

## AVILA VALLEY ADVISORY COUNCIL (AVAC)

San Luis Obispo County, CA

PO Box 65

Avila Beach, CA 93424

**August 9, 2021**

[www.avac-avila.org](http://www.avac-avila.org)

1. **Call to Order:** by the chair Steve Benedict, for regular meeting at 7:00pm, via Zoom.

Roll Call (present): Mary Matakovich, Julia Hartzell, Sherri Danoff, Jim Hartig, Curtis Cole, Carol Hayden, Margaret Greenough, Michael Clayton, Lisa Newton, Kirt Collins. Curtis Cole, John Janowicz Quorum was established.

2. **Approve Minutes:** Motion was made and seconded to approve the August, 2021 meeting minutes as amended. Motion carried.
3. **Chair's Comments:** Steve Benedict welcomes the group. He reminds everyone Friday is the last day to place a public comment on the Avila Valley Community Plan.
4. **Public Comment:**
  - a. From Vicki Book -. A review of the proposed Envision Avila plan was almost impossible to complete due to the disorganization of the plan. At community meetings the plan was presented according to areas and topics included in the plan. But the actual plan is not composed in this manner. Different areas of the Avila URL are discussed randomly with lack of continuity. In addition, in the public meetings, no mention was made of the proposed changes to the Avila Specific Plan! These changes had no public input. These proposed changes will have a big impact on our small community. 35-foot-tall buildings will loom in our small town greatly decreasing public views and causing dark shadows on our open areas and roads. As for congestion: public transportation is greatly needed in the form of a Rapid Transit Bus system with regular service to Avila.
  - b. Dawn Ortiz Legg: Draft community plan contains all pertinent sections. Many sections were omitted because they were addressed when downtown was redeveloped after the cleanup. She notes many people were not happy with the plan. She is a bit disappointed in the quality of the consultancy and thinks the public's disappointment is valid. The public has found the plan to be disorganized and had difficulty combing through the language, she is in agreement.
5. **Treasurer's Report:** Denise Allen is out, she sends written comments.  
Balance in Checking Acct: \$2208.30  
Expense: \$14.99 in Zoom fees
6. **County and Local Agency Reports:**
  - a) **Sheriff** –Report submitted and displayed, no representative present. Mary Matakovich reports a stolen vehicle.
  - b) **Highway Patrol** – Greg Klingenberg present to give report. 6 collisions around the Avila Beach area for August. Motorcycle crash as they entered the freeway, this was an injury collision. Avila Beach Drive solo vehicle rollover, DUI, no injury. San Luis Bay Drive fatality collision, major injury, minor injury. DUI driver, charged with second degree murder. AB Drive 3 vehicle collision, DUI driver, no injury. Solo vehicle collision, DUI driver, no injuries. AB drive vehicle and motorcycle (DUI). He asks everyone to please not drink and drive
    - a. Kirt Collins, are the DUI drivers local? No drivers were from Avila Valley, all from out of the area. No pattern as to where they were drinking
  - c) **Cal Fire:** Battalion Chief Paul Lee. 83 calls for service. 41 medically related.

- a. They have sent crews to aid the wildfires in Northern California.
  - b. This winter predicted normal Santa Ana winds. Below normal rainfall.
  - c. They continue to work in vegetation management off Price canyon, hoping to connect all the way to Squire Canyon. There are more days for vegetation management in the works for Squire Canyon as well
  - d. Lighthouse burn. They will potentially burn in late October through mid-January depending on conditions
  - e. There is a halt to any control burns
  - f. Look around your house, try to identify any potential fire dangers. Remove organic from near your home.
  - g. Public Questions:
    - i. Brian LeConte: Thanks firefighters for efforts along Prefumo Canyon. Any plans for See Canyon? Chief Lee: the Prefumo project funding was through SLO City and separate from any See Canyon work. If See canyon would like to work on a grant he will work with the residents.
- d) Planning:**
- a. Nicole Ellis: presents the September Project Spreadsheet. Project 10 will be presented tonight by the owners.
    - i. S. Danoff: there is an application missing. AVAC had sent comments re the Keese project. N Ellis this was probably the result of a new system. The project was also re-assigned to a different planner. M. Matakovich understands the project is moving forward.
    - ii. M Matakovich: compliments Nicole on changes to the plan spreadsheet that AVAC suggested.
  - b. Susan Strachan, county decommissioning manager. No new reports since last month. There is an information hold on the plan.
- e) Public Works – No Report**
- f) County Parks – Nick Franco sends written comments: Cave Landing - we are dealing with ongoing trash, graffiti, and some overnight camping, but still much better than it was. We are awaiting approval of our contracts with geotechnical and cultural resource firms to finalize our building permit to start the final work.**
- g) Harbor District – Mary Matakovich for Andrea Lueker**
- a. There is an interim Harbor Manager while Andrea is out on medical leave
  - b. Over the weekend the Coastal Commission approved the Avila Pier Redevelopment.
  - c. Special meeting on August 12 regarding Hartford Pier. There is a public comment period regarding these plans. There will also be a public workshop.
  - d. Harbor Terrace is being developed, they are waiting on the occupancy permit
  - e. Sea Trains are hopefully to be moved on September 27<sup>th</sup>. In time to meet BOS mandate
  - f. Coastal commission is going through redistricting process, CA state management is requiring everything to be divided into 5 regions. Then we can vote on coastal commissioners.
  - g. At the August Commissioners meeting they looked at the Avila Plan. There was much feedback.
  - h. Thanks all the support agencies for all their efforts during this busy summer.
  - i. Lisa Newton: there is a budget line item to fix the steps leading to the beach. It is on an unfunded list but yes it has been in the plan. LN: we really need to see those stairs repaired.
- h) County Supervisor –Supervisor Ortiz-Legg reports.**
- a. AARP money will be spent for Arroyo Grande Valley, 1 million dollars on a water storage tank.
  - b. They have \$100,000 to fix the flooding on front street

