

The Renzulli Estates at Scripps Ranch

c/o The Phair Company

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MEMORANDUM

TO: Scripps Ranch Community Members

FROM: The Phair Company

RE: Questions About The Renzulli Estates

We continue to receive questions and comments about the plans for the development of new homes on the Renzulli property. As we have done for nearly three years in the initial planning for The Renzulli Estates @ Scripps Ranch, we welcome comments from neighbors. Please be advised as follows:

1. Question: *“What will the architecture be like? There are other new home developments around the county that are using very neo-modernistic, minimalistic and cubist designs that don’t look like the existing homes in Scripps Ranch. What is the architectural style of your homes at The Renzulli Estates?”*

ANSWER: No. There will not be any boxy neo-modernism architecture. The architectural styles will be compatible with the community character of Scripps Ranch. The Renzulli Estates will have three separate neighborhoods, each with a distinctly different architectural style. In the initial planning phase, we sent examples of the different architectural styles to the 24 members of the Scripps Ranch and Miramar North Community Planning Groups. We asked for their opinions. We got great feedback.

When we draft the Architectural Design Guidelines for The Renzulli Estates, we will give great weight to the recommendations of the community planning group members. Attached are examples of the five architectural styles being considered. Three will be selected. Most homebuilders use one color stucco and one color roof tile for all the homes in a project. This results in a sea of tan stucco homes with red tile roofs. Homebuilders do this because it is cheaper.

Each of the three neighborhoods in The Renzulli Estates will have a separate architectural style. Within that specific architectural style, there will be a variety of design articulation, stucco colors, wood trim, rock/brick/stone elements, and roof tile shapes and colors. The result is a street scene that is not “cookie cutter”. Rather, each neighborhood will have the appearance of semi-custom homes. Please give us your feedback on the three architectural styles that you recommend, from the five styles attached.

2. Comment & Question: “*San Diego has been in a long drought. Will your new homes be water wise?*”

ANSWER: San Diego is a coastal desert, with or without a drought. Climate change is real and will make the problem worse. The new homes at The Renzulli Estates will address the need to be socially responsible about saving water. The codes, covenants & restrictions (CC&Rs) will be very strict. The Architectural Guidelines prevent a homeowner from painting their house bright blue in support of the Chargers. Similarly, there will be Landscape Guidelines as a part of the CC&Rs:

- Lawns are prohibited.
- Drought tolerant trees and plants/succulents only.
- Each home will have a cistern attached to the rain gutters to capture roof runoff that is then used for landscape watering.
- Each home can have an optional gray water (non-sewer) recycling system for landscape irrigation.
- Each home will have “smart” irrigation systems that monitors soil moisture levels and adjusts the amount of irrigation and accordingly.

THE PHAIR COMPANY

Attachments: Architectural Styles

cc: Bob Ilko
Michelle Abella-Shon
Wally Wulfeck