

## **Citizen Participation Plan Final Report**

**Case Numbers: MULTI-3917-2020; CDP-3919-2020; DR-3918-2020; and CPP-4063-2020**

**1967 N. Vulcan Avenue Encinitas, CA 92024**

**1967 N. Vulcan Ave**

A Citizen Participation meeting was held on **November 20, 2020** from **6:00 PM to 9:00 PM** via **Zoom Webinar**. There were **60** attendants/participants. A brief presentation of the proposed project was made by **Jessica Gutierrez**. After these initial remarks, there were several questions regarding details of the proposed project answered by **Austin Wermers**. These questions, comments, and responses are follows:

### **1. Techniques used to notify and involve the public regarding the application:**

A letter and vicinity map notifying all property owners and occupants within 500 feet of the project site was mailed on **November 5, 2020**. Additional community groups if applicable were also noticed per the request of the Development Services Department. Of the **411** notices that were mailed out, **51** were returned as undeliverable.

### **2. The concerns, issues, and problems heard during the process:**

#### **a. Walkability**

a. Community members expressed concern regarding the following:

- i. Concern over pedestrian and bicyclist safety due to unsafe walking and biking in area. Concern over insufficient pedestrian and bike infrastructure.
- ii. Requests for sidewalk/walk path to increase walkability and bicycle path connectivity.
- iii. Concern over beach access by foot.
- iv. How do people get to the beach from your project?

#### **b. Traffic**

a. Community members expressed concern regarding the preexisting traffic congestion on Vulcan Avenue and La Costa Avenue, as well as additional concerns including the following:

- i. What kind of traffic control will be installed on the corner of La Costa & Vulcan to accommodate increased traffic?
- ii. The intersection of La Costa & Vulcan already backs up. What are you going to do about that now that there will be increased traffic volume from the project?
- iii. How will the City and Developer plan to address infrastructure issues that will be necessary to accommodate the additional traffic and need for assuring the roads have appropriate signaling to permit the same level of access to surrounding area?
- iv. How can the project be built if it requires LOS C or better with a current LOS from E to F?

- v. How is it that Encinitas Council passed a Climate Action Plan to reduce our carbon footprint which talks about reducing vehicle mileage? Is there a real environmental survey completed to include all the traffic from residents to include the seasonal tourists?
- vi. Consider use of electric bikes to potentially lessen the number of car trips in the area.
- vii. Concern over the fact the City of Encinitas has stated that La Costa Ave will not be developed as a four-lane road.
- viii. Concern over the adequacy of the traffic study.
- ix. Will there be a traffic light or a traffic circle installed at the intersection of 101 and Bishops Gate Road?

**c. Ingress & Egress**

- a. Community members expressed concern regarding the following:
  - i. Concern over the project entrance's proximity to the La Costa Ave / Vulcan intersection.
  - ii. Concern over Fire Department access to Project.
  - iii. Concerns with pedestrian access and bike access

**d. Parking**

- a. Community members expressed concern regarding the following:
  - i. Concern over the lack of overflow street parking available on Vulcan Ave.
  - ii. Concern over the current parking at 111 parking stalls.
  - iii. Concern about parking management.
  - iv. Concern over lack of guest parking.
  - v. Concern over losing parking when NCTD fences their corridor.

**e. Affordable Housing**

- a. Community members expressed concern over the number of affordable housing units.
  - i. Why can't you provide more affordable units?
  - ii. 12 affordable units are not enough for a development with 72 units.
  - iii. Concern over Airbnb-type development.
  - iv. What will the rents be for the market-rate units?
  - v. Has senior housing been evaluated for this site?
  - vi. What concession or incentives is the site requesting?

**f. Bulk and Scale**

- a. Community members expressed concern regarding the following:
  - i. Concern over the project's location due to view obstruction.
  - ii. Concern over loss of ocean view for which residents paid a premium.
  - iii. What are the height restrictions on this project?
  - iv. How many stories?
  - v. A 35-foot building is too large.
  - vi. The project obstructs the views of neighboring homes in the area.
  - vii. The proposed project is overly dense for the site.
  - viii. Concern over a 4' grade increase.

**g. Line of Sight**

- a. Community members expressed concern regarding the following:
  - i. Will the sharp blind corner on Vulcan Avenue be improved?
  - ii. Is it safe to see around Vulcan Ave when residents are driving out of the project?
  - iii. Concern that there should be nothing built in the line of sight.
  - iv. Concern over public safety and traffic hazards.
  - v. Residents expressed the desire for the development to ensure the shrubs in this location only grow to a certain height, so they don't obstruct any views for drivers.

**h. Leucadia Community Character**

- a. Community members expressed concern regarding the following:
  - i. This project will change the character of the Leucadia community.
  - ii. This development needs to be redesigned to reflect the character of our beach community. There must be a way to add some elements and articulation that would make it seem more beachy and make it fit in better with our community character.
  - iii. Keep "Leucadia funky" – Residents have expressed a desire for the development design to resonate with the unique neighborhood personality.
  - iv. The project is not suitable for this location and will detract, change community character and may lower housing values.
  - v. North Leucadia is being overdeveloped.
  - vi. The City must spread the responsibility and stop this overdevelopment of Leucadia

**i. Building Design**

- a. Community members expressed concern regarding the following:
  - i. Concern that the project is overly dense and too large for its location.
  - ii. Concern that the design was too cold and industrial, and needed more beachy elements to warm up the design through colors, textures, and landscaping.
    - 1. Community members made suggestions such as:
      - a. Color Palette: Incorporating lighter colors to soften the environment.
      - b. Textures: Incorporating wood siding and other accent materials can help make the building feel beachier and warmer.
      - c. Landscape: Incorporating lush, green landscaping would complement the surrounding neighborhood.
    - iii. Concern over the lack of solar panels in the drawings provided.
    - iv. Concern over wanting a design that matches Leucadia's aesthetics with adequate trees and greenery to help this project to fit in with the surrounding neighborhood.

**j. Surface Improvements**

- a. Community members expressed concern regarding the following:

- i. How much street widening is planned for Vulcan Avenue?
- ii. Vulcan Avenue has no sidewalks, bike paths, train track crossings, or traffic control at the intersection of La Costa Ave.
- iii. The surrounding area is mostly single-family homes with larger properties. Yet the plan is to add several hundred car trips a day to an already dangerous part of Vulcan Ave with additional development coming and no real street improvements and even less pedestrian and bike accommodations.

**k. Infrastructure**

- a. Community members expressed concern regarding the following:
  - i. Concern over building this without making sure the schools and traffic to the schools have been addressed.
  - ii. Concern over infrastructure for accommodating water service.
  - iii. Residents have expressed a desire for rail access to the project.

**l. Site Suitability**

- a. Community members expressed concern regarding the following:
  - i. Concern over site not being suitable for housing development.
  - ii. Concern over the neighborhood being over-developed.
  - iii. Concern over the site lowering property values in the area.
  - iv. Unrealistic cramming of a coastal location across from a wetlands preserve two blocks from the beach

**3. How the concerns, issues, and problems have been addressed:**

**a. Walkability**

- i. To help address pedestrian and cyclist safety and lack of infrastructure, we are adding a pedestrian path on the west side and a bike path on Vulcan Avenue.
- ii. The La Costa Ave segment is planned for widening consistent with the City's General Plan which will provide additional infrastructure for pedestrians and cyclists.
- iii. Regarding the comments concerning beach access by foot and increasing walkability, the Project Team will work with the City Engineers to provide more walkability for the project.
- iv. Public transportation is conveniently close by with the Highway 101 & La Costa Bus Stop just 0.3 miles away – a short ride to the COASTER Station at 25 East D Street, which also includes the North County Transit District BREEZE Bus Route 101 (Oceanside to VA/UCSD/UTC via Hwy. 101), Bus Route 304 (Encinitas to San Marcos via Rancho Santa Fe Rd.), and Bus Route 309 (Oceanside to Encinitas via El Camino Real).

**b. Traffic**

- i. We have conducted the traffic reports that are necessary. The project is considered a small project according to the ITE Regional Guidelines. All intersections, with one exception, operate at an acceptable level of service. The La Costa at Vulcan intersection operates at a Level of Service "E". This

location has long been planned for signalization which will improve the level of service. Even though the project only adds minimal delays to this location, the Project Team plans to talk with the City about possible solutions and improvements to this location.

- ii. On street segments La Costa Avenue between Vulcan and I-5 also operate at a poor level of service according to City standards. This segment is planned for widening consistent with the City's General Plan which will improve this situation. Furthermore, the City had a very extensive process that they undertook to select their various consultants back in March 2019. The city also did extensive traffic report studies for the Housing Element Report Update, all of which are available on the City's website. The proposed project is consistent with these global studies and policies.
- iii. The project does not change the level of service at the immediate intersection of La Costa Ave. Something to point out is there are things happening around the City that help traffic in the surrounding area:
  1. The update to the roundabout at La Costa and the 101.
  2. The city is reviewing a project to improve the level of service regarding improvements to La Costa Ave.
- iv. The improvements have been identified in the General Plan and should be completed by the City when possible.
- v. We followed all the City ordinances relative to the traffic reports that we had to produce. The studies involved not just traffic, but all aspects related to the environmental impact report and environmental assessment. The housing element update specifically said that every applicant can rely upon those studies as part of their application, which we are doing.
- vi. Regarding the comment to consider use of electric bikes – that is a great comment, we will discuss with City Staff regarding the potential of having electric bikes.
- vii. Regarding the concern over the fact the City of Encinitas has stated that La Costa Ave will not be developed as a four-lane road, this segment is planned for widening consistent with the City's General Plan which will improve this situation.
- viii. Regarding the concern over the adequacy of the traffic study, we want to clarify the study followed all City of Encinitas standards. We are happy to sit down with any community members and provide clarification as needed.
- ix. Regarding the traffic signal or circle at Bishops Gate Road, this is a great question, but outside the scope of our project and should be raised to the City.

**c. Ingress & Egress**

- i. We do have one point in and out of the property, but it is as far away from the S curve as possible.
- ii. Regarding the concern over Fire Department access, the Fire Department has reviewed the Project.
- iii. See answer to Section a. Walk ability, letter i

**ci. Parking**

- i. We have provided more parking than we believe is necessary. The site has the right to build up to 81 units and is only required to provide 103 parking spaces. We are proposing 72 units and 111 spaces, which is above the requirement.
- ii. The Project Team has started conversations with the City Engineers about possibly providing public parking on Vulcan Avenue.
- iii. The property management company will provide a parking management plan to mitigate any parking overflow.
- iv. The City is working on a plan to add parking all down Vulcan Ave. This will help Vulcan Avenue and can be researched on the City's website to see exactly where the City plans to put parking.
- v. It's our understanding the NCTD has given the City the authority to add parking and there is a plan to add parking when the NCTD fences the corridor.

**e. Affordable Housing**

- i. This requirement is clearly stated in our affordable housing application to the City. It complies with the State Density Bonus Law and the City's ordinances relative to 20% low-income housing.
- ii. In addition to following the requirement, by providing smaller units, we are making the units more affordable. As an example, if the average home size in the area is 3,000 – 3,500 SF, that could be too expensive for someone to live in. In contrast, the average apartment home size in this community is less than 900 SF, thus the cost of our housing is vastly more affordable than all other housing in the immediate area, making all of our housing more affordable.
- iii. All units at this project are for-rent units and the Property Management company that will be managing the property does not allow any kind of third-party rental units like Airbnb.
- iv. Rents will be comparable to the market-rate rents are in the area at that time.
- v. Senior housing is not approved for this site. This site is one of sixteen sites included in the City of Encinitas Housing Element Update, which was adopted by the City of Encinitas on March 13, 2019. As part of that Housing Element Update, the project site was designated with an R-30 overlay zone. The site is zoned "By-right". The site will provide much-needed affordable housing in the area.
- vi. The project is requesting a waiver for landscaping and storage.

