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# **APPENDIX A-2**

## **CITIZEN PARTICIPATION PROGRAM REPORT**

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# Citizen Participation Plan Final Report

MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786-2020; and CPP-3789-2020

2100 N Coast Hwy 101, Encinitas, CA 92024  
Marea Village Beach Resort

A Citizens Participation meeting was held on December 15, 2020 at 6:00 p.m. on a virtual ZOOM meeting platform. There were 89 participants. A project presentation was given by Larry Jackel and architect Steve Dalton. After the presentation, there were a number of questions and also appreciation for the thoughtfulness that the applicant has given to the project expressed by the community. These questions, comments and responses are in the following report.

1. Notice to the public:
  - a. A letter and vicinity map notifying all property owners and occupants within 500 feet of the project site was mailed on November 25, 2020. Additional interested parties were also made aware of the notice. Of the approximately 550 notices that were mailed out, 90 have been returned as undeliverable.
  
2. Below is a summary of concerns, issues and comments heard:
  - a. What is the maximum number of parking spaces available?
  - b. What will the traffic be like?
  - c. Thoughtful project
  - d. We need affordable housing
  - e. How will beach access be impacted?
  - f. What type of landscaping will be used?
  - g. Traffic concerns along La Costa Ave.
  - h. What type of retail/commercial?
  - i. How many units?
  - j. Keeping the Leucadia vibe is important as well as use of local artists
  - k. How will this impact the Seabluffe community?
  
3. Questions and concerns were addressed in a Q&A session, in addition to comments. This was led by Larry Jackel and his project team which included: Steve Dalton, architect; Justin Suiter, civil engineer; Justin Rasas, traffic engineer; and Marco Gonzales, legal. Attendees were given the opportunity to type their questions into the chat feature or through asking their question via microphone. Chat questions were read aloud by a moderator and were sufficiently answered one-by-one by the project team.

Each question was responded to, and are outlined below:

1. Nancy - What variances, waivers, adjustments, special permits, entitlements are you requesting? And how has zoning been calculated when 2 parcels have been up zoned and one has not?

- a. answer – one waiver for building height, all other aspects comply with zoning ordinance, 4 buildings on ground level require a height waiver
  - b. Zoning calculation, 2 parcels meet setbacks based on lot lines, parcel 3 outside of the R30 zone, complies individually with the zone.
2. Patricia - Traffic survey data – where is it available? Also, what mitigations or improvements will the developer support to improve traffic safety for pedestrians, cyclists and motorists on the La Costa corridor, given the significant increases in vehicle traffic as a result of this development?
  - a. It will be in the draft EIR, over next couple of months and will be available for comment, part of the mitigations is safety for pedestrians, but we cannot comment on a study that has not been complete yet.
3. Patricia - At maximum occupancy of the hotel, apartments and retail space, what percentage of visiting/resident cars will be accommodated by your planned parking?
  - a. The City calculations were used to calculate our spaces and the project meets the requirements and will be able to accommodate all parking. We will have 257 spaces.
4. Anne Marie Quinn comment: YES! As local residents we feel this will bring value to our homes and neighborhoods. This project takes an area that was not very attractive and was known for "a bad area" and will turn it around and be a quality attractive project! We feel it will bring class, safety and a quality appearance to an otherwise rough area! Thank you!!
5. Angela – comment

I am a 10-year resident of Encinitas raising 3 children here. we lack these types of amenities in our town and especially close to the coast. I could not be more pleased to see this coming our way. thanks for addressing traffic. That is stressful but something we have to address as we grow and make space for our children.
6. Diane & Corrie – do you have any plans to improve or develop walking/biking access over the rail corridor for the Leucadia residents east of the rail?
  - a. Pedestrian access, we agree that something needs to be done at the intersection, we want to support ease of access to beach hotel, etc. These amenities are for them, we are all for helping push the city to figure out how to solve.
7. Susan- Is this a density unit project, y or n, Yes?
  - a. Yes, this is a density bonus project, but we are building below what would be allowed by density bonus. We are proposing 94 units, but under density bonus it could actually be for 146 units.
  - b. We are not maxing out the site but trying to make the project be sure to have an affordable housing element. 20% will be low income, in lieu of 15 % required, we could add more if we wanted to, but we are building less than we could.
8. Elena - why such a large unit count?
  - a. To be financially feasible, nor is the unit count at the maximum it could be.
9. Scott - How do you qualify for affordable?

- a. 80% of AMI average medium income
10. Scott - What type of retailers? Can you bring back El Callejon?
- a. We are not sure, we do not want chains, and would like to see local restaurants, retailers, local artists, furniture makers, would like it all to be local, possibly a grocer
11. Hadley - What prevents the project from going the way of Del Mar Plaza – and is there sufficient parking?
- a. There is sufficient parking. It is not going to be the type of retail that Del Mar has. We envision it to be like the Leucadia art walk 365 days a year, artist, shops, not for high end or maximizing retail density. A lot of thought has gone into the design, and we want it to be funky, for bathing suits and bare feet
12. Diane – Plan for overflow parking?
- a. Yes, and we are uniquely able to use hotel parking, valet parking at hotel, there will also be a direct connection to the hotel, where you enter on 3<sup>rd</sup> level of the hotel to use hotel restaurant
13. Patricia - How to access draft EIR?
- a. We can send you a copy and it will be publicly available on the City's website.
14. Judi- how do you think the traffic congestion will look like?
- a. The project will have a full EIR in the coming months that will publicly available for comment and review.
15. John rider –comment - buy surfers point and put parking there.
16. Rob - Will parking traffic of other projects be taken into consideration? Will you consider contributing to a bridge?
- a. Yes, in the EIR. And we are open to being a part of the discussion about access. There are a lot of different entities that need to be at the table – developers, city, NCTD, residents, etc.
17. Corrie – Comment - locally owned should get first refusal –
- a. yes, that's the plan, would love to have local artists and restaurants
18. Doug - Pedestrian access is a concern; Vulcan and La Costa should be a roundabout.
- a. There is a light planned at that intersection, we will support whatever is best for the community, traffic light or a roundabout
19. Delores – thank you for underground parking.
20. Steve/Susan – beach access? –
- a. A path is part of the project, this remains the path to the beach. the hotel path will be spectacular.
21. Desiree – keeping Leucadia vibe, is the height no higher than Seabluffe housing?
- a. Correct, we didn't want to look down on Seabluffe. The apartments are significantly lower than 35' height limit, specifically kept apartments away from

existing homes in Seabluffe, close to 90', property line to the garage is 62', and it is 87' to the apartment building from the nearest house, this is a significant setback.

22. Ron- Traffic study in summer? –

- a. The data is what the town sets, this is in coordination with city staff, the draft EIR will be a great place for those comments.

23. Sean - What sf of apartments?

- a. The apartments range from 645- 1,220 sf, only 2 are at 1,200 sf, 18 at 1,000 sf, and the rest are lower.

24. Jeff - Traffic VMT or LOS?

- a. this will be in draft EIR, LOS elements will be in EIR, should review at that time

25. Sean - Parking for hotel employees?

- a. The hotel anticipates 40-50 employees at a time, half will be walking or biking, rest easily fit into the hotel Parking Garage.

26. Desire - Does traffic include other projects? -

- a. Yes, the traffic study takes into consideration any other projects in process

27. Susan – comment 101 buildings look too contemporary

- a. We appreciate that feedback. We are trying for modern funky, that will continue to be funky in 20 years

28. Susan - Will affordable be similar in quality? And comment - thanks for keeping it funky!

- a. Yes, the affordable units, are not downgraded, all low-income units are inclusionary.

29. Sean – Where will tracker trailers deliver – will they double park?

- a. No ,this is also a concern with City, we have a turn around, and a shipping and delivery area with 2 designated loading zones. There is also fire truck access. This will not block the highway.

30. Michele - Why another hotel?

- a. This is not a 2<sup>nd</sup> hotel, and it is required by Coastal Commission, they want public access to beach and water, and want overnight accommodations on site. This is an opportunity to connect to the hotel, as villas, this is more family-oriented villa style, with kitchenettes and will be run as a part of Alila Beach Resort.

31. Elena – comment – too many units

- a. It was reiterated that Marea Village is not building to capacity allowed on the site and the project is designed to complement the area and be inclusive by also building affordable housing.

32. Ron – comment -Stick with art friendly concept and local artists

33. Jim – with 94 apartments and hotels rooms are you studying the impact to beach use density – concerned about overcrowding and bluff stability.

- a. Of course we are taking into consideration population, yet we need to remember that these are public beaches, anyone can come from anywhere, if locals use it, others may not use the beach if crowded by locals. There are a lot of beach opportunities in Encinitas.
34. Amy - Landscaping should be native – not tropical
- a. The city has native requirements, our goal to provide appropriate palette, not jungle or tropical.
35. Sean – comment – northern area is rarely visited by locals, great area where locals can hang out.
36. Amy/Jeff - Will landscaping and downlighting be used?
- a. Yes, all lighting will be downwards and shielded, and we will use as much landscape and trees that are native as we can.
37. Sue - Is there any solar?
- a. yes, there will be solar on the roofs
38. Jeff – Will the project implement the 101 Streetscape plan?
- a. Yes, on the frontage, timing is still uncertain, but we will be coordinating with the city on implementation, it will depend on who builds first, it will be the approved streetscape plan built either way.
39. Dianna – What are the projected rents? Higher rents lead to higher occupancy.
- a. The rents will be market rate, the project is conceptual, and we don't know what the market rents will be in a few years. We are sensitive to the comment, and plan to own and operate, we won't want overcrowding in units either, and can share that with the property leasing manager.
40. Doug - How to work together with city of Encinitas?
- a. The hotel is a revenue source for city, nice amenity, this will provide needed housing for the city, pedestrian bridges, tunnels, try to get approved, city can't just pay for infrastructure, but there are state grants, we all can work together to improve infrastructure, push on together, we all want this, hotel needs, community needs, feel strongly
41. Patrick – Comment – nice plan, good mix, nice flavor to the north end of Leucadia which has been “forgotten.”
42. Doug – How do we work with the City to address joint concerns?
- a. Contact city council member, city staff and we are happy to help facilitate
  - b. Ongoing conversations have been had with Doug
43. Lise and Ken - Seabluff residents concerned
- a. Will be available for ongoing conversations and outreach
44. Russell - During construction of hotel there has been tree damage – will project replace them?

- a. For sure, not sure what trees you are referencing but please let us know more so we can plant more. We planted a lot of new trees already, please let us know if there is more we can do.
45. Nancy – Where is the ingress and egress? + comment – loves commercial plans
- a. The ingress/egress for vehicles is via the only driveway at the southeastern corner of the site. Vehicles will be able to access the site from both the northbound and southbound lanes of N Coast Highway 101. Vehicles leaving the site must turn onto southbound N Coast Highway 101.
46. Corrie - Will solar panels be included in waiver?
- a. No, there are parapets around the roofs that will screen solar and mechanical. The building heights include the parapets.
  - b. The height waiver is because commercial spaces need higher ceilings spaces than apartments.
47. Sean – Will there be purple pipe?
- a. Did not have the answer at the time.
  - b. Followed up in email after receiving confirmation that no purple pipe is west of coast highway and will not be used.
48. Desiree – comment – applaud you for being neighborly and not over shadowing current resident’s homes.
49. Delores – comment- love design
50. Ron – concerned about delivery trucks
- a. Reiterated, this is also a concern with City, we have a turn around, and a shipping and delivery area with 2 designated loading zones. There is also fire truck access. This will not block the highway.
51. Ron – comment - Pressure on state parks to improve restrooms.
- a. We agree they need improving, Larry is still having these discussions with state parks regarding the hotel.
52. Jennifer- Overpopulating beach, how do you intend to keep it clean and safe?
- a. discussion with state parks, there is a fee for guests at the hotel which will go to improve beach cleanup, and we will remain engaged and committed to being a part of keeping our beaches clean and safe.
53. Ron solar panels PV – doesn’t show on section view
- a. This view is not through the building, it is an elevation view.
54. Patricia - How have you partnered in past to improve infrastructure?
- a. We had much smaller projects in past, that were not of this magnitude. We are thankful for community engagement like this, so we know how to partner and have collaborative conversations.
55. Ron - Will the Leucadia sign come back?
- a. Absolutely.

56. Sean - Can we anticipate any bars/breweries opening?
- We are not going for alcohol license right now, that can be addressed when a restaurant comes in. It will have to go through the process, at that time. Restaurants receive a conditional license and can always be evaluated. We don't believe it will be a concern
57. Jennifer - What are we doing to ensure bluffs are safe?
- All projects are done with geological studies, vibration studies, it is very technical, and we are taking great caution.
  - Justin Suiter – (civil engineer) – soils engineer will have analysis, on file with city referenced in the EIR. These are studies by a professional engineer, if there is an issue the City would bring to our attention, detailed questions need to be addressed by soils engineer with expertise.
58. Rob – Help with a bike pedestrian bridge at La Costa?
- Happy to have those conversations.
59. David – likes the project, wants more commercial is only concerned about the possibility to include a railroad overpass from Vulcan. And if there will be a local rate for staycations?
- GM at the hotel is very open to local rates. There will be opportunities for rate adjustments. We want a hotel to be a place locals love, programs for locals coming soon
  - Overpass will be an ongoing conversation that we're happy to be a part of. It is a lot of jurisdictions that need to be at the table – NCTD, City, etc.
60. Sean - Public restrooms, available at our location?
- yes, in the project, for sure
61. Elena – appreciate what doing trying best to support – but why so many units?
- We chose a quality way to build which includes underground parking which is the most expensive construction to build. We could build 146 units, but we are only building 94, can't financially build less, don't want to build more, trying to be sensitive.
62. Delores- comment - disagrees we need a balance with affordable and smaller units
63. Ron – comment - Suggestion for local artist for sign design
64. Doug - Who has financial responsibility for walking safety? is this the city?
- Request clarity – Justin Suiter – confusion, for the infrastructure costs – City counts on developers to share cost , we will share costs, as well as other projects
  - Marco – city released a study of additional crossing of railway, El Portal by school started this spring, not just developer or city, but NCTD, has to be vetted through their train, local councilman is the chair of the board, as projects move forward, rise of voices to NCTD to get pedestrians from Vulcan across 101, process is

confusing, residents on La Costa, not safe, city points to developer, concern for safety addressed first,

- c. Larry – understands, want to figure out in perfect world, all those things would be great, mitigate at the same time as part of construction, that would be great, figure out how the logistics can happen would be great

65. Jim – Asked if Marco could help with crossings

- a. He said he'd be happy to

66. Patricia - Traffic — well railway crossing is an issue, biking and walking on La Costa is unsafe, want to walk to new sites, but dangerous, considered either curb and gutter sidewalk construction or walking and biking to site off La Costa.

- a. We share your concerns, and understand La Costa Ave is dangerous, agree completely, don't know if engineering is the answer but in full support to the extent, we can help to make it happen. Hope there is something we can do to create a better path for bikes and pedestrians, Leucadian Cares Group,
- b. Update – Larry has had ongoing conversations with Patricia to be involved

- 4. All questions were addressed. There were some that either need to be worked out once the full EIR is available with adequate traffic data or a couple of questions that were responded to after the CPP meeting via email, such as the use of purple pipe and ongoing discussion about engagement for safety along La Costa Ave. (attached in final report). Additionally, Larry and his team have made their information available should anyone want to engage further or have questions come up.

The CPP meeting lasted two hours. The attendees were informed that a report including comments, list of attendees and correspondence received would be prepared and submitted to the Development Services Department. Once approved, a copy of the report will be distributed to all CPP participants.

## Citizen Participation Program

Date: November 25, 2020

Encinitas Beach Land Venture I, LLC

Invites you to attend a VIRTUAL neighborhood meeting

Project name: Marea Village

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos: MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786-2020; and CPP-3789-2020

The Marea Village project proposes a Design Review Permit, Coastal Development Permit and Lot Line Adjustment to allow for the construction of a mixed use development consisting of 94 for rent apartment units, 30 hotel rooms and 18,262 square feet of retail uses, to construct walls over six feet in height, to cut grade greater than eight feet and fills greater than four feet as well as a lot line adjustment between parcels 216-041-21 and 216-041-20. The project site is located at 1900 North Coast Highway 101 (APN 216-041-06) & 1950 North Coast Highway 101 (APNs 216-041-20, 216-041-21) in the Leucadia community of Encinitas. The project is utilizing California Density Bonus and will be requesting waivers. The property is owned by Encinitas Beach Land Venture I, LLC.

The Design Review Permit is required in order to ensure project consistency with North 101 Corridor Specific Plan Design Recommendations established by the City of Encinitas. A Lot Line Adjustment is required to determine resulting lot zoning standard consistency. The Coastal Development Permit is required in conjunction with the issuance of the aforementioned permits, given the project's location within the Coastal Zone.

The project would consist of 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza and an outdoor seating area. Of the 94 residential units proposed in the community, 74 would be rented at market-rate and 20 would be affordable units dedicated to "low income" qualifying residents. The proposed project includes a variety of building sizes roof shapes, colors, and materials to reflect the eclectic nature of Leucadia.

The project site is currently occupied by an operating restaurant, a commercial center and an abandoned building formerly operated as a restaurant. The project is one of 15 sites (APNs 216-041-20, 216-041-21) identified in the City of Encinitas Housing Element Update, which was certified by the California Department of Housing and Community Development on October 8, 2019. As part of the Housing Element Update, a portion of the project site was designated with an R-30 overlay zone and allocated a minimum of 33 residential units. As indicated above, the proposed project would consist of 94 residential units.

Surrounding land uses include North Coast Highway 101 (to the east), the existing Seabluffe residential community (to the south and west), and the Encinitas Beach Hotel currently under construction (to the north).

