



# A G E N D A



## **CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD SPECIAL MEETING**

**FRIDAY, AUGUST 1, 2014 – 4:00 P.M.**

**Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

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### **NOTICE TO THE PUBLIC**

**SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.**

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### **AMERICANS WITH DISABILITIES ACT**

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at DRB meetings, please contact Larissa Lopez at (619) 628-1356, as far in advance of the meeting as possible.

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#### **1.0 CALL TO ORDER**

Roll call of members: Nakawatase, Schaaf, Bowman, Lopez, Phelps

#### **2.0 PUBLIC COMMENTS**

*The Public may address the Board for up to three (3) minutes on any subject within the Design Review Board's jurisdiction. In accordance with State law, the Board may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to staff or placed on a future agenda.*

#### **3.0 CONSENT CALENDAR**

*All matters listed under Consent Calendar are considered to be routine by the Design Review Board, and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately.*

#### **3.1 MOTION TO APPROVE THE MINUTES OF THE JUNE 30, 2014 SPECIAL MEETING.**

Any writings or documents provided to a majority of the Design Review Board regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

**4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

- 4.1 REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.**

**5.0 INFORMATIONAL ITEMS/REPORTS**

**6.0 ADJOURNMENT**

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\_\_\_\_\_/s/\_\_\_\_\_  
Larissa Lopez,  
Administrative Assistant (temp)

**DRAFT**

**MINUTES**

**CITY OF IMPERIAL BEACH  
DESIGN REVIEW BOARD COMMITTEE**

**SPECIAL MEETING OF THE DESIGN REVIEW BOARD OF  
THE CITY OF IMPERIAL BEACH**

**City Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

**MONDAY, JUNE 30, 2014**

**4:00 P.M.**

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*In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of action taken.*

**1.0 CALL TO ORDER**

CHAIRPERSON NAKAWATASE called the meeting to order at 4:00 p.m.

**ROLL CALL**

PRESENT: Nakawatase, Schaaf, Lopez

ABSENT: Phelps, Bowman

STAFF PRESENT: Greg Wade, Assistant City Manager/C.D. Director  
Jacque Hald, City Clerk  
Tyler Foltz, Senior Planner  
Elizabeth Cumming, Assistant Project Manager  
Larissa Lopez, Recording Secretary

**2.0 PUBLIC COMMENTS**

None.

**3.0 CONSENT CALENDAR**

**3.1 MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO APPROVE THE  
MINUTES FOR THE MAY 15, 2014 DRB MEETING.**

**MOTION BY LOPEZ. MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: LOPEZ, NAKAWATASE, SCHAAF**

**NOES: NONE**

**ABSENT: PHELPS, BOWMAN**

**ABSTAIN: NONE**

**4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT**

**4.1 AT&T (APPLICANT); DESIGN REVIEW CASE (DRC 140004) TO CONSTRUCT A  
WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT  
800 SEACOAST DRIVE (APN 625-262-02-00) IN THE C/MU-2 (SEACOAST  
COMMERCIAL & MIXED-USE) ZONE. MF 1140.**

**Staff Report:**

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

**Questions to Staff**

BOARD MEMBER SCHAAF inquired about equipment being placed in parking spaces.

SENIOR PLANNER FOLTZ responded by saying the equipment will be kept in a storage room downstairs.

CHAIRPERSON NAKAWATASE stated that she loves the visuals.

TIM HENION, representing applicant, presented material samples to the board members.

**Public Comments:**

None.

**MOTION BY SCHAAF, SECOND BY LOPEZ, TO APPROVE THE DESIGN REVIEW CASE (DRC 140004) TO THE CITY COUNCIL WITH THE CONDITION THAT ALL COMPONENTS OF THE WIRELESS FACILITY MUST BE VISUALLY UNDETECTABLE. MOTION CARRIED BY THE FOLLOWING VOTE:**

**AYES: LOPEZ, NAKAWATASE, SCHAAF**

**NOES: NONE**

**ABSENT: PHELPS, BOWMAN**

**ABSTAIN: NONE**

**5.0 INFORMATIONAL ITEMS/REPORTS**

ASSISTANT PROJECT MANAGER CUMMING gave an update on the El Tapatio façade improvement project.

**6.0 ADJOURNMENT**

CHAIRPERSON NAKAWATASE adjourned the meeting at 4:10 p.m.

**Approved:**

\_\_\_\_\_  
Shirley Nakawatase, DRB  
Chairperson

**Attest:**

\_\_\_\_\_  
Larissa Lopez, Recording Secretary



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** DESIGN REVIEW BOARD

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**MEETING DATE:** AUGUST 1, 2014

**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*  
JIM NAKAGAWA, AICP, CITY PLANNER  
TYLER FOLTZ, SENIOR PLANNER *TF*

**SUBJECT:** REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

**BACKGROUND:**

An application (MF 1100) has been submitted that proposes 193 residential condominium units (115 three-story units, 75 two-story units, and 3 detached single-family residences) with no commercial component and a Bike Path that would extend from Highway 75 to the Bayshore Bikeway. The property is comprised of two parcels (APN 625-140-20-00 and 626-010-18-00). The larger parcel contains the Bernardo Shores RV Park fronting Highway 75, and measures approximately 9.31 acres (405,543 square ft.). The other parcel is a long, narrow, undeveloped parcel measuring 0.76 acres (33,105 sq. ft.) that extends north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway.

**ANALYSIS:**

The project would include the construction of a gated housing community comprised of 190 attached multi-family townhomes and 3 detached single-family houses, for a total of 193 dwelling units. The project proposes a seaside-style architectural design with a variety of elevations and exterior finishes and colors. The townhome units would range in size from 1,145 – 1,990 square feet in floor area with two to four bedrooms, and the three single-family detached residences located on the easternmost portion of the project site would measure 2,250 square feet with five bedrooms. Vehicular ingress and egress to and from the site would primarily be provided through one gated entry off of Highway 75 at the Rainbow Drive intersection, though 7<sup>th</sup> Street will also have access for emergency vehicles. The following features would be included with the project:



**Greenbelt**

A greenbelt area, comprised of a 100-foot building setback from Pond 10A, as required by the City’s General Plan and Local Coastal Program, would be located to the northwest of the proposed residences. The northwestern-most 50-foot wide area of the greenbelt would be restricted from human intrusion. A wetland restoration plan would be prepared for the restricted area and implemented to the satisfaction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California Coastal Commission, and City of Imperial Beach. The remaining 50-foot-wide area (between the restricted environmentally sensitive area and the residences) would be comprised of a bicycle path and bio-retention areas.

### Recreational Facilities

This proposed project would include a recreational area containing a pool and children's play area near the entry. Within the internal courtyards, the project would feature patios and open pace areas with such amenities as barbecue islands and seating. In addition to these recreational facilities, the project would provide paths of travel through courtyard areas of some of the townhomes, as well as along the eastern boundary of the project site. These paths would lead to the recreation area and also connect to the proposed eight-foot-wide bicycle path that would be located in the greenbelt area in the project site. In addition, a trail head would be located at the westernmost point of the project site that would feature planter seats and bicycle parking that would lead to Highway 75.

### Roadways

Roadways proposed within the community would be private and set up in a grid pattern to mimic street patterns. The roadways would range in size from approximately 24 to 26.5 feet wide. Pavers would be used for vehicular entry/exit areas and internal pedestrian pathways.

### Parking

The number of parking spaces for the project required under the Municipal Code total 291 spaces (1.5 spaces per townhome and two spaces per single-family house). Proposed parking consists of two-car garages for each unit for a total of 386 garage parking spaces, and 18 open parking spaces dispersed throughout the site. This would result in a total of 404 parking spaces (2.1 spaces per dwelling unit; 113 spaces more than required by the Municipal Code).

### Landscaping

The proposed residential community would be landscaped with trees, shrubs, vines, accent plants, groundcover, and turf. Several of the proposed plant species are drought tolerant. Entry trees would include holly oak and queen palm. Some proposed accent and shade trees include strawberry tree, crape myrtle, and New Zealand Christmas tree. The project also would include several types of shrubs, including Carolina laurel cherry, purple-leaved redbud, and boxwood. Accent plants would mainly be comprised of agave and aloe species. Vines would include bougainvillea, royal trumpet vine, and bower vine. Proposed groundcover would include prostrate rosemary, blue chalk sticks, and sod. The wetland creation area would be planted with native coastal salt marsh plants. The bioretention area along the northwestern boundary of the project site would be covered by groundcover.

### Fencing

Three types of fencing are proposed within the residential community. An existing 6-foot-high masonry wall would remain between the proposed residences and the abutting existing residences to the east. A 5-foot-high tubular steel fence would be constructed along the northwestern side of the residential development, between the proposed residences and the greenbelt and Bike Path connection to the Bayshore Bikeway. The tubular steel fencing also would be placed between the proposed residences and the proposed abutting Bike Path on the southwestern side of the project site to the north of the entryway. In addition, the southwestern side of the project site to the south of the entryway would be fenced with a combination three-foot-high masonry wall with two-foot-high tubular steel fence. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height.

Lighting

Lighting is proposed for the project entry, building exteriors, and along walkways within the residential development to ensure safety. All lighting would be directed downward and away from sensitive wildlife areas located to the north of the project site and neighboring properties.

Bike Path (Phase 2)

A Class 1 Bike Path facility is proposed as part of the project to connect to the Bayshore Bikeway. The Bike Path will extend northward along a long, narrow, undeveloped parcel (APN 626-010-18-00). However, the Applicant is proposing to construct this Bike Path as a second phase of the project. The Bike Path would connect the San Diego Bayshore Bikeway to the Bike Path north of the proposed residential community. The proposed Bike Path would be approximately 1,300 feet long and 8 feet wide, would be paved with asphalt concrete pavement, and would be approximately five feet from the residential property lines to the east. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height.

**General Plan Consistency:**

C/MU-1 (General Commercial and Mixed-use) Zone: The majority of the proposed development is subject to C/MU-1 zoning requirements. The purpose of the C/MU-1 zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. The C/MU-1 Zone allows for multiple-family dwelling units subject to IBMC Section 19.26.020.A.1, which allows for residential uses without a commercial component for properties that front Palm Avenue west of 7<sup>th</sup> Street and east of Florida Street. The Applicant proposes to comply with all development standards of the C/MU-1 Zone.

| C/MU-1 STANDARDS   | PROVIDED/PROPOSED  |
|--|--|
| Maximum density of one dwelling unit for every one thousand square feet of lot area (Section 19.26.0220).  | APN 625-140-20-00 measures 9.31 acres (405,543 sq. ft.); 394,293 sq. ft. of the sites located within the C/MU-1 Zone, which would allow for 394 units. The project proposes 190 units in the C/MU-1 Zone, which complies with density requirements. Note that the project proposes 193 units total, though 3 are located within the R-3000-D Zone. |
| Yard requirements for the C/MU-1 zone are as follows:<br>A. Front Yard. Zero feet; up to forty percent of the project frontage may be set back up to an additional five feet. Front yards facing Donax Avenue or Calla Avenue shall be a minimum of fifteen feet.<br>B. Side Yard. There shall be a minimum side yard of five feet.<br>C. Rear Yard. There shall be a minimum rear yard of ten feet.<br>D. The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met. | Front yard: 8 – 18 feet<br>Side yard: 5 - 100 feet<br>Rear yard: 10 feet   |

|   |  |
|---|--|
| For property with a side or rear yard abutting a residential zone, the second floor shall be set back a minimum of five feet from the abutting residential property line and the third floor shall be set back a minimum of ten feet from the abutting residential property line. (Section 19.26.041) | Stepbacks: 10 – 15 feet  |
| Minimum lot size of 3,000 square-feet (Section 19.26.050).  | The portion of the property in the C/MU-1 Zone measures 394,293 sq. ft.  |
| Minimum street frontage of 30 feet (Section 19.26.060).   | Palm Avenue frontage of approximately 670 feet.  |
| Maximum building height of four stories or 40 feet (Section 19.26.070).   | The project proposes buildings that will provide a height of 35 - 40 feet. Three-story buildings would measure 40 feet in height, and the two-story buildings would measure 35 feet in height.   |
| No buildings shall be located less than five feet from any other building on the same lot. (Section 19.26.080)  | Buildings provide a separation of approximately 10 feet.   |
| Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030).   | Total amount of landscaping is under review.   |
| Multiple-family residential in the C/MU-1 Zone requires 1.5 spaces per dwelling unit. (Section 19.48.035)   | 193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 18 open parking spaces are provided throughout the site for guests. |

R-3000-D (Two-Family Detached Residential) Zone: A portion of the project fronting 7<sup>th</sup> Street measures approximately 11,250 square feet and is located within the R-3000-D Zone. The purpose of the R-3000-D Zone is to provide for the development of detached single family residential dwelling units on a single lot. The intent of this designation is to provide for a low intensity residential living environment in typically one to two-story units. The Applicant proposes to comply with all development standards of the R-3000-D Zone for the portion of the property located within that zone.