**f. Bulk and Scale**

- i. The building height requirements for this project dictate we are allowed to build up to 39 feet.
- ii. The project is three stories high, but we designed the building with large setbacks to attempt to minimize the bulk and scale of the project.
- iii. We set back the project significantly from the property lines. Given the required setbacks are only 10', we provided:
  - 1. Approximately 47' north
  - 2. Approximately 57' north east
  - 3. Approximately 18' on south east

- iv. This project is compatible with Vulcan Ave and comparable to other projects in the area – there are a few projects on Vulcan Ave that are designed like this, so we believe that it ties into the neighborhood.
- v. Per the California State Density Bonus Law (California Government Code Section 65915), the State allows for an increase in base density to encourage the development of affordable housing. The Project is entitled to 21 Density Bonus Units (a 35% Density Bonus) for providing 20% of inclusionary, affordable housing units in addition to the gross base density units. The Project is only proposing 12 Density Bonus Units (a 20% Density Bonus).
- vi. This site is one of sixteen sites included in the City of Encinitas Housing Element Update, which was adopted by the City of Encinitas on March 13, 2019. As part of that Housing Element Update, the project site was designated with an R-30 overlay zone. The project intends to provide 20 percent of the units as affordable to meet the by-right processing requirements established by Assembly Bill 1397 and would also utilize State Density Bonus Law to increase the allowable density (dwelling units) above the zoning requirements. The site is zoned “By-right”. The City is already constantly being challenged by the State to comply with State law relative to the development of apartment sites and affordable housing. We believe this plan is a fantastic plan that will be loved by the community.
- vii. The site has the right to build up to 81 units, we are scaling it back and choosing to build 72 units – less units than what are allowed for this site.
- viii. Regarding the concern over a possible 4’ grade increase, the topographic typology varies throughout the site as it is today. We wanted to clarify the project is in conformance with the city engineers and city requirements.

**g. Line of Sight**

- i. We will work with City Engineers to try to minimize the sharp blind corner on Vulcan Avenue.
- ii. The Project Team will work with the City to ensure there are no obstructions in the line of sight.
- iii. The Project Team will work with the Landscape Architect to ensure the appropriate species of plants are designated for this location.
- iv. The Project Team will work with City Staff to minimize public safety risks and traffic hazards.

**h. Leucadia Community Character**

- i. We presented a Mood Board to illustrate the overall design intent of the Project through imagery. Our intention was to capture the Encinitas aesthetic, which will be incorporated into the Project design and building materials, as well as the amenity spaces and unit features. Our goal is to have the unique neighborhood feel emanate throughout the Project.
- ii. Part of the architectural design was the jewel-box building in the center, which was designed to tip our hat to the old farmhouses and to “keep Leucadia funky” as we know where we are around in Encinitas.

- iii. We are working with the City Planners to finely detail the design, but there are certain City Ordinances we must follow to meet design standards.

**i. Building Design**

- i. The concern that the Project is overly dense and too large for its location is addressed above in Section “F”.
- ii. Based on what the developer heard before, during, and after the CPP Meeting, we changed our design from the first submittal to the second submittal in an attempt to focus on blue tones to give a homage to the ocean, while the white and tan tones are indicative of a sand color.
- iii. We are actively seeking input from community groups to help us build the best project possible in this beloved neighborhood.
- iv. Regarding the concern over the drawings not showing the solar panels, we plan to maximize the roof solar potential to reduce carbon footprint.
- v. We are working with our Landscape Architect and Design Team to provide native plants and greenery to match the community aesthetics.

**j. Surface Improvements**

- i. The Project is proposing many new surface improvements and infrastructure additions. Please see Sections “A” and “B” above, which clarify in further detail. Some of these improvements include adding new curb and gutter, making above-ground power poles underground, adding a new bike lane on Vulcan Ave, adding new stormwater management systems, creating walkability and overall street widening consistent with City requirements.

**k. Infrastructure**

- i. The Encinitas Union School District constantly revises their school boundaries based upon attendance and where enrollment is coming from. I do expect that when this project opens, the School District will reconsider their property boundaries. It will depend on the attendance levels at the various schools and will be up to the School District and they will accommodate transportation as well if they choose to do so.
- ii. We will ensure water service can be accommodated by getting a Will-Serve letter from the Water District.
- iii. We will not be providing rail access to the Project.

**I. Site Suitability**

- i. This project was selected by the City as one of the best sites in the City over a multi-year, extremely extensive and intensive process where people went to meetings and put dots on maps. And with everything evaluated and considered by City Staff and millions of dollars spent, this is one of the very few sites the City selected as one of the least environmentally impactful sites.
- ii. Regarding the concern of the neighborhood being over-developed, this site is one of sixteen sites included in the City of Encinitas Housing Element Update, which was adopted by the City of Encinitas on March 13, 2019. As part of that Housing Element Update, the project site was designated with an R-30 overlay zone. This site was specifically chosen for development, and we have chosen



to build less units than was originally planned in order to make the best project possible for this community.

**4. If there are concerns, issues, and problems that couldn't be addressed, explain why. Describe the concerns, issues, and problems that couldn't be addressed, if applicable.**

**a. The project causes view obstructions to the neighboring homes.**

- i. There are several issues/concerns regarding view obstruction that are currently being addressed.
- ii. We believe that, overall, we were able to adequately address many of the other concerns that were voiced in the meeting by residents of the community. We are doing our best to encourage an open dialogue with community members as we continue to refine our project design throughout the development process. Our goal is to show that community input matters to us greatly. We believe we have a fantastic plan that will be loved by the community.

The meeting lasted **180 minutes**. The attendees were informed that a report (including the sign in sheet, comment cards, 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.

## 1967 N. Vulcan Ave CPP Meeting

### Registrant List

Attended	First Name	Last Name	Email Address	Registration Time
Yes	Craig	Ronholm	craigronholm@hotmail.com	11/20/2020 15:00
Yes	James	Heiser	jimheiser@msn.com	11/20/2020 18:15
No	Jeff	Hunt	jeffreyshunt@aol.com	11/7/2020 15:18
No	Mac	McCarter	Macmccarter@cox.net	11/19/2020 15:54
Yes	Chris	Rogers	Roggie@outlook.com	11/18/2020 8:58
Yes	M	C	Planetslion@gmail.com	11/20/2020 16:55
Yes	Kelson	Splavec	kelsonsplavec@icloud.com	11/6/2020 11:29
No	Christine	Blackman	cdblackman@gmail.com	11/8/2020 10:30
Yes	Desiré	Smith	Desiresmith12@gmail.com	11/17/2020 10:42
Yes	James	Lattin	Ringmasterjim@gmail.com	11/18/2020 19:21
Yes	Michael	Murphy	murphyart@sbcglobal.net	11/20/2020 15:02
Yes	Patricia	Vasquez	patriciaswartwood@yahoo.com	11/17/2020 11:29
Yes	Paul	Ecke	paulecke3@icloud.com	11/19/2020 14:42
Yes	Randall	Scoville	rscoville@sbcglobal.net	11/20/2020 14:17
Yes	Janet	Hansen	janet@enlighted.com	11/16/2020 19:06
Yes	Cyndy	Naibert	Cyndyw@cox.net	11/17/2020 14:02
Yes	Clara	Sanchez	clarajsanch@gmail.com	11/20/2020 8:58
Yes	Dave	Allen	daveydelt@aol.com	11/7/2020 16:56
No	Kenneth	Selzer	ken@kselzer.com	11/19/2020 20:43
Yes	John	Nichols	johnfnichols@gmail.com	11/16/2020 11:14
No	Janice	Bartlett	seenatawnee@cox.net	11/19/2020 8:14
Yes	Ruth	Utti	ruth@tennistutti.com	11/11/2020 22:56
Yes	Kathryn	Holland	kathrynholland66@gmail.com	11/20/2020 14:47
Yes	Tort	McCarter	tortmccarter@cox.net	11/19/2020 15:53
Yes	Stephanie	Wierenga	Stephwierenga@icloud.com	11/18/2020 17:15
No	Ruth	Duncan	watchogue@sbcglobal.net	11/19/2020 15:11
Yes	Rob	Fleener	rflee@hotmail.com	11/20/2020 17:12
Yes	Corrie	Martin	Fiercecorrie@gmail.com	11/18/2020 20:31
Yes	Doug	Wierenga	Dougwierenga@icloud.com	11/18/2020 20:43
Yes	Jamie	Simon	Jamiettsimon22@gmail.com	11/20/2020 14:45
Yes	Kevin and Darcy	Lyons	kdlyons@cox.net	11/19/2020 19:16
Yes	Mary Anne	Penton	thepentons@cox.net	11/20/2020 17:16
Yes	Ron	Ranson	rranson@ucsd.edu	11/18/2020 14:15
Yes	Allen	Nunez	Anunez@ALNrealestate.com	11/20/2020 17:37
Yes	Carole	Mayne	cmaynestudio@gmail.com	11/20/2020 17:15
No	Brian	Mink	brianmink333@gmail.com	11/7/2020 17:20
No	Marco	Gonzalez	MARCO@COASTLAWGROUP.CO	11/18/2020 13:47
No	Kevin	Doyle	kevin@xtla.com	11/20/2020 13:44
Yes	Erika	Buchanan	tikabuchanan@gmail.com	11/20/2020 18:11
No	Lori	Lyle	lorilyle@gmail.com	11/20/2020 7:30
Yes	Patrick	McAllister	patrickm@wermersproperties.com	11/16/2020 10:12
Yes	Shane	Richards	shanemrichards2@gmail.com	11/20/2020 19:04
Yes	Karen	Fraser	kfrasershop@gmail.com	11/19/2020 15:22
Yes	Dianna	Nunez	dnunez@cox.net	11/6/2020 12:21
Yes	JR	Scherer	grisscherer@gmail.com	11/17/2020 18:48
Yes	Diane	Lantz	lantz.diane@gmail.com	11/11/2020 6:43
Yes	Mary	Garcia	garcialua@sbcglobal.net	11/16/2020 11:13
Yes	Jim	Alwan	Alwan1@cox.net	11/18/2020 20:53
Yes	Sucheta	Guinan	Suchierai@hotmail.com	11/20/2020 16:47
Yes	Mike	Blackman	mblackman0@gmail.com	11/8/2020 10:28

Yes	Barbara	Murray	brbrmrr1@gmail.com	11/6/2020 16:06
Yes	Brian	Welch	bwalpine@gmail.com	11/17/2020 14:34
Yes	Larry	Jackel	ljackel@fenwayca.com	11/19/2020 13:19
Yes	John & Elena	Thompson	elenathompson@cox.net	11/18/2020 14:14
Yes	Betsy	Long	betsylong4@gmail.com	11/18/2020 14:13
Yes	Bob	Pollock	pollockr@prodigy.net	11/16/2020 16:06
No	Kathleen	Lees	mcmillenlees@cox.net	11/19/2020 11:56
Yes	Caroline	Hall	carolinehall13@gmail.com	11/20/2020 17:14
No	Elizabeth	Brady	e.b.brady@gmail.com	11/20/2020 10:47
No	Jay	Kelley	jayLkelley@gmail.com	11/20/2020 16:08
Yes	David	Langdon	david@prgestates.com	11/20/2020 17:28
No	Dar	Jacobs	darjhere@gmail.com	11/17/2020 11:04
Yes	Carol	Heil	carolheil@me.com	11/20/2020 10:51
Yes	Jamie	Davis	jamie4549@mac.com	11/6/2020 11:35
Yes	Steve	Splavec	stevesplavec@gmail.com	11/20/2020 14:49
Yes	Nancy	DeGhionno	dogs92024@yahoo.com	11/7/2020 13:07
Yes	Brenda	Tirshfield	captmomt@yahoo.com	11/10/2020 12:47
Yes	Hugh	Buchanan	brh361@yahoo.com	11/10/2020 14:34
No	Robert	Schlueter	rschlueter7@gmail.com	11/20/2020 13:03
Yes	Brian	Grover	bgrover@nolencommunities.com	11/12/2020 19:22
Yes	Lynn	Selzer	l.selzer@me.com	11/16/2020 17:25
No	Greg	Lyle	gregslyle@gmail.com	11/20/2020 7:30
Yes	James	Kverno	Marytavan@gmail.com	11/20/2020 13:55
No	Dolores	Welty	dwelty2076@earthlink.net	11/19/2020 15:18
Yes	Amy	Freeman	amyfreeman@cox.net	11/18/2020 7:43
No	Chad	Waldorf	chadwaldorf@gmail.com	11/10/2020 14:13
Yes	Dee	Dee Flynn	flynndd@yahoo.com	11/20/2020 17:55
Yes	Jewel	Ruljancich	izandkiki@gmail.com	11/17/2020 12:32

