



October 28, 2020

Transmitted via email: kbrown@co.slo.ca.us

Kerry Brown
Department of Planning and Building
County of San Luis Obispo
1055 Monterey Street,
San Luis Obispo, CA 93408

**RE: Morro Shores Mobile Home Park Development Statement
APN: 074-229-020**

Dear Ms. Brown,

RRM Design Group (RRM) is pleased to submit this Development Plan application for incorporating an additional ten new prefabricated manufactured homes at the existing Morro Shores Mobile Home Park at 633 Ramona Avenue in Los Osos, CA.

We look forward to working with the County to create new 'affordable by design' housing opportunities for seniors; utilizing the site to a fuller potential through thoughtful planning and design, and improving the property in a way that is consistent with the policies outlined in the County's General Plan and Coastal Land Use Ordinance.

As noted in the Los Osos Community Plan Update Appendix C, 37% of the Los Osos community is age 55 and above. Additionally, the County's Housing Element Policy 2.2 states:

"Strive to protect mobile homes, mobile home parks, and manufactured housing as an important source of affordable housing in San Luis Obispo County."

Not only is the proposed project helping meet housing needs in the local Los Osos community, but also addressing the County's housing goals. Policy 2.2 reinforces that the proposed mobile home development adds additional affordable housing to the community.

Existing Conditions and Zoning

The approximately 30-acre property that includes the Morro Shores Mobile Home Park, which is an age 55+ development, is located in the Estero Area Plan, Los Osos Community Plan, and Coastal Zone. The existing land use is Residential Single-Family (RSF), with similar detached, single-family uses directly west of the site. For existing photographs of the site, refer to Sheet A3 in the Development Plan application package.



Section 23.07.086 prohibits structures intended for human occupancy within 50-feet of an active fault trace. There is a fault line adjacent to the site in the east; however, it is located over approximately 200-feet from the eastern property line of the subject site. As the existing condition is well beyond the 50-foot buffer area required between a residential use and the fault line, therefore no further geologic analysis is required. Additionally, the County's GIS Land Use View denotes that the property is located in an Archaeologically Sensitive Area; given this information/designation and direction from County staff, an archaeology report has been prepared and submitted as part of this Development Plan application package. The archaeology report has been submitted to the County. The report found no potential impacts to a historical resource as a result of the proposed project and that no further archaeological study was needed.

Additionally, a biological study has been prepared for the site and concludes that take of the Morro shoulderband snail is not anticipated.

Project Description

The proposed project includes locating ten new one-story prefabricated manufactured homes with driveways and designated carport spaces for each unit. Improvements for the overall site include integrating additional walkways, steps to new units, as well as providing roadway extensions for unit accessibility, fire access improvements, and neighborhood amenities such as a new dog park, putting green, shade structure, and seating areas. There are currently 164 lots in Morro Shores Mobile Home Park and an existing density of 5.47 du/ac while the new density becomes 5.8 (174 lots/29.99 acres) with the additional lots. Three guest parking spaces are required per County Code for the ten new lots; however, the proposed project provides ten new on-site parking spaces and five relocated spaces for guest or overflow unit parking. Each new lot will also be provided with a minimum of two private parking spaces. Proposed fire access improvements include a proposed emergency access route located at the southern end of the project site and two new knox boxes and gates. Per coordination with Cal Fire, the surface will be a 20-foot wide all-weather aggregate.

The new lots will be located in areas that are currently undeveloped but were previously disturbed for septic tanks and leach fields and used for passive recreation and RV storage. The new ten lots will include installation of front yard landscaping and irrigation. Lots will connect to existing utilities and graded for access.

The proposed ten new lots and additional site improvements will be conducted in one phase of construction.



Discretionary Approvals

Per San Luis Obispo County Code (Title 23, Coastal Land Use Ordinance, Section 23.08.164.a) a Development Plan permit is required, in addition to the necessary permits required by the Department of Housing and Community Development (HCD). The Development Plan will be reviewed and approved by the Planning Commission.

Conclusion

The proposed project intends to provide additional 'affordable by design' housing opportunities for seniors within the existing Morro Shores Mobile Home Park development, as well as provide additional amenities on-site for residents. We appreciate your time and consideration of this Development Plan Submittal. We look forward to receiving staff comments and continuing to work closely with the County on this project. Should you have any questions, please feel free to contact me at your convenience.

RRM DESIGN GROUP

Sincerely,

A handwritten signature in blue ink that reads 'D. Lagomarcino Rudd'.

Debbie Lagomarcino Rudd
Principal

cc: Nyri Achadjian
Michael Milan, Bessire-Casenhiser
Debbie Jewell, RRM Design Group
Rachel Raynor, RRM Design Group
Robert Camacho, RRM Design Group