| <b>R-3000-D STANDARDS</b>  | <b>PROVIDED/PROPOSED</b>  |
|--|---|
| Maximum density of one dwelling unit for every three thousand square feet of lot area; each unit must be detached. (Section 19.14.090) | The portion of the property located in the R-3000-D Zone measures 11,250 sq. ft., allowing for 3 detached units. Three detached units are proposed. |

|  |  |
|--|--|
| Front yard setback: 15 feet for the building, 20 for the front of a garage.<br>Side yard setback: 5 feet.<br>Rear yard setback: 10 feet. (Section 19.14.030).  | Front yard: 20 feet<br>Side yard: 5 feet<br>Rear yard: The units in the R-3000-D Zone do not have a rear property line.  |
| Minimum lot size of 3,000 square-feet (Section 19.26.050).   | Three lots will be combined into one 24,750 square foot lot.   |
| Minimum street frontage of 50 feet (Section 19.14.050).  | 7 <sup>th</sup> Street frontage of approximately 75 feet.  |
| Maximum building height of two stories or 26 feet (Section 19.14.060).   | 26 feet.   |
| No buildings shall be located less than ten feet from any other building on the same lot. (Section 19.14.070)  | Buildings provide a separation of 10 feet.   |
| Residential landscaping: Fifty percent of the required front yard shall be landscaped.<br><br>Landscaping shall be provided within the parking area or immediately abutting it.<br><br>Provide minimum four-foot landscaped area between the structure and any parking located in front of the structure.<br><br>Provide minimum three-foot-wide landscaped area between the parking area and each side lot line when parking is located between the structure and the street. (Section 19.50.040) | 50% of the front yard off 7 <sup>th</sup> Street is landscaped.<br><br>The parking is enclosed in a garage.<br><br>Parking is not located in front of the structure.<br><br>The project will provide a three-foot-wide landscaped area between the driveway and side lot line.   |
| The R-3000-D Zone requires two parking spaces per dwelling unit, one hundred percent enclosed. (Section 19.48.030)   | 193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 18 open parking spaces are provided throughout the site for guests. |

**UR (Urban Reserve) Zone:** As previously noted, the Applicant proposes the construction of a Bike Path that would extend north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway. The parcel containing the Bike Path is located in the UR (Urban Reserve) Zone. The UR zone is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic or other data. It is intended that the UR zone will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those

which are community service oriented, interim uses, or uses which, with appropriate development regulations, will not prematurely commit the land to a particular use or intensity of development. Providing a Bike Path on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation.

| UR STANDARDS  | PROVIDED/PROPOSED   |
|---|---|
| Uses permitted in the UR zone subject to a Conditional Use Permit include:<br>A. Agricultural uses, such as horticulture, tree crops, row and field crops;<br>B. Plant nurseries;<br>C. Essential public services, such as fire protection services;<br>D. Minor impact utilities;<br>E. Parks, playgrounds, athletic fields;<br>F. Riding and hiking clubs and trails; and<br>G. Wireless communications facilities. (Section 19.30.020) | The parcel located in the UR Zone proposes a bike riding trail, which is compliant with the permitted uses. |

#### **Surrounding Land Use and Zoning:**

| Surrounding Areas | Surrounding Zoning                   | Surrounding Land Use |
|-------------------|--------------------------------------|----------------------|
| North             | UR (Urban Reserve)                   | Wildlife Refuge      |
| South             | C/MU-1 (General Comm. & Mixed-Use)   | Commercial           |
| East              | R-3000-D (Two-Family Res. Detached)  | Residential          |
| West              | UR/R-1-6000 (Urban Res./Single-Fam.) | Refuge/Residential   |

**Tidelands Advisory Committee:** At a July 21, 2014 Tidelands Advisory Committee meeting, the Committee recommended approval of the project with a vote of 3-1 (1 member absent). The Committee commented that the project site appeared confined due to the amount of buildings on the site, and that the project should provide additional recreation amenities for the residents.

#### **ENVIRONMENTAL IMPACT:**

The Applicant for this project is in the process of preparing environmental studies to support a Mitigated Negative Declaration that address any potential environmental impacts that would satisfy the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration will need to be circulated through the State Clearinghouse for a 30 day public review prior to scheduling the project for a formal City Council hearing.

#### **COASTAL JURISDICTION:**

One half of the project site is located in the Appeal Jurisdiction of the California Coastal Commission and the other half of the project site is located in the Original State Permit Jurisdiction as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map. As such, a coastal development permit would have to be obtained from the California Coastal Commission once the City's permitting process is complete. At the request of the Applicant and the City, a consolidated coastal permit will be processed by the Coastal Commission.

**FISCAL ANALYSIS:**

The Applicant has deposited \$27,500.00 to fund processing of the application.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Receive report;
2. Consider the design of the project;
3. Recommend approval of the project to the City Council with recommendations provided by the Design Review Board.

Attachments:

1. Architect Plans
2. Landscape Plans

c: file MF 1100

**PROJECT SUMMARY**  
 RESIDENCES 193 HOMES  
 AREA 9.3 AC  
 DENSITY 21 DU/AC

**PARKING**  
 REQUIRED (193 X 1.5 SP/DU) = 290 SP  
 PROVIDED = 401 SP (2.1 SP/DU)  
 GARAGES = 386 SP (2%= 8 SP ACCESSIBLE)  
 OPEN = 15 SP (5%= 1 SP ACCESSIBLE)

**UNIT SUMMARY**  
**PRODUCT A 3 STORY TOWNHOMES**  
 115 TOTAL (40' HT. LIMIT)  
 14 PLAN A-1 2 BED 1,145 SF  
 24 PLAN A-1X 2 BED 1,180 SF  
 14 PLAN A-2 3 BED 1,283 SF  
 18 PLAN A-2X 3 BED 1,247 SF  
 21 PLAN A-3 3 BED 1,300 SF  
 24 PLAN A-4 4 BED 1,640 SF (COMPLY WITH CBC 1102A.3)

**PRODUCT B 2 STORY TOWNHOMES**  
 75 TOTAL (40' HT. LIMIT)  
 24 PLAN B-1 3 BED 1,600 SF  
 25 PLAN B-2 3 BED 1,800 SF  
 26 PLAN B-3 4 BED 1,990 SF

**PRODUCT C 2 STORY SFD (26' HT. LIMIT)**  
 3 PLAN C-1 5 BED 2,250 SF

- SITE PLAN NOTES**
1. PROPERTY LINE
  2. BUILDING SETBACK
  3. GATE W/ KNOX BOX
  4. 3 STORY TOWNHOMES
  5. 2 STORY TOWNHOMES
  6. 2 STORY DETACHED
  7. RECREATION AREA
  8. COMMUNITY TRAIL
  9. TRAIL HEAD
  10. ENVIRONMENTAL ZONE
  11. ACCESSIBLE PATH

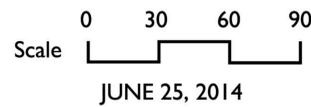


IMPERIAL BEACH, CA

CONCEPTUAL SITE PLAN

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 419-5432



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



**PROJECT SUMMARY**

RESIDENCES 193 HOMES  
 AREA 9.3 AC  
 DENSITY 21 DU/AC

**PARKING**

REQUIRED (193 X 1.5 SP/DU) = 290 SP  
 PROVIDED = 401 SP (2.1 SP/DU)  
 GARAGES = 386 SP (2% = 8 SP ACCESSIBLE)  
 OPEN = 15 SP (5% = 1 SP ACCESSIBLE)

**UNIT SUMMARY**

| PRODUCT A 3 STORY TOWNHOMES |           |                 |                                    |
|-----------------------------|-----------|-----------------|------------------------------------|
| I15                         | TOTAL     | (40' HT. LIMIT) |                                    |
| 14                          | PLAN A-1  | 2 BED           | 1,145 SF                           |
| 24                          | PLAN A-1X | 2 BED           | 1,180 SF                           |
| 14                          | PLAN A-2  | 3 BED           | 1,283 SF                           |
| 18                          | PLAN A-2X | 3 BED           | 1,247 SF                           |
| 21                          | PLAN A-3  | 3 BED           | 1,300 SF                           |
| 24                          | PLAN A-4  | 4 BED           | 1,640 SF (COMPLY WITH CBC 1102A.3) |

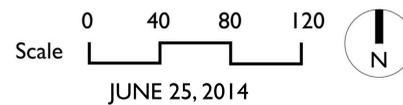
| PRODUCT B 2 STORY TOWNHOMES |          |                 |          |
|-----------------------------|----------|-----------------|----------|
| 75                          | TOTAL    | (40' HT. LIMIT) |          |
| 24                          | PLAN B-1 | 3 BED           | 1,600 SF |
| 25                          | PLAN B-2 | 3 BED           | 1,800 SF |
| 26                          | PLAN B-3 | 4 BED           | 1,990 SF |

| PRODUCT C 2 STORY SFD (26' HT. LIMIT) |          |       |          |
|---------------------------------------|----------|-------|----------|
| 3                                     | PLAN C-1 | 5 BED | 2,250 SF |

**IMPERIAL BEACH, CA**

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 419-5432

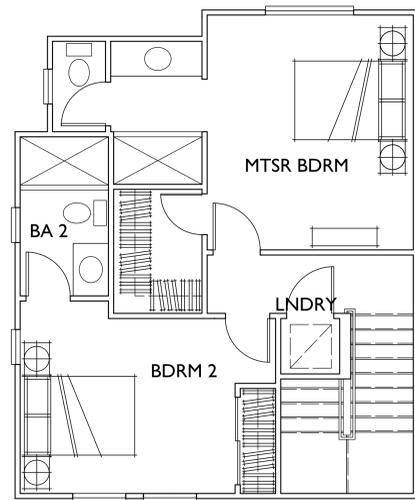
**CONCEPTUAL SITE PLAN**



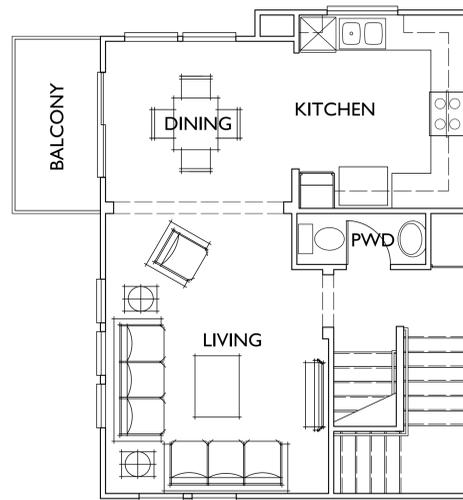
**BERNARDO SHORES**



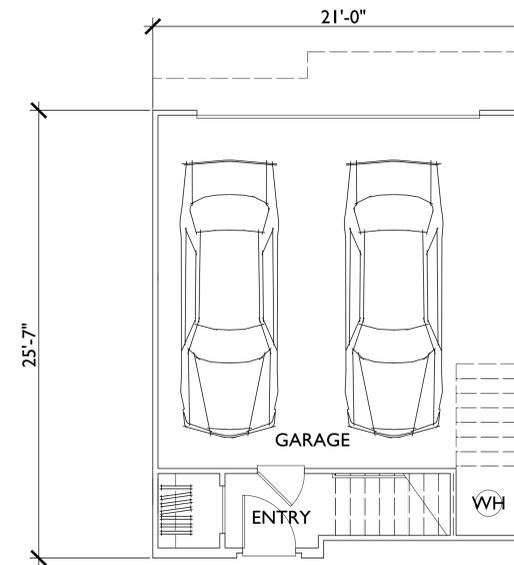
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



THIRD FLOOR

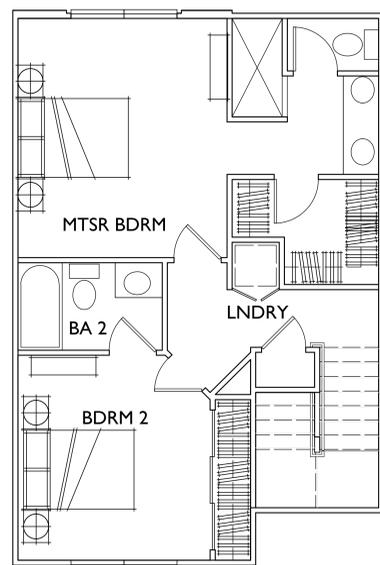


SECOND FLOOR

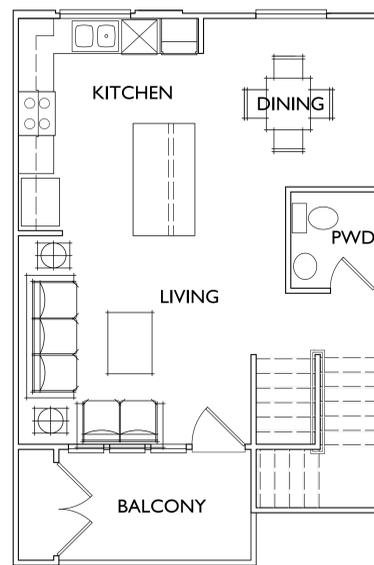


FIRST FLOOR

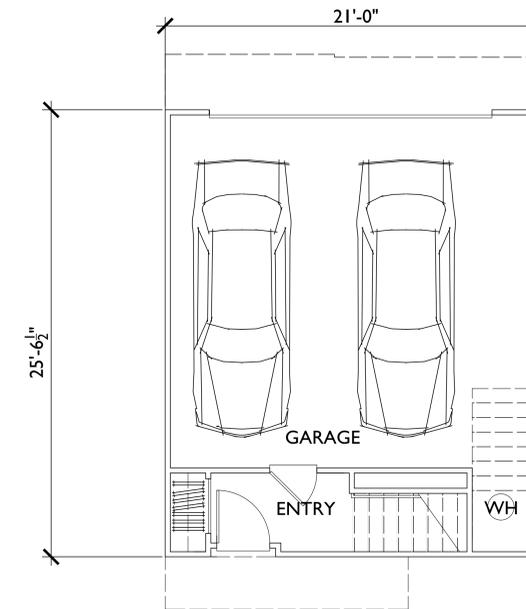
|                             |              |
|-----------------------------|--------------|
| <b>PLAN A-I 2BD / 2.5BA</b> |              |
| 1ST                         | 80           |
| 2ND                         | 545          |
| 3RD                         | 520          |
| <b>TOTAL</b>                | <b>1,145</b> |



