

Avila Valley Advisory Council

Minutes of September 12, 2005 Meeting

Call to Order

B. Pusanik called the meeting to order at 7:00 p.m.

Members Present: B. Pusanik, L. Newton, K. Argano, J. Salisbury, A. Brown, K. Bittner, S. Gooding, D. Palaia, L. Walter, M. Gooden, B. Tickell, J. Schug

Members Absent: Jan Taylor, Ted Ivarie, Nisan Matlin, Jack Biesak

Approval of minutes: *Motion* to approve minutes of July 11, 2005 meeting passed and approved pending any corrections after everyone has had a chance to review them.

1.0 TREASURER'S REPORT

L. Newton

\$985.50 is the balance in the checking account. Chair accepts report

2.0 COUNTY REPORTS

2.1 Sheriff's Department

Deputy

No representative tonight

2.2 County Supervisor, District 3

Jerry Lenthall

As of last week, sheriff's dept changed command. There were two high speed chases on Ontario Road. Public works will be replacing the guard rail very soon.

Two weeks ago a \$320,000 check came to the county from Lois Capps for the Bob Jones Bike Trail. Jerry vowed to finish that trail in the next few years before his term is over. He met with Sheriff Hedges, they are going to load up a 15 man van from the prison, going to do some community projects with inmate labor, going to help with coastal cleanup along with graffiti cleanup, trimming, weed abatement. Project list from AVAC? Getting a pressure washer for F&F's mkt, Jerry giving \$1000 towards this as promised. Going to be managed by Customs House for cleanup after Friday night. Public works got our thank you letter from AVAC. Jerry asking about the 12 minute parking places in front of the Front Street merchants. Bob suggested that the Avila Valley Biz Assoc should give us their opinions, come forward to us with a recommendation. Who is going to police these? What are the consequences of parking there longer? Give Jerry a recommendation after something comes from the Avila Biz Assoc. Wild Cherry Canyon culvert will be repaired, had a flooding problem there. Liability issue for advisory council members: met with county council, we are covered for liability except for fraud or malice.

2.3 County Planning Staff

Ryan Hostetter

James Caruso sent an email with an update on some of his projects: Steam generator replacement project; PUC will certify the EIR, James has it on CD, the final EIR is out. Planning commission on 1-12-06. Martin Hotels; working with developer on the roof materials, county planning staff and the owners/developers are disagreeing on the reflective nature of the roof material, James sent a letter, probably be an appeal or a hearing. Oceans 17 is going to break ground, building permits have been issued. Email James or Ryan with any questions. New projects: Cerro de Avila, agents here tonight to discuss the project with AVAC, email Ryan with any questions.

3.0 OLD BUSINESS

3.1 Avila Beach Clean-up/Terry Eberhardt-Parks

Many issues in the promenade and plaza area; more usage of Avila again from tourists and locals. More litter, cleanup, all the parties are working together to minimize the trash, Customs House, Avila Biz Assoc, Parks has been putting forth a really good effort to keep the Front St area clean; doubling the size of the bins so the trash isn't flowing over. Harbor is also trying to keep the beach clean, please let them know if you see things. Terry Brown, Betty and Tom Guernsy and Anne Brown, citizens, community volunteers have been really diligent, on their own to clean up. Ernie from the parks dept superintendent said thank you to all the volunteers, trying to solve the problems county wide, the county has given them some money, but weren't able to get the seasonal staff that they normally get, look forward to be able to staff up again eventually. Originally though it would only take 1 ½ full time people to take care of the park, doesn't take care of wages or equip. Thank goodness for volunteers, over 53K hours of support county wide...that's a lot of effort, but not enough. Large amount of people visiting, impact of all these people visiting is amazing, the park is taking a beating, looks much older

than it actually is. Still trying to sort out who is responsible for everything. Next meeting Oct 13th, trying to work with community in a collaborative way to solve a lot of these problems. Public works said to call them to clean the streets; it has been requested that they clean them at least once per week. Anne noticed that one of the toilet stalls has had an out of order sign for over a week, when will it be fixed? Public works is ordering parts for it. Anne wants to thank the Avila Foundation for helping with money towards flowers and given to Parks also. (Ernest Del Rio/Parks Superintendent-Operations 805-781-5930 ederlrio@co.slo.ca.us)

3.2 Request by Salisbury Vineyards/Email vote

Since we did not have an August session of the AVAC, we had an email vote of this issue, everyone voted except for Bill. Request for a Type 42 license. AVAC sent recommendation to Planning Dept. John thanks the council for helping out on that.

3.3. Avila Beach, 5K walk/run/ Jennifer Rubio

Jennifer is not here tonight. This event has been held two years in a row, for the Chris J. Memorial Society to benefit local children with disabilities. AVAC needs to make a recommendation to Parks and Harbor to approve this event. October 2nd Monday, Motion made by Sherry, approved by Lisa. Unanimous vote to approve. AVAC will send letter to support this to appropriate agency.

