

# **AVAC Meeting – PG&E Community Center Agenda**

Monday, May 9, 2005

## **Order of Business**

7:00 P.M.

Call to Order/Roll Call

Bob Pusanik/Karin Argano

Members Present: Bob Pusanik, Lisa Newton, Karin Argano, Anne Brown, Jan Taylor, Karla Bittner, Sherri Gooding, Dusty Palaia, Lynn Walter, Nisan Matlin, Bill Tickell

Members Absent: John Salisbury, Russ Kiessig, Ted Ivarie, Marylou Gooden

Approval of Minutes from April 11, 2005

Karla Bittner moved for minutes approved as corrected, seconded by Lisa Newton

### **1.0 Treasurer's Report**

Lisa Newton

No activity since the last meeting, balance remains \$1004.58. Report accepted.

### **2.0 County Reports**

#### **2.1 Sheriff's Department**

Deputy Mike Morris

Fairly quiet, a few problems with animals, stolen dog, cruelty to animal report. There were a couple of arrests, including a stabbing of a business owner down off of the pier. This is an ongoing investigation, most likely out-of-towners. There were some Golf clubs reported stolen, not too much busier than last month. The expectation is for more activity with summertime and more tourists in Avila. The Bike patrol will be in Avila now going forward throughout the summer months.

#### **2.2 County Supervisor**

Jerry Lenthall

Jerry was not able to attend tonight, no report.

#### **2.3 County Planning Staff**

James Caruso/Ryan Hostetter

Update from James: Steam generator replacement project at Diablo, AVAC Land Use subcommittee will have another opportunity to look at this project. Dr. D's hotel: a request has been put in to forward the record to the Coastal Commission for review this summer. A couple of new projects came in for Avila, the grocery store on front street is trying to "condo" the project, commercial space below and residential space above. Andy Feytco has three houses on Laurel street that have already been through AVAC and approved for the grading plan, site plan, and interior floor plan for the MUP, archeology had been one of the issues on that site. Request made to break this into three lots. Ryan distributed handout for Advisory Council Training workshop on May 14 at the SLO Library. James mentioned that it will be a requirement that all Advisory Council members attend at least one of these workshops. A Certificate of Recognition was given to James Caruso from AVAC for his past nine years of hard work and dedication to AVAC and Avila.

### **3.0 Old Business**

No old business.

### **4.0 New Business**

#### **4.1 Status of Avila Beach Community Center Project/Terry Eberhardt**

Terry gave a presentation and handouts were distributed which showed the floor plan, design, and the brochure they just produced which includes a form to become a member of the Avila Beach Civic Association. The current building is not ADA compliant, upper floor not in use, only use the lower floor. Lisa pointed out there was a great article in Times Press Recorder about the Civic Association bldg. \$985,000 has been dedicated to the project; the estimated costs are @\$1 million. The project has been designed by the Architectural firm of SDG, David Brennan is the lead Architect. This is a renovation of the existing facility. They are hoping to start construction in the fall. The goal will be to use

the building more, one of the objectives is to start planning programs for all ages, dance classes, health seminars, with the support of County Parks. The Avila Beach Community Center will be the new name. They realize that they must serve more than Avila Beach proper, open to services to all in the greater Avila Beach Area. Elevations and floor plans are in the handouts. The Post Office will remain at that site, and will be getting new doors, new windows and air conditioning. Parking is an issue and Teri has been networking with the Harbor Commission on that subject. Right now, it is just a renovation/remodel, so no parking changes are required. The AVCA is responsible for maintaining the building. \$10 per year to join the organization, dues and leases help to provide income for future maintenance and renovation. Elevator will serve as access for handicapped, and as a freight elevator that will serve both buildings. Currently not set up as a commercial kitchen, hopefully in the future be able to upgrade and plan for that. Anne mentioned this would be wonderful as a senior feeding center. Current status of project: in the construction document phase (that it will be built from). Karla requested that in future scheduling the AVCA will make a priority for Avila Valley residents as she tried to book a meeting in the bldg last week and it was completely full. Lynn asked if our fees are in line with other community civic associations. Teri is trying to manage that as best they can, and stated that their fees are actually lower currently than most of the civic associations in our area. They will be setting up a table at Fish and Farmer's Market selling bumper stickers and T-shirts as a fundraiser for the Civic Assoc. and this project.

5.0 Executive Committee/Communications

Communications and AVAC Calendar

Three AVAC members will be attending weekend Planning Commission workshop on Saturday, May 14<sup>th</sup> at the SLO Library.

6.0 Standing & Ad Hoc Committee Reports

6.1 Land Use Committee

Karla Bittner

Putting finishing touches on Draft EIR, AVAC comments were submitted. Lot 22 in Heron Crest: met with architect and asked them to go back to drawing board due to size and view shed issues. The architect was very open minded to listen to their concerns. AVAC is asking the applicant to go a step beyond of what has been required of other applicants due to poisoned trees and view issues. Lot 8 in Avila Village, next store to Avila Inn, applying for public pool and spa. AVAC will be reviewing that project along with San Luis Bay Estates. James suggested that Ryan be invited to subcommittee meetings in the future.