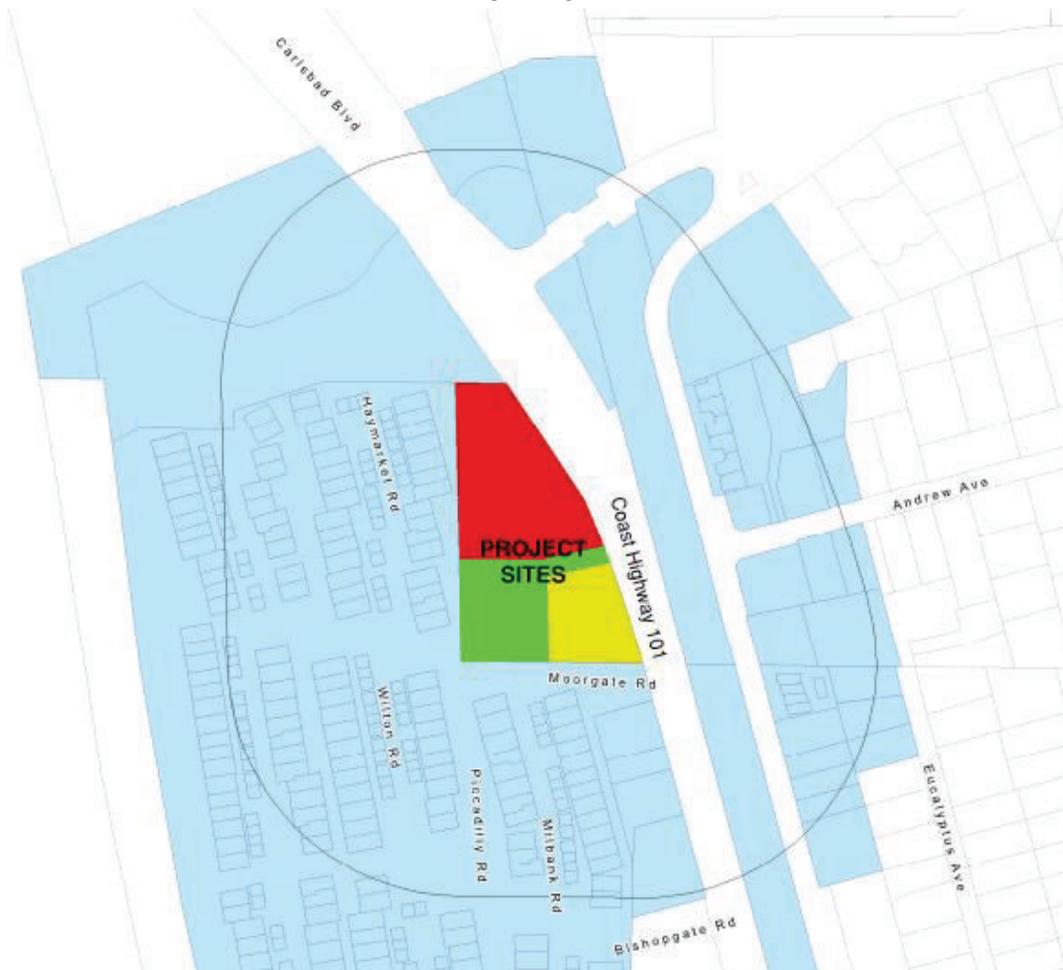
The Site's General Plan designation is North 101 Corridor Specific Plan, and the Zoning designation is N-LVSC with a R-30 overlay as part of the City's Housing Element Update for (APNs 216-041-20, 216-041-21) and N-CRM-1 for APN 216-041-06.

We look forward to meeting you virtually and discussing any concerns or questions you may have regarding this proposed project. Materials to be presented at the meeting will be available at the meeting and can also be requested in advance of the meeting as an email attachment or hard copy. A comment card and return envelope may also be requested if internet access is not available to you. If you are unable to attend the meeting or have questions prior to the meeting, please contact Encinitas Beach Land Venture I, LLC at (858) 436-3614.

Please join us on:  
**Tuesday, December 15, 2020**  
**6:00pm – 9:00pm**  
**Via Zoom**

**Please RSVP to receive login information. Instructions, if requested, will be provided upon RSVP. Contact Leanna Ferrante at [lferrante@fenwayca.com](mailto:lferrante@fenwayca.com) or 858-436-3614.**

### Vicinity Map



\*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710.

## Step by Step to Register for the Zoom

1. Click on the Zoom link in your email
2. Zoom will take you to their registration page. Attendees must register for this CPP so attendance can be taken, and attendees can comment.

CPP Registration

[f](#) [t](#) [in](#) [✉](#)

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Topic	CPP Marea Village
Description	Please join us for the Marea Village CPP meeting to hear an overview of the project proposed in Leucadia.
Time	Dec 15, 2020 06:00 PM in Pacific Time (US and Canada)

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\* Required information

First Name *	Last Name *
<input type="text"/>	<input type="text"/>
Email Address *	Confirm Email Address *
<input type="text"/>	<input type="text"/>

By registering, I agree to the [Privacy Statement](#) and [Terms of Service](#).

3. Zoom will make you verify you are a person.



I'm not a robot



reCAPTCHA  
[Privacy](#) • [Terms](#)

## Step by Step to Register for the Zoom

4. You will be forwarded to a confirmation screen on Zoom. This email link is specific to you. If you forward it, only one person can use it at a time. Everyone should register individually.

Webinar Registration Approved

Topic	CPP Marea Village
Description	Please join us for the Marea Village CPP meeting to hear an overview of the project proposed in Leucadia.
Time	Dec 15, 2020 06:00 PM in Pacific Time (US and Canada)  <a href="#">Add to calendar</a>
Webinar ID	851 3274 7475

To Join the Webinar

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. [https://us02web.zoom.us/j/85132747475?tk=yG516O2EODXucwEOLi3GS1XHcxy8ZfK73YPTDQ-DkFg.DQIAAAAT0k6i0xZvc0NCeHoydlRxQ09MV3FJN2FBR2xBAAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=TGNrOHijM1hJdEY5U3V3T2tnN3QzUT09&uuid=WN\\_\\_H\\_RNVmbQ4ugNxM5G-J4WA](https://us02web.zoom.us/j/85132747475?tk=yG516O2EODXucwEOLi3GS1XHcxy8ZfK73YPTDQ-DkFg.DQIAAAAT0k6i0xZvc0NCeHoydlRxQ09MV3FJN2FBR2xBAAAAAAAAAAAAAAAAAAAAAAAAAAAA&pwd=TGNrOHijM1hJdEY5U3V3T2tnN3QzUT09&uuid=WN__H_RNVmbQ4ugNxM5G-J4WA)

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To Cancel This Registration

You can [cancel](#) your registration at any time.

5. You will also be sent a confirmation email from Zoom.

You are invited to a Zoom webinar.

Date Time: Dec 15, 2020 06:00 PM Pacific Time (US and Canada)  
Topic: CPP Marea Village

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 924987

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Description: Please join us for the Marea Village CPP meeting to hear an overview of the project proposed in Leucadia.

Or iPhone one-tap:

US: +16699006833,,85132747475# or +13462487799,,85132747475#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 851 3274 7475

Participant ID: 186649

Passcode: 924987

International numbers available: <https://us02web.zoom.us/j/85132747475>

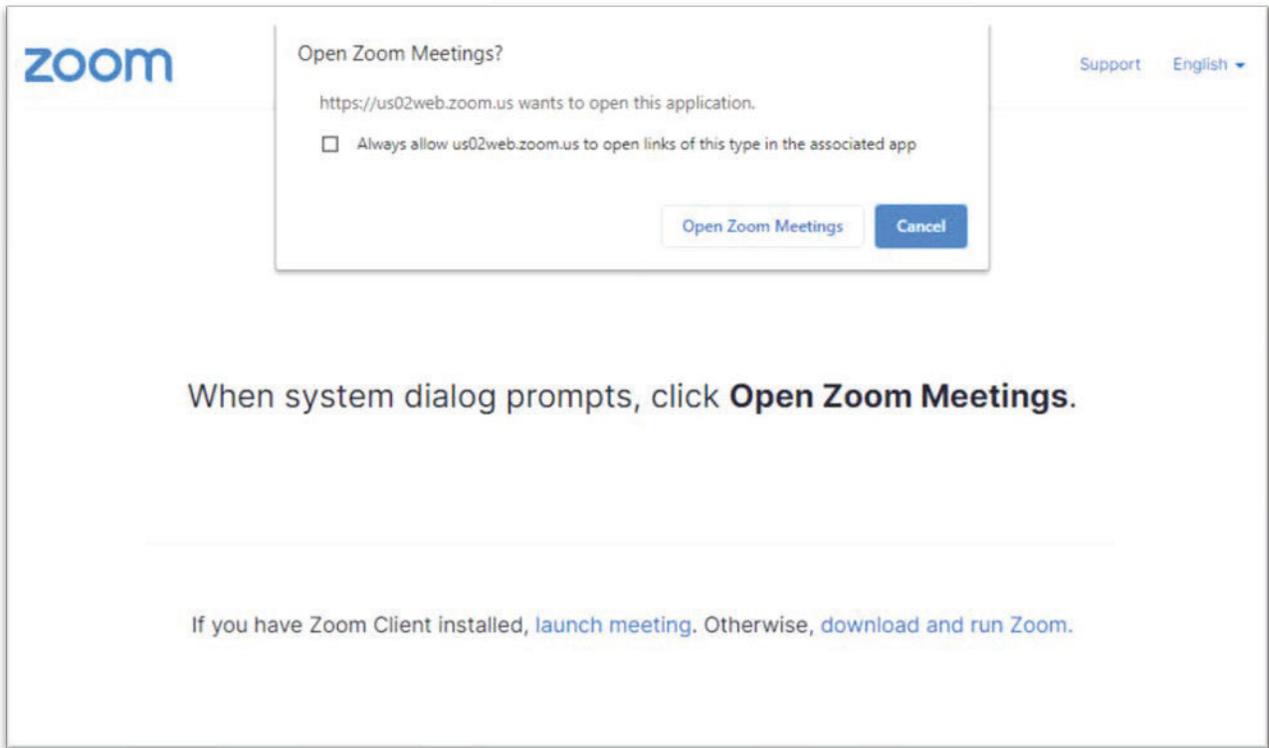
6. Zoom now requires passcodes to join meetings to stop spammers. The email has the passcode: 924987 included.

## ZOOM TUTORIAL

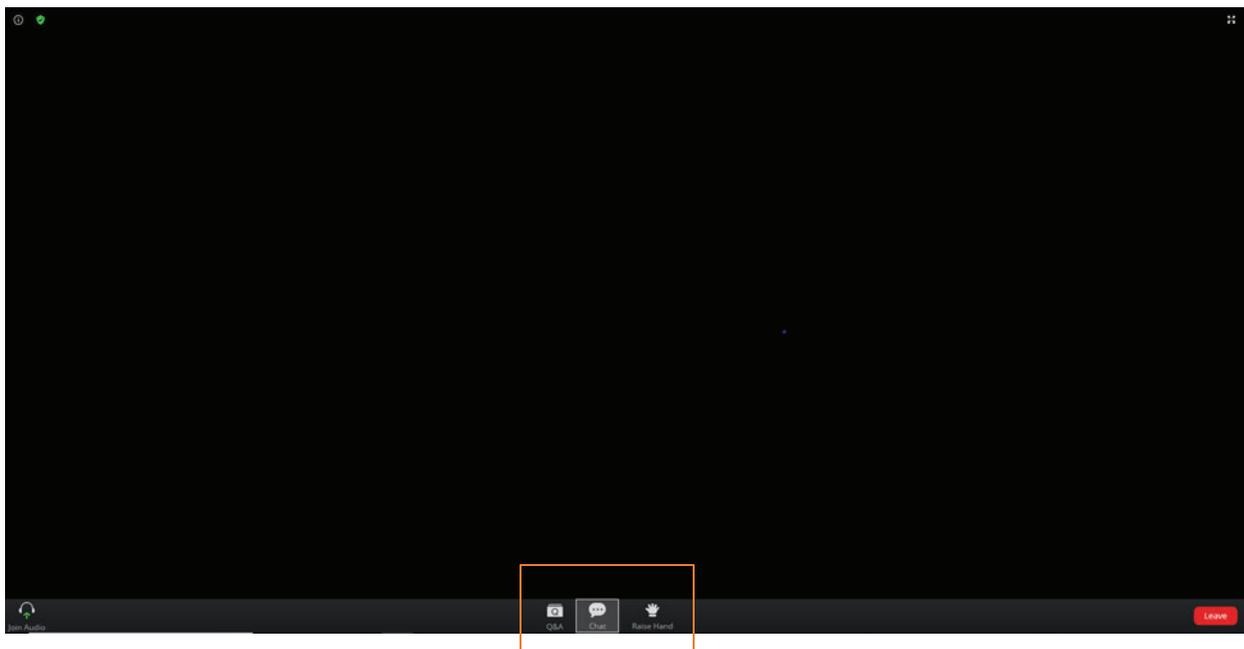
We recommend watching the Zoom.com tutorials. Please download the latest Zoom software to make sure all features are up to date. Zoom will prompt you to do so.

Joining a meeting: <https://support.zoom.us/hc/en-us/articles/201362193>

1. From your confirmation email, click the link to Open Zoom Meetings.

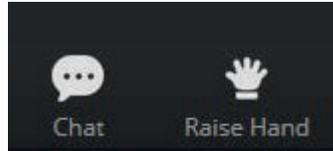


2. You'll need to put in the passcode: 924987 to join.
3. The Zoom landing page will look similar to this screen:

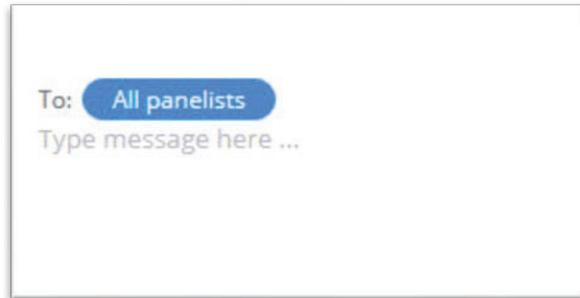


## ZOOM TUTORIAL

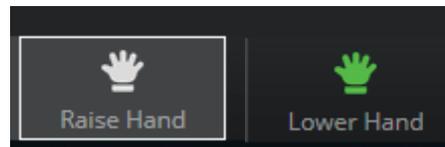
Here are a couple functions for attendees: **CHAT & RAISE HAND**



The Chat Function is for attendees to directly communicate with the Host.



Every attendee will be muted at the start. Only the host can unmute an attendee. The attendee must **“raise their hand”** and the host will unmute the attendee. If only connected by phone, an attendee can raise their hand by pressing \*9 .



**CPP sign in sheet - Marea Village**  
**Dec. 15, 2020**

<b>First Name</b>	<b>Last Name</b>	<b>Email</b>
Adrian	hall	adrian.hall33@gmail.com
Amy	Freeman	amyfreeman@cox.net
Andree	Pyfer	apyfer@gmail.com
Angela	Yon	Angela@borettonmerrill.com
AnnMarie	Quinn	aquinn@geotekusa.com
Audrey	Jackel	Audrey@jackelsd.com
Bill	Blair	billyblair8@gmail.com
Brad	Johnson	bjunreply@gmail.com
Brenda	Tirshfield	captmomt@yahoo.com
Brenna	Olsen	brenna@thecreativecellar.com
Buzz	Mills	buzzard06@gmail.com
Caitlin	Jensen	Caitlinejensen@gmail.com
Carol	Scoville	carolrscoville@gmail.com
Chiara	Tripodi	chiaradoc@gmail.com
Christine	Purkiss	cpurkiss@live.com
Corrie	Martin	fiercecorrie@gmail.com
craig	ronholm	craigronholm@hotmail.com
Cydne	Holt	cydneholt@live.com
dar	jacobs	darjhere@gmail.com
Dave	Licosati	licosati@gmail.com
David	Langdon	david@prgestates.com
David	McLaren	david.mclaren@cox.net
Delores	Loedel	Kaindee@cox.net
Dennis	Simmons	sandman55@cox.net
Desire' and Chris	Smith	desire@isensecloud.com
Diane	Lantz	lantz.diane@gmail.com
dianna	Nunez	dnunez@cox.net
Doug	Jensen	djensen@dac-usa.com
Douglas	Wierenga	dougwierenga@icloud.com

elena	thompson	elenathompson@cox.net
Ellyn	Lakin	ellyn.audrey@gmail.com
Fenton	Cross	Crossf44@yahoo.com
Hadley	Comer	2hadley@gmail.com
Hugh	Buchanan	brh361@yahoo.com
J	D	leucadiajohn@dslextreme.com
J-K	Investments	bigbanshipstores@hotmail.com
Jamie	Davis	jamie4549@mac.com
Jeff	Hunt	jeffreyshunt@aol.com
Jennifer	Covell	eve@vintagegoodsapparel.com
Jim	Alwan	Alwan1@cox.net
Jim	Kverno	Jimkverno@yahoo.com
Joan	TEDESCO	joanietedesco@gmail.com
JOAN	OLIVER	palmolivers@sbcglobal.net
Joan	Jordan	Peralta02@charter.net
Joel	Garcia	Garcialua@sbcglobal.net
John	Rider	wheelsbb61@gmail.com
John	Nichols	johnfnichols@gmail.com
Joshua	Nunnally	josh@sdarchitects.net
Karen	Fraser	kfrasershop@gmail.com
Karl	Marquette	KHMARQUETTE22@GMAIL.COM
Kelson	Splavec	Kelsonsplavec@gmail.com
Liinda		lbergelson@att.net
Linda	Meeker	leucadialinda@dslextreme.com
Lise	Mahoney	lisemarie3@gmail.com
Manon	Maschue	pbmanon@gmail.com
Maria	Bohl	tigramaria60@yahoo.com
Mary	Tavan	marytavan@gmail.com
Melinda	Dudley	mdudley333@yahoo.com
Michele	Alper	mrmalper@gmail.com
Michelle	Turnbull	turnbullmich@gmail.com
Nancy	DeGhionno	dogs92024@yahoo.com
Norman	Arkoff	narkoff@hotmail.com

Patricia	Vasquez	mspmvasquez@gmail.com
Patrick	Johnson	pl_johnson@hotmail.com
Patrick	McAllister	Patrickm@wermersproperties.com
Patrick	Tribolet	ptriboleto@fenwayca.com
Patrick	Doyle	patrick@doyleire.com
Paul	Ecke	paulecke3@icloud.com
Peter	Curry	peter.curry@cushwake.com
Queenie	Cocjin	queenie@sdarchitects.net
Richard	Smith	azsmith@pobox.com
Rob	Fleener	rflee@hotmail.com
ron	ranson	rranson@ucsd.edu
Russell	Levan	russelllevan@gmail.com
Samuel	Losh	samlosh@earthlink.net
Sandra	Jackel	sandyj15@hotmail.com
Scott	Potter	spotter@suffolk.com
Scott	Peterson	Scottwpeterson@hotmail.com
Sean	Olsen	seansolsen@yahoo.com
Sean	Maschue	smaschue@qti.qualcomm.com
Shari	Chambers	punkchambers@gmail.com
Steve	Norton	nortsurf4@yahoo.com
Sue	Ferraro	sferraro01@charter.net
Susan	Turney	susankturney@gmail.com
Susan	Glasser	slglasser@comcast.net
Suzi	Shatto	sq_shatto@yahoo.com
Tina		vinandt@roadrunner.com
Tom	Wermers	Tomw@wermerscompanies.com
Z	Hammond	zach.hammond@gmail.com

18:06:45 From Desire Smith To All Panelists : Desire' and Chris Smith

18:06:58 From Desire Smith To All Panelists : desiresmith12@gmail.com

18:08:26 From Nancy DeGhionno To All Panelists : what variances, waivers, adjustments, special permits, entitlements,etc. are you requesting?

