

Del Mar Highlands NHOA – Architectural Control Committee (ACC)
Project Standards for Submittal Review / Working Reference

Landscape (Plant Material) Installation

Note: All plants (trees, shrubs, ground cover) must be held back from walkways as to not impede pedestrian access no less than 6 inches. Homeowners must indicate the botanical name (genus) and species for all plant material. Plant material will be researched to determine size at maturity. Monrovia.com is a good resource; this information will be used when reviewing/approving plant material.

Trees

Tree varieties are to be identified to determine their size (at maturity). They should be planted no closer than ½ of its diameter (at expected maturity) to any adjacent lot or Public Sidewalk.

Note: City Requirements for Sidewalks and Streets

Any plant material that overhangs a City Sidewalk must be trimmed to a height of no less than 8 feet over the sidewalk.

Any plant material that overhangs a City Street must be trimmed to a height of no less than 14.5 feet over the street.

Certain trees are not recommended as they have invasive roots. If homeowner(s) request these trees, a submittal will be required with detailed planting specifications.

Brazilian Pepper
California Pepper

Ficus
Tipuana Tipu

Root Barriers

Plants with invasive roots will not be approved unless root barriers are installed. They must be planted no closer than ½ of its diameter + 12 inches (at expected maturity) to any adjacent lot or Public Sidewalk.

Invasive Plants

Plants considered INVASIVE will not be approved. This list includes but not limited to the following:

Asparagus Fern

Bamboo

Fountain grass (*Pennisetum ciliare*, *Pennisetum setaceum*, *Pennisetum clandestinum*, *Pennisetum villosum*)

Pampas grass (*Cortaderia selloana*)

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Small/Medium/Large Shrubs

Small /Medium/Large Shrubs are to be identified to determine their size (at maturity). They should be planted no closer than ½ of its diameter + 12 inches (at expected maturity) to any adjacent lot or Public Sidewalk.

Shrubs having thorns, needles, spines or sharp edges must be held back from Public Sidewalk no less than 12 inches (at maturity) to prevent injury to pedestrians.

This list includes but not limited to the following:

Agave	Euphorbia tirucalli (Fire Sticks)
Bougainvillea	Firethorn (<i>Pyracantha</i>)
Cactus with needles	Natal Plum
Crown of thorns (<i>Euphorbia</i>)	Rose (<i>Rosa</i>)

Drought Tolerant Landscape Guidelines

(Taken directly from Architectural Guidelines)

To encourage upgrading of landscaping with drought tolerant plants and materials that conserve water while maintaining the quality and aesthetic beauty of the neighborhood. When Replacing Grass/Lawns/Shrubs

- A minimum of 20% of the front yard is to be comprised of living plant material.
- Allowable ground cover - living plant material: Ivy, ice-plant and other plant based ground cover may be used.
- Allowable ground cover - non-plant materials: Bark, mulch, rocks and gravel may be used. Permitted colors will generally be limited to earth tones. Bright, high-contrast colors will generally be limited to accent areas only. This form of ground cover must be installed with non-exposed weed barriers. Maintenance requirements for this form of ground cover include replacement of materials as needed to maintain an original appearance.
- Synthetic Turf: May be used if of high quality and color that looks very similar to natural grass. Please note submittal requirements below. Samples of the actual synthetic turf being considered for use will be required with the Application For Architectural Improvements.

****Note:** Suggested Change to Architectural Guidelines for Drought Tolerant:

Remove Ivy from approved list, include succulents

Edit... Bright, high-contrast colors will generally be limited to areas not visible from the street.

Reference page number for Synthetic Turf...change to Artificial Turf

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Hardscape/Bark/Rock Installation/Drainage

All hardscape/Bark/Rock installations must be no higher than any adjacent Public Sidewalk to prevent tripping hazards.

Homeowners requesting to install bark or rock adjacent to the public sidewalk must use materials that will not spill onto the sidewalk.

Landscape drainage must not be directed to flow over sidewalk. All drainage must be directed toward the front of the property; not side or rear yard slopes.

Slope Control Areas (Language taken directly from CCR's Referenced)

There are certain Slope-Control Areas on the property which are the subject of specific Covenants, Conditions and Restrictions. "Slope-Control Areas" shall mean those lots in the listed tracts (below) within which lie areas which are constituted as sloped, banked or hillside and which extend three (3) feet or more in vertical height.

The following lots are so designated, viz:

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 UNIT NO. 1
83-403113

Page 8, Section 29.

Lots 1 through 5, inclusive; 8 through 18, inclusive; 23; 33 through 42, inclusive; 46 through 55, inclusive; 57; 58; 62; 63; 68 through 80; inclusive; 87; and 88.

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 UNIT NO. 2
83-403112

Page 8, Section 29.

Lots 101, 102 and 106.

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 UNIT NO. 5
84-221995

Page 8, Section 30.

Lots 115; 120 through 124 inclusive; 126; 127; 142 through 153, inclusive; 160; 161; and 165 through 175, inclusive.

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 UNIT NO. 6
84-221997

Page 8, Section 30.

Lots 200; 219 through 235, inclusive; 244 through 246, inclusive; and 176 through 179, inclusive.

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 RESUBDIVISION OF
UNIT NO. 9
1998-0132383

Page 7, Section 28.

Lots: NONE.

DECLARATION OF CC&R'S N.C.W. NEIGHBORHOOD 3 UNIT NO. 13
87-275764

Page 9, Section 32.

Lots 23 through 32, inclusive and Lots 38 through 49, inclusive.

NOTE: Refer to the specific recorded CC&R's for details. The information provided herein is for reference only.

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Home/Building Construction

Home design is to be “in keeping with the character of the neighborhood and consistent with the surrounding homes.”

Lots are to be used for private, one-family residence purposes exclusively.

Building materials are to be in keeping with the character of the neighborhood and consistent with the surrounding homes.”

Single Story Homes must remain as single-story.

Two-story homes are not to exceed two and one-half stories in height

Pool/Spa equipment location should be in an area away from neighbors’ bedrooms.
(Equipment location to be on plot plan)

Fences: Per CA Civil Code, homeowners are to share in the replacement of a fence even though a fenced yard is not a requirement within the community. Acceptable materials for the extension and repair of any wall or fencing shall be the original material and color used by the builder or may be materials that are visibly the same but are composed of newer more durable material such as vinyl.

San Diego Municipal Code Chapter 14: General Regulations

(2-2019)

§142.0403 General Planting and Irrigation Requirements

(b) (10) Trees required by this division shall be maintained so that all branches over pedestrian walkways are 8 feet above the walkway *grade* and so that all branches over vehicular travel ways are 16 feet above the *grade* of the travel way.

(b) (12) Tree root barriers or structural soil shall be installed where trees are placed within 5 feet of *public improvements* including walks, curbs, or *street* pavement or where new public improvements are placed adjacent to existing trees. The City Manager may waive this requirement where the combination of soil conditions, root zone area, adjacent improvements, and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage *public improvements*.