

# The Junipers Fact Sheet

## Our Property



The 112-acre Junipers property is located west of Interstate 15 and north of the Hotel Karlan (formerly the DoubleTree Hotel) on Peñasquitos Drive and is within the Rancho Peñasquitos Community Plan Area.

It is surrounded by single-family homes, townhomes and apartments that comprise the Glens neighborhood. The existing topography consists of developed rolling terrain with the Glens to the west generally situated 20 to 60 feet above the property.

The property is currently designated “Park, Open Space, and Recreation” in the City of San Diego General Plan and “Preserve Golf Course Use” in the Rancho Peñasquitos Community Plan. These land use designations reflect the property’s former use as the Carmel Highlands Golf Club which closed operations in March 2015. The City of San Diego Planning Commission voted unanimously in June 2017 to initiate a Community Plan Amendment to change the land use designation for the property to residential use.

The property is currently zoned RS-1-14 allowing for single-family residential units on 5,000 sq. ft. lots.

## Our Approach

We believe that the best way to create a land use plan is through one-on-one community engagement and small group meetings so all voices have the opportunity to be heard.

Starting in fall 2016, 33North launched a robust community outreach process to help determine a new land use for the former golf course property which would best complement the character of the adjacent neighborhood and be successful in the current real estate market. The process included door-to-door visitations, direct mail to residents, launch of a website and blog, a dedicated email address, as well as one-on-one and small group meetings with neighbors.

In addition, 33North also conducted numerous technical studies and market research to identify site constraints and opportunities. The preliminary vision is based on community input and these results.

During the discussion at the Initiation hearing for The Junipers (6/8/17), Planning Commissioners encouraged 33North to pursue higher density of at least medium-density when designing The Junipers land use plan. (As an example, in the Peñasquitos Community Plan, Medium-Density would be upwards of 2,500 units on the total 112 acres.)

While 33North is obligated to study the suggested higher density alternatives, they remain committed to community responsive planning.

## Our Vision

**The Junipers is a new, age-qualified, active adult (55+) residential neighborhood of 476 single-family homes that incorporates community benefits for the entire Glens neighborhood.**

The Junipers Plan exceeds minimum City of San Diego setback requirements from adjacent existing homes.