18:08:39 From Michelle Turnbull To All Panelists : I was your child's teacher, Larry. I know what their neighborhood looked liked and I'm saddened that you want to destroy our neighborhood with yet another overbuilt money maker. Leucadia is NOT the place for this. You have profited enough from this community. We just want to live a calm and peaceful life in this neighborhood without big time real estate taking over our town.

18:08:49 From Haley Wonsley | Intesa Communications Group To Desire Smith and All Panelists : Thanks for being with us again tonight!

18:09:37 From Nancy DeGhionno To All Panelists : how has zoning been calculated when 2 parcels have been up-zoned and one has not?

18:11:43 From Haley Wonsley | Intesa Communications Group : Please place your name, email, phone number and address in the chat. Thank you all for being with us this evening, we look forward to discussing your questions at the end of the presentation.

18:14:06 From Haley Wonsley | Intesa Communications Group To Christine Purkiss and All Panelists : Hi Christine, I see your hand raised and we will get to your question and call on you after the presentation. Thanks!

18:15:17 From Patricia Vasquez To All Panelists : Patricia Vasquez, mspmvasquez@gmail.com, 858-752-3112, 207 La Costa Avenue, Encinitas, 92024.

18:15:51 From Suzi Shatto To All Panelists : Suzi Shatto sq\_shatto@yahoo.com 760.815.2847 177 Andrew Ave. Leucadia

18:16:32 From Sue Ferraro To All Panelists : Sue & Tom Ferraro sferraro01@charter.net. 9098156225, 1755 Whitehall Rd.

18:16:41 From Michelle Turnbull To All Panelists : Stop Larry. You really don't care about the community.

18:17:13 From Scott Peterson To All Panelists : Scott Peterson

18:17:35 From Michelle Turnbull To All Panelists : I was the person that posted the chat and said I taught Larry's child...My name is Michelle Turnbull and I continue to teach in the neighborhood where Larry's children went to school. Larry's take on this is not taking into consideration the families that live here. My phone number is 858.337.1737 and my email is turnbullmich@gmail.com. Traffic is indeed a concern, but more so is the spirit of our town being lost to greed.

18:17:37 From Patricia Vasquez To All Panelists : Can you please discuss the traffic survey/data that was used for this proposal? Where can I access that information?

Also, what mitigations or improvements will the developer support to improve traffic safety for pedestrians, cyclists and motorists on the La Costa corridor, given the significant increases in vehicle traffic

as a result of this development?

Thanks,

Patricia Vasquez

18:17:49 From Scott Peterson To All Panelists : Scott Peterso ,  
scottwpeterson@hotmail.com, 858-945-4946

18:17:57 From Delores Loedel To All Panelists : Delores Loedel  
760-207-2982 kaindee@cox.net

18:17:57 From Michelle Turnbull To All Panelists : You are full of  
shit! This will ruin our community.

18:18:17 From Kelson Splavec To All Panelists : Kelson Splavec,  
kelsonsplavec@gmail.com, 760-470-4770. 180 Andrew Ave, Encinitas 92024

18:19:06 From AnnMarie Quinn To All Panelists : AnnMarie Quinn,  
aquinn@geotekusa.com 951-675-8715

18:19:17 From AnnMarie Quinn To All Panelists : 700 Blossom Rd,  
Encinitas CA 92024

18:20:00 From AnnMarie Quinn To All Panelists : Tom Quinn  
951-522-5185 amqservices@hotmail.com 700 Blossom Rd, Encinitas CA  
92024

18:20:42 From Scott Potter To All Panelists : Scott Potter

18:20:50 From Michelle Turnbull To All Panelists : Stop talking  
Marco, you guys are doing this for to benefit yourselves, not to  
benefit anyone else. You will have a fight.

18:21:04 From dianna Nunez To All Panelists : Dianna Mansi Nunez

18:21:18 From Scott Potter To All Panelists : 949-275-3587; 7619  
Galleon Way, Carlsbad 92009

18:21:50 From Jim Alwan To All Panelists : Jim and Kelly Alwan 327  
La Costa Ave alwan1@cox.net. 858 776 0045

18:22:10 From Scott Peterson To All Panelists : the site rendering  
looks amazing! any more pictures to show?

18:22:26 From dianna Nunez To All Panelists : Dianna Mansi Nunez 399  
Hillcrest Drive, Encinitas, CA 92024 dnunez@cox.net 760-632-7011

18:22:38 From Michelle Turnbull To All Panelists : We know the area  
and how you will destroy it.

18:23:33 From elena thompson To All Panelists : why cant we see  
comments? need a new public CPP, transparency welcome.

18:24:00 From David McLaren To All Panelists : David McLaren,  
david.mclaren@cox.net, 858-337-5999, 1149 N. Vulcan Ave. #4

18:24:02 From Michelle Turnbull To All Panelists : You have no idea  
about our town. Stop talking out of your ass.

18:24:20 From Haley Wonsley | Intesa Communications Group To elena  
thompson and All Panelists : Hi Elena, The chat is to help facilitate  
questions and answers at the end of the presentation. The full chat  
will be available in the CPP report to the city and will be made  
public.

18:25:25 From AnnMarie Quinn To All Panelists : YES! As local  
residents we feel this will bring value to our homes and  
neighborhoods. This project takes an area that was not very  
attractive and was known for "a bad area" and will turn it around and  
be a quality attractive project! We feel it will bring class, safety

and a quality appearance to an otherwise rough area! Thank you!!  
18:25:40 From Haley Wonsley | Intesa Communications Group To elena thompson and All Panelists : Hi Elena, I see your hand raised and have added your name to the list so you can ask a question at the end of the presentation. Thanks!

18:27:23 From Angela Yon To All Panelists : my name is Angela Merrill and I am a 10 year resident of Encinitas raising 3 children here. we lack these types of amenities in our town and especially close to the coast. I could not be more pleased to see this coming our way. thanks for addressing traffic. That is stressful but something we have to address as we grow and make space for our children. My address is 1616 jerrilynn place.

18:27:46 From Michelle Turnbull To All Panelists : Are we building a hotel in Carmel Valley, Larry? Taking over your family's neighborhood, Larry? I really hope you think about the devastation this will bring to our neighborhood. I'm just really disappointed. Michelle Turnbull, turnbullmich@gmail.com, 858.337.1737

18:28:25 From Patricia Vasquez To All Panelists : At maximum occupancy of the hotel, apartments and retail space, what percentage of visiting/resident cars will be accommodated by your planned parking?

18:29:15 From dianna Nunez To All Panelists : Currently there is no safe pedestrian or bike access for residents on the northeast side of the railway between Leucadia Blvd and La Costa Blvd to cross to your project. Because local residents' use of Marea Village would benefit this project, do you have any plans to improve or develop walking/ biking access over the rail corridor for the Leucadia residents east of the rail?

18:30:01 From Susan Turney To All Panelists : Is this a density bonus project. yes or no please?

18:30:17 From Delores Loedel To All Panelists : beautiful!

18:30:29 From Scott Peterson To All Panelists : nice attention to detail. what kind of retailers do you envision?

18:30:45 From Melinda Dudley To All Panelists : Melinda Dudley

18:31:06 From Melinda Dudley To All Panelists : mdudley333@yahoo.com

18:31:19 From elena thompson To All Panelists : Cannot see CPP dialogue, being snuffed out during COVID

18:31:21 From Melinda Dudley To All Panelists : 760-613-2585

18:31:31 From Melinda Dudley To All Panelists : 1149 N Vulcan Avenue Unit 7

18:31:44 From Melinda Dudley To All Panelists : Leucadia, CA 92024

18:32:22 From Haley Wonsley | Intesa Communications Group To elena thompson and All Panelists : Hi Elena,

18:32:25 From AnnMarie Quinn To All Panelists : Such an awesome project!

18:33:22 From Haley Wonsley | Intesa Communications Group To elena thompson and All Panelists : Again, I see your hand raised, I am going to lower it, but I will call on you during Q&A. Thanks for your patience

18:33:27 From Hadley Comer To All Panelists : Hadley Comer

2hadley@gmail.com 323-793-4495

18:34:40 From Sean Olsen To All Panelists : Sean Olsen

18:35:08 From Sean Olsen To All Panelists : seansolsen@yahoo.com,  
1959 Park Crest Dr Cardiff, 660-805-8985

18:35:29 From Hadley Comer To All Panelists : What is to prevent  
this development from "going the way" of Del Mar Plaza in old Del Mar,  
and the Whole Foods Development in Encinitas? That said, I like the  
thought put into it and the vision. Also, is that sufficient parking?

18:36:45 From dianna Nunez To All Panelists : Is there a plan for  
overflow parking?

18:37:54 From elena thompson To All Panelists : Why cant we see CPP  
chat?

18:38:14 From Ellyn Lakin To All Panelists : Ellyn Lakin

18:38:49 From Ellyn Lakin To All Panelists : 390 E Glaucus St -  
ellyn.audrey@gmail.com

18:39:06 From Haley Wonsley | Intesa Communications Group To elena  
thompson and All Panelists : Yes, it will be made available after the  
presentation in the full city report.

18:40:18 From Corrie Martin To All Panelists : As a resident of the  
neighborhood just East of Vulcan, I would like my family to be able to  
access the future businesses located at the proposed Marea Village.  
Currently, our area of Northwest Leucadia does not have a rail  
crossing or even safe bike or walk path to do so. I would like to see  
Fenway work with our community to insist the city implements a rail  
crossing, safe walk & bike paths along La Costa & Coast Hwy as well as  
necessary traffic mitigation measures in the surrounding area (not  
just La Costa & Coast Hwy). Thank you. Corrie Martin  
fiercecorrie@gmail.com 310-880-4318 1922 Stewart Way Encinitas, CA  
92024

18:40:46 From Patricia Vasquez To All Panelists : How can we access  
the draft EIR?

18:41:04 From Scott Peterson To All Panelists : a good amount of  
affordable. what are the requirements for tenants to qualify?

18:42:00 From Ellyn Lakin To All Panelists : I like the plan. It  
seems very well thought out, and I appreciate the design elements that  
pull from the diverse aspects of Leucadia and Encinitas.

18:42:02 From Amy Freeman To All Panelists : Amy Freeman

18:42:28 From John Rider To All Panelists : John Rider  
wheelsbb61@gmail.com / Judi Brent jascherbrent@yahoo.com 1911 Paxton  
way, encinitas 760.633.3962. since the hotel has 208 parking avail  
and over 250 for the village. we are looking at over an additional 100  
cars daily and that is just a wild guess. How do you think the traffic  
congestion will look like? you can not guarantee anyone taking buses  
or other transportation other than their own cars.

18:42:31 From Nancy DeGhionno To All Panelists : Nancy DeGhionno  
1773 Wilstone Ave leucadia, dogs92024@yahoo.com 760-632-9467. I wrote  
the first 2 questions. thanks

18:43:39 From Rob Fleener To All Panelists : will the traffic study  
take into consideration the other projects being planned along la  
costa and on 101 across from pinto

18:43:43 From Amy Freeman To All Panelists : 760 803 3251 1731  
Wilstone Ave Leucadia

18:43:55 From Amy Freeman To All Panelists : amyfreema@cox.net

18:44:18 From Amy Freeman To All Panelists : amyfreeman@cox.net

18:44:19 From Corrie Martin To All Panelists : I would also like to see our current locally owned, independent restaurants & businesses that make up our wonderful community and unique culture be given first right of refusal on affordable rent at Marea Village. Thank you.

18:44:34 From John Rider To All Panelists : JohnRider....why don't you buy surfers point and put a parking garage there.

18:44:44 From Russell Levan To All Panelists : Russell Levan, russelllevan@gmail.com, 760-802-5690, 1317 Hymettus Avenue Encinitas, CA 92024

18:44:46 From Scott Peterson To All Panelists : any chance to bring back El Callejon in this project? that would be the icing on the cake for this cool new development

18:44:46 From elena thompson To All Panelists : NO need for such density. Totally out of character for this area. Greedy unit count, Why so HUGE, please answer why Larry? Intention? Walkable? No safe infrastructure for that

18:44:47 From Patricia Vasquez To All Panelists : We would love to walk to the retail and dining sites. However, we live on La Costa Avenue. How could be possibly walk there safely?

18:44:55 From Doug Wierenga To All Panelists : Doug & Steph Wierenga. 325 La Costa Ave, 18 year homeowners. We don't love the density of your project, but appreciate the thoughtful and representative design elements. We are very concerned about traffic and safety along La Costa. Can Vulcan and La Costa be a roundabout? I read the city's traffic program online. The project's cost difference isn't high vs. a light. (~<\$50k delta). A roundabout at La Costa and 101 would be much preferred, as well. There presently isn't safe way to access your project from the nearby neighborhoods on foot / bike.

18:45:10 From Rob Fleener To All Panelists : would you consider contributing to the construction of a pedestrian bike bridge across the rail tracks at la costa to get us safely to your project

18:45:17 From Rob Fleener To All Panelists : Rob Fleener

18:45:27 From Delores Loedel To All Panelists : thank you for doing underground parking

18:45:47 From Steve Norton To All Panelists : How is it going to work in terms of everyone's access to the beach? Is the access point only via the pathway that's now being developed off of the large hotel driveway?

18:47:07 From Tina To All Panelists : Tina Ravizza, vinandt@roadrunner.com, 7602131629, 1669 Honeysuckle Ct Encinitas 92024

18:47:51 From Amy Freeman To All Panelists : Leucadia is not the tropics. Why not use California native plants in landscaping plan-saves water and provides a better habitat for local birds/butterflies etc

18:48:22 From Desire Smith To All Panelists : Thank you Larry and Team, First I appreciate your acknowledging the concerns of residents and keeping the Leucadia Vibe. Is the maximum height of this project no higher than Seabluff Housing?

18:48:48 From ron ranson To All Panelists : Ron Ranson  
rranson@ucsd.edu 174 Andrew Ave. 760-547-6039 The traffic study seems to be taken at the wrong time of year. it needs to be studied during summer for a full picture of what's out there. Having a November study is a cop out.

18:49:19 From Steve Norton To All Panelists : Steve Norton,  
nortsurf4@yahoo.com, 760-633-4536, 283 La Costa Ave.

18:49:58 From Sean Maschue To All Panelists : what is the Square footage ranges of the apartment units?

18:50:41 From ron ranson To All Panelists : Ron Ranson  
rranson@ucsd.edu 174 Andrew Ave 7605476039. Nice variety of design styles, angles, colors and variety of textures. Congratulations. Don't agree with building waivers.

18:51:02 From Patricia Vasquez To All Panelists : We would love to walk to the retail and dining sites. However, we live on La Costa Avenue. How could we possibly walk there safely?

18:51:23 From Brenna Olsen To All Panelists : As a local small business owner, I am looking forward to bringing more traffic to retail locations that are struggling right now

18:51:51 From Jeff Hunt To All Panelists : Traffic VMT has to be addressed with the EIR. But does Encinitas still have policies regarding LOS?

18:51:55 From Sean Maschue To All Panelists : Is there also parking for all the hotel employees/contractors during normal hotel operation once complete?

18:52:13 From Susan Glasser To All Panelists : Bill Glasser, Stewart Way, Encinitas, WJGlasser@gmail.com

18:52:39 From Scott Potter To All Panelists : I believe the project will make this part of Leucadia more pedestrian friendly. I look forward to having a place that I can bike to with my family and utilize after a day at the beach.

18:52:58 From Susan Glasser To All Panelists : 1. Is there beach access from the development?

18:53:19 From Desire Smith To All Panelists : you mentioned that the traffic study was done in 2019, did this included all the projects that are slated for this corridor?

18:53:47 From Susan Glasser To All Panelists : 2. Project looks great but the buildings along the 101 look a bit too contemporary

18:55:52 From Susan Glasser To All Panelists : 3. Will the "affordable" units have the same finishes and sizes as the market rate units?

18:56:24 From Susan Glasser To All Panelists : Thanks for keeping it Funky!

18:56:42 From Sean Maschue To All Panelists : how/where will large tractor-trailers pull-up to make deliveries to the commercial/restaurants? will they need to double-park on the highway?