THIRD FLOOR



SECOND FLOOR



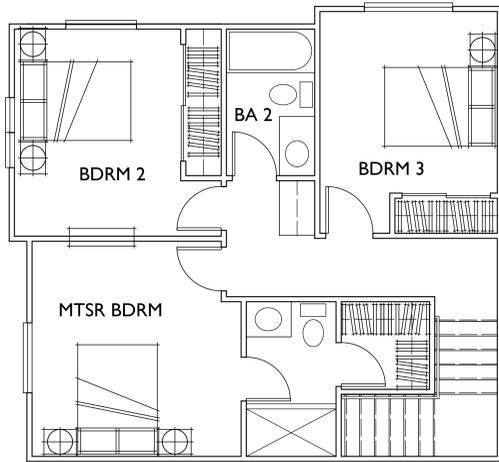
FIRST FLOOR

|                              |              |
|------------------------------|--------------|
| <b>PLAN A-IX 2BD / 2.5BA</b> |              |
| 1ST                          | 90           |
| 2ND                          | 522          |
| 3RD                          | 567          |
| <b>TOTAL</b>                 | <b>1,180</b> |

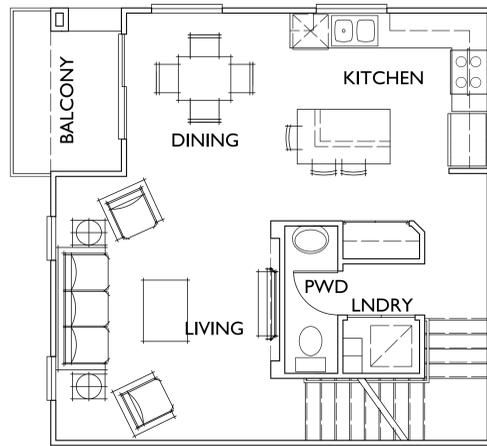
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

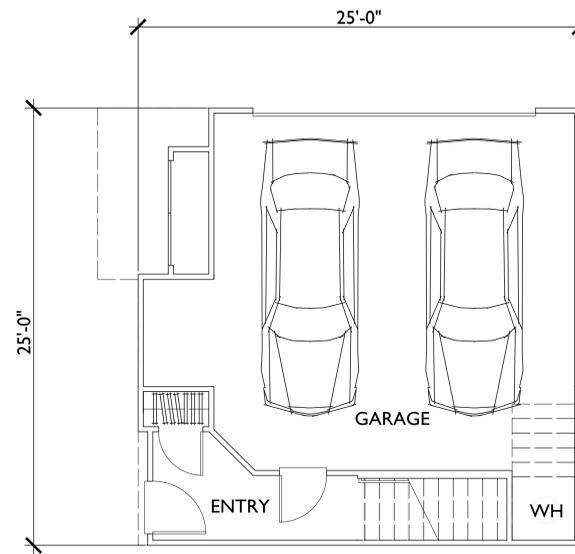
BERNARDO SHORES



THIRD FLOOR

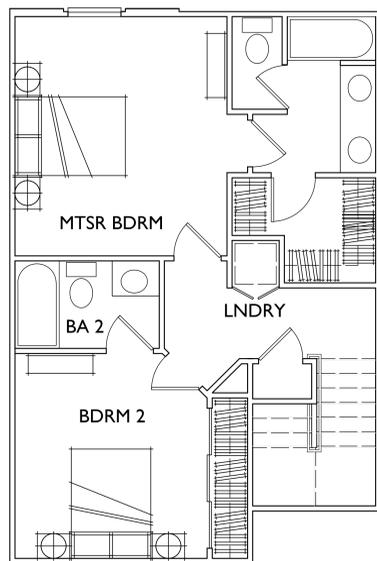


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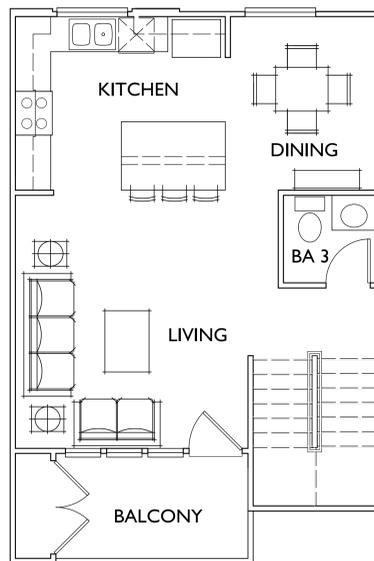


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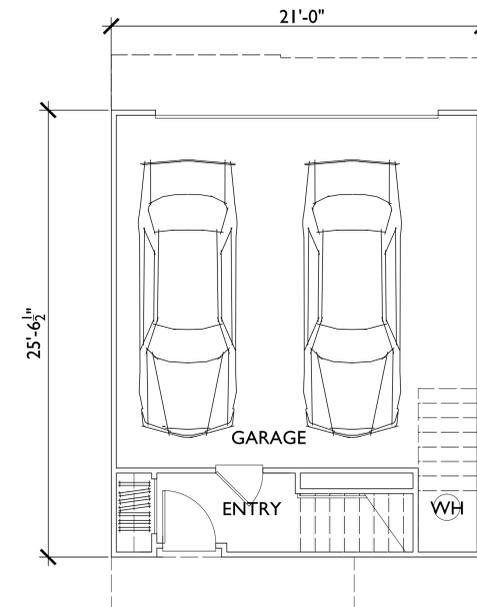
|                             |              |
|-----------------------------|--------------|
| <b>PLAN A-2 3BD / 2.5BA</b> |              |
| 1ST                         | 92           |
| 2ND                         | 558          |
| 3RD                         | 633          |
| <b>TOTAL</b>                | <b>1,283</b> |



THIRD FLOOR



SECOND FLOOR



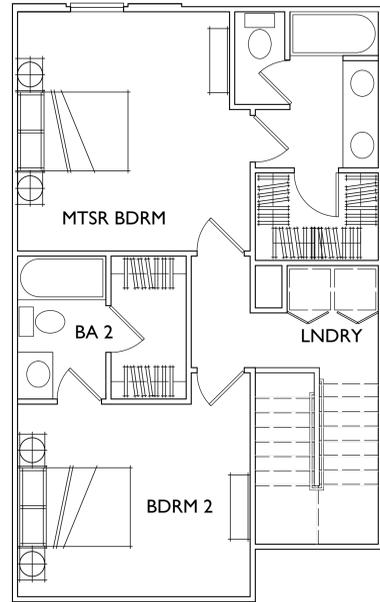
FIRST FLOOR

|                              |              |
|------------------------------|--------------|
| <b>PLAN A-2X 2BD / 2.5BA</b> |              |
| 1ST                          | 108          |
| 2ND                          | 529          |
| 3RD                          | 610          |
| <b>TOTAL</b>                 | <b>1,247</b> |

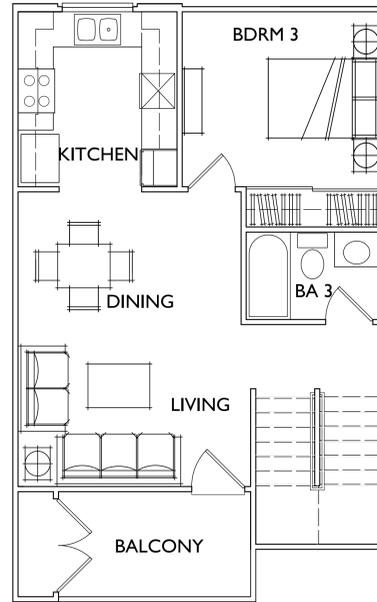
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

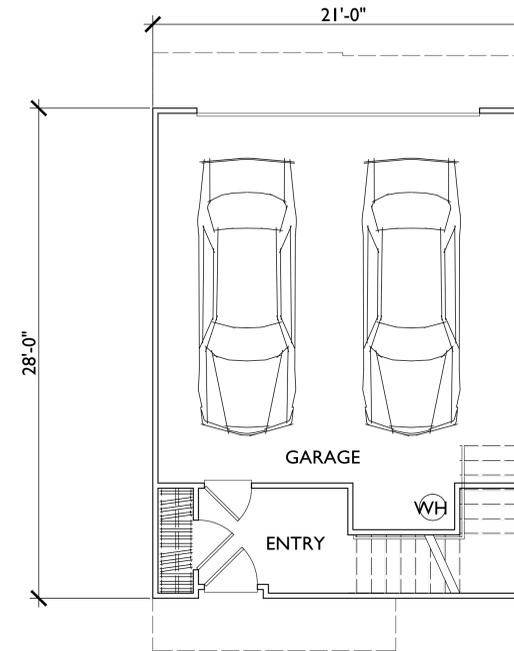
BERNARDO SHORES



THIRD FLOOR

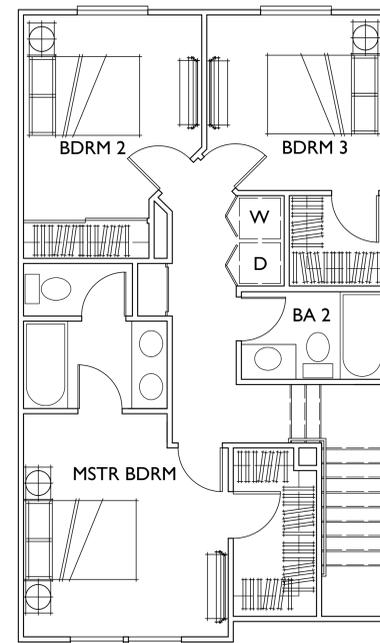


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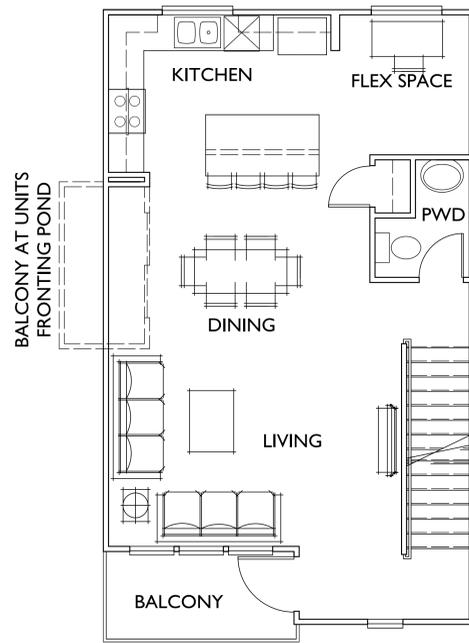


FIRST FLOOR

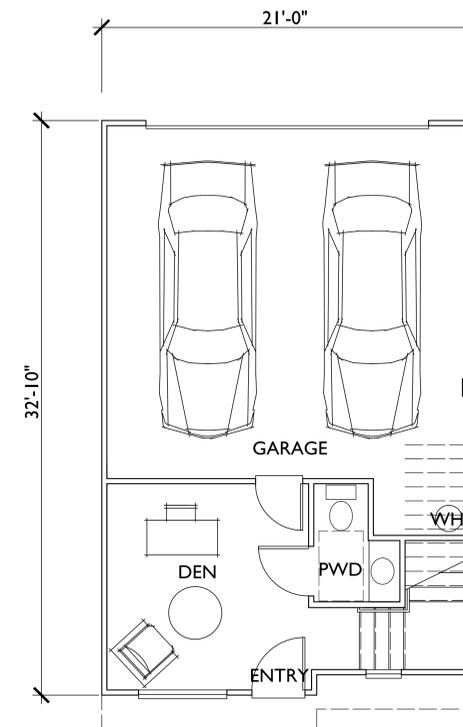
| PLAN A-3 3BD / 3BA |              |
|--------------------|--------------|
| 1ST                | 105          |
| 2ND                | 575          |
| 3RD                | 620          |
| <b>TOTAL</b>       | <b>1,300</b> |



THIRD FLOOR



SECOND FLOOR



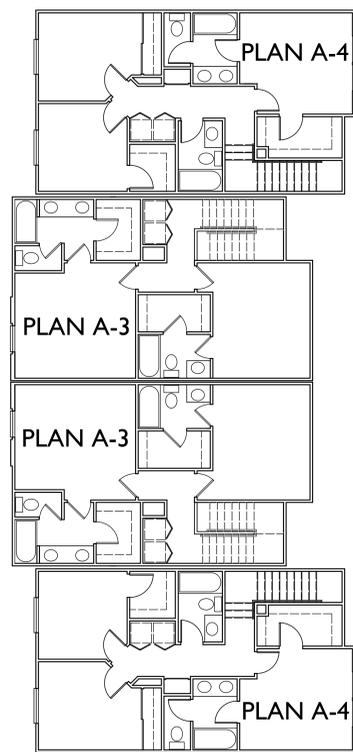
FIRST FLOOR

| PLAN A-4 4BD / 3BA |              |
|--------------------|--------------|
| 1ST                | 210          |
| 2ND                | 660          |
| 3RD                | 680          |
| <b>TOTAL</b>       | <b>1,640</b> |

