planning principle of ours is the incorporation of elements that foster social interaction. For example: The Junipers includes publicly accessible ‘Social Loop’ walking trails.*

We learned there is an interest in recreation opportunities. Residents shared with us that our property is the last opportunity for a neighborhood amenity or park.

***SOLUTION:** We are focused on the incorporation of community-wide benefits into our plan. For example: We are reserving approximately 30% of the property for active recreation, a park, walking trails and open space.*

We understand that some worry the redevelopment of our property has the potential to affect the existing character of the neighborhood.

***SOLUTION:** We are committed to ensuring the plan for The Junipers is cohesive with the surrounding community’s uses and lifestyle. For example: We are proposing the elimination of the potential for apartments as a use. The Junipers will be exclusively for-sale, and primarily single-level, single-family, attached and detached homes.*

We were told that neighborhood traffic and access are a concern.

***SOLUTION:** We are proposing an age-qualified, active adult (55+) residential neighborhood that will significantly decrease any potential traffic impacts.*

Homeowners living adjacent to our property shared with us their fear of possible impacts to privacy and views of the mountains to the east.

***SOLUTION:** We are committed to providing generous setbacks wherever possible and landscape buffers between adjacent existing homes. We will also consider view impacts throughout our planning process. For example: we are placing a two-story limit on all residences.*

We received questions around whether the redevelopment of our property would create overcrowding at Rolling Hills Elementary School. Many neighbors told us Rolling Hills is a “little gem” and stressed that maintaining its small class sizes is very important.

***SOLUTION:** We are proposing an age-qualified, active adult (55+) residential neighborhood, which eliminates any impact to school enrollment and any resulting peak pick up/drop off traffic.*

Many neighbors shared with us that they do not want high-density, rental apartments or three-story residential buildings.

***SOLUTION:** We are proposing only for-sale, single-family, attached and detached homes. Our vision eliminates apartments as a potential land use and places a two-story limit on all residences.*

THE JUNIPERS

The preliminary conceptual vision for The Junipers is a new, age-qualified, active adult (55+) residential neighborhood of primarily single-story homes that incorporates community benefits for the entire Glens neighborhood.

Generous setbacks where possible and landscape buffers to provide beautification and address privacy concerns of adjacent neighbors

Foster neighborhood connectivity by providing public access to a new Social Loop and walking trails

The Junipers' Amenity/Recreation area

A new Glens neighborhood public park/open space area

Residences will be no more than 2 stories to ensure that long views of mountains are maintained

Approximately 30% of the property will be reserved for active recreation, trails and open space

A new neighborhood connector street will reduce impacts to the Peñasquitos Dr./Carmel Mountain Rd. intersection

In addition, designation as an age-qualified, active adult (55+) neighborhood eliminates school impacts and has less traffic impacts

Our Community Plan Amendment Initiation application will request our property be changed from "Preserve Golf Course Use" to "Low Density" in accordance with the site's current zoning and consistent with the existing, surrounding residential community.

Low Density allows for 1-5 units per acre, or a **maximum** of 570 units. The final unit count has not yet been determined.

CITY OF SAN DIEGO INITIATION PROCESS

The first step for a Community Plan Amendment is a preliminary step known as “Initiation.” The Initiation of a plan amendment is “a limited decision and is neither an approval nor denial of the plan amendment and accompanying development proposal.”

– General Plan and Community Plan Amendment Manual

- The City’s General Plan and the Land Development Code both note that the “initiation of a plan amendment is not an expression of support for a project or policy change. It is simply direction that an amendment warrants study and provides an identification of issues to analyze in the process”
- The Initiation process is outlined in the General Plan and Community Plan Amendment Manual
- Initiation criteria includes:
 - Level and diversity of community support
 - Appropriate size and boundary for the amendment site
 - Provision of additional benefit to the community
 - Implementation of major General Plan and community plan goals, especially as related to the vision, Guiding Principles and City of Villages Strategy
 - Provision of public facilities
- Consideration of the merits of the proposed project is not a part of the Initiation process
- If the Community Plan Amendment request satisfies each of the Initiation criteria, the Planning Commission needs to only determine that the request is “worthy of further analysis”
- Denial of an Initiation Application for a Community Plan Amendment is provided for only *“if it is clearly inconsistent with major goals and policies of the General Plan”*
- **Initiation allows an opportunity for early input on the proposed amendment from the Planning Commission or City Council, the recognized community planning group for the area, and the broader public**
- Once the Planning Commission supports further study of a Community Plan Amendment, the Amendment process “will follow consistently-applied practices to analyze issues, seek community and general public input as well as consistent noticing, environmental and hearing processes”