18:56:47 From Michele Alper To All Panelists : Why would you be proposing to build a second hotel next door to a new hotel that is just being completed?

18:57:26 From elena thompson To All Panelists : "not that much space"..

18:57:55 From elena thompson To All Panelists : too many units...

18:58:06 From ron ranson To All Panelists : Ron Ranson 174 Andrew ave rranson@ucsd.edu 760 5476039 Thanks for including an emphasis on local artists. Stick with this art friendly concept.

18:58:27 From elena thompson To All Panelists : Ha! LeucadiArt Walk!

18:58:29 From Jim Alwan To All Panelists : With 94 apts and 30 more hotel rooms, in addition to the new hotel and other projects, are you studying the impact to beach use density. For existing comparison, with today's available beach parking, it is a small beach and easily over crowded. Backing people down the beach and against the cliffs is potentially dangerous.

18:58:36 From AnnMarie Quinn To All Panelists : Yes, keep it local as possible

18:58:41 From Sean Olsen To All Panelists : as a previous resident of Leucadia I can attest to the fact that the northern area in question was rarely visited by locals. I think this will be a great area where locals can hang out.

18:59:32 From Hadley Comer To All Panelists : Thank you! I pray your vision holds its course! 😞

18:59:41 From elena thompson To All Panelists : Sorry, fighting for town, quality of life, community character, this is NOT Leucadia

19:00:24 From Jeff Hunt To All Panelists : Will landscaping and downlighting and other design elements be used to address impacts to Seabluffe?

19:00:52 From AnnMarie Quinn To All Panelists : YES....affordable rent for locals

19:00:56 From elena thompson To All Panelists : Parking studyist be in summer months,, not November

19:01:25 From Patrick Doyle To All Panelists : Patrick Doyle patrick@doyleire.com 760-533-4602 215 Sanford St Leucadia

19:02:18 From Sue Ferraro To All Panelists : is there solar in the project?

19:02:19 From Jeff Hunt To All Panelists : Will the project implement the 101 Streetscape Plan along the frontage of the project?

19:02:22 From dianna Nunez To All Panelists : This is a lovely designed project and your efforts to not over densify the area is very much appreciated. What are your projected rents for the market rate apartments? The concern is that if the market rates are high, this may encourage higher occupancy of each unit. Higher occupancy of each unit would result in greater impacts on traffic and parking. Will there be leasing controls in place that will discourage over occupancy per unit?

19:02:39 From Patrick Doyle To All Panelists : nice plan, good mix of house, hotel and retail. It will add a nice flavor to the north end of Leucadia which has been "forgotten" P Doyle

19:03:57 From Doug Wierenga To All Panelists : Can you tell us how we would work together with the city of Encintas to address joint concerns? Many of us are naive to the mechanics of development. Thank you.

19:04:56 From elena thompson To All Panelists : Seabuffe stairs are private!!!

19:05:14 From Lise Mahoney To All Panelists : Ken Mahoney. ken@uv3masterguard.com, 760-207-9905, 1821 Wilton. it's great that a lot of people are excited about the project but I don't hear a lot of comments from Seabluffe residents. this project in my opinion will effect many properties here in Seabluffe. my home is right behind this project. I am concerned.

19:06:04 From Russell Levan To All Panelists : During the course of constructing the hotel several of the trees the community / city planted about 9-10(?) years ago have been hit / damaged and run over. Will you be replacing those trees and hopefully encouraging the workers to take more care during the construction of this project?

19:06:32 From Nancy DeGhionno To All Panelists : where is ingress/ egress?

19:06:58 From Nancy DeGhionno To All Panelists : love your commercial plans

19:08:00 From Corrie Martin To All Panelists : Will you be using solar panels and, if so, will the height of the solar panels be included in the waiver application in the 39 ft height?

19:09:15 From Desire Smith To All Panelists : I applaud you for being neighborly and not over shadowing current resident's homes. Maybe you should talk to the folk on the Vulcan project to follow your lead :-)

19:10:58 From Sean Maschue To All Panelists : will there be purple-pipe recycled water brought to the project ?

19:11:39 From Carol Scoville To All Panelists : Carol Scoville; carolrscoville@gmail.com; 818-389-5994; Seabluffe

19:12:10 From elena thompson To All Panelists : Why so many units?

19:13:03 From Delores Loedel To All Panelists : I absolutely love the design.

19:13:31 From Sue Ferraro To All Panelists : if yes, does the building height include the solar or does the solar add to the 35'?

19:14:24 From Tina To All Panelists : Tina Ravizza, vinandt@roadrunner.com, 760-213-1629, 1669 Honeysuckle Ct, Encinitas, 92024 I'm so impressed with the variety of architecture, sizes, colors, and especially walkability of the plaza. The positives here so outweigh the concerns. Someone is going to build this site, so I'm glad to hear it's locals who care about the community and so thoughtfully coming together. Cant wait to eat, ride and walk here with my family. Make the Farmer's Market happen!!Great project.

19:14:44 From Susan Glasser To All Panelists : Steve, Great job!

19:16:25 From ron ranson To All Panelists : Ron RANSON 174 Andrew Ave rranson@ucsd.edu 760-547-6039 Now I'm concerned about delivery trucks inside the project - backing up with beeping of their safety devices. Could be a big annoying problem.

19:17:59 From Doug Wierenga To All Panelists : Doug & Steph Wierenga  
325 La Costa Ave (copy, but with name and address. Can you tell us  
how we would work together with the city of Encintas to address joint  
traffic and safety and ped / bike access concerns? Many of us are  
naive to the mechanics of development process. Thank you. We  
appreciate your collaborative style and approach.

19:19:04 From Scott Peterson To All Panelists : I'm excited to ride  
my bike with the family to this hotel and retail area. seems like a  
solid fit. thank you Fenway team for making this a real nice fit into  
the existing community.

19:19:17 From ron ranson To All Panelists : ron Ranson  
rranson@ucsd.edu 174 Andrew ave 760-5476039 I would like to see you  
put pressure on the state parks system to improve the restrooms,  
showers and trash pick up. It's substandard and a poor image for your  
guests.

19:21:30 From Jennifer Covell To All Panelists : I disagree. There  
is no way that you will not be over populating our local beach. That  
is why people would come here to visit. What do you plan to do to help  
keep our beaches clean and safe?

19:22:12 From Jennifer Covell To All Panelists : Eve Covell Sciacqua

19:22:23 From Jennifer Covell To All Panelists : 760-497-9567

19:22:25 From ron ranson To All Panelists : Ron Ranson 174 Andrew  
Ave 760-5476039 rranson@ucsd.edu Just heard about solar on the roofs.  
This doesn't show up on the section views. Please explain.

19:26:08 From Patricia Vasquez To All Panelists : How have you  
partnered in past with other communities to improve infrastructure?

19:28:40 From ron ranson To All Panelists : Ron RANSON 174 andrew  
760-5476049 rranson@ucsd.edu Will there be a return of a WELCOME TO  
LEUCADIA sign that is on the property?

19:29:42 From Sean Maschue To All Panelists : how late can the  
retail stay open at night? I'm wondering if we can anticipate any  
bars/breweries opening?

19:30:10 From Jennifer Covell To All Panelists : We also lost our  
friends in the collapse of the Sea Buff at Grand View. What are you  
doing insure that the Sea bluff and cliffs are safe ? Especially  
during construction.

19:34:28 From Rob Fleener To All Panelists : Rob fleener. would  
you contribute to a bike pedestrian bridge at la costa to help us get  
to your project

19:35:29 From Sean Maschue To All Panelists : Public restrooms up  
near the commercial area are important, as we've learned at seabluffe  
and from the Roberto's bathrooms. will your commercial area have some  
public restrooms available?

19:39:32 From David Langdon To All Panelists : Jennie Langdon,  
david@prgestates.com, (858) 205-4420 1753 Wilstone Ave, Enc. 92024.  
These plans look great. The mixed use is much needed in this area! I'd  
personally love to see more commercial space, as we don't have a lot  
of stores at the north end of Leucadia. The small commercial incubator  
concept is exactly what Leucadia needs. My only concern lies with  
improvements that need to be made by the City, including an railroad

overpass from Vulcan and traffic mitigation on La Costa. Lastly, will you have a "local" rate for staycations? I've already booked the first night open at Alila : )

19:44:47 From Delores Loedel To All Panelists : I disagree. We definitely need more affordable and smaller housing.

19:46:28 From Scott Peterson To All Panelists : I'm at Quail and Leucadia. 90 units with a developer who cares is important to our community needs and uses. I'm much more concerned about the 200-400 units like those proposed on Quail with no regard for traffic to the freeway and community design integration.

19:47:26 From ron ranson To All Panelists : Ron Ranson 174 Andrew Ave rranson@ucsd.edu 760-5476039 As per Welcome to Leucadia - I suggest using a local artist perhaps a contest for the design.

19:47:47 From Doug Wierenga To All Panelists : Doug & Steph. Who has financial responsibility for walking / ped / safety infrastructure? Is this solely the city to shoulder this burden?

19:48:46 From Doug Wierenga To All Panelists : We've met the city recently. They point to the developers. Seems the developers point to the city... WE ARE CONFUSED

19:49:17 From Doug Wierenga To All Panelists : cost to build new infrastructure.

19:49:21 From Doug Wierenga To All Panelists : not liability.

19:50:21 From Jim Alwan To All Panelists : Are you willing to put financial support toward pedestrian and cycling access to your development for your future customers? Similar to Doug's ask....do you accept a wider responsibility to such local improvements along with the city?

19:50:25 From ron ranson To All Panelists : For railroad crossing - there is a lot of talk about tunnels. The city has given up on grade level crossings for some reason. There are hundreds of successful at grade crossings in California and very clever ways of preventing dangerous situations.

19:52:11 From Jim Alwan To All Panelists : Marco, it's a good point, but please know that Catherine Blakespear and Tony Kranz met with us and explained how many years have elapsed to get El Portal approved. They could not project if/when such a facility could be done here. Can you help?

19:52:59 From Marco Gonzalez To Jim Alwan and All Panelists : Yes, I'll be doing what I can to help.

19:56:46 From AnnMarie Quinn To All Panelists : good point.... biking is very dangerous along that road

19:57:21 From AnnMarie Quinn To All Panelists : maybe an underground tunnel?

19:59:59 From dianna Nunez To All Panelists : Thank you very much. NOWLeucadia is also an advocacy in NW Leucadia that would love to meet regarding this wonderful project and future collaboration.

COMMENT CARDS VIA EMAIL

## Email correspondence received: Marea Village

1. Follow up question from CPP meeting.  
Sean Maschue asked at CPP meeting if there will be purple-pipe recycled water brought to the project. We needed to ask the city for follow up, and got back to him with the answer on 12/19/20

### **Response:**

**From:** Larry Jackel <ljackel@fenwayca.com>

**Date:** Saturday, December 19, 2020 at 3:40 PM

**To:** "smaschue@qti.qualcomm.com" <smaschue@qti.qualcomm.com>

**Subject:** Marea Village CPP Question

Hi Sean,

Hope you're having a nice weekend.

I wanted to get back to you since we were not prepared to answer your question the other night about the recycled water at the project. Specifically, you asked if we were going to have purple-pipe recycled water brought to the project.

We did check with the City and found out that the answer to that question is no, we will not. Their response to us is that "recycled water will not be a condition of the project due to the fact that all of the existing recycled water mainlines are on the east side of the I-5 freeway."

I agree that it would have been nice to have recycled water already in existence on this side of town, but unfortunately it is not.

I'm sorry we didn't have the answer the other night, but glad we could find out.

Thank you.

**Larry Jackel** | Managing Partner | Fenway Capital Advisors

674 Via De La Valle | Suite 310

Solana Beach, CA 92075

D 858.436.3610 | C 619.889.8895

[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com) | [www.fenwayca.com](http://www.fenwayca.com)

2. Follow up from CPP meeting

Invitation to work with the city and residents on safety of La Costa Ave.

**From:** Doug Wierenga <[dougwierenga@icloud.com](mailto:dougwierenga@icloud.com)>

**Sent:** Tuesday, December 15, 2020 8:00 PM

**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

**Subject:** Re: CPP Marea Village Confirmation

Hi Leanna,

Larry Jackel had said during the CPP he would work with local residents and the city to make La Costa Ave corridor safety in terms of pedestrian and biking.

His leadership and knowledge will be a huge asset to us locals in working with the city.

We are grateful for that offer and will take him up on it.

Lets please arrange a joint meeting with the city leadership and local neighbors to discuss ped / biking walking safety.

Maybe with all of the potential nearby developers.

Thank you very much,

Doug and Stephanie Wierenga  
325 La Costa Ave.

**Response:**

On Dec 16, 2020, at 4:27 PM, Larry Jackel <[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com)> wrote:

Hi there Doug,

Thanks for your message, and thanks for being part of the meeting last night.

I think your idea of a meeting sounds great. Not exactly sure how to facilitate that at this time, with the holidays and other projects the City staff is involved with, but I would be happy to have a meeting like that. For what it's worth, I'm very certain that Councilman Kranz, Mayor Blakespear and the rest of the Council are huge fans of making these improvements as well. I know that a lot of this will come down to what can be worked out with NCTD as they have rights to everything around the railroad tracks. But you are absolutely right, that with all of us working together we are sure to have better success in accomplishing the goal of a much safer and friendlier bike and pedestrian path at La Costa and 101.

Maybe we should try to approach the city at some point in January. Also open to chat with you about it any time. Very happy to work on that with you and the other folks in your neighborhood.

Thanks again, and let's talk soon. Happy Holidays!!!

**Larry Jackel** | Managing Partner | Fenway Capital Advisors  
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Solana Beach, CA 92075  
D 858.436.3610 | C 619.889.8895  
[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com) | [www.fenwayca.com](http://www.fenwayca.com)

Hi Larry,  
Much (much) appreciated! As you mentioned last night, it'd sure seem the right time to fix La Costa issues along with the other construction and in advance of the future residents and guests. We are excited about the amenities your project will bring our community, especially if safely accessible by bike and foot.

I sure wish the 1967 Vulcan project had as much thoughtful design investment as yours. The difference between you all and Wermers' approach is night and day.

Happy Holidays to you and your family and will be back in touch early in January to pick up where we left off.

Thank you again,

Doug

3. Question (during) CPP meeting:  
**From:** Patricia Vasquez <[mspmvasquez@gmail.com](mailto:mspmvasquez@gmail.com)>  
**Sent:** Tuesday, December 15, 2020 6:01 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Subject:** Question for CPP on Marea Village

Can you please discuss the traffic survey/data that was used for this proposal? Where can I access that information?

Also, what mitigations or improvements will the developer support to improve traffic safety for pedestrians, cyclists and motorists on the La Costa corridor, given the significant increases in vehicle traffic as a result of this development?

Thanks,  
Patricia Vasquez

**Response:**

For sure Patricia. At this point I'm pretty open that week so please let me know when you guys figure out your Zoom schedule. Look forward to chatting with you.

Thanks and Happy Holidays!!!

Larry Jackel  
Fenway Capital Advisors  
(w) 858-436-3610  
(c) 619-889-8895

On Dec 16, 2020, at 8:17 PM, Patricia Vasquez <[mspmvasquez@gmail.com](mailto:mspmvasquez@gmail.com)> wrote:

Hi Larry,  
Very nice to meet you as well! I appreciate your willingness to collaborate with our group and local government to address burning infrastructure needs in the La Costa Corridor.

We are working to prioritize infrastructure needs with a survey of our members. We would should be in good shape to discuss our consolidated point of view in early January. Would you be available the week of January 4th for a Zoom call with some of our team?

Thanks very much!  
Patricia

**Response:**

On Wed, Dec 16, 2020 at 4:35 PM Larry Jackel <[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com)> wrote:

Hi there Patricia,

Nice meeting you last night. Just wanted to send you a quick note so that you have my contact info and know that I'm open to chat anytime with you and the folks from Leucadia Cares. I know it sounds like rhetoric, but the truth is, I would love to be involved with your group. Of course I have my project that I'm working on, but honestly my interest goes way deeper than that. As a neighbor with my resort project, I'd love to be part of it so that we can all work together and hopefully have some success with the State of California, City of Encinitas, and NCTD in trying to get everyone together in helping to solve the circulation flow in North Leucadia. I just think we would all be much happier knowing that we and our friends and families can all feel safe walking and biking out on the roads.

My contact info is below, and I'm happy to be involved anytime.

Thanks!

**Larry Jackel** | Managing Partner | Fenway Capital Advisors

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Solana Beach, CA 92075

D 858.436.3610

[ljackel@fenwayca.com](mailto:ljackel@fenwayca.com) | [www.fenwayca.com](http://www.fenwayca.com)

4. Email questions on Marea Village

-----Original Message-----

From: Michelle Turnbull <[turnbullmich@gmail.com](mailto:turnbullmich@gmail.com)>

Sent: Tuesday, December 15, 2020 6:01 PM

To: Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

Subject: Questions

1-what is the proposed building that will go into this place?

2-what infrastructure is going to be put into place in order to balance the hotel, the affordable housing complex that's being put in on Vulcan, as well as this?

3- how are locals being taken into account on this? We brought our children here for a purpose, and the vibe of the neighborhood is completely being destroyed.

4- Who are the people buying this property and developing it? Where are they from? Do they have any association with this neighborhood, or is this strictly for profit?

Sent from my iPhone

**Response:**

These questions were covered at the CPP meeting and Ms. Turnbull was in attendance.

5. Comment Card emailed for CPP meeting:

**From:** Janice bartlett <[seenataawnee@cox.net](mailto:seenataawnee@cox.net)>

**Sent:** Tuesday, December 15, 2020 5:06 PM

**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

**Subject:** Fenway Project

Project Name: Marea Village **COMMENT CARD** Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N If no, please describe areas requiring clarification.