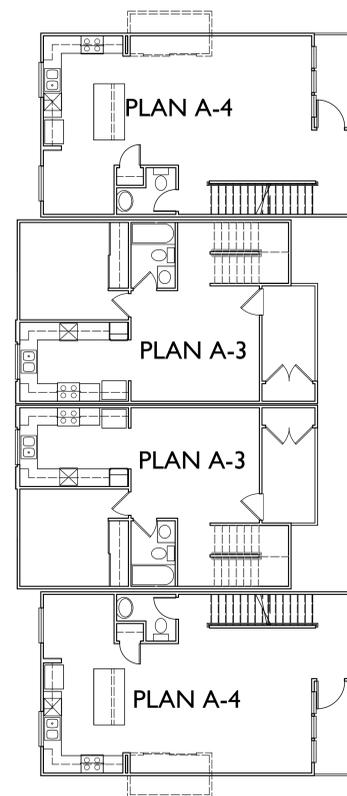
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

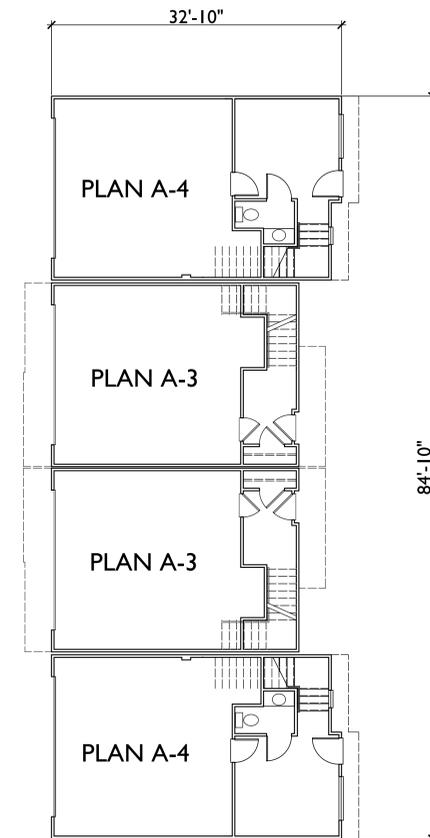
BERNARDO SHORES



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'A' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

0 8 16 24  
 SCALE   
 JUNE 25, 2014



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION

**ELEVATION NOTES**

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

**BUILDING TYPE 'A' ELEVATIONS**

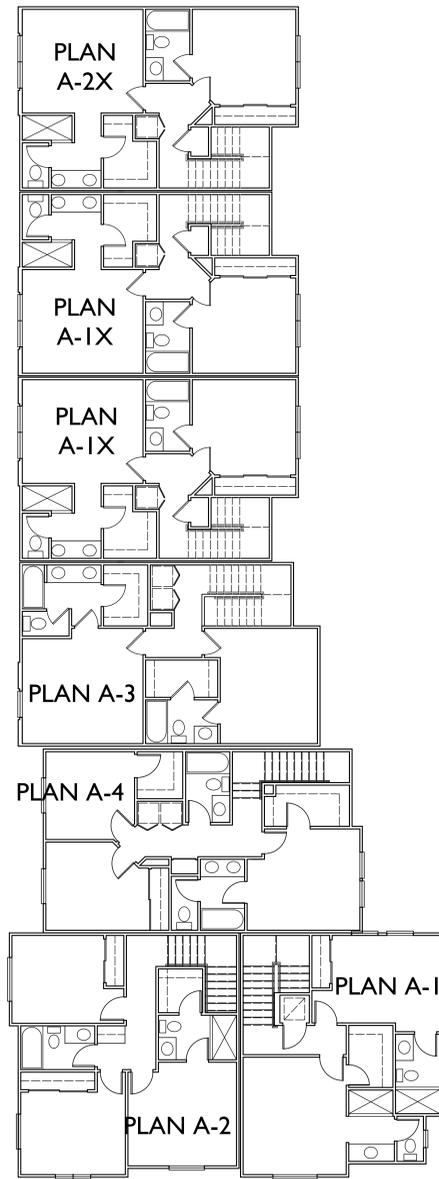
BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

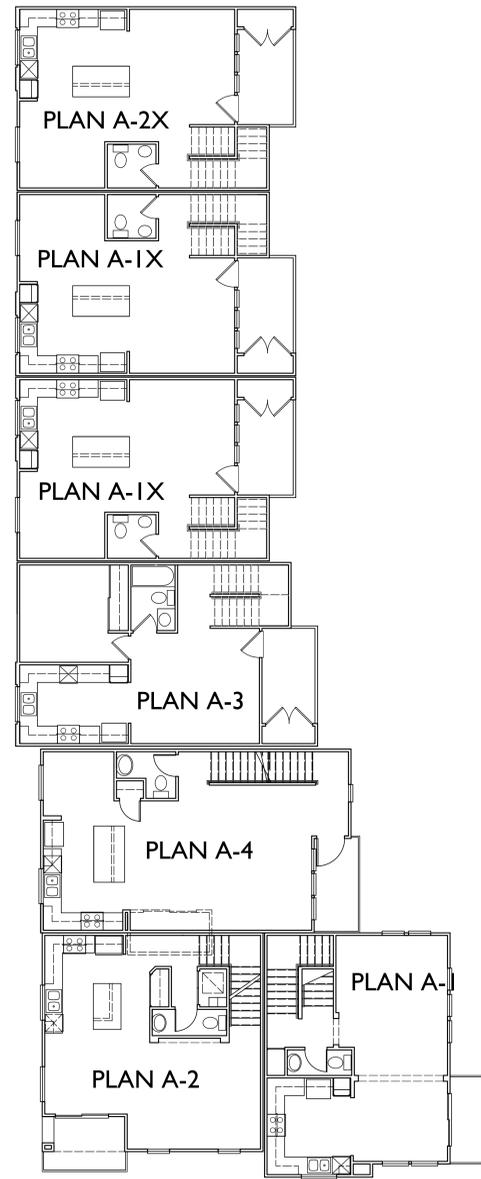
0 8 16 24  
 SCALE   
 JUNE 25, 2014



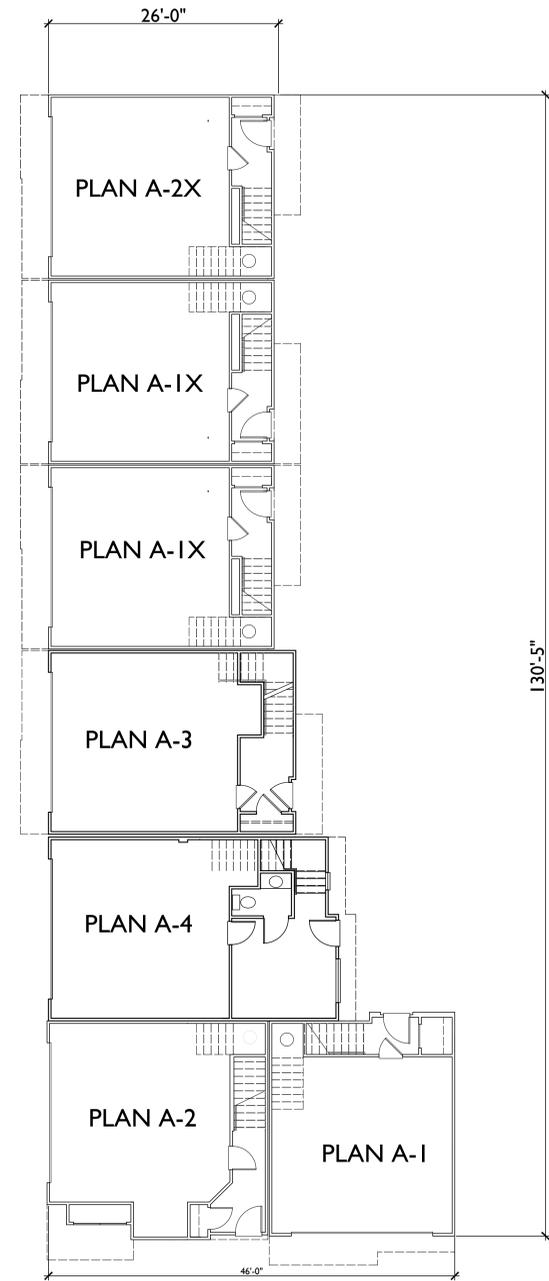
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'B' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

0 8 16 24  
 SCALE   
 JUNE 25, 2014

**SUMMA**  
 ARCHITECTURE

5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

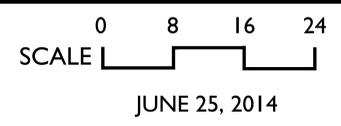
- ELEVATION NOTES**
- 1 CLASS 'A' TYPICAL ROOFING
  - 2 LAP SIDING
  - 3 COMPOSITE RAILINGS
  - 4 ACCENT SHUTTERS
  - 5 RAFTER TAILS
  - 6 DOOR AND WINDOW TRIM
  - 7 DECORATIVE CORBEL
  - 8 DECORATIVE COLUMN
  - 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

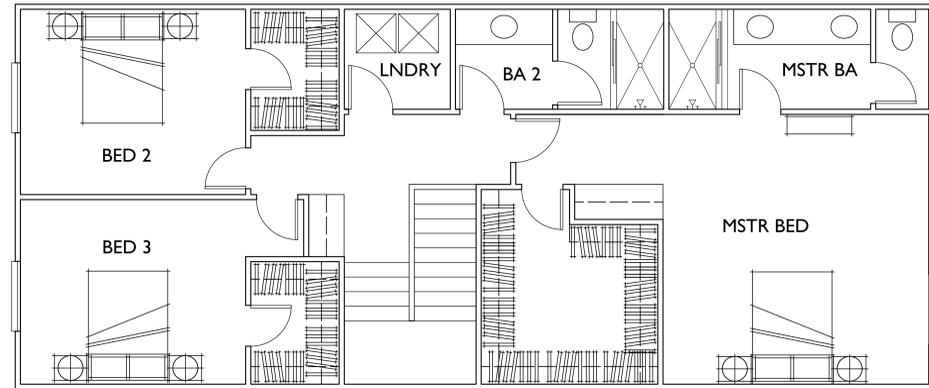
BUILDING TYPE 'B' ELEVATIONS

BERNARDO SHORES

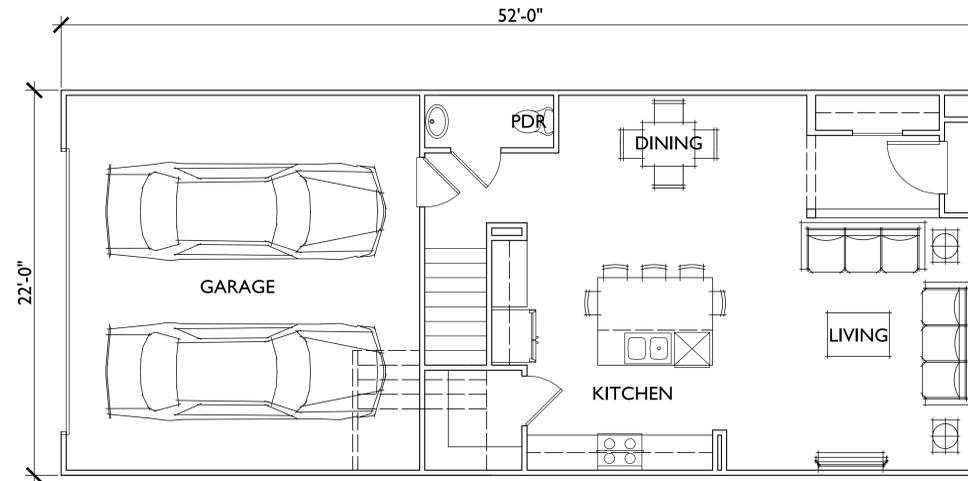
THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