## 1967 N. Vulcan Ave CPP Meeting

### Attendee List

First Name	Last Name	Email Address	Registration Time
Craig	Ronholm	craigronholm@hotmail.com	11/20/2020 15:00
James	Heiser	jimheiser@msn.com	11/20/2020 18:15
Chris	Rogers	Roggie@outlook.com	11/18/2020 8:58
M	C	Planetslion@gmail.com	11/20/2020 16:55
Kelson	Splavec	kelsonsplavec@icloud.com	11/6/2020 11:29
Desiré	Smith	Desiresmith12@gmail.com	11/17/2020 10:42
James	Lattin	Ringmasterjim@gmail.com	11/18/2020 19:21
Michael	Murphy	murphyart@sbcglobal.net	11/20/2020 15:02
Patricia	Vasquez	patriciaswartwood@yahoo.com	11/17/2020 11:29
Paul	Ecke	paulecke3@icloud.com	11/19/2020 14:42
Randall	Scoville	rscoville@sbcglobal.net	11/20/2020 14:17
Janet	Hansen	janet@enlighted.com	11/16/2020 19:06
Cyndy	Naibert	Cyndyw@cox.net	11/17/2020 14:02
Clara	Sanchez	clarajsanch@gmail.com	11/20/2020 8:58
Dave	Allen	daveydelt@aol.com	11/7/2020 16:56
John	Nichols	johnfnichols@gmail.com	11/16/2020 11:14
Ruth	Utti	ruth@tennistutti.com	11/11/2020 22:56
Kathryn	Holland	kathrynholland66@gmail.com	11/20/2020 14:47
Tort	McCarter	tortmccarter@cox.net	11/19/2020 15:53
Stephanie	Wierenga	Stephwierenga@icloud.com	11/18/2020 17:15
Rob	Fleener	rflee@hotmail.com	11/20/2020 17:12
Corrie	Martin	Fiercecorrie@gmail.com	11/18/2020 20:31
Doug	Wierenga	Dougwierenga@icloud.com	11/18/2020 20:43
Jamie	Simon	Jamietsimon22@gmail.com	11/20/2020 14:45
Kevin and Darcy	Lyons	kdlyons@cox.net	11/19/2020 19:16
Mary Anne	Penton	thepentons@cox.net	11/20/2020 17:16
Ron	Ranson	rranson@ucsd.edu	11/18/2020 14:15
Allen	Nunez	Anunez@ALNrealestate.com	11/20/2020 17:37
Carole	Mayne	cmaynestudio@gmail.com	11/20/2020 17:15
Erika	Buchanan	tikabuchanan@gmail.com	11/20/2020 18:11
Patrick	McAllister	patrickm@wermersproperties.com	11/16/2020 10:12
Shane	Richards	shanemrichards2@gmail.com	11/20/2020 19:04
Karen	Fraser	kfrasershops@gmail.com	11/19/2020 15:22
Dianna	Nunez	dnunez@cox.net	11/6/2020 12:21
JR	Scherer	grisscherer@gmail.com	11/17/2020 18:48
Diane	Lantz	lantz.diane@gmail.com	11/11/2020 6:43
Mary	Garcia	garcialua@sbcglobal.net	11/16/2020 11:13
Jim	Alwan	Alwan1@cox.net	11/18/2020 20:53
Sucheta	Guinan	Suchierai@hotmail.com	11/20/2020 16:47
Mike	Blackman	mblackman0@gmail.com	11/8/2020 10:28
Barbara	Murray	brbrmrr1@gmail.com	11/6/2020 16:06
Brian	Welch	bwalpine@gmail.com	11/17/2020 14:34
Larry	Jackel	ljackel@fenwayca.com	11/19/2020 13:19
John & Elena	Thompson	elenathompson@cox.net	11/18/2020 14:14
Betsy	Long	betsylong4@gmail.com	11/18/2020 14:13
Bob	Pollock	pollockr@prodigy.net	11/16/2020 16:06
Caroline	Hall	carolinehall13@gmail.com	11/20/2020 17:14
David	Langdon	david@prgestates.com	11/20/2020 17:28
Carol	Heil	carolheil@me.com	11/20/2020 10:51
Jamie	Davis	jamie4549@mac.com	11/6/2020 11:35

Steve	Splavec	stevesplavec@gmail.com	11/20/2020 14:49
Nancy	DeGhionno	dogs92024@yahoo.com	11/7/2020 13:07
Brenda	Tirshfield	captmomt@yahoo.com	11/10/2020 12:47
Hugh	Buchanan	brh361@yahoo.com	11/10/2020 14:34
Brian	Grover	bgrover@nolencommunities.com	11/12/2020 19:22
Lynn	Selzer	l.selzer@me.com	11/16/2020 17:25
James	Kverno	Marytavan@gmail.com	11/20/2020 13:55
Amy	Freeman	amyfreeman@cox.net	11/18/2020 7:43
Dee	Dee Flynn	flynndd@yahoo.com	11/20/2020 17:55
Jewel	Ruljancich	izandkiki@gmail.com	11/17/2020 12:32

1967 N. Vulcan Ave CPP Meeting  
 Comment Submissions

Submission Time	First Name	Last Name	Email	Phone	Comment
2020-11-06T20:01:24Z	Mike	Blackman	mblackman0@gmail.com	7602302994	
2020-11-06T20:02:05Z	Mike	Blackman	mblackman0@gmail.com	7602302994	
2020-11-06T20:03:37Z	Christine	Blackman	mblackman0@gmail.com	7602302994	Very concerned about traffic, safety and loss of ocean view for which we paid a premium.
2020-11-08T18:24:26Z	Christine	Blackman	cdblackman@gmail.com	7602302994	La Costa Traffic, parking, safety, egress/ingress for fire department, loss of ocean view.
2020-11-09T01:41:48Z	Chris & Desiré	Smith	desiresmith12@gmail.com	6503335473	
2020-11-09T01:42:54Z	Denise	Shea	denise.shea@gmail.com	6199173629	
2020-11-09T01:47:03Z	Chris & Desiré	Smith	desiresmith12@gmail.com	6503335473	111 parking spaces is not enough. A minimum of 2 spaces per unit. Where will tenants with more drivers park? Where will guest and service vehicles park? How will you detour traffic on Andrew and ensure residents use Vulcan and La Costa, and not Andrew as a thoroughfare?
2020-11-11T00:08:49Z	Lynn	Selzer	l.selzer@me.com	8583618566	I will attend. Please send Zoom link information ASAP. Thanks.
2020-11-11T03:57:18Z	Mary	Garcia	garcialua@sbcglobal.net	760 473 9210	
2020-11-12T06:55:13Z	Ruth	Utti	ruth@tennisutti.com	760-809-5871	I have lived just blocks from the proposed development for 40 years. This property is NOT suited for a 3 story building of 72 apartments and 100 parking places. The surrounding neighborhood is composed of single family residents to the east and small apartment buildings to the south. This project is not compatible to the neighborhood. Vulcan Ave. and La Costa Ave can not accommodate increased traffic that would be generated by the residents. The new hotel at the end of La Costa Ave already promises heavy traffic use. This project does NOT qualify for Affordable Housing requirement. ONLY 12 units will be deemed low income units. This project is a developer's dream: premium beach location, rendering premium, market value rental income while still qualifying for density bonuses as "Affordable Housing" for Leucadia? I vehemently object to this proposed project. It should NOT be approved as it will change the character of our community. Thank you for taking public comments.
2020-11-12T19:20:56Z	John	Nichols	johnnichols@gmail.com	4157418011	
2020-11-12T20:08:41Z	Ron	ranson	ranson@ucsd.edu	7605476039	This is an ill conceived project for this location. It is too large, too poorly planned and inappropriate for this part of Leucadia that is already impacted by new hotels, lack of hotel employee parking and heavy beach traffic. I object to the 1.6 parking spaces per unit when everyone knows garages are full of junk and tenants use street parking almost exclusively. There should also be many more affordable housing units. If the object of all the building is to provide more affordable housing - 12 units is not the answer. This is a give away to developers to benefit from poorly written city building code. I also object to the 3 story building at this location. It is inappropriate for this location and an affront to those residents living nearby. I am also offended that the developer didn't contact the nearby residents for their input before putting brain to computer design. This is a real insult to us. Certainly Leucadia can do better. I am also angry that the city planning department let this project get this far.
2020-11-15T01:30:16Z	Rob	Fleener	rflee@hotmail.com	7604156700	What are you doing to improve the traffic congestion that all these apartments will cause on Vulcan and LaCosta? Also with the number of units I question where all these people will park With the limited number of parking spaces that you are providing?
2020-11-17T15:55:26Z	Craig	Racine	wcracine@yahoo.com	7609423523	<b>Parking</b> It's very clear to me that the consultants don't understand how apartments are used at the beach. I submit that, in order to afford living there, adult tenants will be sharing bedrooms and that almost all of these adults will have a car. The proposed 111 parking spaces are completely inadequate. I suspect that there will be 150 to 200 cars for the 72 units. The parking lot overflow will then end up in our neighborhood and we'll be demanding that the Sheriff and City take care of the problem.  <b>Traffic</b> The traffic analysis indicates that La Costa Avenue already exceeds it's rated capacity and that's without the expected traffic to/from the new hotel on Hwy101. Westbound traffic on La Costa already backs up to Sheridan on many days in the summer and the proposed apartments will add considerably to this mess. Add to this the traffic generated from the proposed project as well as from the developments near the freeway and we will have many more days of gridlock.  The traffic analysis estimated 408 trips per day from the apartments. All I can say is "Really?". If tenants were only to drive to/from work each day the trip count is already about 300 - 400. Given the other trips such as food shopping, getting kids to/from school and miscellaneous recreational activities, I suggest that a total of 600 - 800 trips per day is more reasonable.  <b>Building Height</b> All we need in our neighborhood is a three story monolithic structure that is clearly incompatible with the existing single family home land use. I know how disappointed I was when my ocean view was obstructed by an oversized building but this 35+ ft high behemoth will be far worse for many more people.
2020-11-17T19:28:54Z	Patricia	Vasquez	mshpmvasquez@gmail.com	8587523112	This proposed project is overly dense for the site, and presents new public safety risks and traffic hazards. Ingress/egress to narrow street with blind curves, and no sidewalks access to La Costa Avenue for access the beach by foot. 3 stories built on pad impairs neighbors' ocean views. Too little parking (only 1.6 spaces per apartment).
2020-11-18T21:38:39Z	Karen	Young	karenyoung2@cox.net	7608221725	As a long time Leucadia resident (41 years) who loves our train but has been waiting for a promised under or overpass that would provide a safe and legal way to cross the tracks. Please consider delaying installation of the fence until that crossing has been established. Thank you.
2020-11-19T00:27:26Z	Robert	Pollock	pollockr@prodigy.net	7604871952	It is not clear how the number of parking spots will be sufficient to support 72 units and given the lack of other available parking in the area, how does the builder and city plan to accommodate over flow and guest parking?  We are interested in understanding if and how the developer and the city plan to address infrastructure issues that will be necessary to accommodate the additional traffic and need for assuring the roads have appropriate signaling to permit the same level of access to surrounding neighborhoods especially given the three hotels and additional housing units to be built (one is in progress) along the La Costa avenue corridor?  The rendering looks nice and we hope that the developer and the city will work with community groups to respond to these important issues.
2020-11-19T03:19:55Z	James	Lattin	ringmasterjim@gmail.com	760-846-1913	How much street widening is planned for Vulcan? What kind of traffic control will be installed on the corner of La Costa & Vulcan to accommodate increased traffic? What are the height restrictions on this project- how many stories? Since there has been a long term survey problem in the area, has a final survey been accomplished on the property and the monuments set? Will the sharp blind corner on Vulcan be improved? Has a grading plan been created and is it available to see?