We have concerns re: waivers for walls, grading and fills — — they should not exceed 6ft, 8ft, and 4ft respectively.

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2. Do you have any other issues or concerns requiring further review? Y/N If yes, please explain.

We are also concerned re: parking and increased traffic/safety issues resulting from this project. North Leucadia seems to be suffering from a high density building boom; we would like projects to fit with the character of our community, not the El Camino Real corridor.

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Name (please print): Address:

Thank you for your attention,

Janice and Richard Bartlett

1486 Sanford Lane

Leucadia 92024

**Response:**

This was addressed in the group email response at the bottom of this section.

6. Comments for CPP

**From:** Nortons <[nortsurf4@yahoo.com](mailto:nortsurf4@yahoo.com)>

**Sent:** Tuesday, December 15, 2020 1:15 PM

**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

**Subject:** Re: Marea Village CPP - December 15, 2020

Hi Leanna,

Thank you for forwarding all the pertinent info related to tonight's CPP.

While I expect others may have provided advance inputs, and this may have already been flagged, please make sure that your group's presentation addresses probably the most

significant issue related to this proposed development - traffic! (Also, please make sure to include the following comments in your records).

As residents in a small 5-house cul-de-sac off of La Costa Ave. (between the I-5 and N. Vulcan Ave.), we are already faced with major safety issues along the two-lane La Costa Ave., and that's only going to get far worse with the new very large hotel at the La Costa/101 intersection!

What a lot of us see as a total disconnect is the City's pronounced commitment to keeping La Costa Ave. as a two-lane road (in addition to the financial, engineering and environmental constraints to any desired widening effort) AND the planned Leucadia Streetscape Project whereby 101 will be narrowed to one lane each for both south- and north-bound traffic.

As just two of the many daily walkers along the south side of La Costa (where everyday it's a challenge to safely get to the beach as there is not a sidewalk and the Vulcan.Ave/La Costa intersection is a safety nightmare), my wife and I are very concerned about what your proposed development and the amazing number of other proposed developments in this immediate area will mean to our ability to safely get out onto La Costa Ave. in our cars, let alone safely walk either west or east from our house. The speeding and distracted drivers along La Costa Ave. is already beyond belief!

The major problem we see with your and the other proposed large developments in this very small area (comprised almost entirely of single-family homes) is the total absence of the supporting infrastructure (and frankly not likely to ever be), i.e., adequate roads (w/ essential sidewalks and bike lanes) and parking to accommodate such a huge increase in car traffic and people.

While it's not incumbent on your company, there needs to be a major "step back for a moment" assessment by the City of Encinitas managers regarding the huge implications that all these envisioned projects have on this very small area of northwest Encinitas. Nonetheless, we hope that as conscientious developers, you will engage the City managers in a thoughtful and considerate discussion about what is the appropriate development for your parcel of land given these obvious issues. We're sorry but we don't believe what you are proposing meets that definition.

Thank you for considering our inputs,  
Steve and Meg Norton  
283 La Costa Ave.

**Response:**

Steve was in attendance at the CPP meeting and his questions were asked in the chat and were responded to.

7. Email for CPP

-----Original Message-----

From: Hugh Buchanan <[brh361@yahoo.com](mailto:brh361@yahoo.com)>  
Sent: Tuesday, December 15, 2020 6:57 AM  
To: Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
Subject: Traffic

How are you going to handle the excess traffic that is going to be caused by the hotel and the Vulcan project And how do you go north on Coast Highway when the traffic will be Impossible to do a U-turn into heavy traffic?

Sent from my iPad

**Response:**

Hugh was in attendance at the CPP meeting and questions were asked about traffic which was reiterated many times will be evaluated and available for public comment in the full EIR.

-----Original Message-----

From: Hugh Buchanan <[brh361@yahoo.com](mailto:brh361@yahoo.com)>  
Sent: Monday, December 21, 2020 6:58 AM  
To: Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
Subject: Construction

I listened to the CPP meeting on Marea and had a question. When this project is under construction are all the construction materials and machines etc. going to stay on site Or Will the construction company Have an offsite supply area? Thank you

Sent from my iPad

**Response:**

On 12/23/20, 6:15 PM, "Leanna Ferrante" <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)> wrote:

Hi Hugh,

Thank you for being a part of the CPP meeting on Dec. 15th and for your follow up email about construction. We do not yet have the construction plan, but it is our anticipation that the construction trailers, materials and machines will be kept onsite and moved accordingly around our site as we stage our construction.

Thank you

Leanna Ferrante | Asset Management | Fenway Capital Advisors  
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Solana Beach, CA 92075  
D 858.436.3614 | C 619.405.9505  
lferrante@fenwayca.com | www.fenwayca.com

## COMMENT CARD

8. **From:** Lorie Sousa <[lorie@coreducational.com](mailto:lorie@coreducational.com)>  
**Sent:** Saturday, December 19, 2020 8:23 AM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Subject:** Marea Village Comment Card  
Project Name: Marea Village  
Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020
1. Do the documents and presentation clearly identify the scope of the project? Y/N  

No. Environmental impact is unclear. Noise, traffic, security, and cliff destabilization are my primary concerns.
  2. Do you have any other issues or concerns requiring further review? Y/N  

I own a property that abuts both the new hotel and the proposed Marea Village. Here are some of my concerns.

    1. I have grave concerns about the impact to the foundation of my home. We have already seen cracks in our walls that were not there prior to the hotel construction (we have photographic verification of this done by a civil engineer who took photos before construction began). If they build on the other side of the property, the instability could cause cracks to my foundation. Is there an Environmental Impact Report that can provide information on how all of this construction, the vibration, and the water runoff could be further destabilizing the cliff our homes reside upon?
    2. Traffic. Has anyone done a study to determine how the additional traffic will impact the homeowners and movement of transportation through the area?
    3. Beach Access. I am concerned about the safety and liability related to public use of the stairways from the beach as beachgoers trespass through private property, which happens with great frequency already.
    4. Parking. Is there enough parking to house the volume of traffic the project will greatly increase? Has anyone done a study on this?

5. Security. My property sits right where the Marea Village will link up with the hotel. A bridge was mentioned between the two properties that will essentially run through my back yard. Will this be secure and keep people out of our community? I'm concerned about guests jumping fences and getting on to our property. Defeats the purpose of having a gated community of hotel guests have easy access.
6. Noise. I'm really concerned about the noise level with so many villas, apartments, and commercial units proposed. I'm already going to have to replace all of my windows and soundproof my home at great personal cost at a time when my property value has plummeted because I used to have a 180 degree ocean and lagoon view and now I have a view of industrial A/C units.

**From:** Lorie Sousa <lorie@coreducational.com>  
**Sent:** Wednesday, December 23, 2020 6:19 PM  
**To:** Leanna Ferrante <lferrante@fenwayca.com>  
**Cc:** chrisarrico@cox.net  
**Subject:** Re: Marea Village CPP

What about noise and destabilization of the cliff?

**Response:**

This was addressed in the group email response at the bottom of this section and the second inquiry sent after the group email was addressed below:

Hi Lorie,

Thanks for your message.

We are sorry to hear that you are concerned about the potential noise from the project. We do not anticipate there being significant noise impacts from our retail services. We will have 94 apartment units and 30 hotel units between your house and our retail. While we expect the retail uses to be fairly quiet anyway, we will also have tenants who we will ensure have their ability to have a nice living environment, so it cannot be too noisy. As you'd imagine any noise will be much greater for them than you. In addition to those units, there is significant landscape, with lush trees, between your house and our project. It seems that you should have nice insulation.

Regarding concerns over bluff instability, hopefully you understand that the city officials and coastal commission are far more concerned about the coastline and

bluffs than any of us can imagine. They will ensure that all of our construction standards are adhered to and monitored throughout.

Thank you again for your message.

9. **From:** Nortons <nortsurf4@yahoo.com>  
**Sent:** Thursday, December 17, 2020 5:33 PM  
**To:** Larry Jackel <ljackel@fenwayca.com>  
**Subject:** Your wonderful beach access walkway

Hi Larry,

I've never approached a developer directly before but after reading your nice message to our neighbor, Doug Wierenga (in the cul-de-sac just to the east of us), I thought that I would follow up on my question during the CPP on Tuesday re: your great beach access walkway. It was the best CPP I've "attended" for quite some time. Please know that my following question is likely based on inadequate information and observations!

My question: Based on our daily walks to the beach from our 283 La Costa Ave. residence, my wife and I have recently observed that it appears that the public walkway to the beach will be accessed from the north side of the main driveway which leads, we presume, to the subterranean parking garage. What we are concerned about is that the walkway's entrance/exit comes directly off the driveway (where cars will be turning into and out of) rather than directly onto the short section of sidewalk that's already been poured just to the north of the driveway entrance. Such a sidewalk ingress/egress would be a whole lot safer for everyone rather than being on the driveway, albeit for a relatively short distance, but, nonetheless, not as safe!

So, sorry for possibly not minding my own business but I thought that it was worth floating my question to you for further consideration by your design/construction people.

As you wrote to Doug, we look forward to "meeting" you again and discussing ways that you and numerous other developers in our immediate area will be able to maintain and hopefully improve upon the car, ped and bike safety for those of us living directly on or off of La Costa Ave.

Happy holidays to you and yours,  
Steve and Meg Norton  
(760) 633-4536

**Response:**

**From:** Larry Jackel <ljackel@fenwayca.com>  
**Date:** Saturday, December 19, 2020 at 3:44 PM  
**To:** Haley Peterson <haley@intesacom.com>  
**Cc:** Leanna Ferrante <lferrante@fenwayca.com>  
**Subject:** FW: Your wonderful beach access walkway

Haley,

Below is another question from a neighbor across the street.

I called and spoke to Steve Norton on Friday evening, 12/18/20 at about 6:30 PM. Very nice guy, and we had a nice conversation.

He was confused about the entrance to the project and the parking. He thought that our emergency access driveway North of the resort is our entrance to the parking lot, and felt that would be dangerous and make circulation difficult for cars and pedestrians. Once I pointed out that the entry to the parking is in the center of our hotel lobby entry, and that this was just the emergency road that will not have any vehicles, he was relieved and completely understands.

He was very grateful that I called and spoke to him about the project and cleared up the confusion. We had a very nice chat about a lot of things regarding the roads and access.

Thanks.

**Larry Jackel** | Managing Partner | Fenway Capital Advisors  
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10. **From:** andrew tedesco <[astedesco@gmail.com](mailto:astedesco@gmail.com)>  
**Sent:** Saturday, December 19, 2020 1:26 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov); Chaz Blackledge <[chaz.blackledge@seabreezemgmt.com](mailto:chaz.blackledge@seabreezemgmt.com)>; Chris Carrico <[chriscarrico@cox.net](mailto:chriscarrico@cox.net)>  
**Subject:** Marea Comments

Please see our comments below.

Thank you.

Andy & Joanie Tedesco  
1811 Parliament Rd

Encinitas, Ca 92024

--

Andrew S. Tedesco M.D./FAAD  
[astedesco@gmail.com](mailto:astedesco@gmail.com)

Project Name: Marea Village

**COMMENT CARD**

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project?  Y  N  
If no, please describe areas requiring clarification.

*There is no mention of foot traffic through the Seabluffe Community. Wear and tear on our beach access is a big concern.*

2. Do you have any other issues or concerns requiring further review?  Y  N  
If yes, please explain.

*We have liability concerns as well for the Seabluffe Community. Beach access should be encouraged either Grandview or So. Carlsbad State Beach.*

Name (please print): *Andrew & Joan Tedesco*  
Address: *1811 Parliament Rd. 92024*

**Response:**

This was addressed in the group email response at the bottom of this section.

11. **From:** lynda bissell <[lyndabissell@hotmail.com](mailto:lyndabissell@hotmail.com)>  
**Sent:** Saturday, December 19, 2020 2:27 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** [acolumussi@encinitasca.gov](mailto:acolumussi@encinitasca.gov); Chaz Blackledge <[chaz.blackledge@seabreezemgmt.com](mailto:chaz.blackledge@seabreezemgmt.com)>; [chrisarrico@cox.net](mailto:chrisarrico@cox.net)  
**Subject:** Comment card for Proposed Marea Village

Please see my attached comment card. This project needs much more community input.

Thank you,

Project Name: Marea Village

### COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N

If no, please describe areas requiring clarification.

- EIR - needed for current + post development
- traffic & parking issues not clear <sup>re: this land</sup>
- coastal commission opinion on EIR's

2. Do you have any other issues or concerns requiring further review? Y/N

If yes, please explain.

- bluff stability (or instability) 3 people died when bluff collapsed
- sand replenishment or must - no beach at mid to high tide now

Name (please print): LYNDA BISSELL

Address: 1754 Whitehall Rd

- safety + liability issues for SB
- project too big & too dense for site
- no hotel rooms since developer already has new large hotel
- fewer apartment.
- 2 stories rather than 3

**Response:**

This was addressed in the group email response at the bottom of this section.

12. **From:** larry riis <[larryriis@hotmail.com](mailto:larryriis@hotmail.com)>  
**Sent:** Saturday, December 19, 2020 2:48 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** chris seabluff <[chriscarrico@cox.net](mailto:chriscarrico@cox.net)>; Chaz Blackledge <[chaz.blackledge@seabreezemgmt.com](mailto:chaz.blackledge@seabreezemgmt.com)>; [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** comment card, marea village

Please see attached comment card.

Project Name: Marea Village

**COMMENT CARD**

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project?  Y  N  
If no, please describe areas requiring clarification.

- 1) Impact of construction to bluff not clear
- 2) Height of units not shown - impact Seabluff view
- 3) Traffic impact not shown at all

2. Do you have any other issues or concerns requiring further review?  Y  N  
If yes, please explain.

- 1) Addition to hotel should not be allowed
- 2) Number of units too great
- 3) Seabluff resident units view to east should not be blocked
- 4) Sound restoration should have been a requirement for hotel

Name (please print): Larry Riis  
Address: 1754 Whitehall Rd  
Encinitas, CA 92024

Any consideration of this project should be thoroughly vetted by all agencies so that residents of Encinitas are not adversely affected

**Response:**

This was addressed in the group email response at the bottom of this section.

13. **From:** David Brandt <daveebrandt@yahoo.com>  
**Sent:** Saturday, December 19, 2020 4:03 PM  
**To:** Leanna Ferrante <lferrante@fenwayca.com>  
**Cc:** acolamussi@encinitasca.gov; Chaz Blackledge  
<chaz.blackledge@seabreezemgmt.com>; chriscarrico@cox.net  
**Subject:** Project Name: Marea Village

Project Name: Marea Village

COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024 Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N

If no, please describe areas requiring clarification.

2. Do you have any other issues or concerns requiring further review? Y/N Yes

- Increased public use of our community as access to the beach by way of our private stairs. This is a safety concern as people will cut through Seabluffe, jump the fences, to use our stairs which we maintain privately. This also is increased liability for us as more traffic uses the stairs to sit on the beach below our bluffs. We are already in litigation because of public use under an area of our private community. How will this affect us?
- Another critical piece of information is the EIR or Environmental Impact Report. This would give more information as to how shaking from the digging and earth moving will affect our community and our already destabilized bluffs. Also water runoff not only from the project but from the lagoon as water is redirected because of the project. Can you provide that study?

- What is the Coastal Commission opinion on environmental impacts.
- Have you done a traffic study during peak season as opposed to off season.
- Have you done a Parking study - where will these cars park? Where will overflow and guest parking be located?
- Public safety infrastructure – how can Leucadia support this when we don't even know the impact of the hotel which has not yet opened or the other proposed projects that have not yet been built along La Costa and Vulcan?
- What will the overall mitigation process be? Will the you install sidewalks, bike lanes and parks in the project? Will you fund putting sidewalks on Hwy. 101, La Costa and other impacted areas?
- Will there be exposed utilities, as the hotel has, in full view? Will there be any noise mitigation of utilities?

Name (please print): Bethany & Dave Brandt

Address: 1867 Haymarket Rd

**Response:**

This was addressed in the group email response at the bottom of this section.

14. -----Original Message-----

From: Lee Waterman <[lee.kav.waterman@shaw.ca](mailto:lee.kav.waterman@shaw.ca)>

Sent: Sunday, December 20, 2020 11:48 AM

To: [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)

Cc: Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>; Chaz Blackledge <[chaz.blackledge@seabreezemgmt.com](mailto:chaz.blackledge@seabreezemgmt.com)>; [chris carrico@cox.net](mailto:chris carrico@cox.net)

Subject: 1900&1950 101 Highway project

Hello,

I am writing to express my concern about potential traffic and personal safety risks resulting from the proposed project at 1900&1950 highway 101 in Encinitas.

Visibility along 101 is already dangerous, and safety has been further jeopardized by the hotel construction and anticipated traffic.

I had difficulty finding the method of completing your Comment Card, so I am writing a separate message to you, Lee Waterman

1855 Parliament Road

Sent from my iPad

**Response:**

This was addressed in the group email response at the bottom of this section.

15. **From:** [smith38@cox.net](mailto:smith38@cox.net) <[smith38@cox.net](mailto:smith38@cox.net)>

**Sent:** Sunday, December 20, 2020 8:25 PM

**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>; 'Anna Colamussi' <[acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)>

**Subject:** RE: CPP Comment Card - Morea Village - 1900 & 1950 North Coast Highway, Encinitas, CA 92024

Please see the attached Comment Card regarding the above. Kindly acknowledge receipt by return email.

Going forward, please include me on any further announcements, notices and related correspondence on this matter.

Parliament Sea Bluff LLC

Charles Smith, Member  
656 Normandy Road  
Encinitas, CA 92024

Thank you for your assistance. .  
Charles Smith

ProjectName: Marea Village

**COMMENTCARD**

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project?  
Y/N If no, please describe areas requiring clarification.