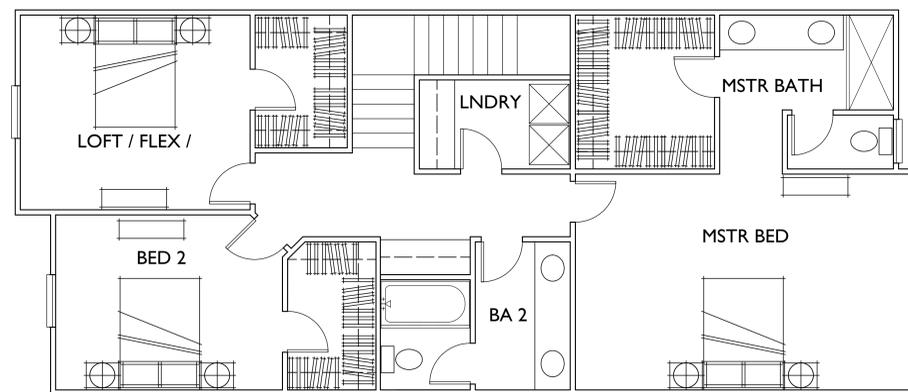


SECOND FLOOR

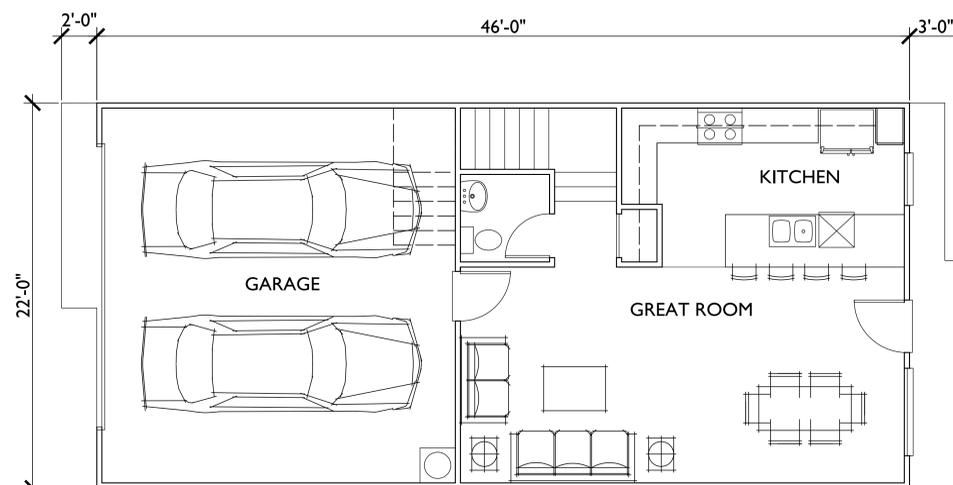


FIRST FLOOR

|                           |              |
|---------------------------|--------------|
| <b>PLAN 2 3BD / 2.5BA</b> |              |
| 1ST                       | 680          |
| 2ND                       | 1,120        |
| <b>TOTAL</b>              | <b>1,800</b> |



SECOND FLOOR



FIRST FLOOR

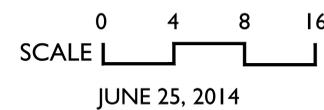
|                           |              |
|---------------------------|--------------|
| <b>PLAN 1 3BD / 2.5BA</b> |              |
| 1ST                       | 550          |
| 2ND                       | 1,050        |
| <b>TOTAL</b>              | <b>1,600</b> |

IMPERIAL BEACH, CA

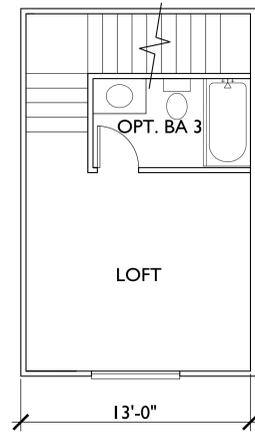
2-STORY TOWNHOME FLOOR PLANS

BERNARDO SHORES

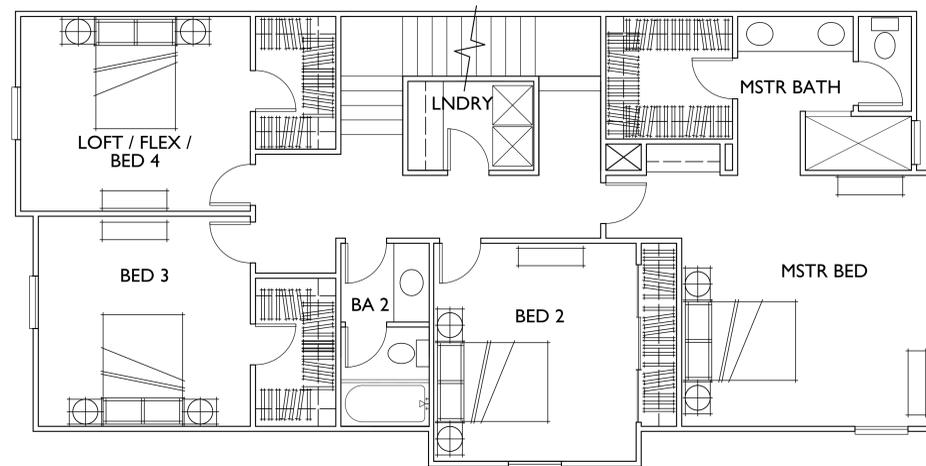
THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



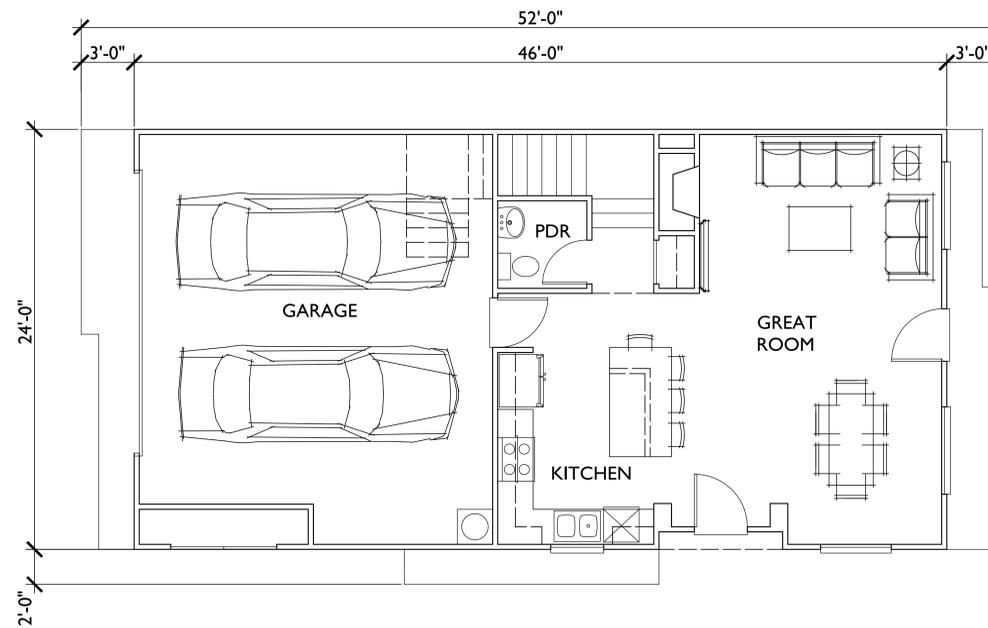
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
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OPTIONAL THIRD FLOOR

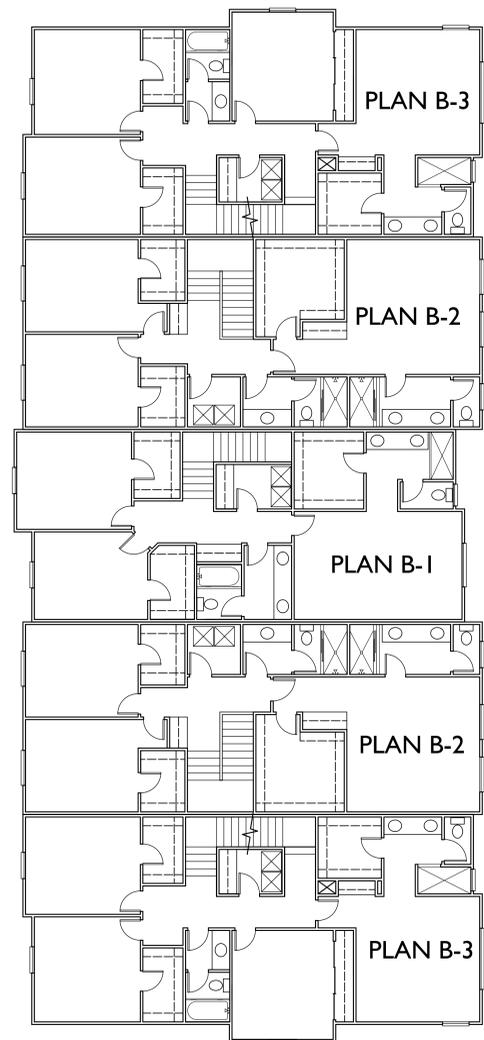


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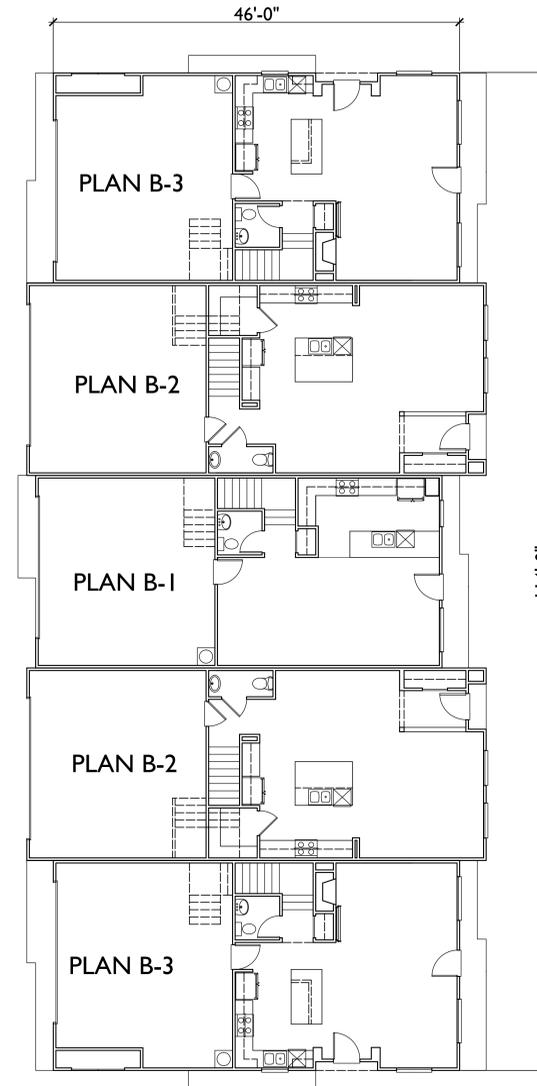


FIRST FLOOR

| PLAN 3 4BD+FLEX / 3.5BA |              |
|-------------------------|--------------|
| 1ST                     | 560          |
| 2ND                     | 1,205        |
| LOFT                    | 225          |
| <b>TOTAL</b>            | <b>1,990</b> |



SECOND FLOOR



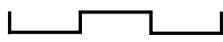
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'C' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

0 8 16 24  
 SCALE   
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5256 S. Mission Road, Ste 404  
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 760.724.1198



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION

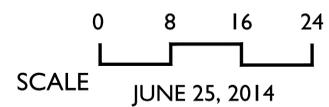
ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

