

## Ramona Hedges

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**From:** Ramona Hedges  
**Sent:** Wednesday, October 23, 2019 3:14 PM  
**To:** PL\_PC\_Commissioners\_only  
**Subject:** 10/24/19 PC Item 4 Cabrillo Court -FW: 10/24 PC SUB2019-00017 Correspondence FW: [EXT]Fwd: updated wilmar

Commissioners,  
Please see email below. Thank you.

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**From:** Young L. Choi <ychoi@co.slo.ca.us>  
**Sent:** Wednesday, October 23, 2019 11:32 AM  
**To:** Ramona Hedges <rhedges@co.slo.ca.us>  
**Subject:** 10/24 PC SUB2019-00017 Correspondence FW: [EXT]Fwd: updated wilmar

Could you please forward the email below to Planning Commission? I will bring copies to the meeting tomorrow.

**Young Choi**  
**Planner**  
(p) 805-788-2086  
[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)

**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**

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**From:** Robert Mueller <[robert@samatamanagement.com](mailto:robert@samatamanagement.com)>  
**Sent:** Wednesday, October 23, 2019 11:29 AM  
**To:** Young L. Choi <[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)>  
**Subject:** [EXT]Fwd: updated wilmar

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Dear Mr. Choi

Below is the text of a letter I would like to offer to the planning commission. I have not been able to connect with the applicant's representative yet, Thnsk but will be able to meet or discuss this and any other concerns with them. I have some other comments as well that I will either send to you or bring to the hearing if it is not possible for me to attend personally My mobile number is 805 909 7329. Please let me know if there are any new documents or staff comments to be included in Thursday's hearing.

Thank you,  
Robert

To the planning commission:

We are requesting that the Planning commission not support the creation of a subdivision map that depends on creating the maximum density with no mitigating considerations. This project, which is consistent with the existing neighborhood as a six unit development, is requesting to add another eight units and negatively impact neighborhood and in particular the nine immediately adjacent residents. The prospective owners of the units created will have inadequate parking and recreational space and be in " townhouse" units with no meaningful governance.

The proposed map creates housing that is significantly diminished from the general principles of the Oceano specific plan in scale and, in spite of granting every waiver and addition that can be construed by planning staff, is not consistent with the examples of similar recent successful development in the area.

In place of this approval we would appreciate if the developer work with the property to bring the project into scale with nearby projects and also that the county not grant the extreme reduction or elimination in setback without demonstrating that it does not impact the adjacent homes or create residential space that cannot be accessed in an emergency.

We would be most supportive of having the homes nicer for both the new owners and for those who live here already with small reduction in number of units.

Signed,

Robert Mueller

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*Robert F. Mueller*

Samata Management, Inc.  
805-597-5100

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805-597-5100