



33 NORTH

April 2, 2018

Dear Neighbor,

In keeping with our commitment to transparency, we're writing to share what we've been up to over the last few months and provide updates about the plan for The Junipers, a new, age-qualified (55+) residential neighborhood with a new 3-acre public park and Social Loop trails.

A recap of the last few months: we submitted our application for The Junipers to the City of San Diego in December of last year. We received our first round of review comments from City staff in mid-March and we are now incorporating these comments, along with on-going conversations with neighbors and feedback from the Rancho Peñasquitos Planning Board (RPPB), to refine our plan.

We announced early on that The Junipers would be exclusive to residents age 55+ since this type of community negates impacts to schools and has a lesser impact on traffic – both of which were concerns shared with us during our community outreach. We have received several questions about how these communities are structured. Here are the details:

**Who may live in an age-qualified, 55+ community?**

Age-qualified communities are strictly regulated, designed and managed to comply with federal law regarding age restrictions for housing. Federal law requires at least one person occupying the home be 55 years or older. Exceptions are granted if a person under 55 is a spouse, care taker or nurse of a 55+ resident or is a disabled or ill dependent of the 55+ resident.

Persons who do not fall into an exemption are permitted to visit for limited times. In other words, unless they meet one of these exemptions, grandchildren may visit, but not live in The Junipers (or use The Junipers to enroll in Poway Unified schools). For more FAQs specific to age-qualified housing, visit our website.

[www.connecttheglens.com](http://www.connecttheglens.com)

**Are there updates to The Junipers plan since December?**

As directed by the City Planning Commission, along with members of the RPPB and other stakeholders, we were obligated to look at ways to increase density in response to the area's housing crisis. This, along with recent conversations around the vanishing options for fixed-income seniors, led us to look at ways we could address this important issue. In our refined plan for The Junipers, we have scaled back the number of homes from 476 to 455 and increased the housing for fixed-income seniors from 10% to 15% bringing the total number of residences for The Junipers to 536. We understand

**GlensEvac Report  
Glens Public Safety & Evacuation Plan**

San Diego-based Dudek Environmental is completing the GlensEvac Report, due to be released later this year. It will include:

Creating a fire behavior modeling analysis for current, historic and with project conditions by:

- Compiling all available information on vegetation, topography, fire history, and weather patterns.
- Conducting a site inspection/assessment to collect data and understand risk, current and historic conditions, and with-project conditions
- Determining types of fuel modification and structural enhancements that will be most beneficial in reducing potential fire hazards
- Studying trigger thresholds for evacuations
- Reviewing The Junipers site plan to fully understand access and street circulation, including potential modernization of existing and potential new access points

Based on this analysis, a comprehensive Fire Protection Plan which meets SDFD requirements/guidelines will be produced and will include:

- A Glens Evacuation Plan (with The Junipers) including an emergency evacuation route map
- Analysis of contingency plans such as shelter in place to minimize the potential traffic during an emergency

Dudek will be in attendance, along with us, at the upcoming City Scoping meeting to hear additional comments for incorporation into GlensEvac.

- We encourage you to attend as it is the most effective way to ensure your comments and concerns, including all aspects of fire safety and evacuation, are registered included in the Environmental Impact Report and City of San Diego review process.



**Save The Date:  
Scoping Meeting for The Junipers  
April 18, 2018  
5:30 – 7:30 p.m. at The Hotel Karlan**

Hosted by:



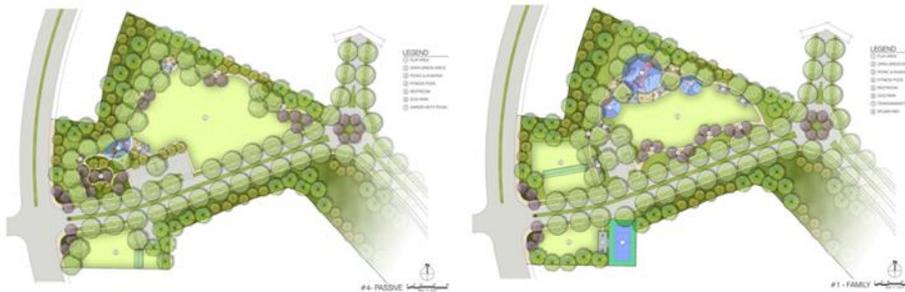
our responsibility to create housing for our fixed-income seniors and believe we should do so in a way that maintains our commitment to compatibility with the existing Glens neighborhood and surrounding uses. To meet both objectives, we have planned Juniper Commons, apartment-style residences to be located off Carmel Mountain Road and adjacent to the Hotel Karlan.

***What about the new public Park?***

A 3+ acre park included in The Junipers plan will be located along Peñasquitos Drive at the entrance to The Junipers. Back in August, around 50 neighbors participated in design exercises to identify ideal park uses and facilities. These designs became draft visions we will submit to the City for consideration.



*Example drafts prepared by neighbors at Charrette Two (9/13/17)*



*Example drafts prepared with Charrette Two feedback by our landscape architect and debuted at Charrette Four (9/27/17)*

The City indicates the next step is to work with the City of San Diego Parks and Recreation department. We will bring the neighborhood’s ideas forward to the City for consideration in their planning for the new park facilities.

Over the past year and a half, we’ve worked side by side with our creative team, our environmental, civil and traffic engineers, City leaders and staff, and you, our neighbors, to design and refine the vision for The Junipers. Through charrettes, one-on-one and small group meetings, and open houses, the residents have been instrumental in providing the input necessary to make sure The Junipers compliments this neighborhood. So, thank you again for your ongoing feedback and engagement! As always, we’re available at [hello33north@gmail.com](mailto:hello33north@gmail.com) and be on the watch for the release of the GlensEvac Report.

Sincerely,

Jeff Warmoth  
33North Partner

Max Frank  
33North Partner