

## Cindy Schubert

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**From:** Damien Mavis <dmavis@covelop.net>  
**Sent:** Tuesday, June 19, 2018 8:18 AM  
**To:** Keith Goodsell  
**Cc:** Nicole Piano; Diane Langager  
**Subject:** Re: City of Encinitas: RE: Piraeus/Cannon Property Housing Element Update

Thank you Keith

Damien Mavis  
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On Jun 18, 2018, at 7:45 PM, Keith Goodsell <[Kgoodsell@encinitasca.gov](mailto:Kgoodsell@encinitasca.gov)> wrote:

Good Evening Mr. Mavis,

Thank you for taking your time to share your concerns with us regarding this issue. The Mayor and City Council have received your message and I've forwarded it to our Development Services department for their review and consideration.

If you have any questions or other concerns, please feel free to contact me.

Very Respectfully,

<image001.jpg>

**KEITH GOODSSELL**

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and City Council

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**From:** Damien Mavis [<mailto:dmavis@covelop.net>]  
**Sent:** Monday, June 18, 2018 11:56 AM  
**To:** Council Members  
**Subject:** Piraeus/Cannon Property Housing Element Update

Greetings—

I wanted to quickly touch base with you before the Wednesday Housing Element Update meeting. I attended the last Planning Commission meeting and even made it to the end... There

were some inaccuracies brought up by some opponents of the Piraeus St. site. I represent the owners of this property and wanted to set the record straight, the main comments are below:

- **New to the list**—There seemed to be an idea that this site was only put on the list after L-7 was removed so it did not have time to be adequately analyzed. In reality it was put on the list in October 2017 and **14 meetings** have taken place while it was on the list. There was not a single negative public comment until the Planning Commission Meeting and during this time period we performed the following analysis which revealed no barriers to development
  - In response to concerns about potential air quality problems due to its proximity to the freeway we consulted the California EPA database and found compared to the state as a whole this particular area was in the bottom 28% for Diesel particulate pollution exposure and in the lowest 10% for cumulative pollution sources. This area is one of the healthiest places to live in the state, and tremendously healthier than some areas of SD county which high density residential development is happening. The annotated pollution maps are attached to this email.
  - We have performed Boundary and Topographical surveys to compute slopes, biological surveys and all found no impediment to development
- **Capri Elementary**— It was brought up that our site would negatively impact the number of students at Capri Elementary. To have this discussion you have to look at all of the up-zone sites in Capri's district. In addition the Piraeus property sites 4,7,10,19,3,8 are also in Capri's district. I am not an expert on school districts however I would point out that our site and a couple of the others are right adjacent to boundaries of other districts and perhaps if those schools are less impacted maybe slight modifications to the district boundaries could alleviate the issue. Regardless, pointing the finger at just one property as a source of overcrowding and traffic at a particular school is unfair and disingenuous. Our site is also the only one within walking distance to the school.
- **Access**— There was an assertion that this site is in the middle of a rural neighborhood with poor access and traffic problems. In reality this property has direct access to Piraeus St. which is a collector road, with no houses on it between the site and La Costa Ave. which is a major arterial. Compared to most other sites on the list the access to this site is quite good. I can understand how the neighbors of the Meyers site can complain about access, which only has access through residentially lined streets with incomplete frontage improvements, but the Piraeus site does not have any of those access issues.
- **Neighborhood Character**— A few comments were raised about neighborhood compatibility. This neighborhood is a mix of newer small lot homes on Sky Loft and older larger lot properties to the East. There aren't any homes to the west or north of the site. I looked at all of the Housing element sites. Only 4 of the 18 sites are adjacent to multifamily development. This sites location is the extreme north-west corner of the neighborhood along the main access road. It only has 5 neighbors to the developable portion of the site. I think if looked at pragmatically it compares favorably to the neighborhood in relation to the other Housing Element sites.

One of the more vocal opponents to this site is Sheila Cameron, she lives around the corner. She has been to several of the Housing element Taskforce meetings and certainly knew of this sites inclusion in the update. It seems strange that she would wait until now to try and kill the site. We have seen this behavior before when a vocal group opposes a property and that it gets moved off the list, I would encourage you to look at the practical reasons that this site was included on the list and keep the process moving forward.

In the most recent letter from HCD, they discuss this site and a few others as being critical to their endorsement of the update. They caution that removing or replacing this site would require further study.

I am available anytime to discuss this further and can provide any back up documentation that you might need.

Sincerely,

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