

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

Attn: Allen Kashani, CVCPB Secretary  
13400 Sabre Springs Pkwy, Ste. 200  
San Diego, CA 92128

858-794-2571 / Fax: 858-794-2599  
[www.cvsd.com/planning.html](http://www.cvsd.com/planning.html)

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**7 pm, Thursday, February 22, 2017**

Carmel Valley Library, Community Room  
3919 Townsgate Dr., San Diego, CA 92130

**A G E N D A**

**A. CALL TO ORDER AND ATTENDANCE**

**B. APPROVAL OF MINUTES** - January 25, 2017

**C. CONSENT AGENDA**

1. **CV 5K:** Consider approval of event date moving from March 11<sup>th</sup> to March 25<sup>th</sup> due to availability of traffic controllers from SD Police Dept.

• Applicant - Katie Wilsey

**D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.

**E. ANNOUNCEMENTS** - San Diego Police Department, Officer Trevor Philips

**F. WRITTEN COMMUNICATIONS**

**G. COMMUNITY PLANNER REPORT** - Naomi Siodmok (CV) and Sara Toma (PHR), City of San Diego

**H. COUNCIL DISTRICT 1 REPORT** - Steve Hadley, Office of Councilmember Barbara Bry

**I. MAYOR'S REPORT** - Francis Barraza, Office of Mayor Faulconer

**J. COUNTY SUPERVISOR'S REPORT** - Corrine Busta, Office of Supervisor Kristin Gaspar

**K. STATE ASSEMBLY REPORT** - Rob Knudsen, Office of Assemblymember Brian Maienschein

**L. STATE SENATE REPORT** - Chevelle Newell-Tate, Office of State Senator Toni Atkins

**M. US CONGRESS** - Kiera Galloway, Office of US Congressman Scott Peters

**N. INFORMATION AGENDA:**

**O. ACTION AGENDA:**

1. **Laterra and Sola:** Discuss concerns raised by Karen Dubey for Laterra and Sola and Dean Dubey's email. Direct Chair to respond accordingly.

•Applicant - Chair

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

- |    |  |                                    |
|----|--|------------------------------------|
| 1. | Design and Planning Subcommittee           | Frisco White/Anne Harvey/Jan Fuchs |
| 2. | CV FBA and PHR FBA Subcommittees           | Frisco White                       |
| 3. | CV MAD Subcommittee                        | Ken Farinsky                       |
| 4. | CV MAD N10 Subcommittee                    | Laura Copic                        |
| 5. | PHR MAD Subcommittee                       | Stella Rogers                      |
| 6. | Bylaws, Policies & Procedures Subcommittee | Frisco White                       |
| 7. | Open Space Subcommittee                    | TBD                                |
| 8. | CPC  | Barry Schultz                      |
| 9. | Livability (Special)                       | Ken Farinsky/Chris Moore           |

**Q. CHAIR's REPORT**

**R. OLD / ONGOING BUSINESS**

**S. ADJOURNMENT**

**T. NEXT MEETING:**

Thursday, March 22, 2017  
Carmel Valley Library, 7 pm

The disinformation campaign by  
developers in the planning  
process to satisfy “community  
support” ...and the unfortunate  
results

Karen Dubey  
1/25/18

# Claim #1 (Wermers)

- The parking garage will be hidden by the apartments
- The apartments will be four stories high, with occasional 5 story pop-ups

# Reality

Why is the garage taller than the 5<sup>th</sup> story of the apartments, let alone why can it be seen at all?



## Claim #2 (KB Homes/Latitude 33)

“the three story townhomes...are only 1.5 feet higher than the two story condos and office building there before\*. Also, they will be set back 30 feet from Village Center Loop Road, like Airoso is.”

-Quote from PHRVillage.blogspot.com on July 16, 2014, summary of special community meeting between KB Homes / Latitude 33 and one dozen residents of Airoso. Referring to comments Randi Coopersmith (Latitude 33) made regarding the Laterra project to get Airoso support.

\*refers to plans for a building in previous permit, no actual building ever resided on the site

# Reality



Developer/planner outright lied to the community in order to receive “community support.” Subsequently, without Airoso’s knowledge, they pursued a permit for a 0-3’ setback, and used statements of community support to the previous concept in their permit request!



# Results

- Airoso property values are reduced!!!
- Community is blighted
- Community members and the Planning Board were taken advantage of by developer
- What can be done?
  - Planning board censure of offending entities?
  - New requirements to avoid this?
  - City actions?



# TENTATIVE MAP AMENDMENT TO VTM. 433521, PLANNED DEVELOPMENT PERMIT AMENDMENT TO PDP. 12852, AMENDMENT TO SDP. 433515 AND NEIGHBORHOOD DEVELOPMENT PERMIT FOR:

## LATERA AT PACIFIC HIGHLANDS RANCH

### DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:  
ON DECEMBER 12, 2013, THE CITY OF SAN DIEGO'S PLANNING COMMISSION AMENDED THE PREVIOUSLY ENTITLED PROJECT, THE VILLAGE AT PACIFIC HIGHLANDS RANCH AS VESTING TENTATIVE MAP NO. 1113594, PLANNED DEVELOPMENT PERMIT 1113595, AND SITE DEVELOPMENT PERMIT NO. 1113598. THE NEWLY AMENDED AND APPROVED PROJECT WAS NOW ENTITLED FOR 195,000 SQUARE FEET OF COMMERCIAL SPACE, 331 RESIDENTIAL DWELLING UNITS (UP TO 252 MARKET RATE AND UP TO 79 AFFORDABLE HOUSING UNITS, WHICH WAS ACCOMPLISHED THROUGH A DENSITY TRANSFER PROCESS FROM NEARBY SITES; 57 UNITS FROM THE ELMS AND THE IVY PROJECT NO. 296644, AND 55 UNITS FROM RANCHO MILAGRO PROJECT NO. 332547), A PUBLIC LIBRARY SITE, AND A CIVIC USE AREA. THIS AMENDED PROJECT, HOWEVER, INCLUDED EVERYTHING FROM THE PREVIOUS PROJECT EXCEPT FOR THAT UNDER GONSALVES OWNERSHIP, THE SUBJECT PROPERTY FORMER UNIT 5 OF VTM 433521.

THIS TM/PDP AMENDMENT PROPOSES A NEW DESIGN AND NEW SPECIFICATIONS FOR THE FORMER UNIT 5. WHILE PREVIOUSLY APPROVED FOR 75 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF OFFICE SPACE, WE ARE NOW PROPOSING A TOTAL OF 69 MULTIFAMILY DWELLING UNITS, 11 OF WHICH ARE THE REQUIRED AFFORDABLE HOUSING UNITS (BASED ON THE 20% AFFORDABILITY HOUSING REQUIREMENT OF PACIFIC HIGHLANDS RANCH, PRE-DENSITY BONUS OF 5%). WE ARE NO LONGER PROPOSING ANY COMMERCIAL-OFFICE SPACE FOR THIS SITE. IN ADDITION TO THIS, THERE ARE 16 PROPOSED, TANDEM PARKING SPACES. THESE SPACES WILL REQUIRE A NEIGHBORHOOD DEVELOPMENT PERMIT TO BE PROCESSED FOR THIS PROJECT.

