

Supplemental Item –
Correspondence for Public Hearing Agenda Item No. 13

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(CC Mtg 8/24/2020)

From: [Sandy](#)
To: [Wendi Sims](#)
Subject: Development Application 18-06
Date: Saturday, August 22, 2020 1:22:40 PM

When this proposed development was first brought to the attention of the public, I submitted some concerns for consideration. At that time, however, the proposition was tabled to be discussed at a future date. Now the application is set for discussion and I may have delayed sending my feedback too late.

I remember that there were some follow up documents which may have offered some mitigations, but I cannot locate those right now. Regardless, here are the issues/concerns I would like to address:

I don't understand the proposal to add two hotels into an area which is primarily single family homes, but which also currently includes one hotel in the immediate area and another a relatively short distance to the west. Is there other land available?

Do we really want to lose a sizable open space such as this? Are there provision for the wildlife which will lose this space? I seem to recall that there will be several trees removed? Open spaces are becoming more precious for their benefits, as the amount of open space decreases due to other projects such as proposed herein.

I have real concerns about the impact of the additional traffic that this proposed project would generate. Oak Park Avenue between Hwy 101 and Grand Avenue is already a very busy thoroughfare and is prone to back ups at certain times during the day. I'm concerned that the addition of two hotels and 7 residences will create an even bigger problem. The additional traffic load would result in more frequent need for maintenance on the avenue in addition to compounding traffic issues. This is not just a public concern, but a personal one for me, as I live across Oak Park Avenue from the proposed project area. Oak Park is the only access I have to get out of and back in to my cul-de-sac home. I know there are usually bigger concerns than those of the individual, but I'm not the only resident in this area who will encounter similar difficulties if the traffic increases significantly.

As regards what I presume would be a signification increase in water use, how do we/how can we justify approving projects such as is proposed which will require tremendous volumes of water to accommodate over 150 hotel rooms? We, in this part of the state, are almost habitually on the verge of being in a drought status. How can this be 'mitigated'?

After the week we've just endured with the state actually finding it necessary to invoke rolling black outs due to the excessive electrical usage resulting from the high temperatures, how can we add projects which will require what I would consider very, very high volumes of electricity? California is already striving to provide just the amount of kilowatt hours currently needed. Would the hotels and homes have solar power packages to at least offset some of their energy consumption?

In addition, I think we need to consider the impact this would have on the city's infrastructure such as fire, police, public works, etc.. I'm not well enough versed in what the requirements currently are for these services to address this myself, but please consider these issues..

I understand that a project such as this has financial benefits to the city and perhaps to the community in terms of employment opportunities, but I cannot believe that any benefits derived would offset the negative aspects for the community as a whole.

Thank you for taking the time to read my note and for providing the opportunity to state my

concerns.

Sandra Bryant
An Appreciative but Concerned Citizen of Grover Beach

Wendi Sims

From: James Holley [REDACTED]
Sent: Monday, August 24, 2020 1:08 PM
To: Jeff Lee; Mariam Shah; Karen Bright; Desi Lance; Barbara Nicolls; Bruce Buckingham
Subject: Northeast Grover Beach Mixed-Use Project Development

Hello Everyone!

I am excited to see a project like this finally come to Grover Beach. I've lived here for quite some time and drive along El Camino Real almost every day and had no idea this type of location existed. It seems like the perfect spot to allow hotels especially since it saves space near the waterfront for fun stuff like restaurants and shops! It's about time we start allowing development like this especially since it will support Grover Beach and allow us to grow. The road along El Camino Real is pretty rough so it looks like this project will help with that too. I hope the council members approve the project!

James Holley



August 24, 2020

Re: Agenda Item 13

Dear Mayor Lee and Grover Beach Council Members,

We have examined the revised plans for the 1598 El Camino Real project and wish to offer the South County Chambers support to the proposal, for the following reasons:

Grover Beach is well suited for this project because of the beautiful coastal destination and popularity with tourists. Council and community support of this project has the potential to encourage future projects on El Camino Real and the surrounding area that will enhance and improve the street even further.

The development proposal will contribute to the city's plans and investment in economic development and housing. Tourism revenue is a key sector in the overall Grover Beach economy. This is a high-quality proposal that adds value to the surrounding homes and will also be a valuable contribution to the businesses in the neighborhood.

This additional lodging property provides an opportunity to do tourism marketing and promote Grover Beach as a tourism destination.

Developers will be hesitant to invest in the current COVID-19 business environment. We appreciate the applicants willingness to move this project forward.

We urge your council to support the project.

Sincerely,

Jocelyn Brennan

President & CEO South County Chambers of Commerce
& 2020 Board of Directors