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2020-11-20T01:31:51Z	Rachelle	Collier	mandrcollier@hotmail.com	7606328918	<p>I am writing in regard to the project at 1967 N Vulcan.</p> <p>My first concern is the architecture and scale of the building that will be at an entry into North Leucadia. I am aware we need housing, but there must be a way to add some elements and articulation that would make it seem more beachy and make it fit in better with our community character. It seems we have gone back to the county days when they allowed anything to be built. We incorporated to get control of development in Encinitas. I cannot stress enough how important the architecture of a huge project like this is. This development needs to be redesigned to reflect the character of our beach community.</p> <p>My next concern is parking. There is not enough parking for this project. There is no street parking close to this development on the corner of Vulcan and LaCosta. So basically there is no off site parking. If calculations are based on affordable units getting less parking because of public transportation, there isn't any close by. There are only 12 affordable units. The other 60 apartments will probably have 2 to 3 cars. Since there is NO off site parking, the 60 units that are not affordable should have at least 2 spaces each.</p> <p>The most important objection to this massive project is the traffic. Adding this much traffic to La Costa and Vulcan is dangerous. I am aware that the city has plans for a traffic signal at la Costa and Vulcan but this was requested by the community previous to this project being presented because there is an existing traffic problem. There is a large housing development proposed and approved on LaCosta and a hotel being built on Hwy. 101 a block away. How can adding 72 units to these projects with or without a traffic signal not completely cause gridlock at certain times of day and weekends. This development will just make it incredibly worse for our neighborhood and nullify any benefit the traffic signal was going to correct.</p>
2020-11-20T02:17:03Z	Adrian	Hall	Adrian.hall33@gmail.com	415-944-0321	<p>Very unhappy about the very negative effect this project will have on traffic volume to an already congested section of La Costa Avenue/Vulcan without adequate planning for this; the inadequate on-site parking ratio vs number of apartments which will result in congested street parking; the negative impact of the height of the building on neighboring houses and the visual look of the community.</p>
2020-11-20T15:37:33Z	Lori	Lyle	lorilyle@gmail.com	7602127696	<p>My understanding is a traffic light is planned at Vulcan and La Costa. Traffic will likely back up on Coast Hwy as a result of the light and create a situation similar to Coast Hwy and Manchester in Cardiff. A roundabout is necessary.</p>
2020-11-20T19:35:02Z	Nancy	DeGhionno	dogs92024@yahoo.com	7606329467	<p>Your traffic study was flawed. The recording cables were in place on Vulcan between Andrew and La Costa Ave. during a time when traffic was being asked to voluntarily detour off of La Costa Ave. due to construction of the hotel at La Costa and Hwy. 101, causing falsely low counts. Additionally, westbound traffic on La Costa cut through Sheridan and Andrew in order to avoid the back-up on La Costa and head southbound on Vulcan. I was one of these vehicles and none of these vehicles were counted in your analysis due to the location of the recording cables on Vulcan, causing falsely low counts. Your recording was done in Feb. 2020 which is not the summer peak season, causing falsely low counts. Please repeat the traffic study in July or August of 2021 to get a more accurate count.</p> <p>Please insure sidewalk/walk path and bicycle path connectivity surrounding your property, including Vulcan frontage, La Costa frontage and throughout the intersection that will soon be signalized.</p> <p>The line of sight on the curve on Vulcan right at your ingress/egress is very concerning. There is no margin for error, neither excess speed nor vegetation growth nor pedestrians being present and preventing a clear line of sight. Please soften the curve of Vulcan and create a safer entrance. Please allow for guest and additional parking. The nearest Coaster hub is Poinsettia Station or Encinitas Station and cars will certainly be a necessity. There is no room for overflow parking in the neighborhood. NCTD is likely to eliminate the parking along the rail corridor within the next couple years when they fence. How can there be no guest parking? How can you not also have visitor parking for prospective tenants? More parking is needed. Look along Vulcan at the current condition. All units have more cars than they can accommodate.</p> <p>Making these changes will enhance the desirability and rentability of your units. It is in your best interest to create a safe, functional and efficient layout for all your tenants to enjoy. Thank you for your consideration.</p>
2020-11-20T19:40:44Z	Carol	Heil	carolheil@me.com	8583378441	<p>I understand the project is "by-right" and within the state mandates and laws. However, the high amount of units for this 2 acre neighborhood site is unconscionable. This intersection in its current state is dangerous. Future traffic with your project, the Aila hotel, the proposed other developments in the area will further compromise the safety of not only your tenants but also the residents and visitors of Leucadia. The City of Encinitas has stated that La Costa Ave. will not be developed as a four lane road. It is up to you as responsible developers, landlord and soon to be citizens of this community to create an adequate and safe ingress and egress, adequate parking for your tenants, and safe road infrastructure for not just your site but for the community around your property. As a San Diego large project developer it's the least and appropriate thing to do.</p>

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2020-11-20T20:05:04Z	J & E	Thompson	elenathompson@cox.net	760-822-3873	<p>Hello,</p> <p>We object to this project for the following reasons:</p> <ol style="list-style-type: none"> <li>1) Size and scale for this lot - too big, too tall, too many units. This is not New York City of Los Angeles, this is our neighborhood of single family residential homes. We have a height limit in this town of 26' and just because "State law" allows you to go higher does not mean it is practical. The number of units is also impractical and unsustainable, sheesh. Bonus density is a scam you are using at the neighborhood's expense. Think again, settle for a beautiful, well-scaled and designed project that fits in our neighborhood, this is not it.</li> <li>2) Public safety - this will tip our community over the edge from a public safety perspective: There is inadequate infrastructure to put this gigantic project on this small corner. There are no sidewalks on La Costa or Vulcan. There is no parking on La Costa or Vulcan. The road cannot handle 72 x 2 cars per unit (estimate) +144 daily car trips x 2 car trips (estimate minimum) per day qty 288. Are you proposing to add all this infrastructure as part of your project in fact?</li> <li>3) Parking - your parking is insufficient for your project size and scope. You must add more parking including guest parking without doubt. There is no on street parking and no space in the neighborhood for spill over. Parking should be under ground or in a closed garage so not to be disruptive to the neighborhood at all hours of the day.</li> <li>4) Entry and Exit- you must have this be far from the neighborhood to maintain the peace and you must ensure it is in a safe area to access, not next door to existing homes please. It must be safe.</li> </ol> <p>In sum, please start over and come back to us with a design that works for our community and one that gives back in terms of infrastructure responsibility on behalf of the developer. Provide your future residents with a park, adequate parking, lower density. The community and ourselves do not support this project. Not here. Not now. Not ever.</p> <p>Respectfully,</p> <p>J&amp;E, Leucadia</p>
2020-11-20T21:02:32Z	Robert	Schlueter	rschlueter7@gmail.com	6264291137	<p>Vulcan has no sidewalks, bike paths, train track crossings, traffic control at the intersection of La Costa... and what little parking there is in the train corridor will be fenced off relatively soon. The surrounding area is mostly single family with larger properties. Yet the plan is to add several hundred car trips a day to an already dangerous part of Vulcan with massive additional development coming and no real street improvements and even less pedestrian and bike accommodations. And not even 2 parking spots per unit? Unrealistic cramming of a coastal location across from a wetlands preserve two blocks from the beach, in a low density low rise neighborhood with no infrastructure improvement plan, that does not respect the neighborhood, a sensitive location, and will cause countless problems for neighbors making it dangerous and will lower property values in the area. Not at all an improvement and the only solution is to work with the city to participate in improvements, provide adequate, or abundant, parking plan and build with sensitivity to the region's neighbors and natural surroundings. The state allows for building inconsistent with the area, taking advantage of that and right off the bat going for 3 stories with inadequate parking shows a level of disrespect that doesn't bode well. the 3 story structure will be 97,909 square feet on an 87,120square foot lot. Find anything else in the neighborhood like that other than the resort hotel! Just like south Solana Beach, the apartment blocks are coming to ruin the look, the use, the atmosphere, and destroy the sleepy beach town with size and density that will overwhelm an already taxed infrastructure. And do the developers have to do their part to improve the region? Seems that would be at the top of the proposal if they cared at all and thought the project might be shot down by neighbors. This proposal indicates a certainty that they can do as they please without any interest in, or investment in, the area.</p>
2020-11-20T22:06:13Z	Jamie	Simon	Jamiesimon22@gmail.com	7605792524	<p>Do not approve this project. A 72 apartment single building, 3 story, with less than 2 parking spaces per unit and entry on Vulcan before the curve is not suitable for our already crowded neighborhood which is being over developed with bonus sized projects. We are surrounded by green house property developments and all of them are demanding up zoning bonuses citing new state laws which override our City laws. as one of the qualifying Affordable Housing projects in Leucadia - but produces only 12 low income units.</p>
2020-11-20T22:17:20Z	Jamie	Simon	jamietsimon22@gmail.com	760 5792524	<p>Northwest Leucadia is being overwhelmed by up zoned green house developments that are crushing the La Costa/Vulcan/Eolus corridor. Everyone has demanded bonuses and so far the City has been conceded fearing lawsuits backed by state law. Enough already. Spread the density pain throughout the city and demand more low income units per development. The state only wants the City to achieve a percentage of the entire housing element for low income units. It does not require that they all be in Leucadia. Of course the developers will want to maximize size as that maximizes profits. Of course the City wants to provide housing for all its citizens. But the City must spread the responsibility and stop this OVER development of Leucadia, especially where they have no solutions for the on going traffic nightmare that is the Vulcan/La Costa intersection and the entire La Costa corridor. You can and must say no to more bonus developments. We in Leucadia demand it.</p>
2020-11-20T22:36:54Z	Randall	Scoville	rscoville@sbcglobal.net	8189527634	<p>Given the additional traffic that will likely result from this project and the nearby hotel project, will there be a traffic light or a traffic circle installed at the intersection of 101 and Bishops Gate Road? It is already very difficult to exit to northbound 101 from Bishops Gate Road, and these projects will just exacerbate the problem.</p>
2020-11-20T22:43:23Z	Stephanie	Wierenga	stephwierenga@icloud.com	9257840894	<p>We live on La Costa Ave. My husband and I have lived here for 18 years. We are very concerned with the size and density of your project and the traffic safety risks it will impose on our community. We are not against affordable housing and realize there will be further developing on available land in our community. However, the density of your units and the lack of parking spaces, in an already congested area, is irresponsible and unfair to our community. Frankly, unfair to the new potential residents as well. Where will all of the residents, family members, residents, visitors park? Your planned 1.6 parking spots per unit is very unrealistic. How will the current and future residents enter and leave their property in an already dangerous intersection at Vulcan and La Costa Ave? How will our community be able to bike and walk safely in the neighborhood with your density project, plus all of the other projects proposed in this small corridor? We realize you are given a tremendous amount of latitude with the California Density Bonus law. However, we hope you are a reputable company that will work with our community instead of putting all of us, our families and children, in increased danger. Will you will listen to our safety concerns and help us find solutions? Thank you in advance.</p>