2. STREET ADDRESS:  
NORTHWEST CORNER OF VILLAGE CENTER LOOP ROAD AND PEPPERGRASS CREEK GATE

3. SITE AREA:  
PROPERTY BOUNDARY (GROSS): 3.49 ACRES, 152,014 S.F.  
TOTAL SITE AREA w/ OFFSITE GRADING: 4.47 ACRES, 194,675 S.F.  
NET SITE AREA: 3.21 ACRES, 139,464 S.F.  
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)

4. ZONING: CC-1-3 AND URBAN VILLAGE OVERLAY ZONE

5. COVERAGE DATA:  
TOTAL BUILDING AREA (GROUND FLOOR): 56,163 S.F.  
TOTAL LANDSCAPE AREA: 29,440 S.F.  
TOTAL HARDSCAPE / PAVED AREA: 37,367 S.F.  
TOTAL PAVEMENT AREA: 29,500 S.F.  
GROSS FLOOR AREA (GFA): 157,845 S.F.  
FLOOR AREA RATIO (FAR): 1.13 PROPOSED

VTM TM/MAP Waiver No. 1434093  
APPROVED BY: City Council / Planning Commission / Hearing Officer  
on May 25, 2017  
Date June 19, 2017 By [Signature]  
Development Services Department  
Development Project Manager

6. DENSITY:  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 69  
TOTAL NUMBER OF UNITS PROVIDED ON SITE: 69  
TOTAL DENSITY: 20 DU/AC

7. YARD / SETBACK:  
FRONT SETBACK: REQUIRED: NONE PROPOSED: NONE  
STREET SIDE SETBACK: REQUIRED: NONE PROPOSED: NONE  
REAR SETBACK: REQUIRED: 10' PROPOSED: 10'  
SIDE SETBACK: REQUIRED: 10' PROPOSED: VARIES 3'-10'

8. PARKING (RESIDENTIAL)  
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 156 SPACES (SEE CALCS BELOW)  
TOTAL NUMBER OF SPACES PROVIDED ON SITE: 135 GARAGE SPACES  
+ 27 STREET SPACES  
162 SPACES

PARKING CALCULATIONS					
	NO. OF UNITS	TRANSIT AREA UVOZ RATIO	PARKING REQUIRED	PARKING PROPOSED	
MARKET RATE	UNIT 1A (2 BEDROOM)	5	1.75	8.75	10
	UNIT 2 (3 BEDROOM)	17	2	34.00	34
	UNIT 3 (3 BEDROOM)	13	2	26.00	26
	UNIT 4 (3-4 BEDROOM)	23	2	46.00	46
	SUBTOTAL	58	-	114.75	116*
COMMON AREA PARKING		RATIO	COMMON AREA REQUIRED	COMMON AREA PROVIDED	
SUBTOTAL		0.2	22.95	23**	
MARKET RATE TOTAL			137.70	139	
AFFORDABLE	UNIT 1B (2 BEDROOM)	8	1.3	10.40	16
	UNIT 1C (3 BEDROOM)	3	1.75	5.25	3
	SUBTOTAL	11	-	15.65	19*
	VISITOR	-	0.15	2.35	-
	STAFF	-	0.05	0.78	-
SUBTOTAL	11	-	3.13	4**	
AFFORDABLE RATE TOTAL			18.78	23	
COMBINED TOTAL			156.48	162	

\* IN GARAGES  
\*\* UNASSIGNED STREET AND LOT

9. BRUSH MANAGEMENT ZONE IS NOT APPLICABLE TO THIS PROJECT.  
10. OPEN SPACE (TOTAL): 39,829 S.F.  
10.1. PRIVATE EXTERIOR OPEN SPACE: 10,389 S.F.  
10.2. COMMON OPEN SPACE:  
10.2.1. OPEN SPACE AREA 1: 6,800 S.F.  
10.2.2. OPEN SPACE AREA 2: 7,400 S.F.  
10.2.3. ADDITIONAL OPEN SPACE AREA: 15,240 S.F.

11. DEVIATIONS REQUESTED:  
11.1. SIDE YARD SETBACK = VARIES 3'-10' FOR BUILDINGS 9, 10, AND 11  
11.2. RESIDENTIAL USE WITHOUT COMMERCIAL COMPONENT  
11.3. RESIDENTIAL USE AND PARKING IN FRONT HALF OF LOT  
11.4. PRIVATE EXTERIOR OPEN SPACE PROXIMITY TO PROPERTY LINE = VARIES 3'-9' FOR BUILDING 6 (SEE SHEET 2 FOR UNITS DENOTED WITH "DEV")  
11.5. RETAINING WALL HEIGHT (22 FEET HIGH - INTERIM CONDITION)  
11.6. TANDEM PARKING UNIT 1A AND UNIT 1B AFFORDABLE, 13 TANDEM SPACES

### GRADING

1. TOTAL AMOUNT OF SITE TO BE GRADED: 3.49 ACRES  
2. PERCENT OF TOTAL SITE GRADED: 100%  
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0.60 ACRES  
4. PERCENT OF EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%  
5. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 21.22%  
6. AMOUNT OF CUT/EXPORT: 45,000 CY (EXPORT)  
7. AMOUNT OF FILL: CY  
8. MAXIMUM HEIGHT OF FILL SLOPES: 2 FEET  
9. MAXIMUM HEIGHT OF CUT SLOPES: 40 FEET  
10. AMOUNT OF IMPORT/EXPORT SOIL: 45,000 CY (EXPORT)  
11. RETAINING/CRIB WALLS: 2 QTY, 22 FT MAX HEIGHT  
NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING

### GENERAL NOTES

- LOT SUMMARY: 1 RESIDENTIAL
- TOTAL AREA: 3.49 ACRES
- EXISTING ZONING: CC-1-3 AND URBAN VILLAGE ZONE OVERLAY ZONE  
PROPOSED ZONING: CC-1-3 AND URBAN VILLAGE ZONE OVERLAY ZONE
- GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE: AT&T
- CABLE TELEVISION: TIME WARNER CABLE TELEVISION
- SEWER: CITY OF SAN DIEGO
- WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGO UNION HIGH SCHOOL DISTRICT AND DEL MAR UNION SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- EXISTING TOPOGRAPHY: 2 FEET  
CONTOUR INTERVAL: SAN-LO AERIAL SURVEYS JANUARY 5, 1999  
SOURCE: GPS PT. NO. 542 - N 1,927,136.68, E 6,267,611.17  
DATE: 190.83 (NAVD 27)  
ELEVATION: ALYSON CONSULTING 9968 HIBERT STREET SAN DIEGO, CA 92131  
FIELD VERIFIED BY: AUGUST 11, 2014
- ALL PROPOSED SLOPES ARE 2:1 MAX
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATIONS IN FINAL DESIGN.
- ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.

### LAMBERT COORDINATES

290-1711

### CCS 83 COORDINATES

1930-6271

### ASSESSOR'S PARCEL NUMBERS

305-190-16 AND 305-250-32

### LEGAL

PARCEL 1 OF PARCEL MAP 20796

### CONDOMINIUM NOTE

THIS PROJECT IS DEFINED AS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS: 69 (58 MARKET RATE / 11 AFFORDABLE). 9 UNITS WILL BE ADA ACCESSIBLE.