No. There are many areas that fall short and need additional clarification. These include plans to address the increase in traffic. First the area has been subjected to the “road diet”, the additional traffic from the hotel and now additional traffic from this project as well as the Vulcan project. Has a comprehensive traffic been completed and shared with the community? Is it the City’s goal to eliminate north/south vehicle traffic west of I-5? Also, parking has not been adequately addressed. Additionally, both the noise and air pollution should be addressed. It appears that this small corner of Vulcan/LaCosta/ 101 is being grossly over built. Would love to hear the rationale from City planners.

Assuming the construction will result in underground parking, I have concerns with the bluff stability. Considering the recent bluff collapse, how can you justify continued excavation in the bluff area? Has an independent geologist evaluated this?

2. Do you have any other issues or concerns requiring further review? Y/N If yes, please explain.

yes. Please provide a traffic study that includes the impact of the “road diet”, the Hotel, the proposed project on Vulcan and this project. This should be representative of the peak summer season. The traffic study should include both bicycle traffic (packs of 100+ on the weekend) and vehicles.

I fear that the City is blinded to the realities of the impact this project will have on the surrounding community when they consider the tax revenue to the City

Name (please print): Parliament Sea Bluff LLC; Charles R Smith, Member/Property Owner  
Property Address:

1873 Parliament Road, Encinitas CA 92024  
Owner Mailing Address: 656 Normandy Road, Encinitas, CA 92024

Distribution via E-mail:  
Leanna Ferrante, Fenway Capital  
Anna Colamussi, City Planner, City of Encinitas\

**Response:**

This was addressed in the group email response at the bottom of this section.

- 
16. **From:** Kristen Smith <[kristen-jordan@cox.net](mailto:kristen-jordan@cox.net)>  
**Sent:** Sunday, December 20, 2020 3:23 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>; Anna Colamussi <[acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)>  
**Cc:** Rick Smith <[smith38@cox.net](mailto:smith38@cox.net)>  
**Subject:** CPP Comment Card - Morea Village - 1900 & 1950 North Coast Highway, Encinitas, CA 92024

Please see the attached Comment Card regarding the above. Kindly acknowledge receipt by return email.

Going forward, please include me on any further announcements, notices and related correspondence on this matter.

Parliament Sea Bluff LLC  
Kristen Smith, Member  
656 Normandy Road  
Encinitas, CA 92024

Thank you for your assistance. Wishing you good health and Happy Holidays.  
Kristen Smith

*Kristen L. Smith*  
**C: 760-468-4800**  
**H: 760-230-6194**  
[kristen-jordan@cox.net](mailto:kristen-jordan@cox.net)

Project Name: Marea Village **COMMENT CARD**

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and  
CPP-3789- 2020

1. Do the documents and presentation clearly identify the scope of the project?

Y/N If no, please describe areas requiring clarification.

NO. The areas requiring clarification include: The developer's plan to address

the increase in traffic and parking demands and the mitigation of increased noise and air pollution. The density of this project is of extreme concern and will be damaging to the adjacent neighborhood and overall community character of Leucadia. While housing/affordable housing is important to the City of Encinitas, why is it necessary to over-build this area?

2. Do you have any other issues or concerns requiring further review?

Y/N If yes, please explain.

YES. Please provide a realistic traffic study to include traffic patterns throughout the full year, including the busy summer months. Also, please provide copies of the Environmental Impact Report and current geological reports on the bluff. The ongoing stability of the bluff is a major concern, especially considering the recent bluff failures and pending litigation against the City of Encinitas. Traffic is already a problem in this area, but will become a HUGE issue, especially when the Hotel becomes fully operational. This is particularly important to residents in the surrounding neighborhood and emergency responders. This project will have a negative impact on residential property values and businesses in the immediate area due to extreme traffic congestion. The existing 101 corridor is much too small to accommodate the increase in vehicle and bicycle traffic.

Additional neighborhood meetings and time for public comment are needed ASAP to broaden the outreach to Encinitas residents and property owners.

Name (please print):

Parliament Sea Bluff LLC

Kristen Smith, Member/Property Owner

Property Address: 1873 Parliament Road, Encinitas, CA 92024

PropertyOwnerMailingAddress: 656NormandyRoad,Encinitas,CA 92024

Distribution via Email:

Leanna Ferrante, Fenway Capital

Anna Colamussi, City Planner, City of Encinitas

**Response:**

This was addressed in the group email response at the bottom of this section.

17. **From:** Elena Thompson <[elenathompson@cox.net](mailto:elenathompson@cox.net)>  
**Sent:** Sunday, December 20, 2020 9:03 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** Marea-Jackel CPP - Public Comment

*Hello Larry,*

*Kindly confirm receipt.*

*Let's work together to create, design and develop a better project, can we? A win-win for Leucadia, the "Art and Soul of Encinitas".*

*Regards and happy holidays,  
Elena and John  
760-822-3873*

Project Name: Marea Village

## COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N

If no, please describe areas requiring clarification.

1. What is mitigation plan for traffic, noise, excess parking?

---

2. Where is the EIR and Geological Bluff Report?

---

3. It is unclear why you have to make this such a "dense" project, very damaging and harmful to existing community character, at current residents expense!

---

2. Do you have any other issues or concerns requiring further review? Y/N

If yes, please explain.

1. Traffic study needed during peak season: July 1-20. Current report not accurate reflection of situation.

---

2. Concerns about apartment density impacting our property values and quality of life. An unlikely project for this area. Poor placement, bad idea plain and simple.

---

3. Concerns about environmental degradation to coastal resources, the lagoon, bluff, night sky, excessive lighting and sound from over-population of precious coastal land.

---

Name (please print): John & Elena Thompson, owners of 1734 Kennington Road, SeaBluffe

---

Address: 1734 Kennington

---

12/17/2020

Sent Comment Card back to Fenway Capital and city of Encinitas, even though no return address provided for public comments on CPP mailed notice OR this e-comment card.

### Response:

This was addressed in the group email response at the bottom of this section.

18. **From:** Sandy divine <[scdivine@gmail.com](mailto:scdivine@gmail.com)>

**Sent:** Monday, December 21, 2020 7:34 AM

**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

**Cc:** [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov); Chaz Blackledge <[chaz.blackledge@seabreezemgmt.com](mailto:chaz.blackledge@seabreezemgmt.com)>; Nicole Montgomery <[nicole@seabluffe.com](mailto:nicole@seabluffe.com)>; [chriscarrico@cox.net](mailto:chriscarrico@cox.net)

**Subject:** Marea Village comment card

Project Name: Marea Village **COMMENT CARD**

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
 Case Nos. MULTI-3780-2020; CDP-3788-2020; BADI-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project?  Y  N  
 If no, please describe areas requiring clarification.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Do you have any other issues or concerns requiring further review?  Y  N  
 If yes, please explain.

1. Impact of traffic / cars, trucks, etc.

2. Environmentally impact of our bluffs and foundations

3) Security issues of project residents using our private beach stairs and front entry

Name (please print): Sandra C. Divine

Address: 1866 Haymarket Rd. Encinitas, Ca 92024

**Response:**

This was addressed in the group email response at the bottom of this section.

19. **From:** desire smith <[desiresmith12@gmail.com](mailto:desiresmith12@gmail.com)>  
**Sent:** Monday, December 21, 2020 8:32 AM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** Lillian Doherty <[ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov)>; [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** Marea CPP – Public Comment

Please confirm receipt of this email.

Project Name: Marea Village COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N If no, please describe areas requiring clarification.

No. Please confirm maximum vehicles

Parking for guest. Is overnight guest parking

Permitted in Visitor Parking? If so, how will

you ensure guest leave to provide adequate

parking for day time visitors?

2. Do you have any other issues or concerns requiring further review? Y/N If yes, please explain. Yes, please confirm traffics study of maximum traffic flow in and out of La Costa Blvd. Also map of traffic congestion cause and effect onto neighboring streets such as Vulcan based on PCH and La Costa traffic congestion. Current report done in 2019 and NOT at peak Sumer season. Needs to be redone. Add this project to the adjacent hotel (120 rooms), proposed Vulcan LLC (72 units) and Meyer La Costa Ave project (approved for 48 homes), Boutique Hotel next to Chevron (14 room plus BAR) and this will bring Leucadia to dangerous

traffic situation (376 units!) for public safety,  
neighborhood access, and environmental degradation.

Thank you,

Chris and Desire' Smith

1920 Paxton Way

Encinitas, CA 92024

(650)333-5473

PS: overall nice development with consideration to  
height for current residential neighbors.

**Response:**

This was addressed in the group email response at the bottom of this section.

20. **From:** John Thompson <[johnrthompson@cox.net](mailto:johnrthompson@cox.net)>  
**Sent:** Monday, December 21, 2020 9:25 AM  
**To:** Leanna Ferrante  
<[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>; [ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov); [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** Marea CPP – Public Comment

Project Name: Marea Village

## COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N  
If no, please describe areas requiring clarification.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
No. Too much is missing at this time for the project to move forward. An environment impact report should be perform. What happens to the rain water since it can no longer soak into the ground. Will the lagoon and ocean be contaminated? Where with all the human waste go? Sewage treatment plant is at capacity. Landfill is full, electric grid - rolling blackouts, water supply - entering drought cycle. Traffic flow? Need a roundabout at Seabluff. Need railroad crossing at Grandview for cars and pedestrians. Need crosswalk for people parking on northbound hwy101. What about air pollution? Encinitas just declared a "Climate Crisis".

2. Do you have any other issues or concerns requiring further review? Y/N  
If yes, please explain.

\_\_\_\_\_  
\_\_\_\_\_  
The city needs to put all new construction on hold until all these issues are addressed. The city must look at all the proposed projects along La Costa Ave, Vulcan and Hwy101 together not piecemeal. The total combined impact must be evaluated.

\_\_\_\_\_  
\_\_\_\_\_  
Name (please print): John Thompson  
Address: 402 Andrew Ave, Leucadia CA 92024

### **Response:**

This was addressed in the group email response at the bottom of this section.

21. **From:** Clara Sanchez <[clarajsanch@gmail.com](mailto:clarajsanch@gmail.com)>  
**Sent:** Monday, December 21, 2020 10:39 AM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** [ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov); [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** Marea CPP – Public Comment

Dear Ms Ferrante:

I have lived in Encinitas for 36 years and have resided at my current home, which is adjacent to La Costa Ave. for 23 years.

While I acknowledge that this project will move forward, I would like to have my concerns addressed.

I feel that we are now being overdeveloped without any regard for parking, traffic and the least talked about sewer/waste systems.

Living so close to the ocean causes parking issues during the busy summer months and will only be exacerbated by all the new projects being jammed into our small

corridor. Although the traffic study was just recently performed in November 2019, it does not take into account the summer months and does our area a disservice. I have trouble now with existing traffic, exiting my cul de sac onto La Costa especially during busy morning and afternoon traffic and this is before the Alila Marea hotel finally opens. I would appreciate a new traffic study to accurately reflect actual traffic summer months.

I walk from my home to the coast everyday and now find that I can only do this on the south side of La Costa because of crosswalk restrictions on 101. There are no crosswalks for me to safely walk across to/from the north side of La Costa to visit neighbors living on the north side of Sheridan. This will only be worse once all the proposed projects including this hotel/apartment/retail complex are completed and traffic has increased. We need safety addressed before project has final approval.

Having owned a plumbing company for 30 years, I am concerned about the impact on the existing sewer/waste and storm drain system. The infrastructure needs to be addressed first! We don't want band aids applied when flooding occurs or the overburdening of our systems.

We live in a unique area and would like to have the project keep with our character and not have another Newport Beach like city.

Again, would like to make sure we can participate and address our concerns before this project moves forward.

Please send a confirmation that this email has been received.

Thank you for your consideration.  
Clara & Ernie Sanchez  
321 La Costa Ave.  
Encinitas, CA

**Response:**

This was addressed in the group email response at the bottom of this section.

22. **From:** John Kiechle <[johnkiechle@gmail.com](mailto:johnkiechle@gmail.com)>  
**Sent:** Monday, December 21, 2020 11:49 AM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>  
**Cc:** [ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov); [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Subject:** Marea CPP – Public Comment

Project Name: Marea Village

COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N If no, please describe areas requiring clarification.

YES

2. Do you have any other issues or concerns requiring further review? Y/N If yes, please explain.

I heard that the developer modelled his design after something in Spain?! How does this approach work for our unique coastal environment? It doesn't seem to fit.



Name

John Kiechle  
1711 Aldersgate Rd.  
Encinitas, CA 92024  
johnkiechle@gmail.com

**Response:**

**From:** Leanna Ferrante <lferrante@fenwayca.com>

**Date:** Wednesday, December 23, 2020 at 6:17 PM

**To:** John Kiechle <johnkiechle@gmail.com>

**Subject:** RE: Marea CPP – Public Comment

Hi John,

Thank you for taking the time to submit a comment card for the proposed Marea Village project. We will include it in the final CPP report. In response to your question about the unique coastal character, the concept and inspiration for Marea Village stems from the compelling and unique charm of Leucadia itself. It is a modern interpretation of a vibrant, Old World town center, like you see in Europe. This community infuses the ocean, outdoors and artistic vibe to create an economically resilient, aesthetically compelling project. It is pedestrian in character and focuses on walkability and the connections between a mix of uses. What you heard on the CPP call was that the project feel was inspired by visits we have made to other countries where they appreciate a relaxed, community atmosphere that promotes eating outside, people watching, and is short on the hustle and bustle of the busy city life.

We appreciate your engagement.

Thank you

**Leanna Ferrante** | Asset Management | Fenway Capital Advisors

674 Via de la Valle | Suite 310

Solana Beach, CA 92075

D 858.436.3614 | C 619.405.9505

[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com) | [www.fenwayca.com](http://www.fenwayca.com)

23. **From:** Ranson, Ron <[rranson@ucsd.edu](mailto:rranson@ucsd.edu)>  
**Sent:** Monday, December 21, 2020 2:13 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>; Lillian Doherty <[ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov)>; [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)  
**Cc:** Tony Kranz <[tkranz@encinitasca.gov](mailto:tkranz@encinitasca.gov)>  
**Subject:** CPP COMMENTS: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADI-3787-2020; DR-3786; 2020;  
and CPP-3789-2020

Comment "Card" Submitted by Ron Ranson 174 Andrew Ave Leucadia, CA  
92024 760 547-6039 [rranson@ucsd.edu](mailto:rranson@ucsd.edu)

Notify me that these comments have been received.

The comment card on the CPP emailed information is not compatible with my  
Mac. Here are my comments.

1. The timing of the traffic study for this property was brushed aside at the CPP. The presenter said the study was approved by the city planning department. Why was a study of a beach resort done in November when there is light traffic? And why did the city approve this timing? Please explain. This needs to be redone in July and August. This is cheat to the residents and is not acceptable.
2. The situation on La Costa Ave is very dangerous for residents attempting to reach the beach. There need to be sidewalks and other mitigation safety measures put in place to protect the residents and to be the responsibility of the developer. Why should the taxpayers and residents pay for these improvements? Please explain.
3. There will now be 376 new homes and hotel rooms in the 3-block area. Sheridan and Andrew will be heavily impacted with cut through traffic and enormous parking problems. Especially employee parking along Vulcan. How will the city and developers eliminate this problem?

4. The scale of the 1900 and 1950 project is enormous. **STORY POLES NEED TO BE USED** to give the city and residents a suitable way to weigh in on the massive scale of the project. When will this be done?
5. This was a limited CPP attendance due to the 500 ft measurement outlined by the city. Hundreds of people to the east of the project were not notified of the CPP or the project. Another CPP must be held that includes homes all the way to I-5 and south to Hillcrest. This is only fair to those of us who have paid taxes and have improved this area of Leucadia - that the developer is highlighting in the publicity.
6. I appreciate the underground parking design, but service trucks entering the property will need to back up to exit and their safety beeping will be heard by residents of the complex, Sea Bluff and across the tracks onto the Andrew area. This is already a problem with only Roberto's. What will it be like with multiple businesses? The hotel guests will not appreciate the beeping noise at 6 am. How will the developer eliminate this noise problem?
7. Parking on the east side of highway 101 is already a problem along that section as customers park on the east and run across the highway to businesses and housing on the west side. Parking the east side will certainly happen for hotel employees and visitors. How will this safety concern be realistically addressed? A fence in the middle of highway 101? No parking signs? This is a serious concern.
8. I like the idea of an arts area and emphasis on local artists. We don't need any Laguna Beach type galleries or out of town artists there. Contact the Encinitas 101 Artists Colony.
9. My impression is that the sidewalk leaving this property and going north to the beach is very narrow and dangerous. How do the developers plan to improve this area and make it safer?
10. The building height set by the city code must be kept as is. No variances must be given for any reason.
11. Did I see a giant fence to the west of the property? I can't find it now but one illustration shows a "Trump wall" to the west of the property. Correct me if I'm wrong. The city has a code about this and it's 6 ft. No variances of any kind are to be given to this project. Live with it.
12. Please notify me that these comments have been received. I await a response.  
###

**Response:**

This was addressed in the group email response at the bottom of this section and Ron was in attendance at the CPP meeting and asked many of these questions then that were also responded to at that time.

24. **From:** [mrmalper@gmail.com](mailto:mrmalper@gmail.com) <[mrmalper@gmail.com](mailto:mrmalper@gmail.com)>  
**Sent:** Monday, December 21, 2020 2:55 PM  
**To:** Leanna Ferrante <[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com)>

Cc: [ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov) [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)

Subject: Marea CPP - Public Comment

Project Name: Marea Village

#### COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024

Case Nos. MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project? Y/N If no, please describe areas requiring clarification

No. The ingress and egress of the multitude of additional cars and people that the proposed development will bring to this small parcel of land was not adequately addressed. The noise and privacy affecting the neighbors of the Seabluffe community was not adequately addressed. It was unclear for people not attending the Zoom meeting how they can submit written comments. It was unclear how many attended the Zoom meeting, and you could not see other residents or their written (chat) concerns. Why didn't the comment card have a deadline date for submission?