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2020-11-20T23:10:02Z	Nicola	Ranson	nic@teaempathy.com	7609422348	I am extremely concerned about the proposed development at 1967 N Vulcan. My primary concern is the increased traffic, lack of parking spaces and inadequate access in and out. It appears that the traffic survey is way out of date and the large number of recent and pending developments nearby have not been taken into consideration. That area is already dangerous for cars, cyclists and pedestrians and I frequently hear the squealing of brakes and crashes from my nearby home. I also don't want Leucadia to appear like Huntington Beach and have the beautiful access near the lagoon and beach ruined by traffic, overcrowding and poor design choices. We have had developments such as the recent Vulcan condos that have been attractive and added to community aesthetics. Yours appears to have been designed in haste and is more focused on quantity than quality. Design that fits with Leucadia's aesthetics with adequate trees and greenery like the Shea homes did would help this project to fit in and not dominate our community.
2020-11-21T00:13:28Z	Jay	Kelley	jayLkelley@gmail.com		I am concerned about this development because there are no or minimal mitigations for the following: (1) increase in vehicle traffic, (2) absence of adequate parking (which therefore spills over into the surround housing areas and rail ROW), (3) absence of side walks and safe pedestrian/biker rail crossing(s), (4) entrance's proximity to the already dangerous La Costa Ave / Vulcan intersection, (5) absence of regulations to minimize or eliminate 'AirBnB' type use, and (6) relatively low number of Affordable Housing units, in terms of satisfying city requirements for funds as noted in draft Housing Plans.
2020-11-21T00:46:51Z	Carole	Mayne	cmaynestudio@gmail.com	7608227384	We have lived in Sanford st for almost 50 years. My husband and I oppose the bonus density numbers and other aspects to this multi family concentration on only two acres! The nonsense of low income housing is particularly concerning. When we purchased our home on 1/3 acre, we paid \$16,000. Now it's value is \$1.7 MILLION!! This is insane thinking that adding additional (low cost ???) housing will benefit anyone not making hundreds of thousands of annual income. Meanwhile I've begged the city for a three way stop sign at Vulcan and La Costa for years and someday there will be a signal there, undoubtedly only because this project will be happily pushed through by our City council. 72 units and the traffic congestion is upsetting at that intersection, not to mention the lack of infrastructure, proper sized roads, too much priority to few bike riders, water concerns, schools, etc. In addition, the planned 60+ homes near the freeway will turn the northern entrance to Encinitas into something reminiscent of Orange County and not the quiet beach town that too much development will surely ruin. I understand the land owners and developers want to get the maximum \$\$\$, but they will not be living with the outcome. Btw, I have asked the city to remove the tumbleweeds across from this proposed development along 101 and the train tracks and they won't even do that. It saddens me that residents are ignored and developers are supported.
2020-11-21T02:00:20Z	Jim	Dudnick	jimdudnick@gmail.com	8589228476	Please let us know how the feasibility of potential guests and overflow parking to this project will be handled. It does not seem reasonable
2020-11-21T04:35:39Z	Dianna	Nunez	dnunez@cox.net	760-994-8800	The site at which the project is proposed has significant mobility infrastructure constraints. The roads, pedestrian and bike paths are currently insufficient and the additional traffic incurred by this development as proposed, would create a significant safety risk and would present a specific adverse impact.  Although the best return on investment drives most development, this development as proposed provides short term gains not only for the developer but for the community as well. With the maximized density proposed, and the transient nature of apartments, this particular project does not contribute to the long term vitality of this beach community and will prove to depreciate the neighborhood, ultimately also affecting the developer's ROI.  Mitigation...Has the option of Senior housing for sale been evaluated for this site? A senior community meets the inclusionary requirements of the housing element. This demographic would have less impact on the existing insufficient infrastructure. The demand for Senior housing 55+ in the City of Encinitas is high as none exists close to the Coast. This demographic is growing and the price per square foot for this product would be high. This product would likely be more palatable for the public because it would also meet a need in this City. An ample return could be realized by the developer with a reasonable density at this site.  It is understood that this proposed development is "by-right" however is it "right-by" the citizens and the community? I would suggest that it is not, as demonstrated by the overwhelming opposition voiced by the citizens at the CPP. When evaluating other developments in your portfolio, a higher standard is demonstrated. It is requested that the same standard be evoked at this site. Please consider your legacy in this community.
2020-11-23T16:42:11Z	Dianna	Nunez	dnunez@cox.net	760-994-8800	Unfortunately at the CPP my question in the Q&A was not addressed.  What are the market rate rental rates projected (per the pro forma) to be for each sized unit in this project?  As well, were development concessions or incentives sought with the City of Encinitas for this development, and if so can you specify what those concessions or incentives were?  Thank you very much!
2020-11-23T19:54:02Z	Ron	Ranson	rranson@ucsd.edu	760-547-6039	Austin: Here is something that might help improve the design of the building. There are many cars in this area that have the sticker saying "Keep Leucadia Funky." This is the main gripe against the Leucadia street scape plan. It's too "orange county" is what I hear. You mentioned you are trying to get to a "beachy" feel. What you have now is not beachy. It is more medical building, to be honest. The 4 new buildings just to the south of your property are excellent examples of a contemporary beach feeling. As is a new home at 1117 Eolas in Leucadia. Interesting textures, colors and spaces. You came to the meeting with the wrong attitude. WE know change is happening. We just want it to reflect the neighborhood. We are the ones who have invested our money, landscaping and families in this area that you want join. You need to bring that same sense of neighborhood to the table. Right now you haven't recognized that and have not brought anything to the project that we can be proud of. I want to say to our visitors " Go west on La Costa until you come to this really funky, new icon on Leucadia...then turn left. NOT - go west on La Costa until you come to a hospital-like building and turn left. Don't cry. We tried to change the design." Keep it funky.
2020-11-23T22:15:33Z	Desiré	Smith	desiresmith12@gmail.com	6503335473	Dear Austin and team, thank you again for your time Friday evening, I'm sure more residents would have been in attendance had it not been held on a Friday evening and before a traditional holiday week with some residents traveling to be with loved ones. My husband and I moved here from the Bay Area hoping for the laid back Leucadia vibe the town is know for, but within a year and a half unbeknownst to us, the city and developers had another agenda. We are not opposed to carefully planned developments nor Affordable housing, but we are opposed to developments that don't take into consideration safety of those in the immediate community and the domino effect, and worse lack of respect and consideration of tax paying residents. Please work hard and put yourself in fellow neighbor's shoes for a joint solution and goal, otherwise further trust in developers and our public officials will erode. Thank you, Chris and Desiré Smith. 1920 Paxton Way, Encinitas

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2020-11-23T23:17:46Z	Corrie	Martin	fiercecorrie@gmail.com	310-880-4318	I attended the Zoom CPP meeting last week and would like to add an additional comment here. I believe it is worth noting the fast growing use and ownership of electric bikes in our area. As traffic was brought up as one of the biggest concerns for neighbors around this development, it may be helpful to show your support for the use of electric bikes (potentially lessening the number of car trips along La Costa, Vulcan & Coast Hwy). Suggestions could include E-bike storage, charging stations and safe pathways in/out of the development and onto both Vulcan & La Costa. That you for your consideration.
2020-11-25T23:20:04Z	Nancy	DeGhionno	dogs92024@yahoo.com	7606329467	How can this project be built as proposed if it requires a LOS of C or better on La Costa and the LOS currently ranges from E to F? Doesn't that automatically disqualify this project until the city improves infrastructure and circulation? What if you went back to your previous plan of 64 units? Would it no longer require the level C service because of less density? I would really love some clarification on this issue.
2020-11-26T03:04:54Z	Jeffrey	Kayajanian	jdkayajanian@gmail.com	7608451967	The Vulcan project is too large for the area. 72 units mean at least 150 trips to and from the complex daily. We already have too much traffic there. I am most concerned that the project has an entrance and exit on both La Costa and Vulcan. Vulcan is a narrow two way street. The curve where the exit is placed will cause back up on the street. It is also placed in a very dangerous location bicyclists and cars traveling too fast northbound on Vulcan. There should only be one entrance from La Costa and there should be a light there with a turn lane to allow traffic to come and go into the complex.
2020-11-26T03:15:54Z	Steven	Jensen	jense2005@yahoo.com	760 8158720	You do not have enough parking for that many units. There will be people parking all over the place. Since you are building up the lot height it is not truly two stories, it is much more, this a problem for those of us living to the east. These issues need be addressed before the final approval.
2020-11-26T21:13:57Z	Tara	Myers	tara_myers@me.com	7602306470	Please reconsider this project. The road for this project is bad enough and will not be able to sustain that congestion created by this development. The area has far more affordable living than all of Encinitas put together as it is. Beautification and road repair is what Leucadia needs.
2020-11-26T21:39:37Z	John	Rider	wheelsbb61@gmail.com	8587174963	Hello, How is it that Encinitas Counsel passed a Climate Action Plan to reduce our carbon footprint which talks about reducing vehicle mileage. Now our leaders approved this current project which will bring over 150 more cars to a crowded road. A road that is not able to handle the amount of traffic that will be present upon completion. Is there a real environmental survey completed to include all the traffic from residents to include the seasonal tourists? Thank you. John Rider



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**The Vulcan**

1 message

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**N De** <dogs92024@yahoo.com>

Sat, Nov 7, 2020 at 1:06 PM

To: "vulcancpp@gmail.com" &lt;vulcancpp@gmail.com&gt;

Hello Jessica,

Please send me the project site plan, floor plans, building elevations and any other available details for the 1967 Vulcan project as mentioned in the CPP announcement. I am a neighbor.

Thanks!

Nancy DeGhionno



Vulcan CPP <vulcancpp@gmail.com>

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## Requesting Project Plans

1 message

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**William Racine** <wcracine@yahoo.com>  
To: "vulcancpp@gmail.com" <vulcancpp@gmail.com>

Sat, Nov 7, 2020 at 2:16 PM

Jessica Gutierrez -

Please email to me copies of the site plan, floor plans and building elevations for your proposed project at [1967 N. Vulcan Avenue](#). I will need these to evaluate the project in advance of the CPP meeting on November 20.

Thank you.

W C Racine



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**1967 Vulcan Project**

1 message

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**Betsy Long** <betsylong4@gmail.com>  
To: vulcancpp@gmail.com

Mon, Nov 16, 2020 at 5:02 PM

Attn: Jessica Gutierrez

Hi Jessica - I am an owner in the Seabluff development nearby the proposed project. In reading through the notice that was provided, I saw that you would be able to provide a site plan, floor plans and elevation of the project via email. Could you please send me that file?

Thanks so much for your help.

Betsy Long  
602-738-2032



Vulcan CPP <vulcancpp@gmail.com>

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## floor plans for 1967 N Vulcan ave

1 message

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**Janet Hansen** <janet@enlighted.com>  
To: vulcancpp@gmail.com

Tue, Nov 17, 2020 at 4:36 PM

hello -

I received a letter about the Zoom meeting this Friday, and have already registered for that online.

I am writing to request the site plan and floor plans prior to the meeting (via email), since this might affect the questions I have.

thank you,  
Janet Hansen



Vulcan CPP <vulcancpp@gmail.com>

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**Please register me for Friday 6PM call re Vulcan CPP**

1 message

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**Elena Thompson** <elenathompson@cox.net>  
To: vulcancpp@gmail.com

Tue, Nov 17, 2020 at 11:04 PM

Thank you

**Elena Thompson, "E.T.", Realtor**



**Phone/Cell/Text: 760.822.3873**

**Cal BRE #01316803**



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**1967 N.Vulcan Ave**

1 message

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**Jonathan Beard** <jonathanhbeard@icloud.com>  
To: vulcancpp@gmail.com

Wed, Nov 18, 2020 at 8:19 PM

Please do not build a massive three story apartment complex at 1967 N.Vulcan Ave.  
As a 20+ year resident of Leucadia I am shocked that this would even be considered. North Leucadia is being over developed without any consideration for the tax paying residents.  
We love where we live and we live here because of what Leucadia is- please don't allow my neighborhood to be ruined.