### BENCHMARK

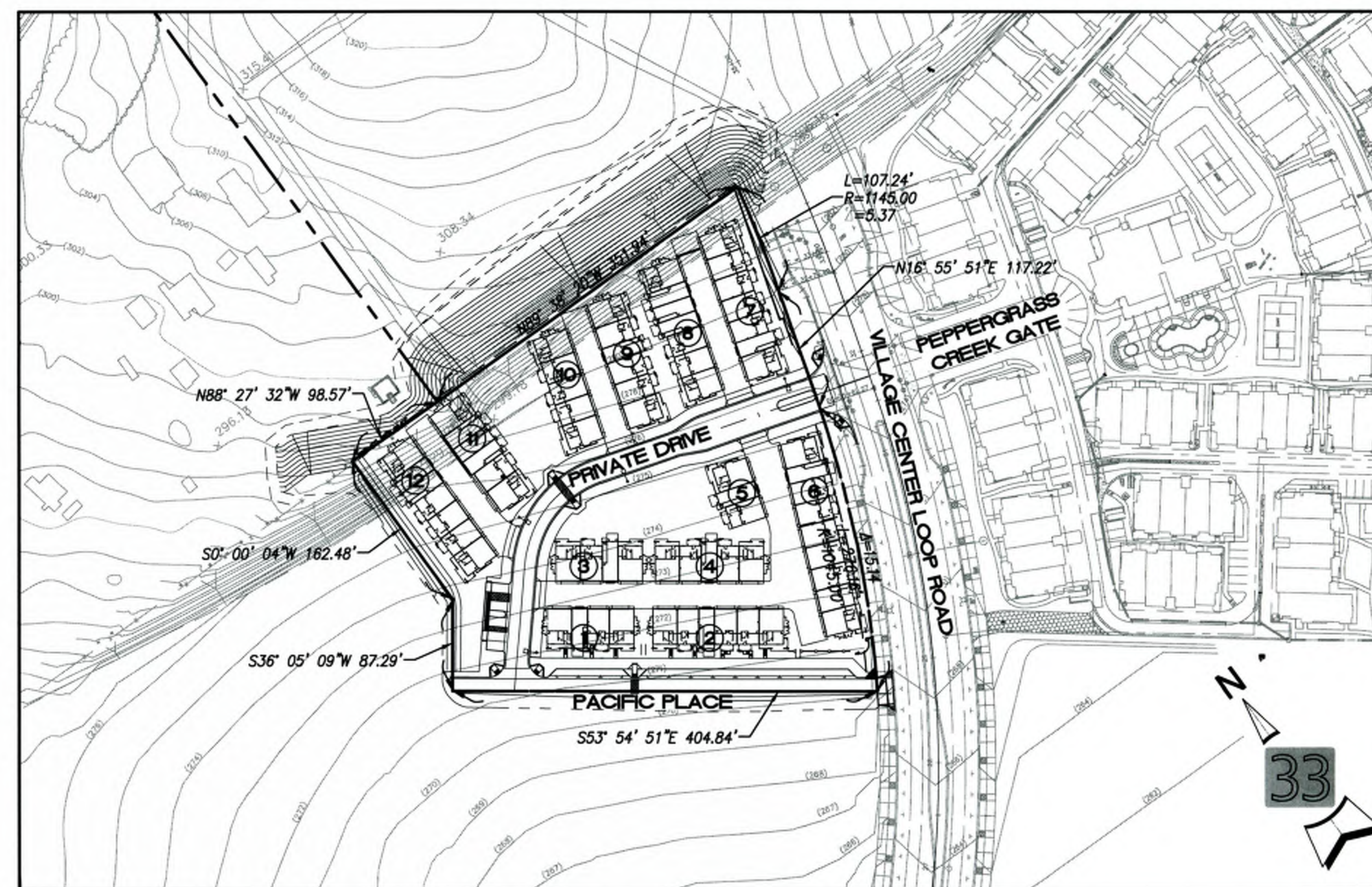
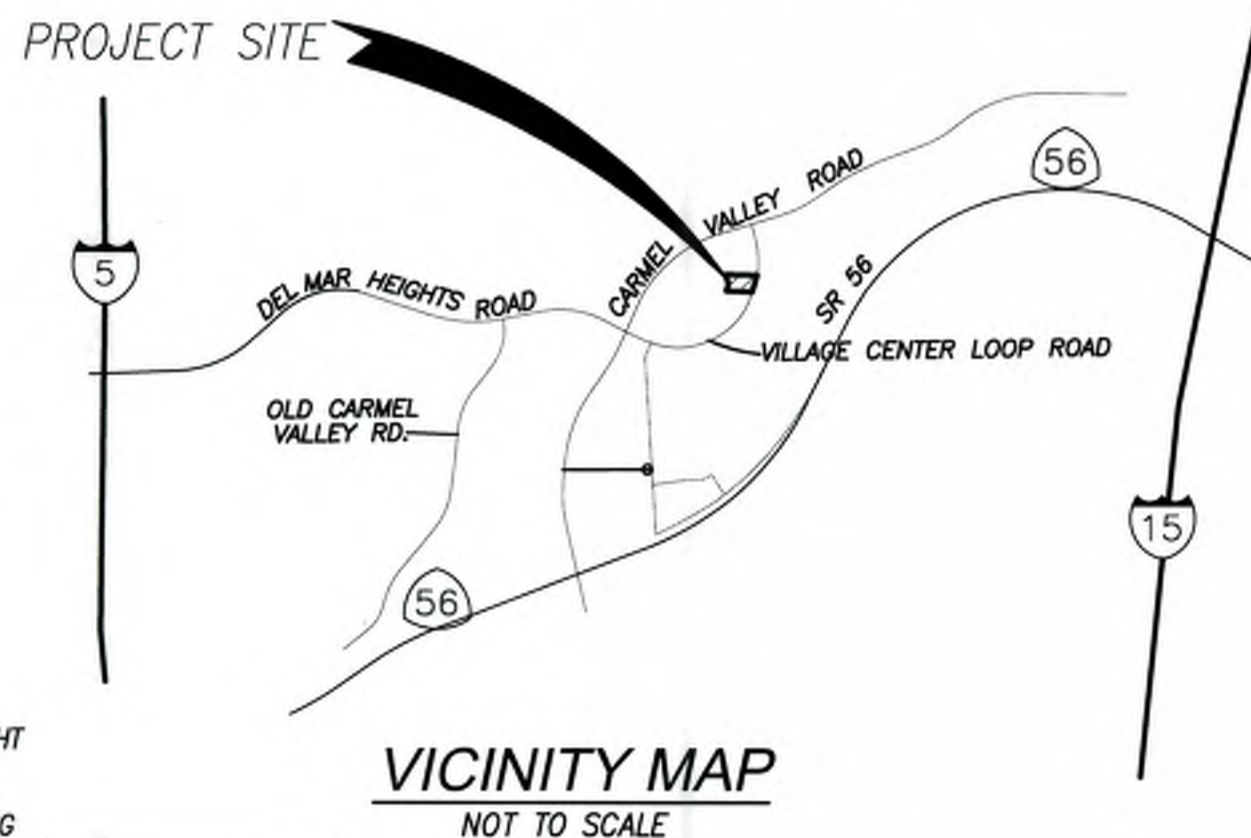
CARMEL VALLEY ROAD AT DEL MAR HEIGHTS ROAD - 3/4 INCH IRON PIPE NLY SIDE CARMEL VALLEY ROAD - ELEVATION = 304.495 PER THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK 2011.

### BASIS OF BEARINGS

BASIS OF HORIZONTAL CONTROL IS POINT NO. 542 PER RECORD OF SURVEY 14492 AND BASIS OF VERTICAL CONTROL IS THE SWMP AT BLACK MOUNTAIN ROAD AND OVIEDO STREET AT ELEVATION=538.061, FROM CITY OF SAN DIEGO BENCHMARK BOOK (NGVD29).

### SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.



### BUILDING SUMMARY

PLAN TYPE	NO. OF UNITS	PLAN TYPE SUMMARY			
		LIVING AREA (SF)	GARAGE AREA (SF)	BEDROOMS	BATHS
UNIT 1A	5	1,208	474	2	2.5
UNIT 1B (AFFORDABLE)	8	1,208	474	2	1.5
UNIT 1C (AFFORDABLE)	3	1,396	303	3	2
UNIT 2	17	1,817	462	3	2.5
UNIT 3	13	1,842	472	3	2.5
UNIT 4	23	2,031	501	3 OPT 4	2.5

### BUILDING MIX SUMMARY

BLDG NO.	TOTAL UNITS	TOTAL LIVING AREA	GROSS FLOOR AREA	TOTAL GARAGE	TOTAL BEDROOMS	TOTAL BATHS	GROUND AREA
1	4	7,275	9,264	12	12	9.5	2,953
2	6	10,746	13,963	17	17	15	4,378
3	4	7,087	9,254	8	11	10	2,953
4	5	8,904	11,577	10	14	12.5	3,659
5	3	5,081	6,731	6	8	7.5	2,135
6	9	16,247	21,010	18	26	22.5	6,490
7	7	12,776	16,313	13	21	17	5,065
8	7	11,345	15,087	14	18	17.5	4,767
9	6	10,934	13,929	11	18	14.5	4,345
10	5	9,563	12,268	10	15	12.5	3,796
11	6	9,528	12,776	12	15	15	4,061
12	7	11,954	15,663	14	19	17.5	4,909
TOTAL	69	121,440	157,845	135	194	171	49,571