2. Do you have any other issues or concerns requiring further review? Y/N If yes, please explain

Yes, we are genuinely concerned about public safety. First, there is inadequate infrastructure to support Marea Village. There is no roundabout at the entrance to the Seabluffe Community, limited bike lanes, and intermittent sidewalks. Someone is going to be injured or killed walking or biking with the hundreds of additional cars going in and out of the new hotel and proposed Marea Village. Second, the digging of a two-story subterranean parking structure and the heavy equipment involved with such a large development may further destabilize the bluffs that are about 100 yards away. The subterranean parking could block the water that runs downhill naturally from Interstate 5 and seeps through the bluffs resulting in reduced water seepage through the bluffs that are directly in front of the proposed subterranean parking and additional water seepage through the bluffs to the south.

At high tide, the ocean water comes all the way up to the bluff between South Ponto Beach and Grandview and consequently beachgoers migrate right up against the bluffs as the tide rises. Three people died when they were buried alive when the fragile bluff collapsed on the south end of the Seabluffe Community. The City of Encinitas, Seabluffe Community and the California Coastal Commission were all sued because of this tragic event. The recently completed hotel and the proposed Marea Village will add hundreds of people to the beach. Does the city of Encinitas really want to risk more people perishing due to collapsing bluffs that we already know are fragile and unstable?

Name: Michele and Tom Alper  
Address: 1854 Haymarket Rd. Encinitas, CA 92024

**Response:**

This was addressed in the group email response at the bottom of this section.

25. **From:** [Chris Carrico](#)

**Sent:** Sunday, December 20, 2020 4:11 PM

**To:** [acolamussi@encinitasca.gov](mailto:acolamussi@encinitasca.gov)

**Cc:** [ldoherty@encinitasca.gov](mailto:ldoherty@encinitasca.gov)

**Subject:** Marea CPP Public Feedback

Anna Colamussi:

I am enclosing our comment card regarding the above project. We have several concerns of which we have mentioned some in the enclosed comment card but we are greatly concerned regarding the increased Legal issues that may be more prominent and threatening to us. With a great number of people going through our complex and down our private stairs, we as homeowners will have more expense with the maintenance of the stairs, and if someone falls, trips etc on the stairs we as homeowners will be sued personally (HOA). We are currently in a lawsuit because people below us sat under the bluff and were killed. Now we will have more people on the beach and we know there will be more bluff failures. Who will pay our legal fees and damages if people sue???. This directly falls on us without any of our consents.

We would also like to see the final CPPZoom meeting posted on the city website for review.

We are directly behind this project on Haymarket and are concerned about our foundation, and noise from air conditioning, and items on the roof. We would like to see much better blocking of these ugly items hidden more since our kitchen, dining room and living room looks directly on it. We don't feel the blocking currently on the hotel will be adequate since we will be closer and can still see the equipment. We have good windows now but we are looking at probably having to get more sound proof windows which will be a huge expense to us. This was not planned in our budget.

We are growth people but this was a giant shock to us. This is massive for such a small area. Downsizing it would be more acceptable.

Taking away our 4 lane hwy down to two lanes, adding the hotel, Marea Village, the project across the rail road tracks and the two major housing projects on La Costa and not being able to add roads or lanes on La Costa or the Coast Hwy and no other place to digest all the additional cars has to be considered. We calculate a min. of an additional 1,000 cars per day and I think that is a very low number and that doesn't include all the cars for the two housing projects on La Costa, people coming to the retail part of Marea Village or visitors eating at the

restaurants and large events at the hotel. That is a lot of cars for this very small area and no place to add hwy to accommodate this.

If there is a plan for more roads to and from these new projects than we would be ok with it.

We don't want to stop growth but we do need help with additional services to keep up with the growth.

Thank you for your consideration.

Sincerely,

Mike and Chris Carrico

760-473-4738

Project Name: Marea Village

#### COMMENT CARD

Project address: 1900 & 1950 North Coast Highway, Encinitas CA 92024  
Case Nos. MULTI-3780-2020; CDP-3788-2020; BADI-3787-2020; DR-3786; 2020; and CPP-3789-2020

1. Do the documents and presentation clearly identify the scope of the project?  YES  
If no, please describe areas requiring clarification.

EIR not done, Traffic study, parking, Beach access, Public safety, Double tracking of R.R., Bike lanes, Major increase of people on the beach.

2. Do you have any other issues or concerns requiring further review?  YES  
If yes, please explain.

Impact of "Bonus Density Law" Encinitas City Council adopted 12/12/2020. Need access to final CPP 2020 mtg. Combined impact of Hotel, Marea Village, Homes on Valca, and apartment development. How can this happen?

Name (please print): Myron L. Carrico

Address: 1805 Parliament Road

Encinitas, CA 92024

760 994 8207

What will be the impact of large numbers of visitors ~~we~~ using the "Private" stairs to access the beach through Sea Bluff property? Accidents, liability ?? Law suits ?? City of Encinitas liability?

What is the Coastal Commission's position on this massive development of hotel, apartments, and homes in a very small area of Encinitas??

#### Response:

This was addressed in the group email response at the bottom of this section.

**Group Response:**

The response below was sent to the following people since their comments and questions were all similar in scope:

Janice Bartlett	Ron Ranson
Lorie Sousa	
andrew tedesco	Elena Thompson
lynda bissell	Sandy divine
larry riis	Chris and Desire Smith
David Brandt	John Thompson
Lee Waterman	Clara Sanchez
Charles Smith	Michele and Tom Alper
Kristen Smith	Chris Carrico

**From:** Leanna Ferrante <lferrante@fenwayca.com>  
**Date:** Wednesday, December 23, 2020 at 6:13 PM  
**To:** Leanna Ferrante <lferrante@fenwayca.com>  
**Subject:** Marea Village CPP

Dear Marea Village Neighbors,

We have received emails from the Seabluffe community and surrounding Leucadia neighbors in the past week which included comment cards and questions about the proposed Marea Village project. All of the emails and comment cards will be included in the final CPP report. Most of these questions were addressed at the CPP meeting on December 15<sup>th</sup>, but I know not all of you on this email were able to attend. Since most of the comments received were duplicative in scope, we would like to share a summary of responses to your questions.

**Traffic & infrastructure:**

*The traffic study is being performed as part of a full Environmental Impact Report (EIR) which will be underway shortly and available for public review in early 2021. This will include traffic studies, mitigation and necessary infrastructure improvements. Until we have accurate data and studies, we cannot comment further on information we simply do not have yet.*

*This process will also include review and approval from Coastal Commission. Furthermore, we are continuing to have these types of conversations to see how we can collaborate with the City and other jurisdictions to make sure North Leucadia and La*

*Costa Ave. feel safe walking and biking on our roads. That remains a top priority for our team.*

*In reference to capacity concerns and runoff we will be following all governmental regulations and requirements in dealing with these aspects of our development.*

**Parking:**

*Marea Village parking complies with the City's parking requirements. There will be 257 parking spots combined with a very small amount of surface spots and the remainder in a subterranean garage. The parking should be able to accommodate all users and guests to the property.*

**Beach Access and safety**

*The safest and best beach access for the Marea Village residents and guests will be the new pathway that has just been completed a few steps North of the neighboring hotel, which will be recommended for the community. There are plenty of access areas to the beach, which are all public.*

Thank you,

**Leanna Ferrante** | Asset Management | Fenway Capital Advisors

674 Via de la Valle | Suite 310

Solana Beach, CA 92075

D 858.436.3614 | C 619.405.9505

[lferrante@fenwayca.com](mailto:lferrante@fenwayca.com) | [www.fenwayca.com](http://www.fenwayca.com)



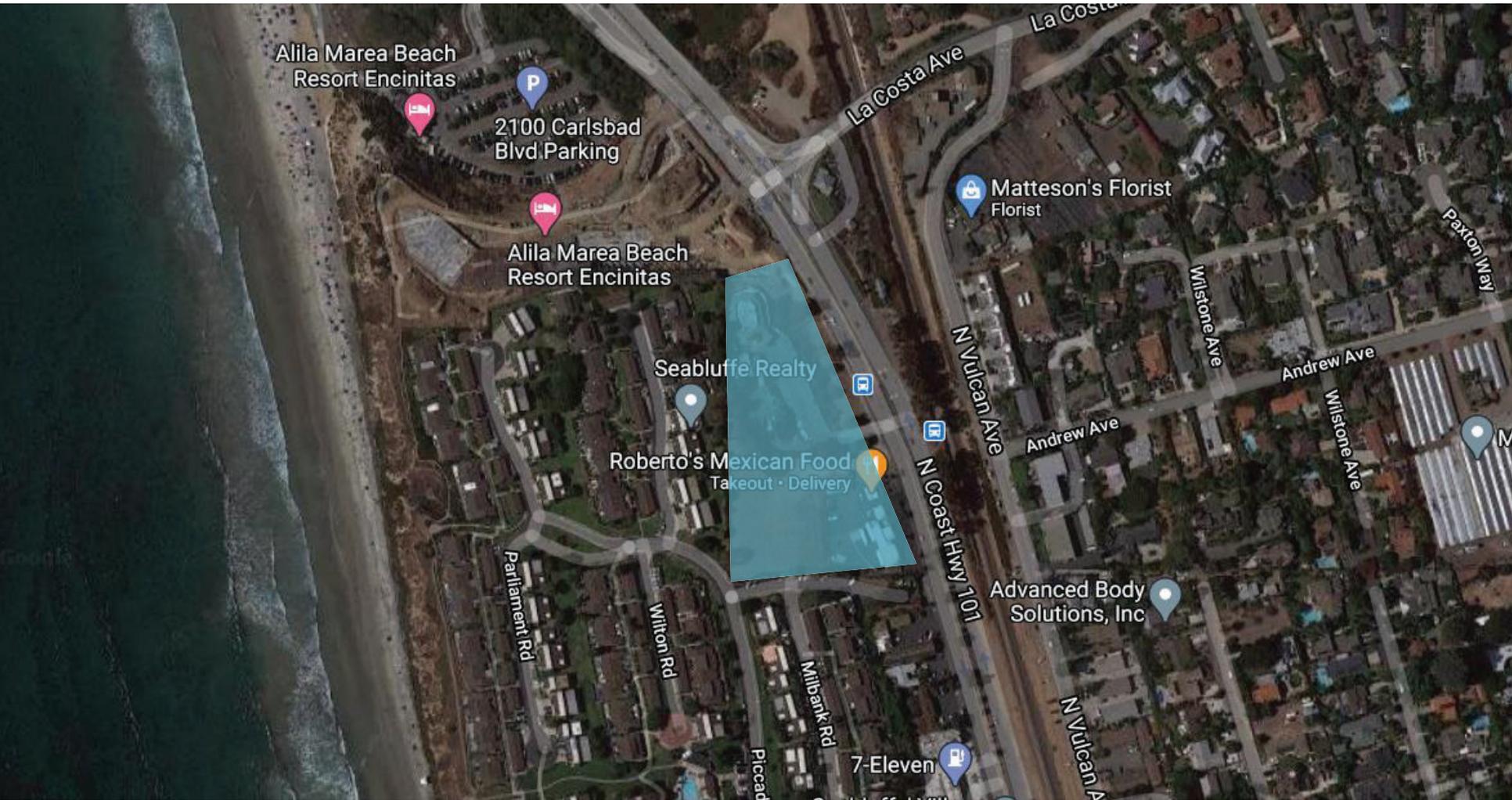
# MAREA VILLAGE

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LEUCADIA



**FENWAY**  
CAPITAL ADVISORS



# MAREA VILLAGE

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SITE LOCATION

# MAREA VILLAGE

---

## PROJECT INFORMATION

### ABOUT THE LOT:

- LOT SIZE: 3.786 AC
- LOT COVERAGE: 33.4%
- LANDSCAPE COVERAGE: 23.9%

### RESIDENTIAL AREA:

- STUDIO UNITS 6 UNITS
- ONE-BEDROOM UNITS 66 UNITS
- TWO-BEDROOM UNITS 22 UNITS
- **TOTAL 94 UNITS**

MARKET RATE UNITS: 74  
AFFORDABLE UNITS: 20

### COMMERCIAL AREA:

- RETAIL 7,040 SF
- RESTAURANT HIGH-TURNOVER 3,905 SF
- RESTAURANT QUALITY 2,134 SF
- COMMERCIAL/OFFICE 3,638 SF
- ARTIST STUDIO 1,544 SF
- **TOTAL COMMERCIAL AREA 18,261 SF**

# MAREA VILLAGE

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## PROJECT INFORMATION

### HOTEL:

- TOTAL HOTEL AREA: 18,109 SF
- HOTEL ROOMS (VILLAS): 30 KEYS

### PROJECT AREA:

- COMMERCIAL AREA 18,261 SF
- RESIDENTIAL AREA 73,752 SF
- HOTEL AREA 18,109 SF
- UTILITIES 4,914 SF

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- **TOTAL PROJECT AREA 115,036 SF**

### PARKING:

- SURFACE SPACES 44
- GARAGE SPACES 213

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- **TOTAL PARKING SPACES 257**

# MAREA VILLAGE

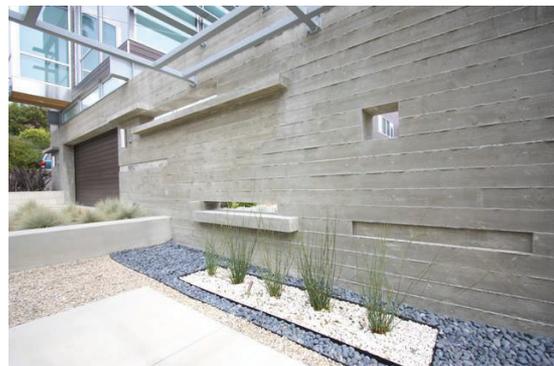
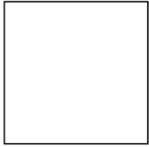
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## PROJECT TIMELINE

CITIZEN PARTICIPATION PROGRAM:	12/15/2020
CITY STAFF REVIEW (CYCLE 3):	1/18/2021
ENVIRONMENTAL IMPACT REPORT (EIR) PUBLISHED:	TBD
PUBLIC EIR REVIEW PERIOD:	TBD
PLANNING COMMISSION HEARING:	SUMMER 2021

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TIMELINE



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## MATERIALS & INSPIRATION



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## MATERIALS & INSPIRATION



# MAREA VILLAGE

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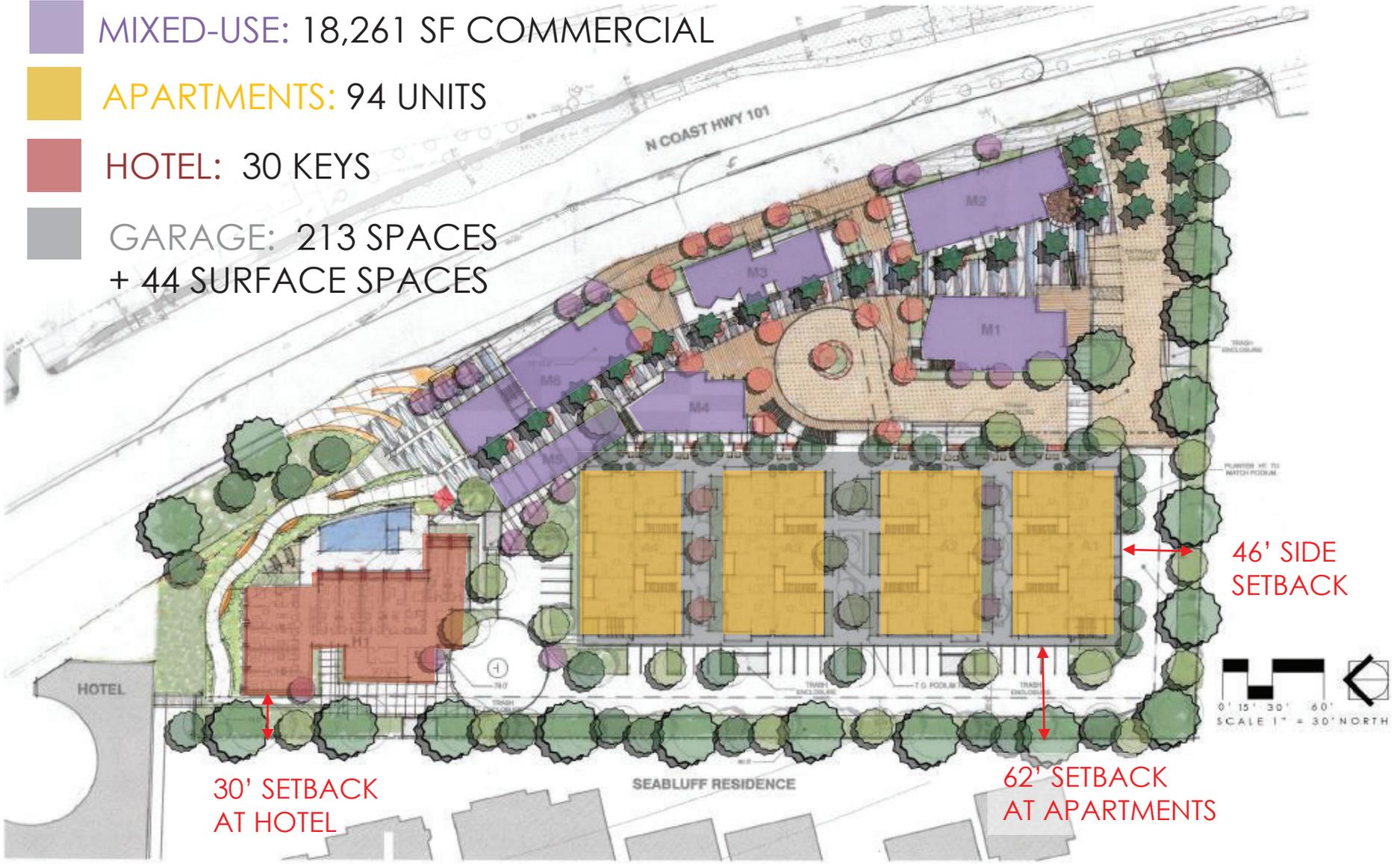
DESIGN & RENDERINGS