Thank you for listening.  
Regards-  
Jonathan Beard





Vulcan CPP <vulcancpp@gmail.com>

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**question**

1 message

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**Ranson, Ron** <rranson@ucsd.edu>  
To: Vulcan CPP <vulcancpp@gmail.com>  
Cc: desire smith <desiresmith12@gmail.com>

Thu, Nov 19, 2020 at 12:16 PM

What is the name or names of the responsible parties who established the Vulcan LLC please?

RR



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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## Questions/Concern "The Vulcan"

1 message

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**mike blackman** <mblackman0@gmail.com>

Thu, Nov 19, 2020 at 1:00 PM

To: vulcancpp@gmail.com

Cc: Myron Blackman &lt;mblackman0@gmail.com&gt;

1. Safety issues: dedicated egress/ingress for Fire Department? Sufficient parking for residents and Staff? Parking on Vulcan creates safety hazard. In event of emergency only one entrance won't support exit of cars.
2. Our line of site view to ocean will be obstructed by the Vulcan. We paid a \$500,000.00 premium for the ocean view. We will be looking into rows of balconies.
3. Wouldn't a round-about make more sense at Vulcan and La Costa? the 3X cost would be a good investment. Traffic already backs up pre-hotel and future development. The signal will cause longer backup. It currently takes in excess of 5 minutes for us and our neighbor to exit to La Costa from our Dead End access street.
4. We received no notice or option to voice objection for the up-zoning to R30 fro R3.

Mike Blackman  
183 La Costa Ave.  
Leucadia, 92024  
[mblackman0@gmail.com](mailto:mblackman0@gmail.com)



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**(no subject)**

1 message

**Ken Selzer** <kselzer@finistere.com>

Thu, Nov 19, 2020 at 8:49 PM

To: "vulcancpp@gmail.com" &lt;vulcancpp@gmail.com&gt;

1. What are the proposed monthly rentals for both the regular apartments. How much will the affordable units be discounted?
2. Where will you recommend people park once the garage is full. Do you realistically think that 1.7 spots per apartment will provide the needed parking without renters needing to park on the street?

Thank you

Kenneth A Selzer, MD

[481 Hillcrest Drive](#)[Encinitas, CA 92024](#)[ken@kselzer.com](mailto:ken@kselzer.com)

cell-858-361-6122

home-760-452-6449

fax-760-452-4441



Vulcan CPP <vulcancpp@gmail.com>

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## Questions

1 message

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**desire smith** <desiresmith12@gmail.com>  
To: vulcancpp@gmail.com

Fri, Nov 20, 2020 at 6:31 PM

Please allow my Q&A time to our designated speaker Darcy Lyons

Sent from my iPhone



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**To Austin**

1 message

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**Hugh Buchanan** <brh361@yahoo.com>  
To: vulcancpp@gmail.com

Sat, Nov 21, 2020 at 10:00 AM

My name is Hugh Buchanan . I own the property at 163 Lacosta which includes the vacant lot. I have 100 yards + of joint lot line with your property and I could not get the picture of the fence that you plan to build. Could you please email me a picture of the 6ft fence, in other words A schematic drawing if you might have one. Thank you .Hugh

Sent from my iPad



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**Coast News piece**

1 message

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**Caitlin Schlabach** <caitlin@coastnewsgroup.com>  
To: vulcancpp@gmail.com

Tue, Nov 24, 2020 at 2:36 PM

Hi Jessica-

I'm a reporter for the Coast News. This week I am writing a news piece that gives an introduction to the property. I was unable to attend the webinar on November 20th... was it recorded and available to watch?

This piece is a news piece introducing the development to the public.

Is there a public relations individual on the project I should speak to specifically?

Caitlin Steinberg

Reporter, Photographer  
Coast News Group  
[315 S Coast Hwy 101](#)  
[Encinitas, CA 92024](#)  
Cell: (414) 870-4486



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**Developers**

1 message

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**Glenn Frieder** <drg@drglennfrieder.com>  
To: vulcancpp@gmail.com

Wed, Nov 25, 2020 at 3:34 PM

This project would create excessive traffic and crowding which disturbs our community with too excessive development. My vote as a resident of the community and our neighbors all object to further development in this area thank you, Dr. Frieder

Dr Glenn B. Frieder  
[drg@drglennfrieder.com](mailto:drg@drglennfrieder.com)  
760 230-2928 home office  
760 481-9210 iPhone



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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## Concerns over Vulcan ave Apt complex

1 message

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**Alex Topp** <atopp12@hotmail.com>

Thu, Nov 26, 2020 at 8:55 AM

To: "vulcancpp@gmail.com" <vulcancpp@gmail.com>

Hello,

I am a long term leucadia resident and am perplexed as to how the small community of leucadia will house an additional 80+ Apartment complex on the corner of Vulcan and la Costa ave.

There is already a 130 room hotel going in on the corner of la Costa and the 101 which will SIGNIFICANTLY increase traffic on a small one lane road, which cannot be expanded because of housings and rail bridges. Not to mention, the proposed housing development on la Costa ave behind the chevron station on la Costa ave. Where do you expect all of these cars to go? La Costa ave will be a nightmare for current residents trying to get to their own homes 24 hours a day! It has to stop.

There is not enough adequate parking offerings now. Cars already have to illegally park on the train tracks off Vulcan ave. Our community cannot accommodate these large projects.

Please reconsider this project.

Sincerely,  
-Alex Topp





Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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## 1967 Vulcan Project

1 message

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**Kris C** <kcoats100@gmail.com>  
To: vulcancpp@gmail.com

Thu, Nov 26, 2020 at 7:44 PM

Quite frankly, we are appalled at the scale of the build proposed at 1967 Vulcan. There are a number of concerns:

1. Proposing a 3 story project on a street with no infrastructure in an area where the existing homes and remodels have been limited to two stories seems to suggest that the Leucadia neighborhood will soon be filled with skyscrapers.
2. allowing a 4' grading before you calculate the height of the building simply exacerbates the problem particularly in relation to the neighborhood and belies the direction of the neighborhood as voted by residents in 2013.
3. I do think that we need to accommodate the direction of the state with regard to housing density, but I think that this project misses the boat. These are not designed to accommodate low-income needs, just a way to line the pockets of developers who won't be here to live with the mess.
4. Failure to require the developers to invest in infrastructure- improvements to Vulcan, creating either a dead-end or a one-way road on Andrew so avoid it being used as a thoroughfare is shortsighted and promises to lead to massive future problems due to a lack of forethought on the front end.
5. On that same note, requiring the developers to fund infrastructure with regard to the railway seems obvious- building a fence along the train tracks without ensuring that there are pathways across it - pedestrian tunnels or overpasses are critical if you don't want to create a nightmare.
6. additionally, the traffic coming out of Vulcan with this massive build has no forethought- Talk of expanding La Costa runs counter to the direction that was taken on the eastern section of la Costa- there they reduced the road to a two-lane road (one in either direction) which - despite the buildout of neighborhood construction such as Bressi, Poinsettia, La Costa Oaks, and La Costa Greens has been undertaken with planning and forethought.
7. Finally, building all of this without making sure that the schools and traffic to the schools have been addressed promises only traffic, danger to children, danger to pedestrians, and problems that should be addressed before these plans are put into place.

it is all just premature and without planning. As an additional warning- what type of warning is being put in place as to the Meghan's Law offenders living right across the street. building a 3 story 72 unit housing structure with no way for children to walk to the beach without crossing directly in the path of a Meghan's law offender is egregious.

Who are we protecting? developers? Politicians? children? residents? it seems clear.

--

Kris Coats  
760.271.3138  
[kcoats100@gmail.com](mailto:kcoats100@gmail.com)



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

## Comments on 1967 Vulcan Avenue CPP

1 message

thepentons <thepentons4455@gmail.com>  
To: vulcancpp@gmail.com

Thu, Nov 26, 2020 at 10:16 PM

Thank you for the CPP presentation for the apartments at [1967 Vulcan Avenue](#) in Leucadia last Friday night. I'm happy to know that Wermer Properties is a multi-generational family business.

Regarding the presentation, I'd like to make three points.

### 1. DESIGN:

The design of the apartment building is on a good path, but appears foreboding and cold.

**SOLUTION:** After driving through several neighborhoods and cities, I've come across designs with points that Wermer Properties should consider to make their apartment building more friendly and beachy (attached). Note that all photos are at least three stories tall; three of the four are under construction.

**COLOR palette:** Lighter colors will more easily will soften into the environment, and may not look so big to the surrounding neighborhood.

**TEXTURES:** Wood siding and other accent materials rather than all stucco makes the building feel more beachy and warm.

Attached are four examples of three + story buildings in Oceanside look softer *because of wood siding*.

Osider apt.jpg: Note the softness of the color and the lush landscaping.

Osider apt2.jpg: Softening the contrasting color (even a little) makes this 3 story apartment look mellower. (but don't color the top story red!)

Osider apt3.jpg: The majority of this 3-story rental building is siding.

Osider apt4.jpg: Note the siding, and detail under the eaves that could be applied to the Amenity building.

**LANDSCAPING:** Leucadia is GREEN. Lush, green landscaping integrating some native plants is need to soften the hard lines of the building.

**SOLUTION:** A good landscape architect would have a wonderful time creating a compliment design.

**SOLAR PANELS:** Were not present in any of the drawings during the CPP. The presenter of the CPP said the company would modify or create images of the apartment buildings with the solar panels on top; to date (11/26/20) no images with the solar panels are on the site [www.vulcancpp.com](http://www.vulcancpp.com).

**SOLUTION:** Public access to the drawing with solar panels should be publicized and available for public input.

**PARKING:** This location is unique in that there is no public parking on the curbs along the streets surrounding the proposed complex. Only a small number of parking places are or will be available along Vulcan *down the street from the building*, parallel to the street.

**SOLUTION:** ??

### 2. VEHICLE SAFETY

We all heard the huge need for safety at the CPP meeting:

**TRAFFIC STUDY:** The traffic study being used was created during construction of the Alila Hotel at Coast Hwy and La Costa. At that time vehicles were being redirected to surface streets. This study was also conducted during winter months, during COVID - both which are not representative of traffic during the summer months when up to 15-20 cars can be lined up on Vulcan waiting to access La Costa Blvd.

**SOLUTION:** Conduct a current traffic study with La Costa Open. Even better, conduct it during the summer to get real numbers.

**ROAD ACCESS:** Driving south on Vulcan, it is very unsafe while waiting for oncoming cars before turning into the florist at the south end of the nursery. This is because of the curve at the road with unsafe visual views. Many more cars going in and out of the complex will create more unsafe conditions.

**SOLUTION:** I can't recommend a solution here!

### 3. PEDESTRIAN AND BIKE ACCESS

Safety for alternative transportation (walking and bike riding)

**SIDEWALK IN DRAWINGS:** The sidewalk proposed in the drawings disappears on the north end of the property. Where does it go? There is no definitive connection to the rest of the community along La Costa.

**SOLUTION:** Finish the drawing to show the pedestrian path going to the traffic signal, and beyond to flow into La Costa Blvd. going north.

**PEDESTRIAN ACCESS:** How to make it safe for pedestrians and bikes? How do the pedestrians go to the beach or downtown? There is NO sidewalk on the west side of Vulcan opposite the complex. The sidewalk on the south side of La Costa over the train tracks is wide enough for one person, and is very scary to walk on with cars inches away. There is NO sidewalk along the north side of La Costa Blvd. west of the proposed traffic signal at Vulcan and La Costa Blvd. Future plans for fencing along the train tracks will make it impossible to cross to go to the beach or downtown Leucadia.

