

Trilogy Monarch Dunes Phase 3 Plan Review

Summary

The Specific Plan Amendment application (LRP2021-00003) has more than 200 fewer retail parking spaces than the current 2019 plan. It will cause severe parking issues that result in parking on residential streets and overflow into Monarch club parking lots.

The retail center that was approved in the 2019 plan is being replaced by a plan focused on a hotel and condominiums. The Specific Plan Amendment only provides 79 retail parking spaces. The plan does not support typical neighborhood retail businesses such as a restaurant, a small grocery store, offices, personal services, and general retail stores listed in the current 2019 plan. (see appendix)

Moving the hotel to the village center and adding 40 condominiums to the village center without increasing parking is the cause of the parking problem. Together they consume over 200 parking spaces.

In addition, the Monarch Dunes clubhouse parking is already more than 40 parking spaces below code. The 120 new duplexes and homes currently being built will increase needed parking by more than 25%.

The Monarch club is the central mail facility for Trilogy. Residents have to go to the club to get their mail. We have an older population and some people have mobility issues. Parking availability is critical.

These issues should be resolved before the plan moves forward.

Village Center Parking Comparison

Area	Planning Commission Staff Report June 13, 2019	Proposed Specific Plan Amendment Parking	Proposed Specific Plan Amendment adjusted using county parking code
Retail	289	102	79 ¹
97-room hotel	Not in plan	100	106 ²
40 Condominiums	Not in plan	92	101 ³

1. Based on SLO shared parking code. The 102 spaces include 92 existing spaces some of which are used for the golf driving range.

2. Based on SLO county code.

3. The proposed Specific Plan Amendment assumes almost all condos are one-bedroom (e.g. 34 one-bedroom, 2 two-bedroom, 4 three-bedroom). The adjusted configuration assumes 24 one-bedroom, 8 two-bedroom and 8 three-bedroom condominiums. If condominium parking increases this will decrease the retail parking number.

Boutique hotel: The hotel has not been allowed in any previous village center plan. Keeping the boutique hotel at resort site will resolve about half of the parking issue.

Condominiums: Residential units were allowed in the original Woodlands plan but were not included in the current 2019 plan. Condominium parking takes up more than 1/3 of the total parking. 20 affordable housing units with underground parking were proposed in the 2007 plan and later removed. If condominiums are added additional parking should also be added. Underground parking could be provided or the retail space could be reduced. The greenspace park should not be reduced. It is currently about half of the original plan.

Monarch Club Retail Parking: The new plan needs to address the current club parking issues and the 25% increase in needed parking due to new homes and duplexes. In addition, a provision in the 2019 plan allowed the use of 30 parking spaces in club lots for retail parking (20% of club parking). The new plan should not allow any retail parking into club lots.

Next Steps:

The proposed Specific Plan Amendment should be rejected and resubmitted with the following plan refinements:

Do not put a boutique hotel in the town center.

If condominiums are added, additional parking should also be added or the retail space could be reduced. Do not reduce the greenspace park. It is currently about half of the original plan.

Require developer to provide a list of permitted retail businesses with square footage in line with the current 2019 plan. Parking should be based on these businesses and developer should be required to stop adding businesses when the parking limit is reached.

Developer is not allowed to claim parking already being used (e.g. golf driving range) for sole use of the retail center. The developer can use the 20% shared parking code to access these spaces.

Developer has stated that the Park and Ride lot will not be used for retail parking. This space should be changed to ease some of the Club parking issues. Do not count for retail parking.

Require Shea to include parking to support new home additions, additions to facilities and restaurant improvements.

No retail parking should be allowed in Monarch Dunes club parking lots.

- Concerned Trilogy Residents

Appendix

Retail Center Parking (uses SLO Parking code)

The Specific Plan Amendment provides 79 retail parking spaces. This is more than 200 fewer than the current 2019 plan. This means that the Specific Plan Amendment cannot support the retail business in the current 2019 plan.

Below is an example of retail businesses in the current 2019 plan. The current 2019 plan provides a minimum of 284 retail parking spaces and recommends 289 parking spaces.

The Specific Plan Amendment's 79 retail parking spaces will not support these businesses. Providing 79 parking spaces for 41,500 sq. ft. retail space is an average of 1 parking space per 525 sq. ft. or 4 parking spaces for a 2100 sq. ft. business. Compare that to the businesses below.

SLO Parking code:

https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT23COZOLAUS_CH23.04SI_DEST_23.04.166RENUPASP

Retail Center Stores and Businesses	Square Feet	Required Parking Spaces	SLO County Parking Code
Health / Fitness Clubs	2500	64	1 per 25 sf. of exercise floor); 1 per 100 sf. of equipment area.
Breakfast restaurant	5000	78	1 per 60 sf. of customer area, employee spaces: 1 per 360 sf. of customer area, and 1 per 100 sf. of kitchen.
Bakery	2000	27	1 per 60 sf. of customer area, employee spaces: 1 per 360 sf. of customer area, and 1 per 100 sf. of kitchen.
Coffee Shop	1500	26	1 per 60 sf. of customer area, employee spaces: 1 per 360 sf. of customer area, and 1 per 100 sf. of kitchen.
Food / Convenience Store ¹	6000	25	1 per 200 sf. of floor area, 1 per check stand, 1 per 600 sf. of storage.
Liquor Store ¹	6000	25	1 per 200 sf. of floor area, 1 per check stand, 1 per 600 sf. of storage.
Hair Salon	1500	16	2 spaces per chair
Barbershop	1500	16	2 spaces per chair
Multiple Offices - advertising agencies, Insurance, Real Estate, etc.	15500	78	Average office size 1000 sq. ft 1 space per 200 sf. of floor area
Total	41500	355	
Shared parking - 20% reduction		284	
Greenspace parking (with 20% shared parking reduction)		5	SLO County has no code for a park. This number is based on the SLO city code.
Total Parking		289	

Notes:

1. These can be combined and replaced by a small grocery store. Same overall square footage and parking need)