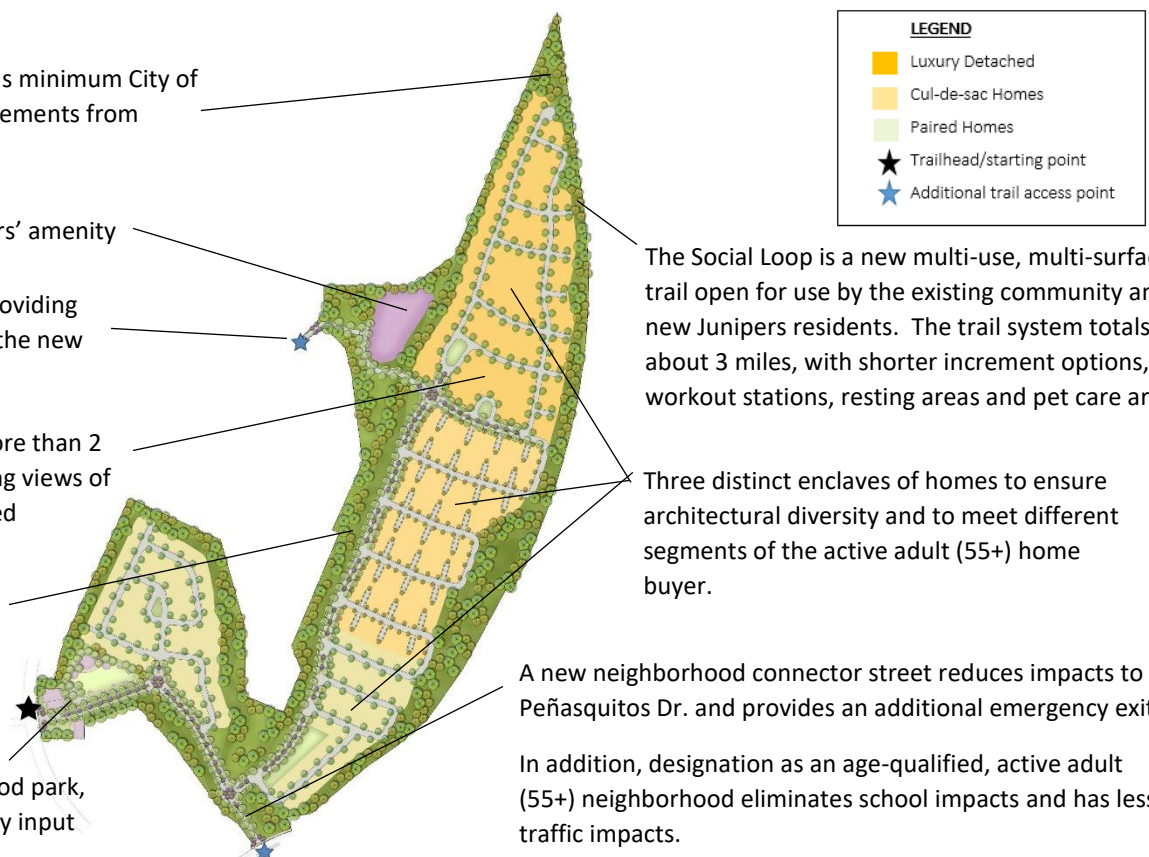
The Junipers homeowners’ amenity

Foster connectivity by providing neighborhood access to the new Social Loop

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

30% reserved for active recreation, trails, and open space

A new Glens neighborhood park, designed with community input



LEGEND	
	Luxury Detached
	Cul-de-sac Homes
	Paired Homes
	Trailhead/starting point
	Additional trail access point

The Social Loop is a new multi-use, multi-surface trail open for use by the existing community and new Junipers residents. The trail system totals about 3 miles, with shorter increment options, workout stations, resting areas and pet care areas.

Three distinct enclaves of homes to ensure architectural diversity and to meet different segments of the active adult (55+) home buyer.

A new neighborhood connector street reduces impacts to Peñasquitos Dr. and provides an additional emergency exit.

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

## Our Process

The following represents the research and community outreach conducted thus far, as well as the City of San Diego Community Plan Amendment Initiation and California Environmental Quality Act (CEQA) process:

### Completed Actions

- Research & Review (7/2016 – 2/2017)
- Door-to-Door Community Ascertainment (9/9/16, 9/10/16, 9/22/16, 11/10/16)
- Website [www.ConnectTheGlens.com](http://www.ConnectTheGlens.com) launched (9/9/16)
- Dedicated email [Hello33North@gmail.com](mailto>Hello33North@gmail.com) established (9/9/16)
- Introduction to Rancho Peñasquitos Planning Board (RPPB) (10/5/16)
- 967 neighbors mailed letter #1 (10/6/16)
- One-on-one community meetings with neighbors (on-going)
- Small group meetings (on-going; conducted to date: 11/1/16, 11/14/16, 8/24/17, 9/7/17)
- 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)
- 967 neighbors mailed letter #2 (3/3/17)
- Community Open House One to present preliminary vision (3/15/17)
- Presentation at RPPB Land Use committee (4/5/2017)
- Presentation at RPPB (5/3/17)
  - ACTION: RPPB voted 11-4-1 to recommend Initiation
- Initiation Hearing with San Diego Planning Commission (6/8/2017)
  - ACTION: Planning Commission voted 6-0 to approve Initiation request to redesignate the property from “Preserve Golf Course Use” to “Residential.”
- 967 neighbors mailed postcard #3 (6/26/17)
- 1,440 neighbors mailed letter #4 (8/14/17)
- Charrette One: Community Character (8/28/17)
- Third update at RPPB (9/6/17)
- Charrette Two: Parks (9/13/17)
- Charrette Three: Circulation (9/27/17)
- Fourth update at RPPB (10/4/17)
- Charrette Four: Parks 2 (10/11/17)
- 1,440 neighbors mailed letter #5 (10/30/17)
- Fifth update at RPPB (11/1/17)
- Community Open House Two to present site plan (11/15/17)
- Second presentation at RPPB Land Use Committee (12/6/17)

### On-going and Future Actions

- Continue community engagement to test vision and refine plan
- Scoping meeting
- Outreach to key community stakeholders including business, educational, civic, and charitable organizations
- Updates and presentations to RPPB and City staff (on-going)
- Additional communications via emails, update letters and blog (on-going)
- Technical Studies
- Refine plan based on technical studies and on-going feedback from our neighbors and community stakeholders
- Full Environmental Review
- Draft EIR Circulation and Public Review
- Finalize plan
- San Diego Planning Commission Hearing
- San Diego City Council Hearing



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33North Development Group brings more than 40 years of community development experience throughout California and Nevada, but Southern California is home. Max Frank and Jeff Warmoth, 33North partners, have extensive experience in in-fill residential master planned communities, mixed-use projects and neighborhood in-fill projects.