**SOLUTION:** Work with the City to 1) create sidewalks on BOTH sides of Vulcan from the south side of the project to the signal; 2) create sidewalks at least on the north side of La Costa from the traffic signal west to Coast Hwy; 3) work with the city to install a *pedestrian bridge* to the south of the existing bridge on La Costa over the train tracks. Attached is an image of a pre-fab pedestrian bridge that the city has been looking at to place just south of the existing bridge on La Costa Blvd. over the rail road tracks. The City needs your help. Access to this bridge could be created by a path on NCTD property on the back side of the house opposite the apartment complex on Vulcan, just east of the rail road tracks. A crosswalk on Vulcan (with flashing lights!) at the entrance into the apartment community could lead to this path. A sidewalk along La Costa Blvd. would also lead to the bridge. Examples of prefab bridges are on <https://bridgebrothers.com> and <https://pioneerbridges.com>, though many companies sell prefab bridges.

Please let me know how I can help with any of the above issues.

Finally, with respect, I sincerely hope that it was not the choice of the Wermer Properties to conduct a CPP at 6:00 pm on the Friday night before Thanksgiving. Public comment cut-off date on the Friday after Thanksgiving makes it more difficult for residents to comment as well.

Best Regards,

Mary Anne Penton  
<1740 Hygeia Avenue>  
<Leucadia, CA 92024>  
[thepentons@cox.net](mailto:thepentons@cox.net)











Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**1967 N. Vulcan CPP Meeting**

2 messages

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**Dianna Nunez** <dnunez@cox.net>  
To: vulcancpp@gmail.com

Mon, Nov 23, 2020 at 8:55 AM

Dear Mr. Wermer and Ms. Gutierrez,

Unfortunately, after several attempts at the CPP, my question in the Q&A session was not addressed, so I am hoping that this question and an additional one can be answered and included in the Final Report.

- Q & A Question: What are the projected rental rates for market-rate units (per pro forma) for each sized unit in this project?
- Additionally, were development concessions or incentives sought with the City of Encinitas for this development, and if so can you specify what those concessions or incentives were?

I am looking forward to a project that benefits both the community and Wermers Companies.

Thank you very much!

Sincerely,  
Dianna Mansi Nunez  
760-994-8800

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**Dianna Nunez** <dnunez@cox.net>  
To: vulcancpp@gmail.com

Fri, Nov 27, 2020 at 4:01 PM

Ms. Gutierrez,

I want to also confirm that my comments that were completed via your website were also received on 11/20/20. My comments included a suggestion for senior housing in replacement of the proposed development. Please confirm that those comments were received as well.

Thank you kindly.

Kindly,  
Dianna Mansi Nunez  
[Quoted text hidden]



Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**1967 Vulcan project**

1 message

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**Hugh Penton** <hpenton@me.com>  
To: vulcancpp@gmail.com

Fri, Nov 27, 2020 at 5:44 PM

To whom it may concern,

I am a local Leucadia resident and homeowner in the adjacent neighborhood just a block south of the proposed development.

I listened to your CPP meeting, and my wife and I appreciate your taking the time to address the various questions from community and neighbors.

Your project is a cornerstone (entry point) to the Community and the aesthetics of 'blending in' are important. I am not a fan of you raising the soil level 4', as I am sure you are working hard to gain 'a \$unset view' from 2 of the 3 levels of the project. I also understand that as Ag land, it is necessary to properly grade the unmanaged land; however, I am opposed to raising the grade level any higher than its current grade at the front of the property.

Equally, the condition (funky) of the old nursery was accepted by residents and community members, everyone knowing that it would most likely be lost to a development project someday. Well, that day is here, now... and I really just want you to realize that you now have a community responsibility to create a visually appealing project. One that blends in, and carries the face of the community with it.

I am sorry, but I did not at all care for the renderings that I saw during the CPP meeting - I know I heard talk of stucco color pallets, etc..., but the project had a poor landscape plan (minimal) and was stark and did not evoke any of the cool architectural stylings that I have seen in similar projects from Oceanside to Del Mar...

To me, breaking up the exterior with shadow lines and some organic wood materials would be highly recommended... this project isn't just a project for you to make \$\$\$\$ and move on, but a project that will be standing for the next 60 years+ - so, please rework your architectural plans, consider more of what a project can do to fit into the community, rather than just dumping a 3 story complex that does not have a good visual fit into the residential community of which it is part of...

Thank you for the time and consideration in sensitively moving this project forward.  
Kind regards,

Hugh Penton  
1740 Hygeia Ave  
Leucadia Ca 92024

Sent from my iPhone





Vulcan CPP &lt;vulcancpp@gmail.com&gt;

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**Vulcan project**

2 messages

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**Susan glasser** <slglasser@comcast.net>  
To: vulcancpp@gmail.com

Fri, Nov 20, 2020 at 4:27 PM

Hi  
I am unable to attend tonight's webinar. Will it be recorded and available at another time? If not Could you send me relevant slides, drawings and related information?  
Thank you in advance  
Susan

Sent from my iPhone

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**slglasser@comcast.net** <slglasser@comcast.net>  
To: "vulcancpp@gmail.com" <vulcancpp@gmail.com>

Fri, Nov 27, 2020 at 8:03 PM

Unfortunately I have not received a reply to my email a week ago requesting further information about your project. I am submitting comments now based upon a single rendering that was sent to me by Leucadia NOW in order to meet your deadline.

I am a resident of Leucadia in a neighborhood located a block South of La Costa Ave. I wish to raise two concerns about the proposed project at 1967 Vulcan Ave.

1. Traffic - I am very concerned about the impact that this development will have on traffic on La Costa Ave. This section of La Costa Ave already has too much traffic and there have been no studies to my knowledge of the cumulative impact of traffic of projects that have been constructed (Hotel) and approved (residential) and no studies regarding the cumulative impact that your project will have on this project. Unlike the section of LA Costa Ave located east of I5, the section of La Costa Ave West of I5 is residential in nature, with 14 or so driveways, side streets and business entrances off of this short section of street. Traffic is two lane with long delays at key commuter times and during busy beach season. Pedestrian and bicycle traffic is poorly defined and hazardous. The street cannot sustain this additional traffic.

2. Building Density and Height - a 3 story building is inappropriate for this two acre site as is the density of development. It will obstruct views of many neighbors, leave little to no room for landscaping and does not offer design features that compliment the Leucadia neighborhood. The 70 unit size is significantly higher than the zoning analysis provided by the City of Encinitas.

I appreciate the opportunity to submit comments and hope that the developers will identify appropriate alternatives to address these concerns.

Susan Glasser

[slglasser@comcast.net](mailto:slglasser@comcast.net)

617-818-7314

[Quoted text hidden]



City of  
**ENCINITAS**

**Citizen Participation Plan  
Neighborhood Notice Mail Out  
Certification**

9/29/2020

Case Number: **CPP-004063-2020**

Location: **1967 N Vulcan Ave, Encinitas, CA 92024**

Applicant: **Austin Wermers**

For the referenced project, I certify that I have completed the mailing of the Citizen Participation Plan neighborhood notice materials as approved by the City and that the mailing has been sent to the complete list of addresses provided. I also acknowledge that any errors and/or omissions may invalidate any Citizen Participation Program activities conducted in reliance of these materials. Any such noticing defect may result in re-noticing and may cause additional cost or delay to my project.

**11/5/20**

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Date Citizen Participation Plan materials mailed

**Austin Wermers** Digitally signed by Austin Wermers  
Date: 2020.11.06 09:43:46 -08'00'

Signature

**RETURN TO:**

City of Encinitas  
Development Services Department  
505 S. Vulcan Ave  
Encinitas, CA 92024

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

CALL

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L

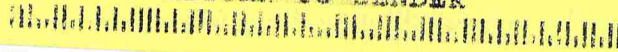


Christopher Smith  
PO Box 234  
Carmel By The Sea, CA 93921-0234

SMIT234 939214000-1719 11/21/20  
FORWARD TIME EXP RIN TO SEND  
SMITH  
1920 PAXTON WAY  
ENCINITAS CA 92024-1167

RETURN TO SENDER

93921-02040



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



VAC

Melinda J. Wilcox Trust 06-01-03  
1824 Wilton Rd  
Encinitas, CA 92024

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

921225959

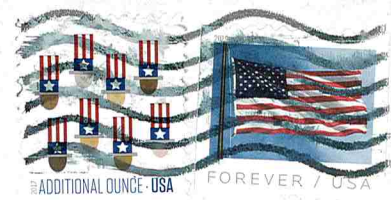
BC: 92122595925 \*2284-04484-05-37



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



VAC

Current Resident  
1816 Wilton Rd  
Encinitas, CA 92024

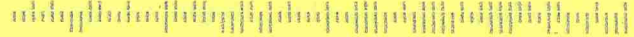
NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
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VAC

BC: 92122595925 \*2104-03761-05-37

920051100019



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122



FOREVER / USA

Alyson Earnest  
1804 Wilton Rd  
Encinitas, CA 92024-1038

NIXIE 911 7E 1 7211/07/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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92122>5959

BC: 92122595925 \*0852-00091-07-24



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

VACANT



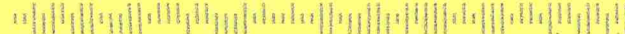
Current Resident  
1950 N Coast Highway 101  
Encinitas, CA 92024

NIXIE 911 SE 1 7211/07/20

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UNABLE TO FORWARD

VAC  
92122>5959

BC: 92122595925 \*0852-00409-07-25





VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

6565<ZZTZ6 SAN DIEGO CA 920

VAC

5 NOV 2020 PM 2 L



Mills 2015 Family Trust 08-31-15  
1863 Parliament Rd  
Encinitas, CA 92024

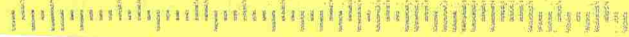
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NIXIE 910 5E 1 7211/18/20

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BC: 92122595925 \*2204-04577-05-37

VAC  
92122595925





VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020



Thomas Bell and  
956  
Enc

FORWARD TO  
L.A. 92107-3625  
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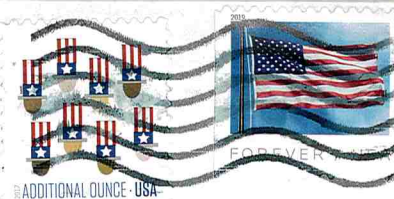
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



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1987 Sacre Family Credit Trust 11-25-87  
1342 Bedford Rd  
San Marino, CA 91108

NIXIE 911 DE 1 0011/17/20

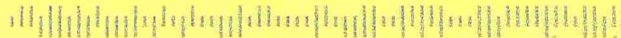
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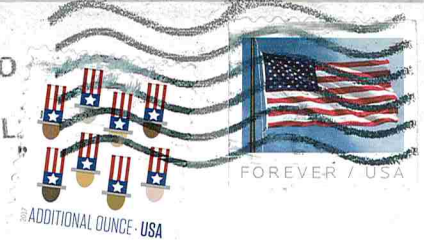
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 1 L



VAC

Current Resident  
1743 Whitehall Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/18/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 92122595925 \*1404-05613-05-37

VAC  
920241743150

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122



William Mayhew  
PO Box 2010  
Del Mar, CA 92014

NIXIE 911 FE 1 0011/13/20  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 92122595925 \*1852-05008-07-14

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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



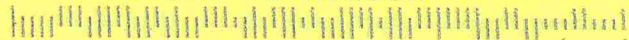
Carlo and Jennifer Luri  
747 Indian Trail Rd  
Gardnerville, NV 89460

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FORWARD TIME EXP RTN TO SEND  
LURI  
1585 8TH ST  
MINDEN NV 89423-4229

UTF

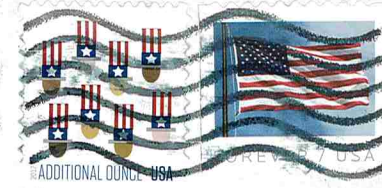
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09460-6974