### SHEET SUMMARY

- SHEET 1 COVER SHEET AND NOTES
- SHEET 2 SITE PLAN AND GRADING
- SHEET 3 UTILITY PLAN
- SHEET 4 FIRE ACCESS PLAN
- SHEET 5 OVERALL LANDSCAPE CONCEPT PLAN
- SHEET 6 LANDSCAPE CALCULATIONS PLAN
- SHEET 7 LANDSCAPE PLANS ENLARGEMENTS
- SHEET 8 LANDSCAPE PLANS ENLARGEMENTS
- SHEET 9 BUILDING FIRST FLOOR PLAN
- SHEET 10 BUILDING SECOND FLOOR PLAN
- SHEET 11 BUILDING THIRD FLOOR PLAN
- SHEET 12 BUILDING FOURTH FLOOR PLAN
- SHEET 13 BUILDING 2 FIRST AND SECOND FLOOR PLANS
- SHEET 14 BUILDING 2 THIRD FLOOR PLAN AND ROOF PLAN
- SHEET 15 BUILDING 1 & 2 FLOOR AREAS
- SHEET 16 BUILDING 3 & 4 FLOOR AREAS
- SHEET 17 BUILDING 5 & 6 FLOOR AREAS
- SHEET 18 BUILDING 7 & 8 FLOOR AREAS
- SHEET 19 BUILDING 9 & 10 FLOOR AREAS
- SHEET 20 BUILDING 11 & 12 FLOOR AREAS
- SHEET 21 TYPICAL BUILDING ELEVATIONS
- SHEET 22 BUILDING ELEVATIONS

### MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE MAP.

### OWNER

PACIFIC CARMEL MAG LLC / PACIFIC CARMEL AFG LLC  
751 BANGOR STREET, SAN DIEGO, CA 92106-2903

### PLANNING

LATITUDE 33 PLANNING & ENGINEERING  
TARA LAKE  
9968 HIBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131

### APPLICANT

KB HOME COASTAL INC.  
KURT BAUSBACK  
9915 MIRA MESA BLVD, SUITE 100  
SAN DIEGO, CA 92131  
858.877.4262

### ARCHITECT

SDG ARCHITECTS, INC.  
RALPH STRAUSS  
3361 WALNUT BLVD, SUITE 120  
BRENTWOOD, CA 94513  
925.834.7000

### CIVIL ENGINEER

LATITUDE 33 PLANNING & ENGINEERING  
BRAD D. SAGER  
9968 HIBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131

### LANDSCAPE

WELAND & ASSOCIATES, INC.  
KIM LONIGRO  
40463 CHARLESBURG DRIVE  
TEMECULA, CA 92591  
619.675.3426

### NON-PLOTTABLE EASEMENT

AN EXISTING EASEMENT GRANTED TO PACIFIC BELL, OWNER OF AN EASEMENT, AS DISCLOSED BY DEED RECORDED NOVEMBER 25, 2003 AS FILE NO. 2003-1411349 OF OFFICIAL RECORD IS A PUBLIC UTILITIES EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

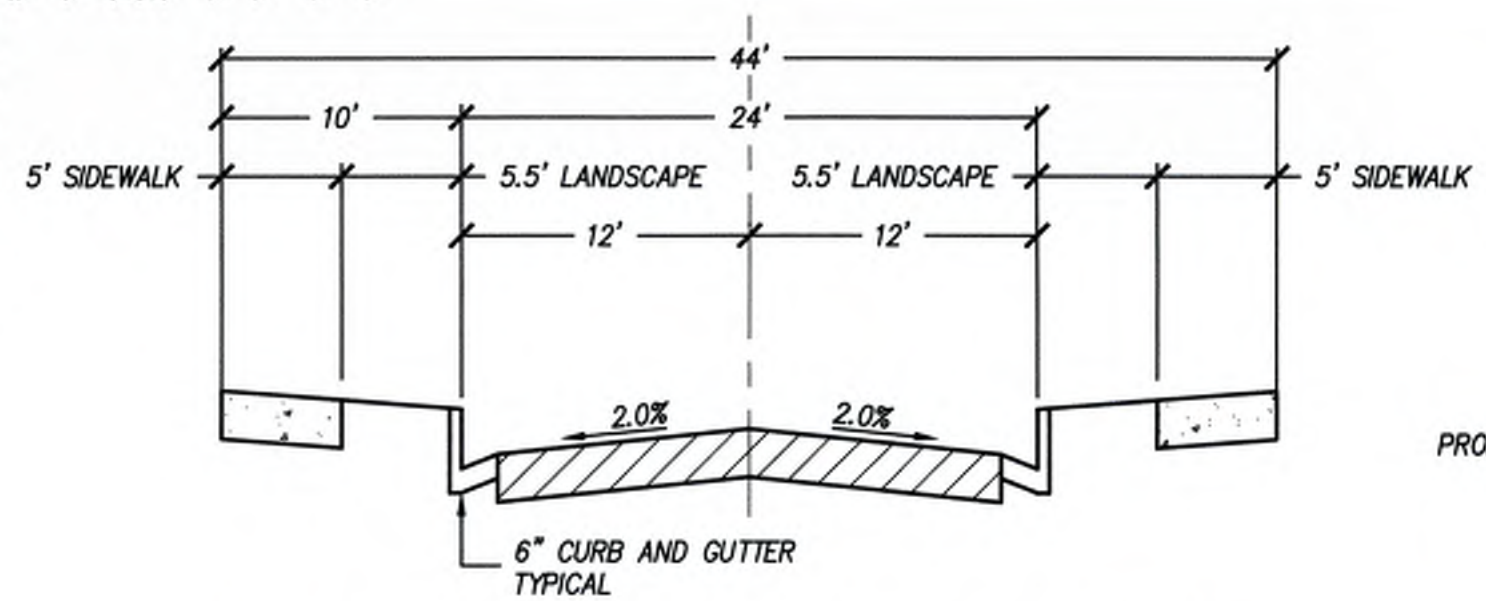
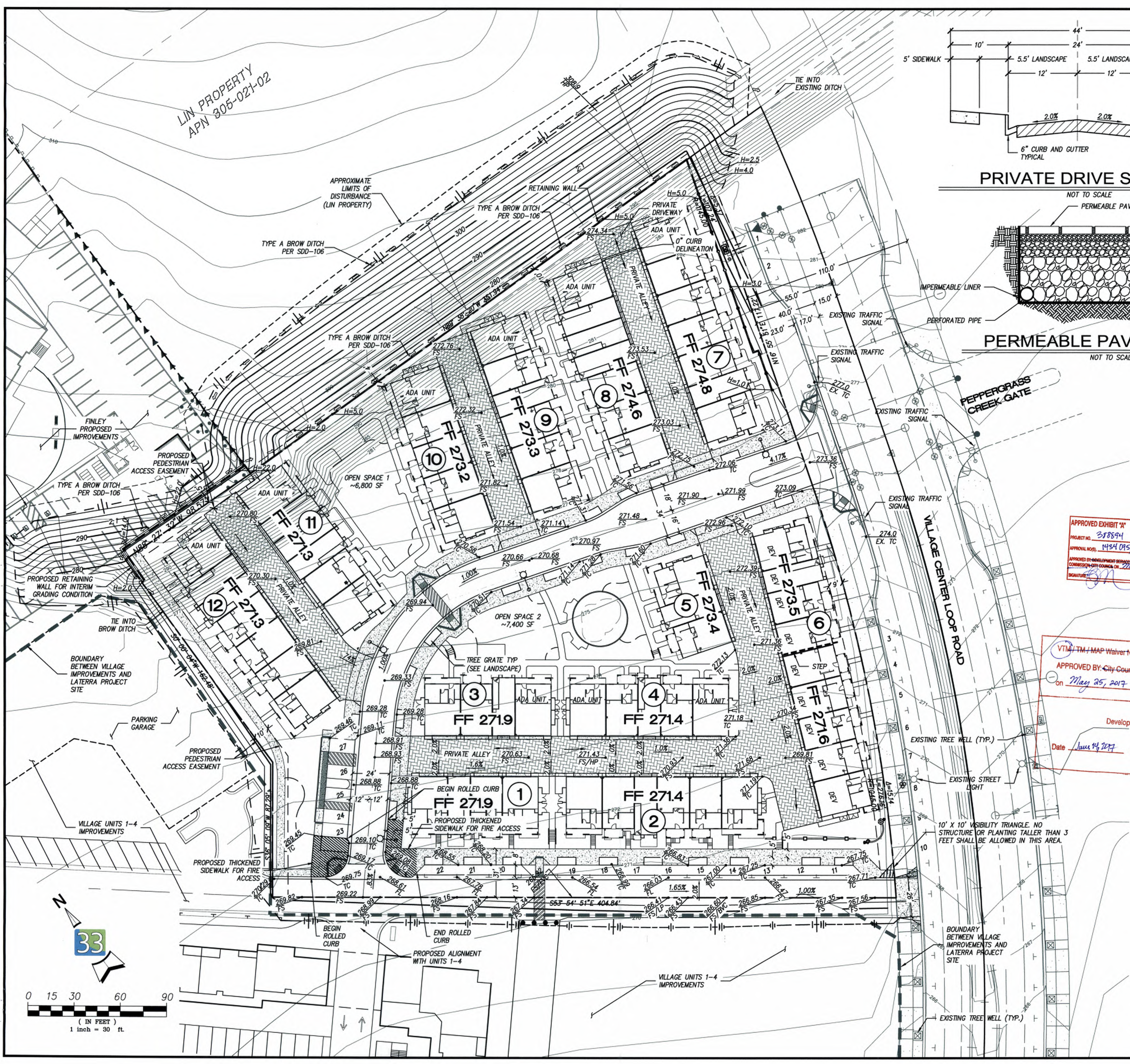
Prepared By:

Name: LATITUDE 33 PLANNING AND ENGINEERING  
Address: 9968 HIBERT STREET, 2ND FLOOR SAN DIEGO, CA 92131  
Phone #: (858) 751-0633  
Fax #: (858) 751-0634  
Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD AND PEPPERGRASS CREEK GATE  
Project Name: LATERRA AT PACIFIC HIGHLANDS RANCH  
Sheet Title: TM AMENDMENT, PDP AMENDMENT, & NDP - COVER SHEET  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: 10/12/2015  
Original Date: 9/15/2014  
Sheet 1 of 22  
DEP# XXXX

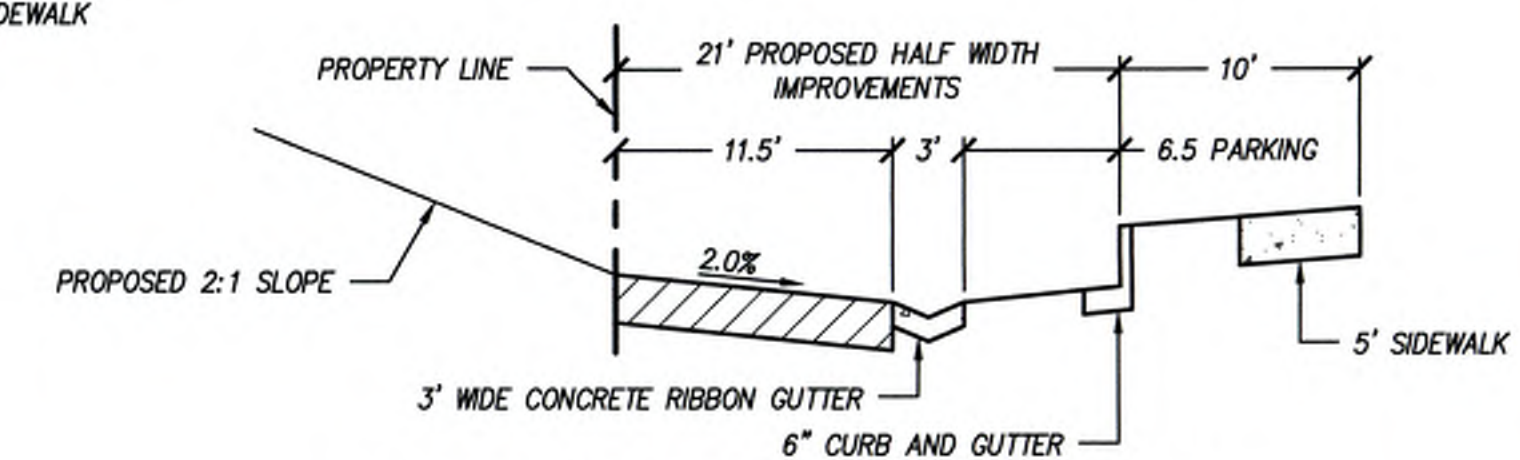


latitude 33  
PLANNING & ENGINEERING  
9968 Hibert Street, 2nd Floor, San Diego, CA 92131  
Tel: 858.751.0633