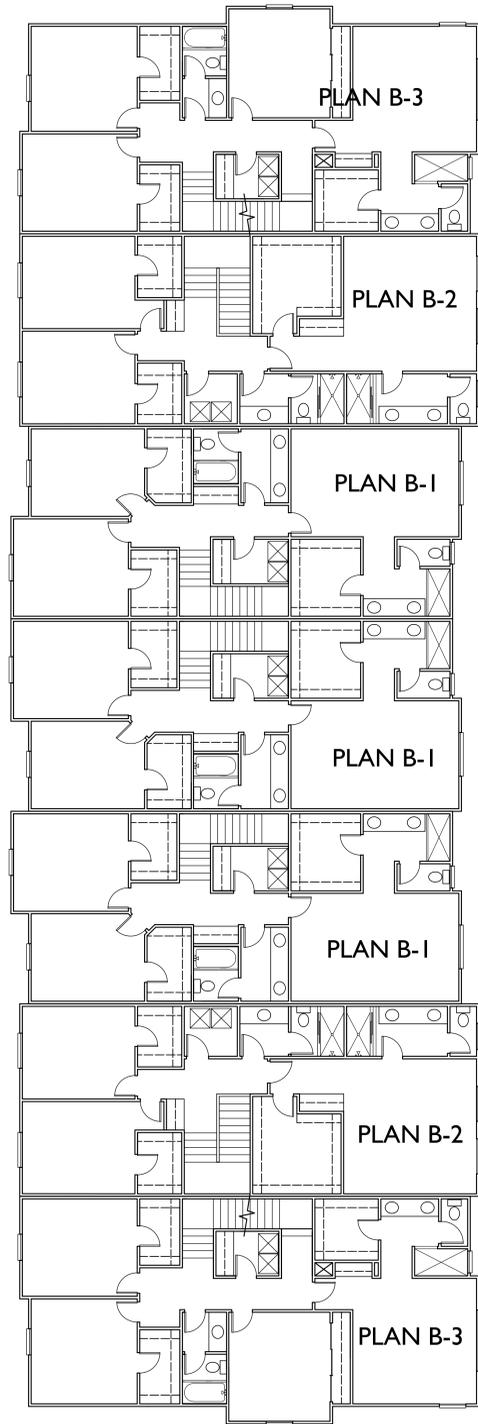
BUILDING TYPE 'C' ELEVATIONS



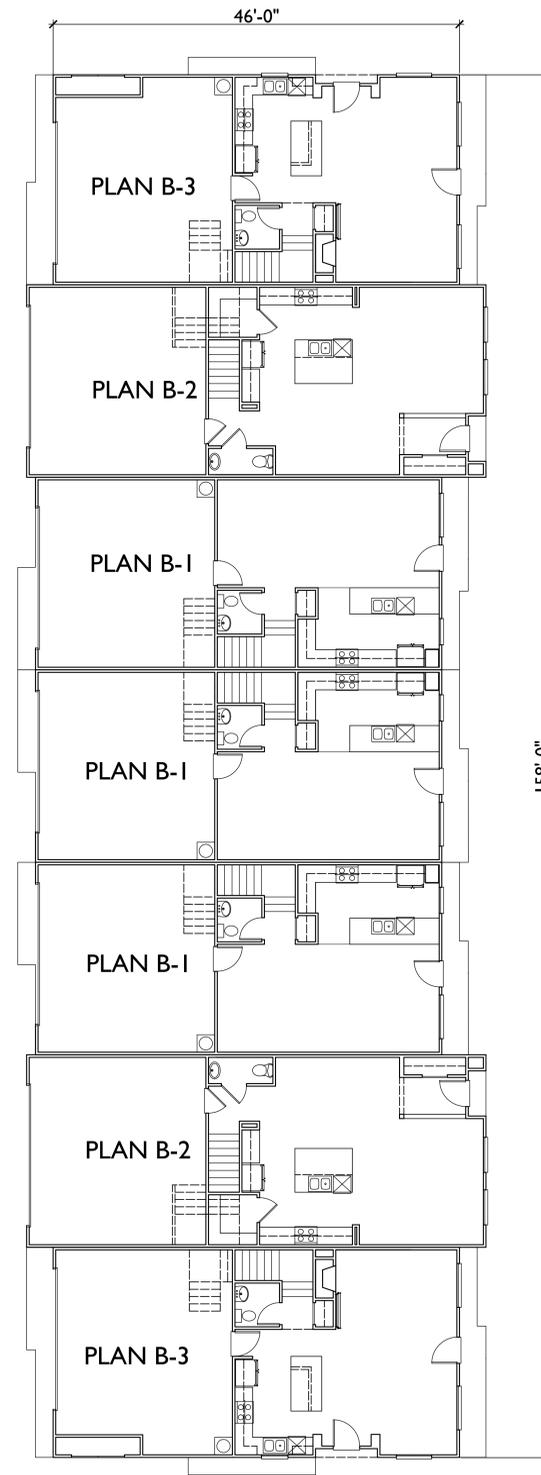
BERNARDO SHORES



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



SECOND FLOOR



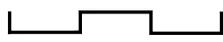
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

0 8 16 24  
 SCALE   
 JUNE 25, 2014



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198



PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' ELEVATIONS

BERNARDO SHORES

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0 8 16 24  
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 JUNE 25, 2014



5256 S. Mission Road, Ste 404  
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FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



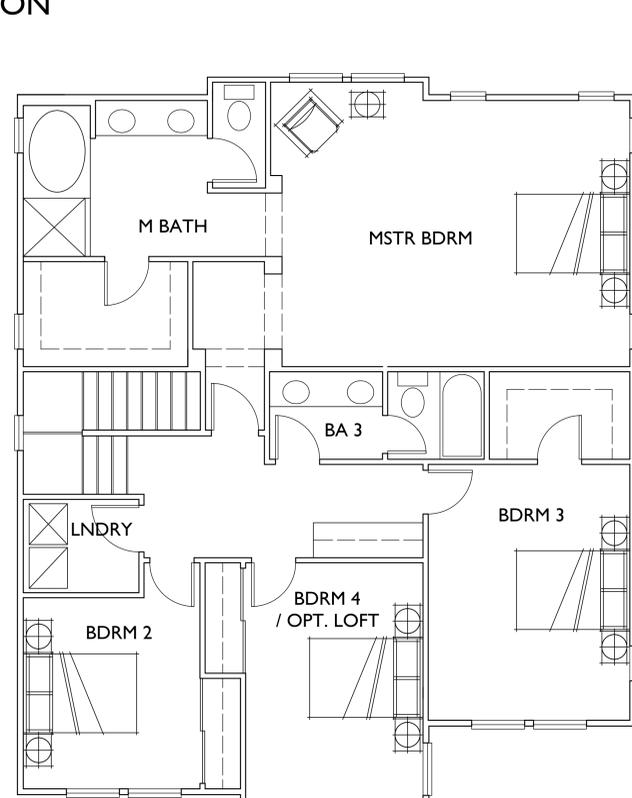
REAR ELEVATION



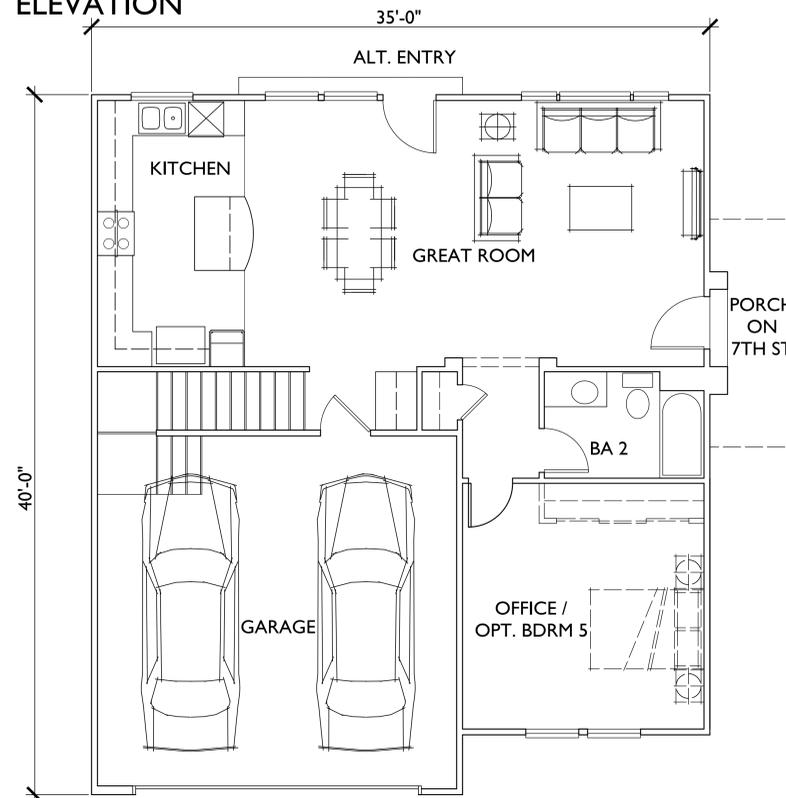
LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR



SECOND FLOOR



FIRST FLOOR

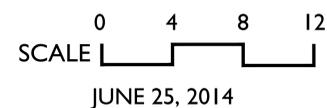
|                 |                      |
|-----------------|----------------------|
| <b>PLAN C-1</b> | <b>4BD+DEN / 3BA</b> |
| 1ST             | 925                  |
| 2ND             | 1,325                |
| <b>TOTAL</b>    | <b>2,250</b>         |

IMPERIAL BEACH, CA

CONCEPTUAL DETACHED BUILDING E

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511



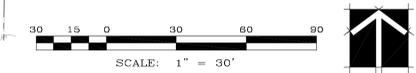
5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198

# LANDSCAPE CONCEPT PLAN



## CONCEPTUAL PLANTING LEGEND

| SYM.                            | BOTANICAL NAME              | COMMON NAME                 | SIZE       | W.U.C.O.L.s | WATER USE |
|---------------------------------|-----------------------------|-----------------------------|------------|-------------|-----------|
| <b>ENTRY TREES</b>              |                             |                             |            |             |           |
|                                 | QUERCUS ILEX                | HOLLY OAK                   | 36" BOX    |             | LOW       |
|                                 | WASHINGTONIA ROBUSTA        | MEXICAN FAN PALM            | 16' B.T.H. |             | LOW       |
| <b>ACCENT &amp; SHADE TREES</b> |                             |                             |            |             |           |
|                                 | ARBUTUS U. MARINA           | STRAWBERRY TREE             | 24" BOX    |             | LOW       |
|                                 | LAGERSTROEMIA TUSCARORA     | GRAPEMYRTLE                 | 24" BOX    |             | MED.      |
|                                 | METROSIDEROS EXCELSUS       | NEW ZEALAND XMAS TREE       | 48" BOX    |             | LOW       |
|                                 | RHUS LANCEA (MULTI-TRUNK)   | AFRICAN SUMAC               | 36" BOX    |             | LOW       |
|                                 | SYAGRUS ROMANZOFFIANA       | QUEEN PALM                  | 16' B.T.H. |             | MED.      |
| <b>W.U.C.O.L.s WATER USE</b>    |                             |                             |            |             |           |
| <b>COLUMNAR SHRUBS</b>          |                             |                             |            |             |           |
|                                 | PRUNUS CAROLINIANA          | CAROLINA LAUREL CHERRY      | 15 GAL.    |             | MED.      |
|                                 | PODOCARPUS NAKI             | LONG-LEAF YELLOWWOOD        | 15 GAL.    |             | MED.      |
| <b>FOUNDATION SHRUBS</b>        |                             |                             |            |             |           |
|                                 | CERCIS C. FOREST PANSY      | PURPLE-LEAVED REDBUD        |            |             | LOW       |
|                                 | CHAMELAUCIUM UNCINATUM      | MAXFLOWER                   |            |             | LOW       |
|                                 | ECHIUM CANDICANS            | PRIDE OF MADEIRA            |            |             | LOW       |
|                                 | LIGUSTRUM T. JAPONICUM      | JAPANESE PRIVET             |            |             | LOW       |
|                                 | PHORMIUM GOLDEN RAY         | GOLDEN RAY NEW ZEALAND FLAX |            |             | MED.      |
| <b>SECONDARY SHRUBS</b>         |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA ROSENKA       | ROSENKA BOUGAINVILLEA       |            |             | LOW       |
|                                 | CISTUS X PURPUREUS          | ORCHID ROCKROSE             |            |             | LOW       |
|                                 | PITTOSPORUM T. VARIEGATA    | ATLAS FESCUE                |            |             | LOW       |
|                                 | ROSA FLORIBUNDA 'ICEBERG'   | VARIEGATED MOCK ORANGE      |            |             | MED.      |
|                                 | ROSMARINUS TUSCAN BLUE      | ICEBERG ROSE                |            |             | LOW       |
|                                 | ROSMARINUS TUSCAN BLUE      | TUSCAN BLUE ROSEMARY        |            |             | LOW       |
| <b>FOREGROUND SHRUBS</b>        |                             |                             |            |             |           |
|                                 | BUXUS JAPONICA              | BOXWOOD                     |            |             | MED.      |
|                                 | HEMEROCALLIS HYBRIDS        | EVERGREEN YELLOW DAYLILY    |            |             | MED.      |
|                                 | HESPERALOE PARVIFLORA       | RED YUCCA                   |            |             | LOW       |
|                                 | LANTANA GOLD MOUND          | GOLD MOUND LANTANA          |            |             | LOW       |
|                                 | LAVANDULA ANGUSTIFOLIA      | ENGLISH LAVENDER            |            |             | LOW       |
|                                 | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LILY TURF        |            |             | MED.      |
|                                 | PHORMIUM T. MAORI MAIDEN    | MAORI MAIDEN N.Z.F.         |            |             | MED.      |
|                                 | SALVIA M. HOT LIPS          | HOT LIPS SALVIA             |            |             | LOW       |
| <b>ACCENT PLANTS</b>            |                             |                             |            |             |           |
|                                 | AGAVE NEBERI                | NEBER'S AGAVE               |            |             | LOW       |
|                                 | AGAVE ATTENUATA             | FOX TAIL AGAVE              |            |             | LOW       |
|                                 | ALOE BARBERAE               | TREE ALOE                   |            |             | LOW       |
|                                 | CORDYLINE A. RED STAR       | RED STAR CORDYLINE          |            |             | LOW       |
| <b>VINES</b>                    |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA SPECIES       | BOUGAINVILLEA               |            |             | LOW       |
|                                 | DISTICTIS RIVERSI           | ROYAL TRUMPET VINE          |            |             | MED.      |
|                                 | PANDOREA JASMINOIDES        | BOXER VINE                  |            |             | MED.      |
| <b>GROUNDCOVER</b>              |                             |                             |            |             |           |
|                                 | MYOPORUM P. 'ITAL CREEK'    | PROSTRATE MYOPORUM          |            |             | LOW       |
|                                 | ROSMARINUS PROSTRATUS       | PROSTRATE ROSEMARY          |            |             | LOW       |
|                                 | SENECIO MANDRALISCAE        | BLUE CHALK STICKS           |            |             | LOW       |
|                                 | MARATHON II                 | SOD                         |            |             | HIGH      |



## BERNARDO SHORES

IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES  
2235 ENCINITAS BOULEVARD, SUITE #216  
ENCINITAS, CALIFORNIA 92024