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



Current Resident  
1802 Parliament Rd  
Encinitas, CA 92024

VAC

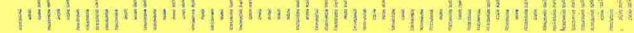
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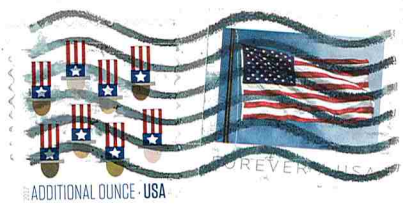
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



VAC

Current Resident  
1807 Milbank Rd  
Encinitas, CA 92024

NIXIE 910 SE 1 7211/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*2104-03993-05-37

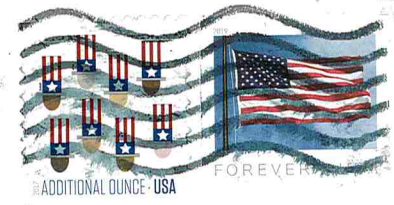
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



VAC

Current Resident  
1900 N Coast Highway 101  
Encinitas, CA 92024

NIXIE 910 SE 1 7211/10/20

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VACANT  
UNABLE TO FORWARD

VAC

8C: 92122595925 \*2104-02870-05-37

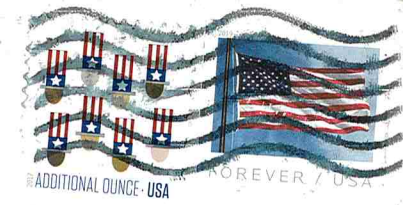
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



VAC

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

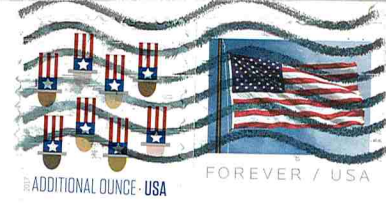
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VACANT  
UNABLE TO FORWARD

VAC  
92024-105573  
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SC: 92122595925 \*2204-04515-05-37  
[Barcode]

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



VAC

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

NIXIE 910 SE 1 7211/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 92122595925 \*2284-84941-05-37

VAC  
92024-105574  
92122595925

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

VAC



ADDITIONAL OUNCE USA



FOREVER / USA

Current Resident  
1752 Whitehall Rd  
Encinitas, CA 92024

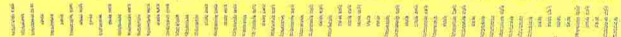
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VAC

BC: 92122595925 \*2952-02960-10-19

92122>5959



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

VAC



FOREVER / USA

Current Resident  
1813 Wilton Rd  
Encinitas, CA 92024

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

92122>5959

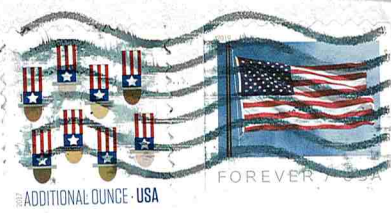
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 5 L



Current Resident  
2100 N Coast Highway 101  
Encinitas, CA 92024

NIXIE 910 USE 1 7211/10/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 92122595925 \*1504-09436-05-37

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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 1 L



VAC

Current Resident  
1841 Haymarket Rd  
Encinitas, CA 92024

NIXIE 910 SE 1 W 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

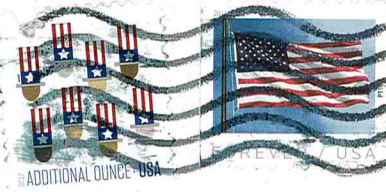
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



VAC

Current Resident  
1849 Haymarket Rd  
Encinitas, CA 92024

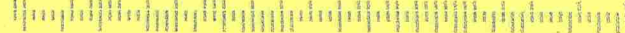
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RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

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BC: 92122595925 \*2104-04115-05-37



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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



Current Resident  
1868 Parliament Rd  
Encinitas, CA 92024

VAC

NIXIE 910 DE 1 0011/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
NOV 11 2020

BC: 92122595925 \*2204-04625-05-37



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 1 L



Current Resident  
1855 Parliament Rd  
Encinitas, CA 92024

VAC

NIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
VACANT  
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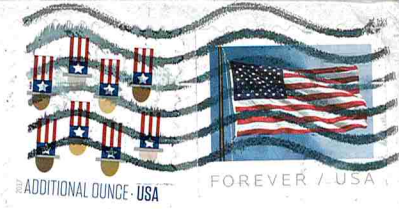
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921225959

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



Current Resident  
1857 Parliament Rd  
Encinitas, CA 92024

VAC

MIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
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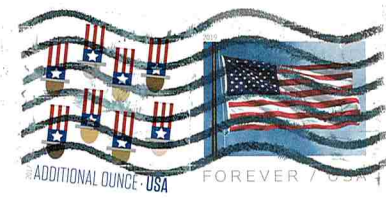
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 1 L



VAC

Current Resident  
1764 Whitehall Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*1404-05901-05-37

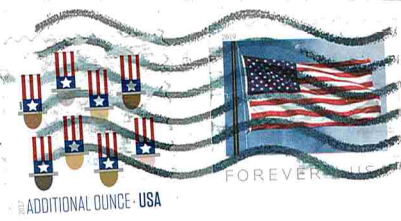
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



VAC

Current Resident  
1747 Tattenham Rd  
Encinitas, CA 92024

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VACANT  
UNABLE TO FORWARD

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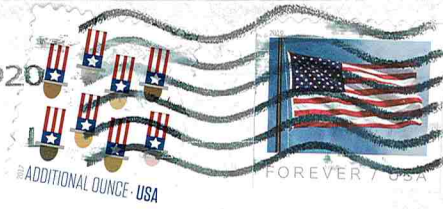
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
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SAN DIEGO CA 920

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Current Resident  
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Encinitas, CA 92024

VAC

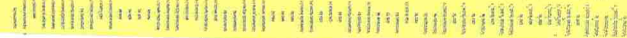
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BC: 92122595925 \*2104-03845-05-37

NOV 12 2020



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

VAC



Current Resident  
1825 Wilton Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 92122595925 \*2952-02953-10-10  
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

9200 655922125  
SAN DIEGO CA 920

5 NOV 2020 PM 2 L



Current Resident  
1846 Haymarket Rd  
Encinitas, CA 92024

VAC

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

92024-101745  
921225959

BC: 92122595925 \*2204-04727-05-37





VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

9200 655922125

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



Current Resident  
1852 Haymarket Rd  
Encinitas, CA 92024

VAC

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*2104-03865-05-37

920241104379



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

VAC



Current Resident  
1830 Milbank Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 92122595925 \*2952-02956-10-19

VAC  
92122>5959

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



Current Resident  
1870 Parliament Rd  
Encinitas, CA 92024

VAC

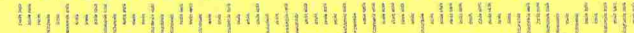
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BC: 92122595925 \*2204-04402-05-37

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92024-100070  
921225959



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 3 L



VAC

Current Resident  
1769 Tattenham Rd  
Encinitas, CA 92024

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VACANT  
UNABLE TO FORWARD

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BC: 92122595925 \*2104-03758-05-37

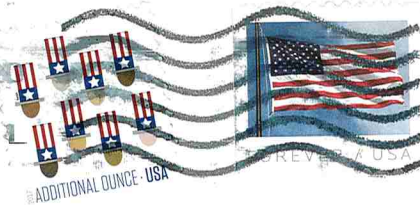
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VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 92122

5 NOV 2020 PM 3 1



VAC

Current Resident  
1744 Tattenham Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*2104-04147-05-37

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92024-100044



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 1 L



Current Resident  
1818 Parliament Rd  
Encinitas, CA 92024

VAC

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*1404-06647-05-37

92024 921225959



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



Current Resident  
1812 Parliament Rd  
Encinitas, CA 92024

VAC

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

92024-109012  
92122>5959

BC: 92122595925 \*2204-04322-05-37



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 2 L



Current Resident  
1861 Haymarket Rd  
Encinitas, CA 92024

VAC

NIXIE 910 SE 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

SC: 92122595925 \*2284-84416-05-37

VAC  
92024-101081  
92122>5959



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 1 L



VAC  
Current Resident  
1855 Haymarket Rd  
Encinitas, CA 92024

NIXIE 910 5E 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*1404-05849-05-37

92024 910 5E 1





VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 1 L



Current Resident  
1801 Milbank Rd  
Encinitas, CA 92024

VAC

NIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595925 \*1404-06531-05-37

92024 921225959



VULCAN ENCINITAS, LLC  
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SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



VAC

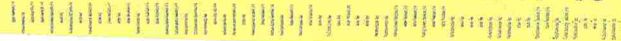
Current Resident  
1825 Milbank Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20

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BC: 92122595925 \*2204-04340-05-37



92122>5959  
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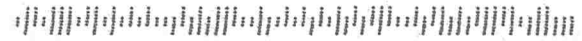
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VAC

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

92024-105775



BC: 92122595925 \* 2294-94649-95-37  
UNABLE TO FORWARD  
RETURN TO SENDER  
7211/18/2

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



VAC

Current Resident  
268 La Costa Ave  
Encinitas, CA 92024

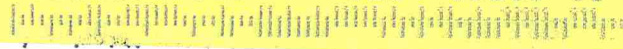
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RETURN TO SENDER  
VACANT  
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VAC

BC: 92122595925 \*2104-03105-05-37

92122595925  
NOV 05 2020



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

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FOREVER / USA

Gabriel-Donatelli Family Trust 10-01-16

NIXIE 911 4C 1 7211/07/20

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 92122595925 \*8852-82557-87-25

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



VAC

Current Resident  
1811 Wilton Rd  
Encinitas, CA 92024

NIXIE 910 15E 1 7211/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 92122595999 \*2104-03733-05-97

92024#920249



VULCAN ENCINITAS, LL  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



Current Resident  
1847 Parliament Rd  
Encinitas, CA 92024

VAC

NIXIE 910 DE 1 0011/10/20  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
VAC BC: 92122595999 \*2204-04615-05-97

5042 4000



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



ANK

Eric Maguire  
199 Cresta Vista Dr  
San Francisco, CA 94127

NIXIE 957 7E 1 0211/11/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 92122595925 \*2104-03872-05-37

.. 0400029002220020

ANK

0400029002220020

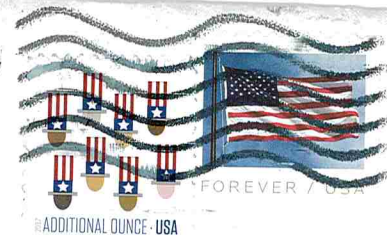
POSTNET barcode



VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920

5 NOV 2020 PM 2 L



VAC

Current Resident  
1761 Whitehall Rd  
Encinitas, CA 92024

NIXIE 910 DE 1 0011/10/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
ENCINITAS, CA 92024

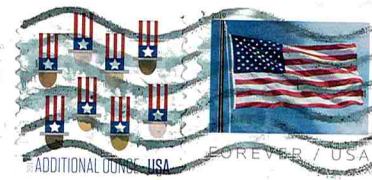
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES





VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 920  
5 NOV 2020 PM 3 L



Lester and Jamie Bacon  
3253 Ave Anacapa  
Carlsbad, CA 92009

.. 9400920852315140

ANK

0200920852315140

NIXIE 911 7E 1 7211/11/20  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 92122595925 \*2104-03875-05-37

VULCAN ENCINITAS, LLC  
5120 SHOREHAM PL, STE 150  
SAN DIEGO, CA 92122

SAN DIEGO CA 921

5 NOV 2020 PM 2



Blakeborough Family Trust 10-17-02  
8045 Corte Sasafra  
Carlsbad, CA 92009

910 NFE 1 619C9011/11/20  
FORWARD TIME EXP RTN TO SEND  
BLAKEBOROUGH  
1832 MILBANK RD  
ENCINITAS CA 92024-1028

RETURN TO SENDER

ENCINITAS CA 92024-1028  
NOV 17 2020

