



The Monarch Dunes Specific Plan Amendment – Phase 3
Summary of Proposed Changes
MAY 2022

A. Summary of Request

A request by Monarch Dunes, LLC to amend the Monarch Dunes Specific Plan to redesignated land uses on four undeveloped sites within the Monarch Dunes Specific Plan area. The applicant is also requesting to reduce the size and number of rooms for the planned recreation resort, reduce the Village Center commercial retail square footage, establish for-sale multi-family condominiums on the second floor of the commercial uses within the Village Center, and develop attached 'twin home' single-family residential housing on two vacant and underutilized sites.

The proposed Specific Plan Amendment provides both community and regional benefits.

Housing:

Three of the proposed land use changes are in direct response to the critical need for housing in the County of San Luis Obispo and the State of California. The Specific Plan Amendment will add diversity to the community by introducing the Twin-Home single-family residence to two undeveloped and underutilized sites and second floor residential condominiums in the Village Center.

The Twin-Home provides for an efficient use of land through the siting of a compact, but spacious single family housing product on two underutilized and vacant parcels with existing infrastructure. While the Twin Home is a common-wall (i.e. duplex) product, it allows for individual lot ownership and other homeowner benefits including generous backyards, strategically sited outdoor living areas, on-site covered and uncovered parking spaces, and optional built in Accessory Dwelling Units. The Twin Home housing model is not currently available in Trilogy at Monarch Dunes; however, they have been incorporated into other Shea Master Plan Communities and have proven to be a popular and desirable housing product.

The second housing type is the for-sale residential condominiums incorporated as a second-floor use in the Village Center. The residential condominiums will be located above the future first level retail storefronts and offices uses. The second-floor condominiums will include a mix of one-, two-, and three-bedroom units and will have a more urban character and setting than the other housing types in the community. While these units will not be deed restricted under the affordable housing standards, the units will be affordable by design, and will likely enter the housing market with the workforce housing sales price range. These units will not be available for short term rental use, thereby ensuring they will contribute to the County's housing inventory.

Vibrant Village Center and Recreation Resort:

The Specific Plan Amendment also contemplates changes to the Village Center intended to energize the Monarch Dunes community by incorporating uses that will attract enough customers and visitors to support the long-term success of commercial uses envisioned by the Specific Plan including restaurants, personal services, offices, and specialty retail. The relocation of the Recreation Resort to be proximate to the Village Center is key to the success of the future uses in the Village Center as it will provide the future retail uses with a built in and revolving customer base that goes beyond the full-time residents living in the community. Lastly, the reduction in overall retail square footage will ensure the Village Center does not become oversaturated with competing uses and / or vacant storefronts. These proposed changes will energize the community and complete the urban core.

Overall Benefits:

The Specific Plan Amendment will result in community and regional wide benefits, resulting in a more environmentally and socially sustainable community. By proposing “in-fill” development on underutilized and vacant sites with existing infrastructure, open space and environmental resources can be preserved while helping reduce pressure from suburban sprawl. In-fill development will also facilitate healthy and environmentally-friendly active transportation, reduce greenhouse gas emissions and improve regional air quality by reducing the distance people need to travel by vehicle. Lastly, the Specific Plan Amendment will reduce annual water and electricity consumption by decreasing the commercial retail square footage and the size and number of rooms of the Recreation Resort.

B. Summary of Proposed Changes

1. Increase residential unit cap from 1,320 to 1,482.
2. Redesignate the Resort Site (Area A) from Recreation Resort to Single-Family Residential and authorize the construction of 76 single-story twin homes.
3. Redesignate the Park Site (Area B) from Public Park to Single-Family Residential and authorize the construction of 46 single-story twin homes. The public park dedication will be removed, and the applicant will pay a fee for the purpose of developing new or rehabilitating existing recreational facilities and/or neighborhood or community parks.
4. Establish standards and design guidelines for single-story Twin Homes:
 - a. Twin Homes will be located on lots ranging from 4,000 sq. ft. to 5,500 sq. ft.
 - b. Total area of the lot coverage by a twin home shall be up to 54% or 2,970 square feet, whichever is less, to remain consistent with other single-family development within the community.
 - c. Twin Homes will not exceed 2,200 square feet of floor area, not including garage area(s) or ADU square footage, to provide more affordable housing options within the community and remain exempt from the inclusionary housing ordinance.
 - d. Twin Homes will be required to provide two off-street parking spaces per residence.

- e. 25 percent of the twin homes will be pre-planned for ADUs.
5. Redesignate the northern commercial buildings in the Village Center (Area D) from commercial retail to Recreation Resort (resort only) and relocate the resort to the Village Center. Relocating the resort to the Village Center will create a more active and synergistic urban core. The resort will also be reduced from 400 rooms to 97 rooms which will align with local market demand and help target a hotel operator. Additionally, all resort parking will be accommodated on site and design strategies which incorporate efficient use of space and promote active transportation within the Village Center will be implemented. Lastly, the resort will be visually integrated with the golf course and will take primary ingress and egress from Trilogy Parkway to limit traffic within the adjacent residential neighborhoods.
 6. Reduce the total commercial retail floor area from 140,000 sq. ft. to 42,500 sq. ft. to better align with market conditions and demand. The reduction in commercial retail square footage will reduce congestion within the Village Center and result in less environmental impacts than what is currently approved. All commercial retail parking will be located around the Village Center horseshoe.
 7. Amend the Village Center standards to allow for 40 for-sale condominiums on the second floor above the approved commercial retail space. The addition of second floor condominiums will create a more active urban core and will support the proposed commercial retail uses. Dedicated parking for the second-floor condominiums will be located primarily behind the mixed-use buildings, with some dedicated parking being located around the Village Center horseshoe.
 8. Add greenhouse gas emissions reduction strategies for twin homes and Village Center development. Strategies will consist of design standards that increase densities and diversity, improve walkability, destination accessibility, building energy use, and pedestrian network, provide traffic calming measures, and reduce water use.
 9. Update Specific Plan figures, table of contents, and page numbering, and complete other minor text cleanup revisions to remain consistent with the proposed and previously approved Specific Plan Amendments.