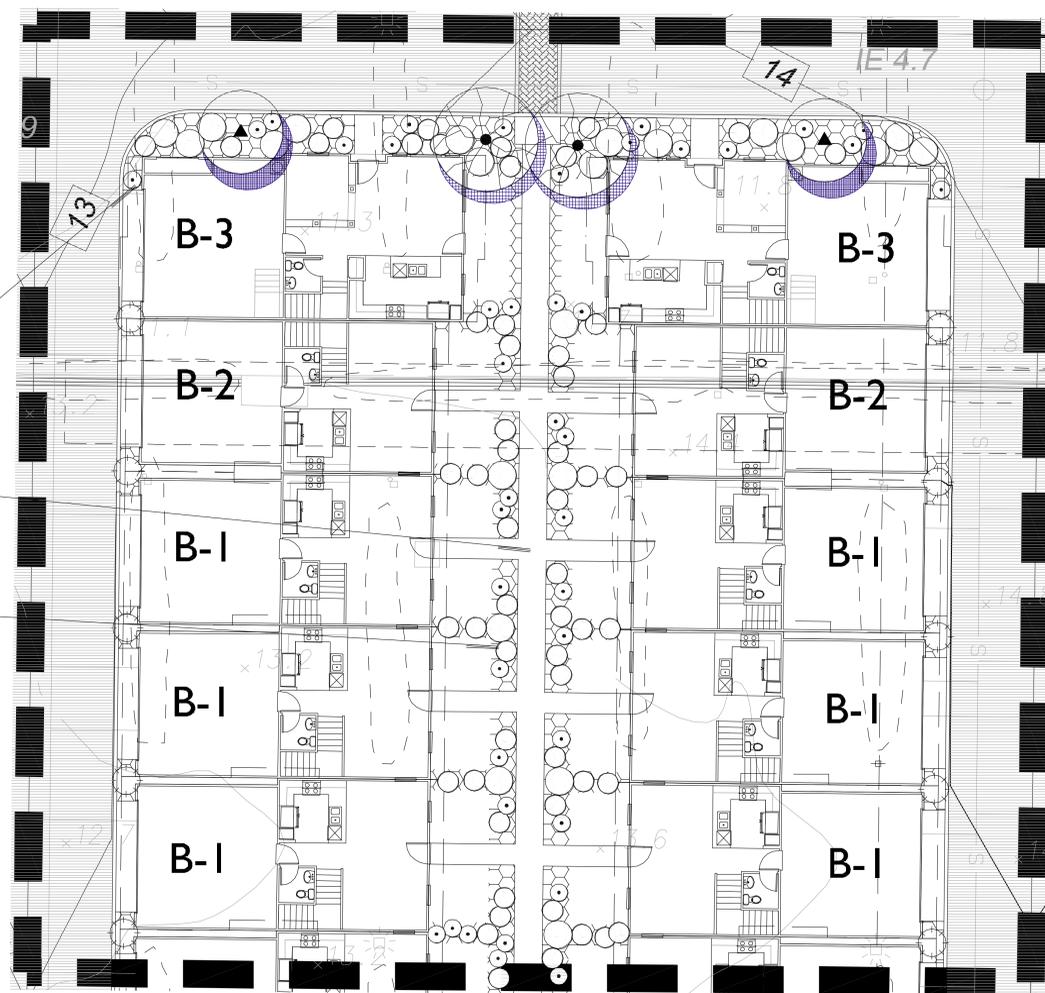
GILLESPIE . MOODY . PATTERSON  
4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

June-25-2014



BERNARDO SHORES - JUN-25-2014

# CONCEPT ENLARGEMENTS



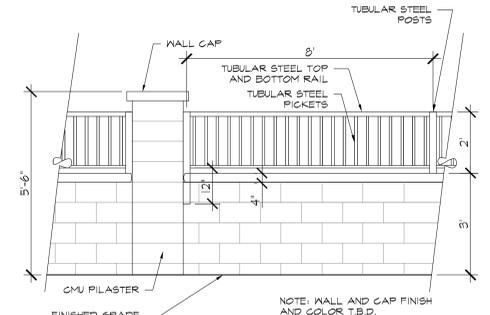
TYPICAL INTERIOR PATHWAY



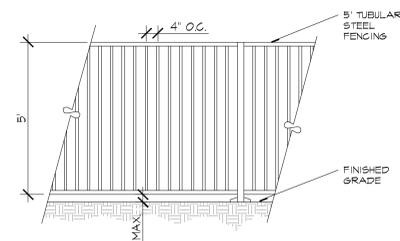
TYPICAL PERIMETER COURTYARD

## CONCEPTUAL PLANTING LEGEND

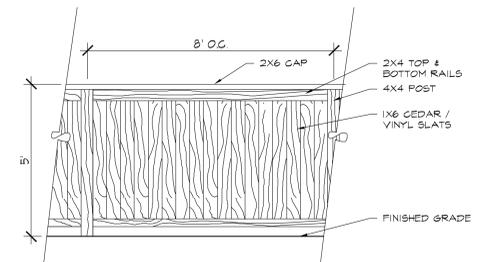
| SYM.                            | BOTANICAL NAME              | COMMON NAME                 | SIZE       | W.U.C.O.L.s | WATER USE |
|---------------------------------|-----------------------------|-----------------------------|------------|-------------|-----------|
| <b>ENTRY TREES</b>              |                             |                             |            |             |           |
|                                 | QUERCUS ILEX                | HOLLY OAK                   | 36" BOX    | LOW         |           |
|                                 | WASHINGTONIA ROBUSTA        | MEXICAN FAN PALM            | 16' B.T.H. | LOW         |           |
| <b>ACCENT &amp; SHADE TREES</b> |                             |                             |            |             |           |
|                                 | ARBUTUS U. MARINA           | STRAWBERRY TREE             | 24" BOX    | LOW         |           |
|                                 | LAGERSTROEMIA 'TUSCARORA'   | GRAPEMYRTLE                 | 24" BOX    | MED.        |           |
|                                 | METROSIDEROS EXCELSUS       | NEW ZEALAND XMAS TREE       | 48" BOX    | LOW         |           |
|                                 | RHUS LANCEA (MULTI-TRUNK)   | AFRICAN SUMAC               | 36" BOX    | LOW         |           |
|                                 | SYAGRUS ROMANZOFFIANA       | QUEEN PALM                  | 16' B.T.H. | MED.        |           |
| <b>COLUMNAR SHRUBS</b>          |                             |                             |            |             |           |
|                                 | PRUNUS CAROLINIANA          | CAROLINA LAUREL CHERRY      | 15 GAL.    | MED.        |           |
|                                 | PODOCARPUS 'MAKI'           | LONG-LEAF YELLOWWOOD        | 15 GAL.    | MED.        |           |
| <b>FOUNDATION SHRUBS</b>        |                             |                             |            |             |           |
|                                 | CERCIS G. 'FOREST PANSY'    | PURPLE-LEAVED REDBUD        |            | LOW         |           |
|                                 | CHAMELAIUM UNCLINATUM       | MAXFLOWER                   |            | LOW         |           |
|                                 | EGHUM CANDICANS             | PRIDE OF MADEIRA            |            | LOW         |           |
|                                 | LIGUSTRUM T. 'JAPONICUM'    | JAPANESE PRIVET             |            | LOW         |           |
|                                 | PHORMIUM 'GOLDEN RAY'       | GOLDEN RAY NEW ZEALAND FLAX |            | MED.        |           |
| <b>SECONDARY SHRUBS</b>         |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA 'ROSENKA'     | ROSENKA BOUGAINVILLEA       |            | LOW         |           |
|                                 | CISTUS X PURPUREUS          | ORCHID ROCKROSE             |            | LOW         |           |
|                                 | FESTUCA MAIREI              | ATLAS FESCUE                |            | LOW         |           |
|                                 | PITTOSPORUM T. 'VARIEGATA'  | VARIEGATED MOCK ORANGE      |            | MED.        |           |
|                                 | ROSA FLORIBUNDA 'ICEBERG'   | ICEBERG ROSE                |            | MED.        |           |
|                                 | ROSMARINUS 'TUSCAN BLUE'    | TUSCAN BLUE ROSEMARY        |            | LOW         |           |
| <b>FOREGROUND SHRUBS</b>        |                             |                             |            |             |           |
|                                 | BUXUS JAPONICA              | BOXWOOD                     |            | MED.        |           |
|                                 | EVEREGALLIS HYBRIDS         | EVERGREEN YELLOW DAYLILY    |            | MED.        |           |
|                                 | HESPERALOE PARVIFLORA       | RED YUCCA                   |            | LOW         |           |
|                                 | LANTANA 'GOLD MOUND'        | GOLD MOUND LANTANA          |            | LOW         |           |
|                                 | LAVANDULA ANGUSTIFOLIA      | ENGLISH LAVENDER            |            | LOW         |           |
|                                 | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LILY TURF        |            | MED.        |           |
|                                 | PHORMIUM T. 'MAORI MAIDEN'  | MAORI MAIDEN N.Z.F.         |            | MED.        |           |
|                                 | SALVIA M. 'HOT LIPS'        | HOT LIPS SALVIA             |            | LOW         |           |
| <b>ACCENT PLANTS</b>            |                             |                             |            |             |           |
|                                 | AGAVE NEBERI                | NEBER'S AGAVE               |            | LOW         |           |
|                                 | AGAVE ATTENUATA             | FOX TAIL AGAVE              |            | LOW         |           |
|                                 | ALOE BARBERAE               | TREE ALOE                   |            | LOW         |           |
|                                 | CORDYLINA A. 'RED STAR'     | RED STAR CORDYLINA          |            | LOW         |           |
| <b>VINES</b>                    |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA SPECIES       | BOUGAINVILLEA               |            | LOW         |           |
|                                 | DISTICTIS 'RIVERS'          | ROYAL TRUMPET VINE          |            | MED.        |           |
|                                 | PANDOREA JASMINOIDES        | BOXER VINE                  |            | MED.        |           |
| <b>GROUND COVER</b>             |                             |                             |            |             |           |
|                                 | MYOPORUM P. 'ITAL CREEK'    | PROSTRATE MYOPORUM          |            | LOW         |           |
|                                 | ROSMARINUS PROSTRATUS       | PROSTRATE ROSEMARY          |            | LOW         |           |
|                                 | SENECIO MANDRALISCAE        | BLUE CHALK STICKS           |            | LOW         |           |
|                                 | MARATHON II                 | SOD                         |            | HIGH        |           |



B COMBO MASONRY WALL W/ TUBULAR STEEL FENCING - NTS



A 5' TUBE STEEL FENCING NTS



C WOOD / VINYL FENCING, COLOR T.B.D. - NTS



June-25-2014

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**BERNARDO SHORES**

IMPERIAL BEACH, CALIFORNIA

**INTEGRAL COMMUNITIES**

2235 ENCINITAS BOULEVARD, SUITE #216  
ENCINITAS, CALIFORNIA 92024

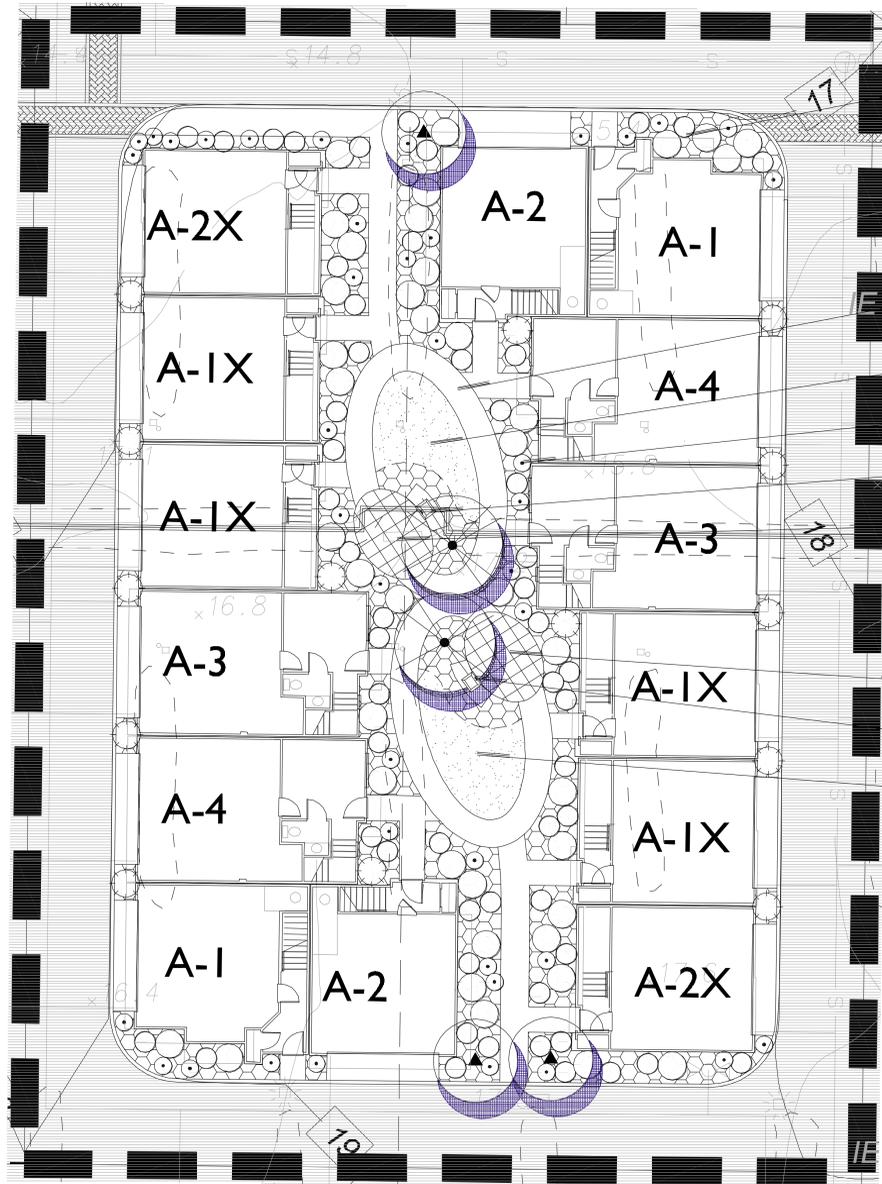
**GILLESPIE . MOODY . PATTERSON**

4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121



BERNARDO SHORES - JUN-25-2014

# CONCEPT ENLARGEMENTS



TYPICAL INTERIOR COURTYARD

ACCENT SHRUBS (TYP.)

