

FW: [EXT]Shea Phase Three Proposal

District 4 <district4@co.slo.ca.us>

Fri 8/6/2021 09:12 AM

To: BOS_Legislative Assistants Only <BOS_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

Public Comment on item 50.

Respectfully,

- Caleb Mott

Legislative Assistant District 4

San Luis Obispo County Supervisor Lynn Compton

(805) 781-4337

(800) 834-4636 ext 4337

District4@co.slo.ca.us

1055 Monterey St D430

San Luis Obispo CA 93408

Visit our Website

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

From: Bob <bob.kraiss@gmail.com>

Sent: Saturday, July 31, 2021 9:27 AM

To: District 4 <district4@co.slo.ca.us>

Subject: [EXT]Shea Phase Three Proposal

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Hi Caleb,

First of all thank you for assisting in collecting all the information needed to understand the evolution of the Trilogy at Monarch Dunes project. We now have all the history we need.

This letter is regarding the Shea Phase Three proposal. My understanding is that the Supervisors will review the proposal early August and decide to pass it on for public comment the end of August ... or not. Our request is that the Supervisors direct Shea to work with the Community to develop an achievable Phase Three, revise the proposal and resubmit.

The submitted Phase Three is not achievable and will require multiple changes over the next 10 years. We would like a plan that is achievable within the next 3 years and not require multiple revisions.

Phase Three has 4 proposals.

1. Build housing on the public part site going over the 1320 homes approved. We can support this as long as some of the profits are used to offset the amenities and parking impact.
2. Build housing on the resort site going over the 1320 homes approved. We can support this as long as

some of the profits are used to offset the amenities and parking impact.

3. Build a hotel on the driving range site. Hotels are not allowed on that site per the 2004 revision to the Specific Plan. Hotels should not be built on a residential block within 225 feet of the first home. This is a major problem with the plan. We support the development of this site but with homes consistent with the rest of the Vista Tesoro Pl. block. Profit from the home sales to be shared to offset amenities and parking impact.

4. Condos over retail. This is simply not achievable. For 16 years the only retail that has been attracted is a medical building. There are no condos over the med building. There is nothing new in the market that will allow for attracting retail. Condos can not be built over vacant retail. The best use for the 4.2 acre "horseshoe" needs to be determined. A 1.55 acre park is already planned. Some more space is needed for parking and amenities to offset the added allowed housing.

Three of the 4 points are easily agreed to. Point 4 will take some research and discussion. We request that Shea try to work with us on an achievable plan and then resubmit and that the Supervisors direct them to do so. We request that Lynn, as Dist 4 Supervisor, make this proposal to the other Supervisors.

Please let us know what Lynn intends to do.
Thank You.

Bob Kraiss

Sent from my iPhone