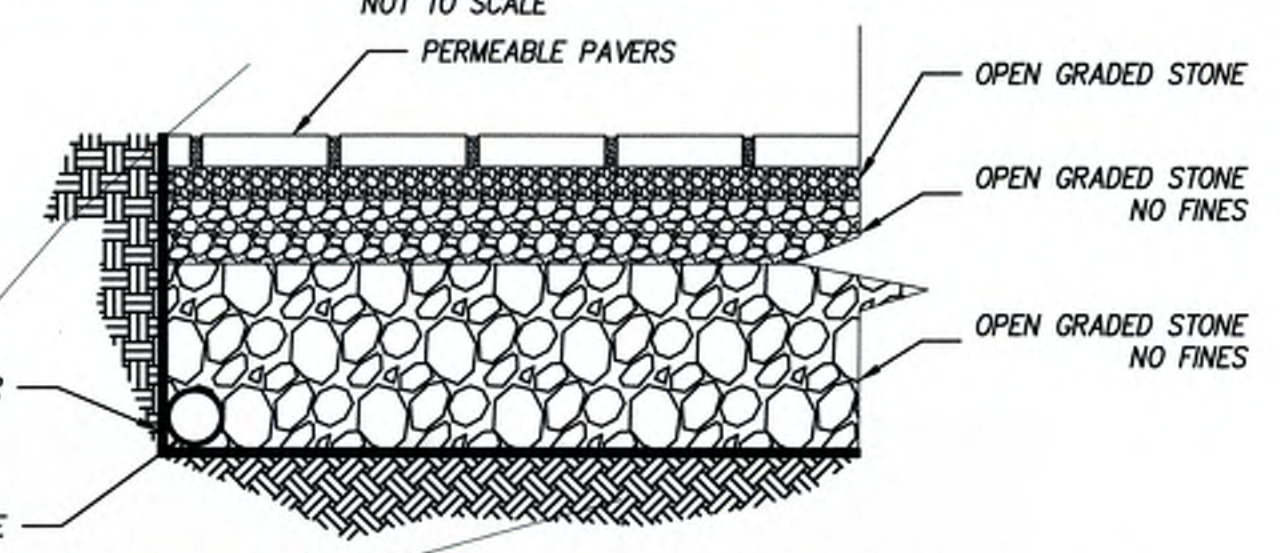
LIN PROPERTY  
APN 305-021-02



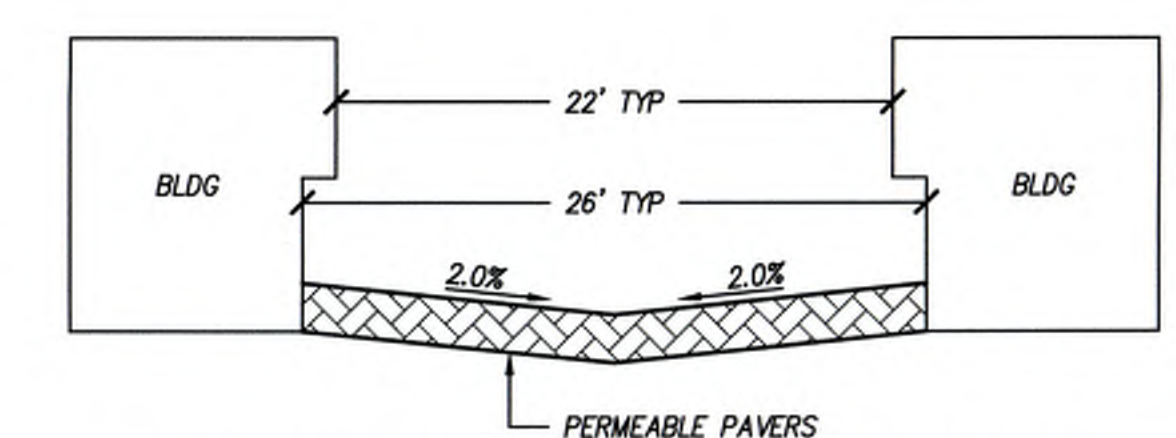
PRIVATE DRIVE SECTION



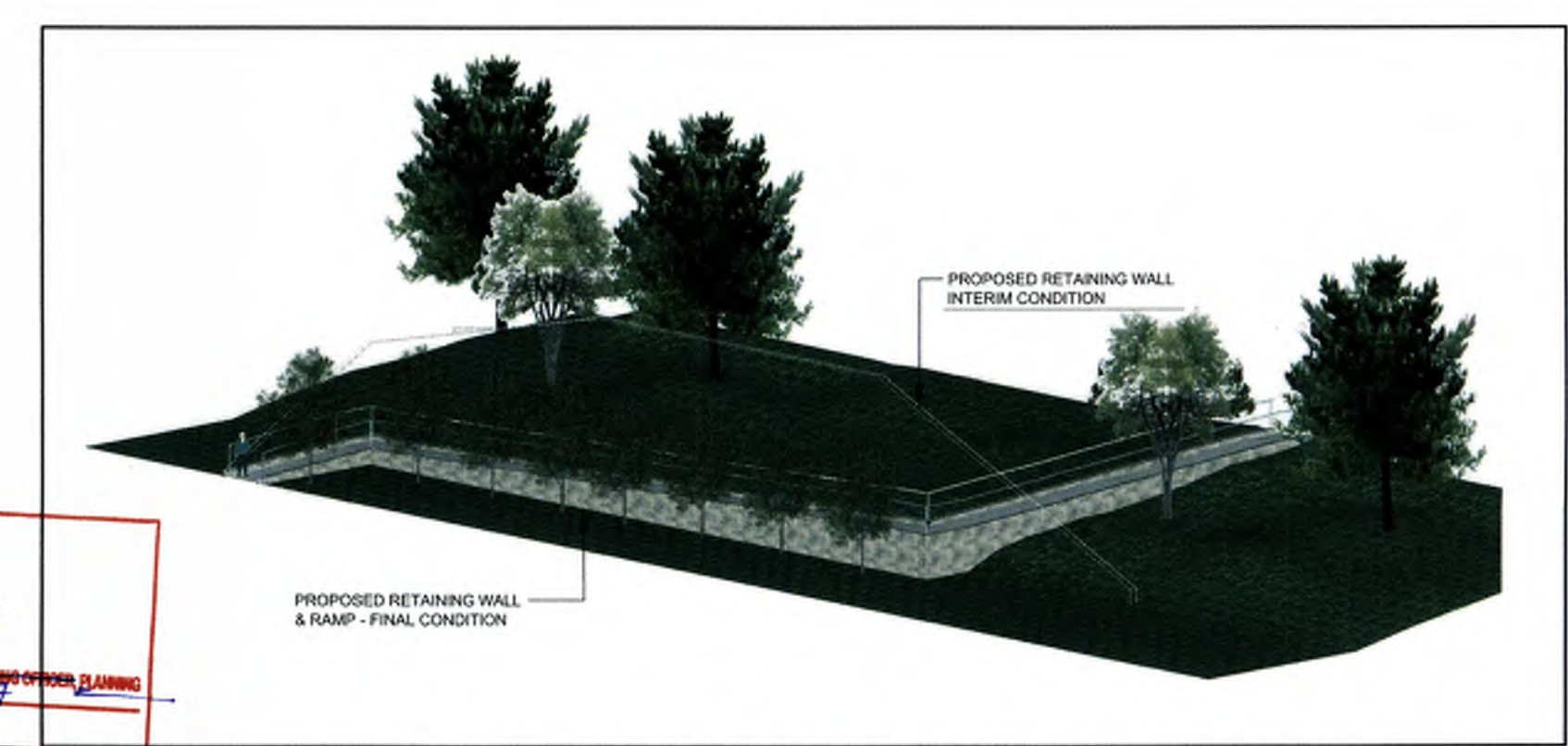
PACIFIC PLACE SECTION



PERMEABLE PAVER SECTION



TYPICAL ALLEY SECTION



PROPOSED RETAINING WALL INTERIM AND FINAL CONDITION

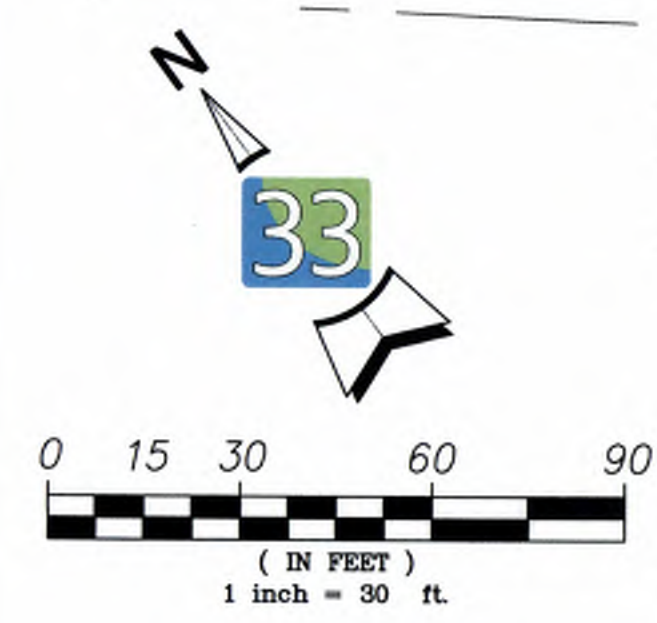
APPROVED EXHIBIT #4  
PROJECT NO. 318894  
APPROVAL NO. 1454 015, 1454 018  
APPROVED BY: DEVELOPMENT SERVICES DEPARTMENT  
COMMUNITY DEVELOPMENT DIVISION  
SIGNATURE: [Signature]

VTM/TM/ MAP Waiver No. 1454093  
APPROVED BY: City Council/ Planning Commission / Hearing Officer  
on May 25, 2017  
Date June 14, 2017 By [Signature]  
Development Services Department  
Development Project Manager.

LEGEND

- PROJECT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED DAYLIGHT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED BROW DITCH
- PROPOSED THICKENED SIDEWALK FOR FIRE ACCESS

Prepared By:  
Name: LATITUDE 33  
PLANNING AND ENGINEERING  
Address: 9968 HIBERT STREET, 2ND FLOOR  
SAN DIEGO, CA 92131  
Phone #: (858) 751-0633  
Fax #: (858) 751-0634  
Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD AND PEPPERGRASS CREEK GATE  
Project Name: LATERRA AT PACIFIC HIGHLANDS RANCH  
Sheet Title: TM AMENDMENT, PDP AMENDMENT, & NDP - SITE GRADING PLAN  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: 10/12/2015  
Original Date: 9/15/2014  
Sheet 2 of 22  
DEP# XXXX



latitude 33  
PLANNING & ENGINEERING  
9968 Hibert Street 2nd Floor, San Diego, CA 92131  
Tel 858.751.0633

**GENERAL NOTES:**

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
3. GRADED PAD AREAS SHALL BE HYDROSEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF FOLLOWING GRADING. HYDROSEED SHALL BE RE-APPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.