PEDESTRIAN WALKWAY

TURF AREA (TYP.)

SHRUB AREA (TYP.)

BBQ COUNTER

SEATING / DINING AREA

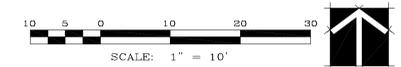
SEATING / DINING AREA

BBQ COUNTER

TURF AREA (TYP.)

## CONCEPTUAL PLANTING LEGEND

| SYM.                            | BOTANICAL NAME              | COMMON NAME                 | SIZE       | W.U.C.O.L.s | WATER USE |
|---------------------------------|-----------------------------|-----------------------------|------------|-------------|-----------|
| <b>ENTRY TREES</b>              |                             |                             |            |             |           |
|                                 | QUERCUS ILEX                | HOLLY OAK                   | 36" BOX    | LOW         |           |
|                                 | WASHINGTONIA ROBUSTA        | MEXICAN FAN PALM            | 16' B.T.H. | LOW         |           |
| <b>ACCENT &amp; SHADE TREES</b> |                             |                             |            |             |           |
|                                 | ARBUTUS U. MARINA           | STRAWBERRY TREE             | 24" BOX    | LOW         |           |
|                                 | LAGERSTROEMIA 'TUSCARORA'   | GRAPEMYRTLE                 | 24" BOX    | MED.        |           |
|                                 | METROSIDEROS EXCELSUS       | NEW ZEALAND XMAS TREE       | 48" BOX    | LOW         |           |
|                                 | RHUS LANCEA (MULTI-TRUNK)   | AFRICAN SUMAC               | 36' BOX    | LOW         |           |
|                                 | SYAGRUS ROMANOFFIANA        | QUEEN PALM                  | 16' B.T.H. | MED.        |           |
| <b>COLUMNAR SHRUBS</b>          |                             |                             |            |             |           |
|                                 | PRUNUS CAROLINIANA          | CAROLINA LAUREL CHERRY      | 15 GAL.    | MED.        |           |
|                                 | PODOCARPUS MAKI             | LONG-LEAF YELLOWWOOD        | 15 GAL.    | MED.        |           |
| <b>FOUNDATION SHRUBS</b>        |                             |                             |            |             |           |
|                                 | CERCIS G. 'FOREST PANSY'    | PURPLE-LEAVED REDBUD        |            | LOW         |           |
|                                 | CHAMELAUCIUM UNGINATUM      | MAXFLOWER                   |            | LOW         |           |
|                                 | EGHUM CANDICANS             | PRIDE OF MADEIRA            |            | LOW         |           |
|                                 | LIGUSTRUM T. 'JAPONICUM'    | JAPANESE PRIVET             |            | LOW         |           |
|                                 | PHORMIUM 'GOLDEN RAY'       | GOLDEN RAY NEW ZEALAND FLAX |            | MED.        |           |
| <b>SECONDARY SHRUBS</b>         |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA 'ROSENKA'     | ROSENKA BOUGAINVILLEA       |            | LOW         |           |
|                                 | CISTUS X PURPUREUS          | ORCHID ROCKROSE             |            | LOW         |           |
|                                 | FESTUCA MAIREI              | ATLAS FESCUE                |            | LOW         |           |
|                                 | PITTOSPORIUM T. 'VARIEGATA' | VARIEGATED MOCK ORANGE      |            | MED.        |           |
|                                 | ROSA FLORIBUNDA 'ICEBERG'   | ICEBERG ROSE                |            | MED.        |           |
|                                 | ROSMARINUS 'TUSCAN BLUE'    | TUSCAN BLUE ROSEMARY        |            | LOW         |           |
| <b>FOREGROUND SHRUBS</b>        |                             |                             |            |             |           |
|                                 | BUXUS JAPONICA              | BOXWOOD                     |            | MED.        |           |
|                                 | HEMEROCALLIS HYBRIDS        | EVERGREEN YELLOW DAYLILY    |            | MED.        |           |
|                                 | HESPERALOE PARVIFLORA       | RED YUCCA                   |            | LOW         |           |
|                                 | LANTANA 'GOLD MOUND'        | GOLD MOUND LANTANA          |            | LOW         |           |
|                                 | LAVANDULA ANGUSTIFOLIA      | ENGLISH LAVENDER            |            | LOW         |           |
|                                 | LIRIOPE MUSCARI 'VARIEGATA' | VARIEGATED LILY TURF        |            | MED.        |           |
|                                 | PHORMIUM T. 'MAORI MAIDEN'  | MAORI MAIDEN N.Z.F.         |            | MED.        |           |
|                                 | SALVIA M. 'HOT LIPS'        | HOT LIPS SALVIA             |            | LOW         |           |
| <b>ACCENT PLANTS</b>            |                             |                             |            |             |           |
|                                 | AGAVE NEBERI                | NEBER'S AGAVE               |            | LOW         |           |
|                                 | AGAVE ATTENUATA             | FOX TAIL AGAVE              |            | LOW         |           |
|                                 | ALOE BARBERAE               | TREE ALOE                   |            | LOW         |           |
|                                 | CORDYLINE A. 'RED STAR'     | RED STAR CORDYLINE          |            | LOW         |           |
| <b>VINES</b>                    |                             |                             |            |             |           |
|                                 | BOUGAINVILLEA SPECIES       | BOUGAINVILLEA               |            | LOW         |           |
|                                 | DISTICTIS 'RIVERS'          | ROYAL TRUMPET VINE          |            | MED.        |           |
|                                 | PANDOREA JASMINOIDES        | BOWER VINE                  |            | MED.        |           |
| <b>GROUND COVER</b>             |                             |                             |            |             |           |
|                                 | MYOPORIUM P. 'PUTAL CREEK'  | PROSTRATE MYOPORIUM         |            | LOW         |           |
|                                 | ROSMARINUS PROSTRATUS       | PROSTRATE ROSEMARY          |            | LOW         |           |
|                                 | SENEGIO MANDRALISCAE        | BLUE CHALK STICKS           |            | LOW         |           |
|                                 | MARATHON II                 | SOD                         |            | HIGH        |           |



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**BERNARDO SHORES**

IMPERIAL BEACH, CALIFORNIA

**INTEGRAL COMMUNITIES**

2235 ENCINITAS BOULEVARD, SUITE #216  
ENCINITAS, CALIFORNIA 92024

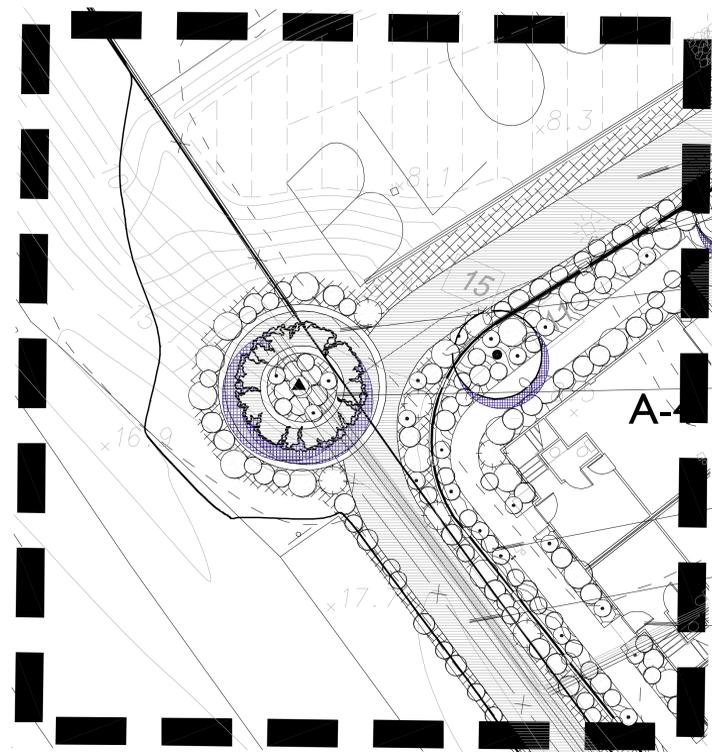
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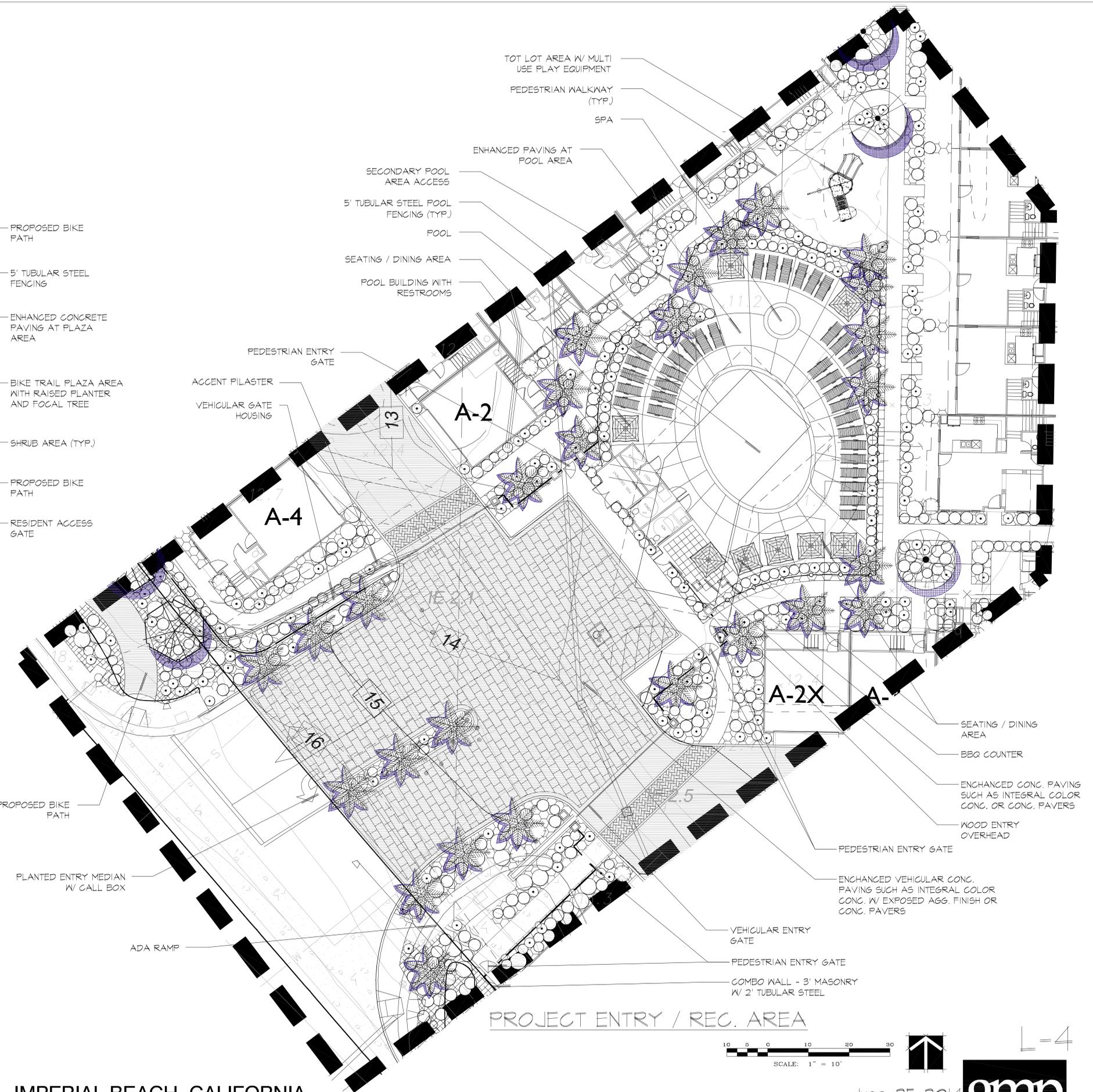
June-25-2014



# CONCEPT ENLARGEMENTS



TRAIL HEAD PLAZA



PROJECT ENTRY / REC. AREA



L-4

**BERNARDO SHORES**

IMPERIAL BEACH, CALIFORNIA

**INTEGRAL COMMUNITIES**  
2235 ENCINITAS BOULEVARD, SUITE #216  
ENCINITAS, CALIFORNIA 92024

**GILLESPIE . MOODY . PATTERSON**  
4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

June-25-2014

