

# **Avila Valley Advisory Council**

## **Minutes of October 10, 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, J. Schug, Ted Ivarie, Nisan Matlin

**Members Absent:** Jan Taylor, B. Tickell, Jack Biesak

**Approval of minutes:** *Motion* to approve minutes of October 10, 2005 meeting passed and approved with corrections after everyone has had a chance to review them.

### **1.0 TREASURER'S REPORT**

**L. Newton**

\$980.58 is the balance in the checking account. Chair accepts report

### **2.0 COUNTY REPORTS**

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

**Deputy Mike Morris**

There were a couple of random thefts, otherwise very quiet. Commander Ben Hall is the new supervisor for the Avila area. Jerry introduced him to AVAC when he arrived. Contact information: [bhall@slo.ca.us](mailto:bhall@slo.ca.us) 805-781-4630.

#### **2.2 County Supervisor, District 3**

**Jerry Lenthall**

Jerry received lots of comments about the speed monitoring and noted that accidents are up all over, not just Avila.

#### **County Planning Staff**

**Ryan Hostetter**

No new projects, didn't get to speak to James Caruso today for any updates as it was a county holiday.

### **3.0 OLD BUSINESS**

#### **3.1 Cerro de Avila Project/Shear Edge Development**

See Avila Beach Subcommittee Report of 9-16-05 presented by Lisa Newton. Anne Brown made comments about the validity of the historic value of the building. Wanted to make the council aware that the citizens of Avila are concerned. Public Comments: Lucy Lepley from Grover Beach gave a signed petition to AVAC which represents a group of people from Avila and See Canyon who feel very strongly about the history of Avila and the personal ties to the schoolhouse. They all graduated from the Avila School and all say that the school was the center of community life. Betty Woody, resident of Avila also expressed that she feels the schoolhouse is the last piece of history in Avila. Tom Guernsey: Echo Lucy Lepley's sentiments, asked AVAC to consider writing a letter regarding the historical value of the schoolhouse. Ryan Hostetter from the planning department did a mitigated negative declaration based on the historical report submitted. Per John Salisbury, the now restored Salisbury schoolhouse is a point of historical interest and it was built the same year as the Avila Schoolhouse under discussion. Bob Clarke wants to support the community of Avila Beach on keeping the schoolhouse, gave comments about the fast-tracking of this project by the county. Lisa Newton commented that originally that this project was going to be affordable housing for schoolteachers when the School Board first presented this to AVAC. Also has an issue with the fact that we were deceived by the School Board. The developers that are going to keep back their units will be keeping them for vacation rentals and the people who will be leasing the other units won't have the opportunity to use them for that. Jerry Lenthall commented that the fast-tracking process by the county is following a state mandate.

Developers: Attorney John Belsher who spoke for the developers was shocked by comments of the community and council. There were lots of opportunities for the public in his opinion to have presented their views about whether or not to keep the schoolhouse. All of this has been public record since the School District planned this project. He felt there was a bit of a disconnect regarding the vacation rentals. He brought some color samples and plans on taking all the design recommendations forward to the planning commission. Passed out color samples, brought some roof tile samples and clay tiles to review. Also distributed a schematic Rental Exhibit for 14 units along with an overview of the proposal. Karla Bittner made a motion: Call a Special meeting of the board before the 10<sup>th</sup> to address historical value of schoolhouse and review newly submitted plans from the developer tonight. Sherri seconded the motion. Karla amended her motion: Ask the Subcommittee to review the new historical report that comes in. Avila Beach subcommittee will make another report prior to the Planning

Commission hearing. A special council meeting will be called. Seconded by Lynn. Vote taken, all Ayes except for MaryLou who is a school district employee and abstains as she directly benefits from this project.

#### **4.0 NEW BUSINESS**

##### **4.1 County Road Fee Presentation**

**Rosemarie Gagliano**

Culvert that was plugged up in Avila is being cleaned up and under engineering review. Every year update is done on road impact fees. Fees are going up. Passed out Draft of 2005 Updated annually. Road impact fees have all gone up more than 20%.

Motion: AVAC endorses the impact fee Motion seconded and voted unanimously.

##### **4.2 Bob Jones Bike Trial Minor Use Permit**

**Tim Smith**

Public Works tabled this discussion to next meeting as Tim was delayed in travel.

##### **4.3 Port San Luis Budget**

**Casey Nielson, Ops Mgr**

Handout given out Avila Beach Revenue and Expense Summary Report. Discussed how they are spending grant money to make improvements including upgrading bathrooms, fish cleaning stations and beautification by the Harbor District. Harbor spends @\$233K every year in Avila. In next 3-5 years will spend over \$100K in pier repair. We had no insurance on the Avila Pier until this year and now have a \$5M policy on the pier, cost of that premium about \$20K per year.

#### **5.0 EXECUTIVE COMMITTEE/COMMUNICATIONS**

#### **6.0 STANDING & AD HOC COMMITTEE REPORTS**

##### **6.1 Land Use Committee**

**Karla Bittner**

Karla passed out handout from the land use subcommittee for AVAC members to review. Agtourism & direct marketing in SLO County: see handout given out by Mary Ann Vasconcellos. Karla commented about Vacation Rentals Ordinance that came before the Board of Supervisors last week, a session which Karla attended. This ordinance is currently working well for the communities of Cambria and Cayucos. There are requests for this ordinance to be applied county wide. Affordable housing workshops are being offered by county, see email from Karla Bittner.

**6.2 Avila Beach Committee (Lisa Newton/John Salisbury)** no report

**6.3 Avila Valley Committee (Jan Taylor)** Jan absent, no report

**6.4 San Luis Bay Estates (Sheri Gooding)** report deferred

**6.5 See Canyon (Bill Tickell)** no report

**6.6 Squire Canyon (Karin Argano/John Schug)** no report

**6.6 Traffic Circulation (Jan Taylor/Sherri Gooding)** Questions were raised about Temporary Events that aren't getting permits: Shakespeare festival at charter school? Events at the golf course? The committee will bring back recommendation for AVAC to consider. Rob Rossi commented that there were in fact three motions made regarding the events at the golf course.

##### **6.7 Community Liaisons**

**Port San Luis (Karla Bittner)** deferred to Casey Neilson's report 4.3 Port San Luis Budget  
**Flood Zone 9 - no report**

##### **6.8 Diablo Report (Dusty Palaia)**

Lynn: Anniversary Celebration recently at Diablo Canyon. The grading has started on the dry cask facility. Will take about a year to construct, making of the concrete is being done on site. Steam generators have begun procurement process, \$700M project. A study has begun on re-licensing Diablo canyon.

#### **7.0 PUBLIC COMMENT**

Question: is there any obligation by the county to respond to advisory council inquiries or input? Per Bob, the answer is no, there is not any requirement for any one to respond to us. Disenfranchised feelings expressed about the school house project again from the public in the audience.

#### **8.0 ADJOURNMENT**

Meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Karin Argano, Secretary