**MAINTENANCE NOTE:**

1. ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY KB HOME UNTIL TURNED OVER TO THE COMMUNITY HOMEOWNER'S ASSOCIATION IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.

**VEHICULAR USE AREA NOTES:**

1. ALL REQUIRED PARKING FOR RESIDENTIAL UNITS IS ENCLOSED WITHIN GROUND LEVEL GARAGES. ON-STREET PARKING PROVIDES FOR (1) CANOPY TREE WITHIN 30-FT OF EACH PARKING STALL, TYP.

JEFFREY H. LIN  
APN 305-021-02

SLOPE WITH INTERIM PLANTING AND IRRIGATION FOR EROSION CONTROL - TO BE MAINTAINED BY KB HOME UNTIL TURN OVER TO LANDOWNER

TRYANGLE FARM LTD  
APN 305-010-11  
PTS 335613

RETAINING WALL SHOWN IS AN INTERIM GRADING CONDITION UNTIL PTS 335613 IS DEVELOPED - TYP. SYM. (SEE WALL EXHIBIT SHEET 7)

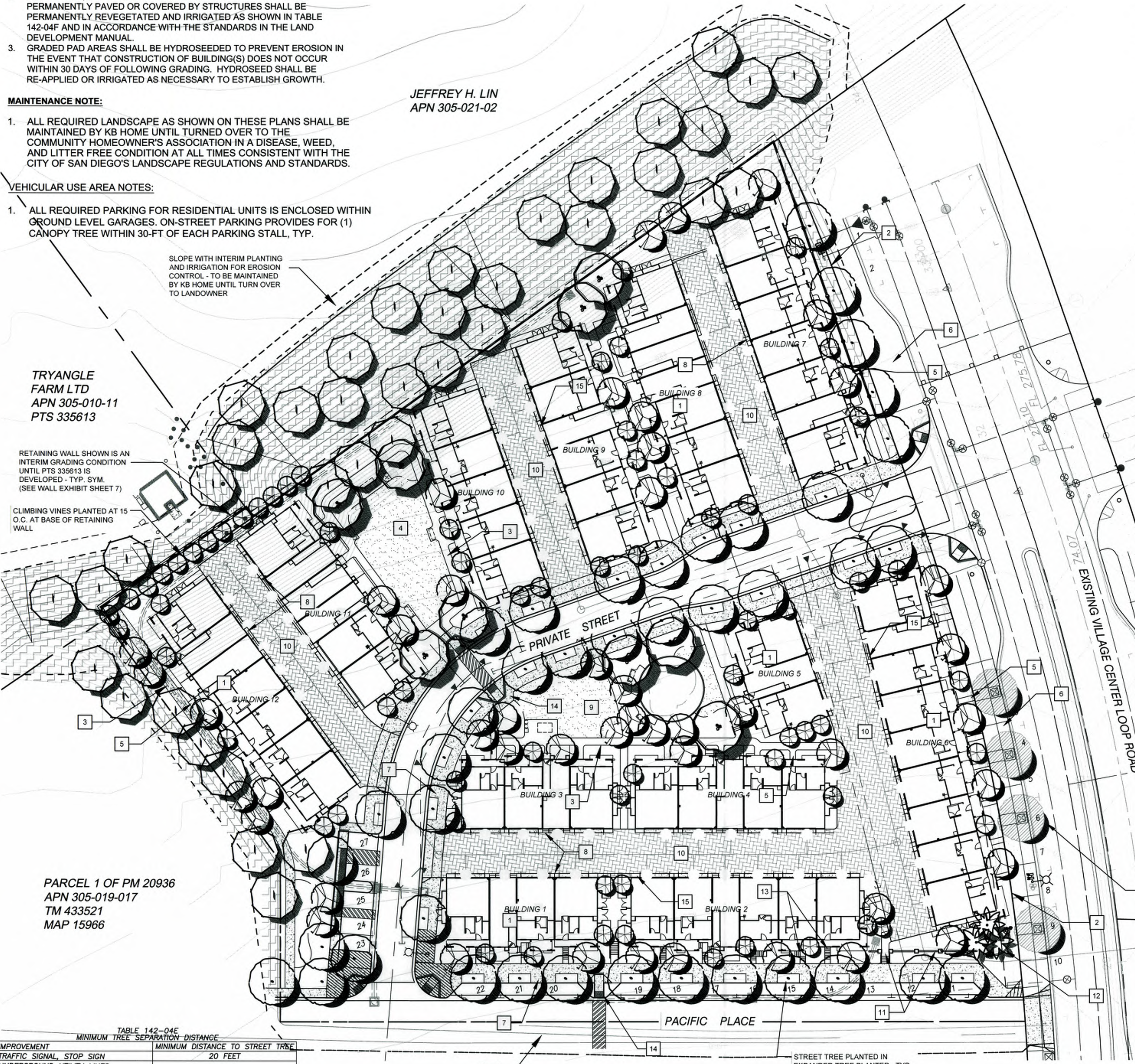
CLIMBING VINES PLANTED AT 15 O.C. AT BASE OF RETAINING WALL

PARCEL 1 OF PM 20936  
APN 305-019-017  
TM 433521  
MAP 15966

TABLE 142-04F  
MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS*	10 FEET / *5 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

\*LOCATED ALONG RESIDENTIAL STREETS RATED AT 25MPH OR LOWER



**LANDSCAPE NOTES:**

1. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES. ALL TO THE SATISFACTION OF THE CITY MANAGER.
2. TREE PLANTING AREAS SHALL ALLOW FOR A MINIMUM PLANTING AREA OF 40SF WITH A 5' MINIMUM INSIDE DIMENSION.
3. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED
4. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

**PLANTING NOTES:**

1. PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, DISEASE FREE GROWING CONDITION AT ALL TIMES.
2. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 14 FEET ABOVE THE TRAVEL WAY.
3. ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF ANY HARDSCAPE MATERIAL INCLUDING WALKS, CURBS AND PATIOS.
4. THE PLANTING PLAN SHOWN IS DIAGRAMMATIC IN NATURE AND BASED ON THE INFORMATION KNOWN TO DATE. FINAL TREE AND SHRUB LOCATIONS WILL BE ADJUSTED TO REMAIN IN ACCORDANCE WITH THE CITY OF SAN DIEGO REQUIREMENTS. TREES WILL NOT BE ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER MAIN OR LATERALS. REQUIRED TREES WILL HAVE A MINIMUM PLANTING AREA OF 40SF WITH A MINIMUM DIMENSION OF 5 FEET.

