



Learn more at www.ConnecttheGlens.com
Contact us at info@connecttheglens.com

Location: 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.

Land Use Designations: 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.

Community Responsive Planning

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 meet the housing goals of the City of San Diego. The process included door-to-door visitations, direct mail to residents, launch of a website and blog, a dedicated email address, four design charrettes, several presentations to the Rancho Peñasquitos Planning Board and one-on-one and small group meetings with neighbors. (See page 2 for the community outreach timeline).

The vision for The Junipers is based on community input combined with the results of numerous technical studies and market research conducted to identify site constraints and opportunities.

During the planning process, many neighbors expressed a desire for a local and trusted builder to be chosen to build The Junipers community. In response to this feedback, 33North announced in October 2018 that Lennar would be the community builder for The Junipers due to their extensive experience in and around San Diego County and the Peñasquitos area. Lennar’s San Diego team (formerly CalAtlantic Homes) has been instrumental in the thoughtful planning, design and creation of award-winning local communities, like Black Mountain Ranch, Del Sur and the 55+ enclave of Auberge.

The Junipers: At a Glance

After more than two years of research, community outreach and technical studies, The Junipers is envisioned as a new age-qualified, active adult (55+) residential neighborhood of primarily single-family homes that incorporates community benefits for the surrounding Glens neighborhood.



Publicly accessible Social Loop

The Social Loop is a new multi-use, multi-surface trail. The Social Loop totals roughly 3 miles and includes a series of outdoor experiences for the enjoyment of both existing and future residents.

455 Age-Qualified (55+) homes

- Three distinct enclaves of homes to ensure architectural diversity and to meet different segments of the active adult (55+) home buyer.
- The Junipers Plan exceeds minimum City of San Diego setback requirements from adjacent existing homes.
- Residences will be no more than 2 stories to ensure that long views of mountains are maintained.

36% of property reserved for active recreation, trails, and open space

A new Glens neighborhood park, designed with community input

81 Apartment-style residences for fixed-income seniors

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.



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 launched (9/9/16)
- Dedicated email 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)
- 1,440 neighbors mailed letter #6 (4/2/18)
- Third presentation at RPPB Land Use Committee (4/4/18)
- City of San Diego Scoping Meeting (4/18/18)
- Technical Studies
- Refine plan based on technical studies and on-going feedback from our neighbors and community stakeholders
- 1,440 neighbors mailed letter #7 (10/12/18)
- Community Open House 3 (10/26/18)
- Third presentation at RPPB Land Use Committee (12/6/18)
- Informational meeting with San Diego Parks and Recreation (1/18/19)
- Informational meeting with Peasquitos Parks and Recreation Advisory Council Chair (1/24/19)
- Fourth presentation at RPPB Land Use Committee. Presentation topic: Open Space (2/6/19)
- Fifth presentation at RPPB Land Use Committee. Presentation topic: Architecture (3/6/19)
- In partnership with City of San Diego Parks and Recreation, launch public process to design new neighborhood park – GDP Workshop #1 (3/28/19)

On-going and Future Actions

- In partnership with City of San Diego Parks and Recreation, public process to design new neighborhood park
- 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)
- Draft EIR Circulation and Public Review
- San Diego Planning Commission Hearing
- San Diego City Council Hearing