6.2 Avila Beach Committee

Lisa Newton/John Salisbury

No report

6.3 Avila Valley Committee

Jan Taylor

No report

6.4 San Luis Bay Estates

Sherri Gooding

Report on new Avila Village Deli, now open for dinner. Sherri wants to present Nisan with a certificate of appreciation from the Deli because he so persevered to be sure that Avila Village served our area with the commitment of a market. She has a certificate for him for a quart of milk.

6.5 See Canyon

Marylou Gooden

Per Bill Tickell: a few problems with bicyclists on the road, they ride in groups and it is hard to get around them.

6.6 Squire Canyon

Karin Argano

no report

6.7 Circulation Committee

Jan Taylor/Sherri Gooding

no report

6.8 Community Liaisons

Port San Luis

Karla Bittner

Three items from last months Port agenda:

- Terry Eberhardt gave a presentation about the Civic Assoc project, there is no dedicated parking now, so Teri is networking now with the port for future interest.

- Diablo canyon: Steam Generator project, a barge is the preferred method for transporting the generators and the Port is open to have them come in
- They are looking at their first draft of their fiscal budget this month
- Public comment that Karla made at that meeting: Fish and Game awarded a grant of \$195K from the Unocal cleanup to the Port for a walkway project, 5 yr contingency of from 2005 on the funds. She wants to propose that AVAC draft a letter to push Fish and Game to get the project moving and also send to Jerry Lenthall. We need to encourage Fish and Game and the Harbor district to collaborate on this issue for their common goal. Potential use of the walkway will be to connect the Bob Jones Bike Trail to the Port. It is a hazardous walk now, which people are using regardless. Sherri Gooding moves that we write a letter to this effect, which Karla Bittner will draft. Seconded by Lynn Walter. Teri Eberhardt will also work with Jerry to keep this moving. They will send a copy of the letter to the Harbor District, Jerry Lenthall and Terry Eberhardt.

6.9 Diablo Committee

Dusty Palaia

EIR has already been reported.

#### 7.0 Public Comment

Chris Helenius: Re:Tank Farm project. Listened to Unocal presentation about the Tank Farm. Had spoken to Peg Pinard about why does the tank farm site have to be developed into homes and meeting center, why not consider it becoming a public park? Not heard in public forum, he and his wife have been exploring whether or not people were interesting in this possibility. Arranged a meeting with The Land Conservancy and spoke to Robert Hill a week ago and asked if this was of interest to them. They thought that this was a project that had good potential. First step was to gauge if there was public support for this kind of project. If he could determine that there was community support, then meet with J. Lenthall, A. Maldonado for political support. State bonds that are set aside for money for the acquisition of public parks, this november there is another initiative coming up on the ballot to acquire money for park projects. Land conservancy pointed out that there has to be a willing seller as well as a willing buyer. Question asked about TheLand Conservancy getting contaminated property...they would not shy away from the project for that reason. They have dealt with those issues before. Existing cleanup technologies do not touch the contamination of the tank farm property; it is too deep into the rock, etc. Why not a park for tent campers, hiking trails. Coastal conservancy handles park and open space acquisitions. Nissan asked about funds for developing the property once the property was acquired, Chris has pursued this issue with the land conservancy, look for funding from local community. Showing of good faith to get the process started, money from state may be do-able, Dept of Fish and Game, County may get involved. Chris commented that it may be a blessing that the land is contaminated as it may drive the value down, making the idea of an acquisition more attainable. Public sometimes vehemently opposed to a park as they feel it will be full of homeless folks and garbage commented by Lisa Newton, suggested a public meeting to the community of Avila to see if there may be something better. Unocal has been acting like it was a foregone conclusion that it would be developed. Sherri: concerned about weekend traffic, passive recreation, very appropriate site for passive recreation, hiking trails. Public comment, evening curfew, pirates cove has volunteer crew that picks up trash, part time maintenance person in place to help manage that trash and homeless community, partner up with another agency to manage. Anne suggested a survey at Fish and Farmers market. Gauging public opinion such a difficult process, Chris was just asking for a show of hands within this small group to see if anyone is interested in seeing him go forward. Let the community make its own options instead of Unocal. Comment from James: read the Avila specific plan, tank farm was written as an amendment, he suggested writing to Ryan to try to help define the process to get your foot in the door, get some professional assistance. Now that chevron/texaco is stepping in, it will be interesting to see the changes.

#### 7.0 Adjournment

Bill Tickell motioned to adjourn, Sherri Gooding seconded the adjournment at 8:45 p.m.

Submitted by K.Argano