MIXED-USE: 18,261 SF COMMERCIAL

APARTMENTS: 94 UNITS

HOTEL: 30 KEYS

GARAGE: 213 SPACES  
+ 44 SURFACE SPACES



30' SETBACK  
AT HOTEL

62' SETBACK  
AT APARTMENTS

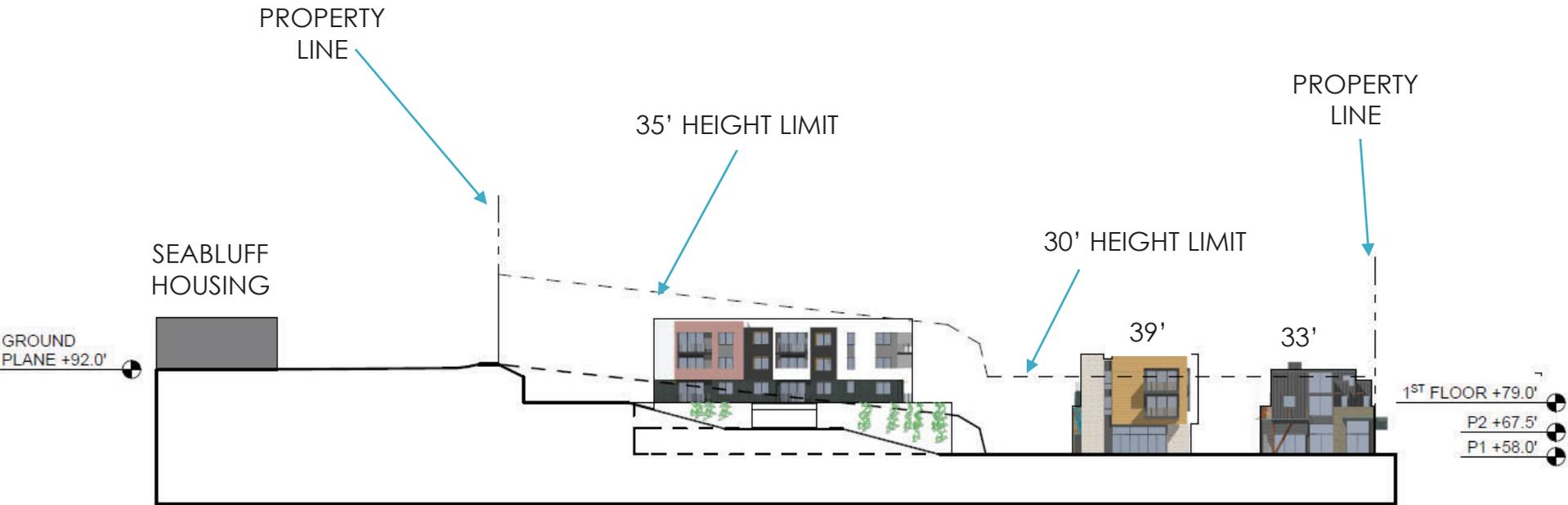
46' SIDE  
SETBACK

# SITE PLAN

# CONCEPT PLAN



# LANDSCAPE PLAN



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SITE SECTION



# MAREA VILLAGE

---

STREET VIEW : BUILDING 3



# MAREA VILLAGE

---

BUILDING 3 VIEW FROM HWY 101



# MAREA VILLAGE

---

BUILDING 2



# MAREA VILLAGE

---

HWY 101 ENTRANCE



# MAREA VILLAGE

---

STREET VIEW : BUILDING 6



# MAREA VILLAGE

---

HOTEL (BUILDING 9)



# MAREA VILLAGE

---

PEDESTRIAN BRIDGE VIEW



# MAREA VILLAGE

ARTIST STUDIOS



674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
2544802900  
1717 Tattenham Rd  
Encinitas, CA 92024

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
2544900200  
1761 Whitehall Rd  
Encinitas, CA 92024

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30 NOV 2020PM 5



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Solana Beach, CA 92075

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Encinitas, CA 92024



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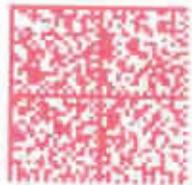
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Solana Beach, CA 92075

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Encinitas, CA 92024



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674 Via de la Valle  
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Encinitas, CA 92024

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Solana Beach, CA 92075

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Encinitas, CA 92024

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Solana Beach, CA 92075

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Solana Beach, CA 92075

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ENCINITAS, CA 92024

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674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

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Encinitas, CA 92024

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

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Solana Beach, CA 92075

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Suite 310  
Solana Beach, CA 92075

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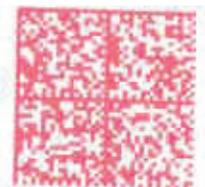
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674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

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Encinitas, CA 92024

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674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

LEWIS EDWARD M II AND SANDRA B  
FAMILY TRUST 09-05-  
2540602800  
PO BOX 83  
CARDIFF, CA 92007



  
Mailed From  
11/30/2020  
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674 Via de la Valle

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Solana Beach, CA 92075

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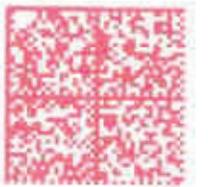
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Encinitas, CA 92024

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Encinitas, CA 92024

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92075341185

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674 Via de la Valle  
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Solana Beach, CA 92075

Current Resident  
2160532200  
1887 N Vulcan Ave  
Encinitas, CA 92024

IA  
92075341185

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674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

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30 NOV 2020PM 11

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2540711300  
1827 N Vulcan Ave  
Encinitas, CA 92024

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Suite 310  
Solana Beach, CA 92075

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First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

TA

Current Resident  
2540711200  
1835 N Vulcan Ave  
Encinitas, CA 92024

IA  
92075-41185

NIXIE 911 DE 1 0012/11/20  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BCI 9207541185 \*2104-05322-30-40  
9207541185

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

SAN DIEGO CA 920  
30 NOV 2020PM



**US POSTAGE**  
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First-Class  
Mailed From 92075  
11/30/2020  
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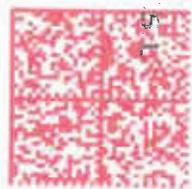
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Current Resident  
2540711100  
1845 N Vulcan Ave  
Encinitas, CA 92024

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INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BCI 9207541185 \*2204-11506-30-41  
9207541185

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

SAN DIEGO CA 920  
30 NOV 2020PM 5 L



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

REYNOLD PAUL R JR AND BARBARA  
1990 REVOCABLE FAMIL  
2545300900  
1745 TATTENHAM RD  
ENCINITAS, CA 92024

IA  
92024-2695-4511

NIXIE 911 DE 1 0012/11/20  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BCI 92075341185 \*1504-14026-50-41



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
2160412600  
2100 N Coast Highway 101  
Encinitas, CA 92024

NIXIE 911 DE 1 0012/11/20  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BCI 92075341185 \*0304-00197-50-50

IA  
92075-3411

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

SAN DIEGO CA 920  
30 NOV 2020PM 5:11



**US POSTAGE**  
**\$00.50<sup>00</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

BELL THOMAS H AND LAWS LINDA K  
2544500100  
956 CAPRI RD  
ENCINITAS, CA 92024

NIXIE 911 DE 1 0012/11/20  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BC: 92075341185 \*1594-14214-36-41  
IA  
92024762435611



**US POSTAGE**  
**\$00.50<sup>00</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

MILLS 2015 FAMILY TRUST 08-31-15  
2545100500  
1863 PARLIAMENT RD  
ENCINITAS, CA 92024

NIXIE 911 DE 1 0012/11/20

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-00079-30-40

IA  
92024762435611







674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

MAYHEW WILLIAM M  
2160524600  
PO BOX 2010  
DEL MAR, CA 92014

9400920852344190

UTP  
5282875341185

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
2545401000  
1710 Tattenham Rd  
Encinitas, CA 92024

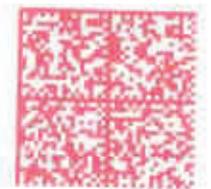
SAN DIEGO CA 920  
30 NOV 2020PM



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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
RC: 92075341185 \*2104-04999-30-40  
5282875341185

SAN DIEGO  
CA 920  
30 NOV 20  
PM 4 1



US POSTAGE  
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First-Class  
Mailed From 92075  
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NIXIE 911 DE 1 0012/11/20  
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RC: 92075341185 \*2104-06132-30-41  
5282875341185

IA  
5282875341185

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

LAVERY JOHN W AND CHARLOTTE D  
2545101600  
15 MADISON AVE  
SPRING LAKE, NJ 07762



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

FWD  
92075>3311  
0776231409 C

076 NOV 1 819C012/08/20  
FORWARD TIME EXP RTN TO SEND  
LAVERY JOHN W  
PO BOX 23264  
ENCINITAS CA 92023-2644  
RETURN TO SENDER  
032A 0061823680



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/30/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
2544901700  
1764 Whitehall Rd  
Encinitas, CA 92024

MIXIE 911 DE 1 0012/11/20

RETURN TO SENDER  
INSUFFICIENT ADDRESSES  
UNABLE TO FORWARD

5202310571 P000

BC: 92075341185 \*0504-00297-30-49

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1729 Aldersgate Rd  
Encinitas, CA 92024



UTFK1: 9333110637

92075341185  
92075341185

NIXIE 911 DE 1 0012/16/20  
NOT DELIVERABLE AS ADDRESSED  
RETURN TO SENDER  
UNABLE TO FORWARD  
BC: 92075341185 \*0504-05061-20-33

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1729 Tattenham Rd  
Encinitas, CA 92024



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**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

UTFK1: 9333110637



NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04920-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1738 Aldersgate Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05135-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*JAC*

Current Resident  
1708 Tattenham Rd  
Encinitas, CA 92024

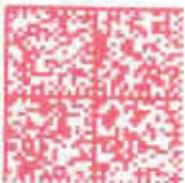


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First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

UTFK1: 9333110637

~~5292083500111~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
\*0304-05053-20-38



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**\$00.50<sup>9</sup>**  
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Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*JAC*

Current Resident  
1710 Tattenham Rd  
Encinitas, CA 92024

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
\*0304-05075-20-38

~~5292083500111~~



674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*JAL*  
Current Resident  
1747 Tattenham Rd  
Encinitas, CA 92024



**FP**  
US POSTAGE  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

UTFK1: 9333110637

*JAL*  
Current Resident  
1747 Tattenham Rd  
Encinitas, CA 92024

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04918-20-38  
\*0304-04918-20-38



**FP**  
US POSTAGE  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*JAL*  
Current Resident  
1738 Tattenham Rd  
Encinitas, CA 92024

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04924-20-38  
\*0304-04924-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1861 Haymarket Rd  
Encinitas, CA 92024



US POSTAGE  
\$00.50<sup>9</sup>  
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NIXIE 911 DE 1 0012/16/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92075341185 \*0304-04939-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1764 Whitehall Rd  
Encinitas, CA 92024



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First-Class<sup>®</sup>  
Mailed From 92075  
11/20/2020  
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NIXIE 911 DE 1 0012/16/20

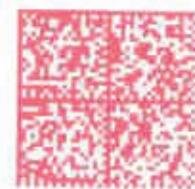
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NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 92075341185 \*0304-05113-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*NA*

Current Resident  
1854 Haymarket Rd  
Encinitas, CA 92024



**US POSTAGE**  
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Mailed From 92075  
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032A 0061823680

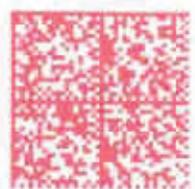


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First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*NA*

Current Resident  
1852 Haymarket Rd  
Encinitas, CA 92024



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**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05006-20-38



674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1812 Parliament Rd  
Encinitas, CA 92024



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1855 Parliament Rd  
Encinitas, CA 92024



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~92075341185~~  
FWD  
11/20/2020

NIXIE 911 DE 1 0012/16/20  
NOT DELIVERABLE TO SENDER  
RETURN TO SENDER AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05129-20-38

~~92075341185~~  
FWD  
11/20/2020

NIXIE 911 DE 1 0012/16/20  
NOT DELIVERABLE TO SENDER  
RETURN TO SENDER AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04932-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VAC*

Current Resident  
1733 Aldersgate Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05133-20-38  
|||



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VAC*

Current Resident  
1723 Tattenham Rd  
Encinitas, CA 92024

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05079-20-38  
|||

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*MAC*

Current Resident  
1769 Tattenham Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05116-20-38

*JAC*



**US POSTAGE**  
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First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1717 Tattenham Rd  
Encinitas, CA 92024

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05056-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*NAC*  
Current Resident  
1761 Whitehall Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

*NAC*  
Current Resident  
1761 Whitehall Rd  
Encinitas, CA 92024

**US POSTAGE**  
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First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*NAC*  
Current Resident  
1762 Whitehall Rd  
Encinitas, CA 92024



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11/20/2020  
032A 0061823680

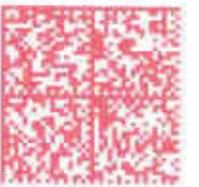
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Mailed From 92075  
11/20/2020  
032A 0061823680

*NAC*  
Current Resident  
1762 Whitehall Rd  
Encinitas, CA 92024

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VAC*

Current Resident  
1813 Wilton Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04944-20-38



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VAC*

Current Resident  
1743 Whitehall Rd  
Encinitas, CA 92024

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04944-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VE*

Current Resident  
1816 Wilton Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50<sup>0</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04947-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

*VAC*

Current Resident  
1811 Wilton Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50<sup>0</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
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UNABLE TO FORWARD  
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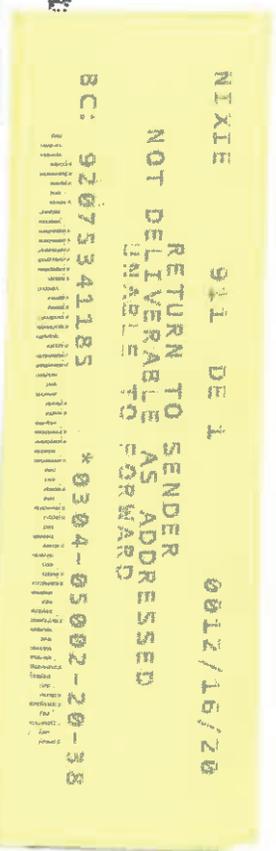
674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1841 Haymarket Rd  
Encinitas, CA 92024



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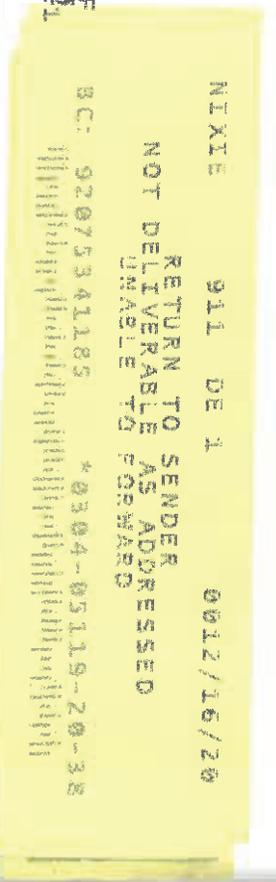


674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1802 Parliament Rd  
Encinitas, CA 92024



~~5292075341185~~



674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1807 Milbank Rd  
Encinitas, CA 92024



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05122-20-38



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1801 Milbank Rd  
Encinitas, CA 92024

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05122-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

JAC

Current Resident  
1724 Kennington Rd  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05059-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

JAC

Current Resident  
1950 N Coast Highway 101  
Encinitas, CA 92024



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

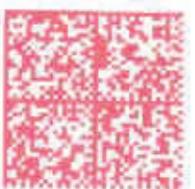
~~674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075~~

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04987-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1730 Kennington Rd  
Encinitas, CA 92024

VAC



US POSTAGE  
\$00.50<sup>0</sup>  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680



US POSTAGE  
\$00.50<sup>0</sup>  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1739 Aldersgate Rd  
Encinitas, CA 92024

VAC



US POSTAGE  
\$00.50<sup>0</sup>  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

NIXIE 911 DE 1 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05131-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

WARD-CHANDLER BUILDING COMPANY  
PO BOX 232099  
ENCINITAS, CA 92023



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680



NIXIE 911 DE 1 0012/16/20  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05094-20-38



**US POSTAGE**  
**\$00.50<sup>9</sup>**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

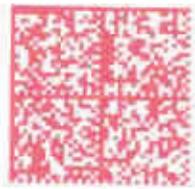
PARK FAMILY TRUST 12-18-14  
1727 KENNINGTON RD  
ENCINITAS, CA 92024



NIXIE 911 FE 1 0012/16/20  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-05288-20-38

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

Current Resident  
1900 N Coast Highway 101 A  
Encinitas, CA 92024

~~5292343511~~  
5292343511

NIXIE 911 DE 1 0012/15/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04979-20-38  
032A 0061823680



**FP**  
US POSTAGE  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

VAC

Current Resident  
1967 N Coast Highway 101  
Encinitas, CA 92024

~~5292343511~~  
5292343511

NIXIE 911 DE 1 0012/15/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04981-20-38  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1830 Milbank Rd  
Encinitas, CA 92024

VAC



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

92075341185

NIXIE 911 DE L 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04967-20-38  
032A 0061823680

VAC



**US POSTAGE**  
**\$00.50**  
First-Class  
Mailed From 92075  
11/20/2020  
032A 0061823680

674 Via de la Valle  
Suite 310  
Solana Beach, CA 92075

Current Resident  
1825 Milbank Rd  
Encinitas, CA 92024

92075341185

NIXIE 911 DE L 0012/16/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92075341185 \*0304-04959-20-38  
032A 0061823680