4.0 NEW BUSINESS

4.1 Cerro de Avila Project/Shear Edge Development

Jeff Edwards and Michael Hodge. Working on this project for over a year, located at San Luis St and San Antonio. Currently owned by SL School District, they have a 99 year lease with them. .66 acres, proposing 14 units, land use is Res/Mult Family. 13 will be 2 bedroom, 1 one bedroom. 3 are affordable per the county's guidelines, remaining 11 will be market rate. Using Spanish colonial revival architectural style, passed out plans to review and a CD of the artist's renderings. Met with Avila Beach subcommittee, parking setbacks and height, fully compliant with Avila Beach Civic Plan so far. Have refined the design of a wall that the committee objected to and updated the plan, distributed a rendering to board. Relocating the original bldg (old schoolhouse) has been shown to be cost prohibitive. Karla asked about the trash containers, so that residents higher up did not see into these open trash bins. Lynn asked about the historical ruling. Per Ethan Ottrando, in the state of CA there are a set of 4 criteria to rate the historical value. Conducted the study of the bldg, it did not meet the criteria: Significant role in the history of Avila, but not statewide, people important on a local level, but not at the state level. Many modifications to the bldg, doesn't retain enough of the original architecture. How is the study evaluated? Ethan and Betty Ottrando actually did the study. Was documented fully and submitted. Per Ethan went above and beyond the requirements of the study. Karla mentioned that this is one of the first projects to take advantage of a new fast track affordable housing project. Karla questioned the setback situation. Ryan: units a bit bigger than would normally be allowed, meeting open area requirements, parking spaces are compact. Went to the school board meeting last month and all of a sudden there is information about these units being used as vacation rentals. John asked about the fact that they were originally being built for teacher's housing and now that isn't the same especially since our community school is a Charter School, Dana Lilley in Ryan's dept handles all the affordable housing questions in our area. Anne asked if the units will be sold? Leasehold interest only in the property, per their agreement with SL Coastal. 8 units will be retained by Shear Edge, no clear answer from Jeff on what they are going to do with the units, talking about vacation rentals. The rest of the units will be long term leases. CC&R's will be written for the entire projects. The subcommittee didn't know about this.

Sub-committee findings per Lisa on the meeting 8-8-05. 1st project to fast-track in the county because of their affordable housing. Committee's concern: visually bulky, prefer spacing between bldgs. Retaining wall concerns: landscaping. Parking spaces: concerns. Bike racks, trash enclosure, would like to see trash bins covered so that they would not see those bins from above. Old School House: community would like to retain the bldg on the property, contrary to the study done. John Salisbury said the bldg could be moved, even though it would be expensive, it could be done. Several committee members are seeking a resolution. Ryan will incorporate the study on the school house into her report. Conditions were wall, parking

spaces, trash bins, bike racks. Open it up to council and community members about the vacation rental issue. Per John the vacation rental issue wasn't brought up at the subcommittee meeting. Anne feels that the rentals shouldn't be allowed for less than a month, similar to the ordinance for Cambria and Cayucos which has been in place for the last two years. Bob asked about getting this project fast-tracked and some exemptions because the property supposed to be for affordable housing, when in fact this isn't affordable housing...how does that work? Per Ryan: they were under the assumption that these were going to be using this project as completely all housing units, the question of vacation rentals in the project was a surprise to county. Staff discussed it, they were looking at it as a multi-family project, the recommendation is going to be from county that these units are not going to be used as a less than 30 day rental unit. November 10th is going to be a meeting. Karla requested that we are able to discuss this again at the next AVAC mtg as the public of Avila hasn't been able to give their input on that. Motion to table this issue to next meeting.

5.0 EXECUTIVE COMMITTEE/COMMUNICATIONS

Report on Council Chair Mtg-Personal Liability Issue

Communications & AVAC Calendar

6.0 STANDING & AD HOC COMMITTEE REPORTS

6.1 Land Use Committee Karla Bittner

Bettencourt Project: MUP Friday 9-16-05 9am County Planning Dept Hearing.

Committee's recommendation is mostly visual, very apparent from Avila Beach, located at Lupine Cyn Rd & Vista De Avila.

Ag Tourism: County looking at Land Use Ordinance on land policies. Volunteer from Squire Cyn will attend these meetings and give us input.

Bike path project: Will review looking at an exchange with Rob Rossi for property to go to bike path as an exchange for some property on the golf course, right of ways, all proposed in '97.

Avila Beach Committee (Lisa Newton/John Salisbury)

Civic Assoc Bldg, moving ahead, waiting for plans to be finalized. Anne asked Ryan about the units above the market, being advertised in the paper as a vacation rental. Per Ryan right now, there isn't a vacation rental ordinance in Avila.

6.2 Avila Valley Committee (Jan Taylor) Jan absent, no report

6.3 San Luis Bay Estates (Sheri Gooding)

Maintenance issues on bike trail for the portions owned by SL bay estates and Rob Rossi. Dev going on all over. Street that can't have any parking on the street and no guest parking, how can that not happen in the future? May submit some recommendation for AVAC

6.4 See Canyon (Bill Tickell) no report

6.5 Squire Canyon (Karin Argano/John Schug) no report

6.6 Traffic Circulation (Jan Taylor/Sherri Gooding) no report

6.7 Community Liaisons

Port San Luis (Karla Bittner)

Breakwater has been completed. Done in less than 3 weeks, really pleased with work that the port did, earthquake in 2003, grant monies appropriated and work executed so quickly. Parking lot improvements: 2M dollars in grant funds to improve the parking lot down at the port (Fat Cats). Pressure washing in Avila Beach, Port Property at beach, done after Labor Day to clean benches, trashcans. CMC work crews.

Flood Zone 9 - no report

6.8 Diablo Report (Dusty Palaia)

Emailed article about being prepared for disaster. Remind us all of where we live, so close to a Nuclear Facility. Per Lyn, full scale emergency drill is being put on by Diablo Canyon.

7.0 PUBLIC COMMENT

Boyd Horn: Avila Beach Community Foundation: inviting grant applications: they have made grants 5 years running. Requests for emergency grants: interest is mounting, there are a lot of requests for 2006. #1 priority is Community Center Renovation. All grants are for the enhancement of Avila. Pick up an application if you have an idea.

Per John Salisbury, the grape harvest starts tomorrow. Watch out for slow driving trucks.

8.0 ADJOURNMENT

Meeting was adjourned at 8:55 PM.

Respectfully submitted,
Karin Argano, Secretary