COMMON H.O.A. AREA SLOPE SHRUBS / GROUNDCOVER (40% 5 gal, 60% 1 gal. min, with flatted groundcover) such as:

- ACACIA LOWBOY / PROSTRATE ACACIA VAR.
- ARCTOSTAPHYLOS SPP. / MANZANITA VAR.
- BACCHARIS PILLULARIS / DWARF COYOTE BUSH VAR.
- BOUGAINVILLEA SPP. / BOUGAINVILLEA - N.C.N.
- CEANOETHUS SPP. / CEANOETHUS VAR.
- CISTUS PURPUREUS / ROCKROSE VAR.
- COTONEASTER SPP. / COTONEASTER VAR.
- HETEROMELES ARBUTIFOLIA / TOYON
- JUNIPERUS SPP. / JUNIPERUS SPP.
- MYOPORUM SPP. / MYOPORUM VAR.
- RHUS OVATA / SUGAR BUSH
- ROSMARINUS SPP. / ROSEMARY SPP.
- TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

COMMON H.O.A. AREA SHRUBS / VINES / GROUNDCOVER (40% 5 gal, 60% 1 gal. min, with flatted groundcover) such as:

- AGAPANTHUS AFRICANUS / LILY OF THE NILE
- ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
- BOUGAINVILLEA SPP. / BOUGAINVILLEA - N.C.N.
- BUXUS SPP. / BOXWOOD SPP.
- CALLISTEMON 'LITTLE JOHN' / BOTTLE BRUSH SPP.
- DIANELLA SPP. / FLAX LILY VAR.
- DIETES SPP. / FORTNIGHT LILY
- DODONEA V. 'PURPUREA' / HOPSEED BUSH
- ELEAGNUS P. VARIEGATA / SILVERBERRY VAR.
- ESCALLONIA SPP. / ESCALLONIA - N.C.N.
- FESTUCA SPP. / BLUE FESCUE VAR.
- GAZANIA SPP. / GAZANIA - N.C.N.
- GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
- GREVILLEA LANIGERA / GREVILLEA - N.C.N.
- GREVIA OCCIDENTALIS / LAVENDER STARFLOWER
- HEMEROCALLIS SPP. / DAYLILY SPP.
- JUNIPERUS SPP. / JUNIPERUS SPP.
- KNIPHOFIA UVARIA / RED HOT POKER
- LIGUSTRUM J. 'TEXANUM' / JAPANESE PRIVET
- MYRTUS COMMUNIS / MYRTLE VAR.
- MUHLENBERGIA SPP. / DEER GRASS VAR.
- NANDINA SPP. / HEAVENLY BAMBOO
- PHORMIUM SPP. / NEW ZEALAND FLAX SPP.
- PITOSPORUM SPP. / PITOSPORUM SPP.
- RHAPHIOLEPIS SPP. / INDIAN HAWTHORN VAR.
- ROSMARINUS SPP. / ROSEMARY SPP.
- TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

COMMON H.O.A. AREA CLIMBING VINES FOR WALLS (100% 5 gal. min.) such as:

- FICUS PUMILA / CLIMBING FIG
- GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
- JASMINUM POLYANTHEMUM / PINK JASMINE
- MACFADYENA UNGUIS-CATI / CAT'S CLAW

**SITE PLAN LEGEND**

SYMBOL	DESCRIPTION
1	ARCHITECTURE PER SEPARATE PLANS BY OTHERS - TYP.
2	PROJECT BOUNDARY PER CIVIL SITE PLAN - TYP. SYM.
3	4 WIDE CONCRETE WALKWAY - TYP.
4	OPEN SPACE LAWN AREA WITH PICNIC TABLE, BENCHES & BBQ - SEE SHEET 7 FOR ENLARGEMENT
5	3 WIDE CONCRETE UNIT ENTRY WALKWAY, NATURAL GREY WITH LIGHT BROOM FINISH - TYP. SYM.
6	EXISTING STREETScape / SIDEWALK PER DWG. NO. 32477-D
7	CITY SIDEWALK PER CIVIL PLANS - TYP.
8	DRIVELANE PLANTER POCKETS WITH VERTICAL HEDGE SHRUBS
9	OPEN SPACE LAWN & TOT LOT AREA WITH PICNIC TABLE, BBQ, BENCHES & TOT PLAY STRUCTURE - SEE SHEET 7 FOR ENLARGEMENT
10	DECORATIVE PERMEABLE PAVERS IN DRIVELANE - TYP. SYM.
11	DECORATIVE SCREEN WALL WITH TRELIS AND ENTRY GATE - SEE SHEET 8 FOR ENLARGEMENT
12	COMMUNITY ENTRY MONUMENT WITH DATE PALMS - SEE SHEET 8 FOR ENLARGEMENT
13	UNIT ENTRY WITH STEPS PER ARCHITECTURE PLANS - TYP. FOR UNITS ALONG PACIFIC PLACE
14	PEDESTRIAN CROSSWALKS AND ADA RAMPS PER CIVIL PLANS - TYP.
15	DRIVEWAY PLANTER POCKET WITH TALL VERTICAL SHRUB - TYP.



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EMAIL - JOMALLEY@WAI-INC.COM

**PROPOSED PLANT PALETTE**

SYMBOL	BOTANICAL NAME / COMMON NAME
<b>STREET TREES (24" BOX)</b>	
[Symbol]	JACARANDA MIMOSIFOLIA / JACARANDA MAGNOLIA GRANDIFLORA / MAGNOLIA VAR. PLATANUS SPP. / SYCAMORE VAR. RHUS LANCEA / AFRICAN SUMAC
<b>MULTI TRUNK TREES (36" - 48" BOX)</b>	
[Symbol]	BAUHINIA PURPUREA / PURPLE ORCHID TREE METROSIDEROS EXCELSUS / NEW ZEALAND CHRISTMAS TREE MAGNOLIA G. 'RUSSET' / 'RUSSET' MAGNOLIA OLEA 'WILSONII' / FRUITLESS OLIVE SPP.
<b>SLOPE TREES (15 GAL - 24" BOX)</b>	
[Symbol]	PINUS ELADARICA / AFGHAN PINE PLATANUS SPP. / SYCAMORE VAR. QUERCUS AGRIFOLIA / COAST LIVE OAK RHUS LANCEA / AFRICAN SUMAC SCHINUS MOLLE / CALIFORNIA PEPPER TREE
<b>ACCENT TREES (24" - 36" BOX)</b>	
[Symbol]	ARBUS UNEDO / STRAWBERRY TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA / CRAPE MYRTLE VAR. PRUNUS CERASIFERA / PURPLE LEAF PLUM
<b>PALM ACCENT TREES (MIN. 10' BTH)</b>	
[Symbol]	PHOENIX DACTYLIFERA / DATE PALM
<b>VERTICAL ACCENT TREES (15 GAL - 36" BOX)</b>	
[Symbol]	BRAHEA ARMATA / MEXICAN BLUE PALM BUTIA CAPITATA / PINO PALM CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS PYRUS CALLERYANA / BRADFORD PEAR SYAGRUS ROMANOFFIANUM / QUEEN PALM TRISTANIA LAURINA / BRISBANE BOX
<b>DRIVELANE VERTICAL ACCENT SHRUB (100% - 15 GAL)</b> (PLANTED AT GARAGES, NO SYMBOL SHOWN ON PLANS)	
[Symbol]	NANDINA DOMESTICA / HEAVENLY BAMBOO PRUNUS C. 'BRIGHT N TIGHT' / CAROLINA CHERRY PODOCARPUS MAKI / FERN PINE
[Symbol]	TURF - MARATHON IIe SOD
<b>COMMON H.O.A. AREA SHRUBS / VINES / GROUNDCOVER</b> (40% 5 gal, 60% 1 gal. min, with flatted groundcover) such as:	

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Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD AND PEPPERGRASS CREEK GATE

Project Name: LATERRA AT PACIFIC HIGHLANDS RANCH

Sheet Title: OVERALL LANDSCAPE CONCEPT PLAN

Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: 04/28/2016

Original Date: 9/15/2014

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

UNIT 4 REVERSE    UNIT 2 REVERSE    UNIT 1 STANDARD    UNIT 3 REVERSE    UNIT 2 REVERSE    UNIT 4 STANDARD

0' 2' 4' 6' 8' 16'

ELEVATION DETAILS

1. Low pitched roof
2. Flush rake eaves
3. Spanish roof tile
4. Arched porch openings
5. San finish exterior plaster wall finish
6. Asymmetrically organized elevation geometry
7. Decorative chimney features
8. Trellis accents
9. Wood trimmed accent balcony
10. Stepped wall accents



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Project Address: INTERSECTION OF VILLAGE CENTER LOOP ROAD  
AND PEPPERGRASS CREEK GATE

Project Name: LATERA AT  
PACIFIC HIGHLANDS RANCH

Revision 12: \_\_\_\_\_  
 Revision 11: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: 6/8/2017

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Original Date: 9/15/2014  
 Sheet Title: TYPICAL BUILDING ELEVATIONS  
 Sheet 21 of 22

DEP# \_\_\_\_\_