- c. Regarding waste management in the Avila Valle there are improvements that need to be made.
  - d. She did a ride along day with the sheriff. She is looking forward to making Cave Landing more visitor friendly
  - e. She thanks Chief Lee for pushing for emergency access for Baron Canyon. This may affect the process of the Bob Jones Trail when it is expanded.
  - f. Tomorrow there will be an emergency ordinance regarding powers for county agencies to act to combat homelessness. They are putting up pallet homes on county lands. Near the sheriff department there is a safe parking lot where people can park, use the rest room and sleep safely. She is feeling the need to act quickly.
  - g. Dawn is available by: e-mail – [dortizlegg@co.slo.ca.us](mailto:dortizlegg@co.slo.ca.us) and phone 805-781-5450.
7. **Old Business:** Ongoing discussion regarding live meetings. Eric Daniels comments that PGE cannot extend an invitation currently because of new county guidelines.
8. **New Business:**
- a. Nicole Ellis: The applicant Monte Cool and planner for proposed Cool project (DRC2020-00152) here to present
    - i. Pam Ricci's PowerPoint summary: This is the most recent iteration after AVAC and other comments. Site information, development will mostly be in the NW corner of the property.
      - 1. Proposal includes several phases. Phase I barn construction to include a residence. Grading of driveway, utilities, water etc. Phase 2 upper primary residence with garage and lower primary residence, the barn will eventually be a secondary residence. Views of the residences will be screened by vegetation.
      - 2. The barn will be agrarian in design.
      - 3. Primary residences have not been designed but will be Mediterranean in style
      - 4. Revisions include driveway redesign, no oak removal, no impacts to the wetlands setback, manzanita impact minimized.
    - ii. Questions:
      - 1. S. Danoff: height of the barn? Maximum 35'. The approval is for a development plan not a specific residence. She is worried about the visual impact.
      - 2. Lisa: why is this application for 10 years? What is going to take so long? It is for 10 years to allow for more flexibility. M. Cool he wants to replant trees and vegetation around the barn and create a residence. He thinks he wants to build a 'Hacienda Style' house. He wants to do all the grading to see what it looks like before he designs the house. He doesn't think it will be visible from the road. It will be a single level.
      - 3. Kirt Collins: he is very pleased M Cool plans to revegetate the area of the prior gravel pit. He believes the single level home will not be visible from the road as well.
      - 4. Brian LeConte: On the south side of the property Ontario Ridge trail runs through the property. M Cool: I will likely grant easement if they will build a fence and if they allow him to build a bench on public lands. Have you considered changing the route of the trail on the SE corner? Yes I have offered but Sean from county parks said they don't need an easement.
      - 5. Landscape architect confirms the Ontario Ridge trail location on the map.
      - 6. J Hartzell: Plans for second residence? Most likely a guesthouse for family members.
  - b. Update on Spearman property (DRC2017-00069) constructed on adjacent property.
    - i. S. Danoff expresses disappointment with the visual impact despite reassurances from the applicant there wouldn't be any visual impact

- ii. N. Ellis during the process there was some impact analysis but there was some discrepancy between the simulation and reality. There were non-native plants that were removed from the plan so there wasn't as much vegetation. They have planted new landscaping.
- iii. S. Danoff will likely want some evaluation of landscaping for this project.
- iv. Schani Siong: the county can put simulated parameters in order to get approval.
- c. M. Clayton: In regards to the Cool project, why are we discussing something in depth (the design of the house) when it hasn't been designed? Is home design really the role of this committee? S. Danoff: We want to keep the aesthetic of the Avila Valley consistent.

**9. Community Liaisons**

- a. **Avila Beach Civic Association** – Mary Matakovich reports, Bingo was cancelled due to county restrictions. Postponed until future notice. Membership drive is starting October 1<sup>st</sup>.
- b. **Avila Beach Foundation** – Rick Cohen. Nothing to report.
- c. **PG&E/Diablo Canyon** – Eric Daniels reports. Both units at 100%. PUC approved budget for decommissioning. In Sept. an inspection of casks will take place. County protocols are preventing PG&E from allowing groups to use their information center meeting room.

**10. AVAC Committees:**

- a. **Land Use** – Sherri Danoff
  - i. Sherri made a motion to send a letter making two recommendations regarding the draft Community Plan, Appendix H, Traffic Study. These concerned Avila Beach Drive Level of Service and event traffic. The Chair asked that the recommendations be brought back since there is no urgency.
  - ii. Fossil Point – Tour Sept. 28 or 29<sup>th</sup>. If AVAC members are interested e-mail Sherri within a week
- b. **Diablo** – Ken Thompson. No report
- c. **Port** – Mary Matakovich. No report
- d. **Avila Beach** – Mary Matakovich:
  - i. 356-360 First St. draft of a concern about splitting one of the lots because proposal doesn't give enough needed information. Mary M. moved to send drafted letter to the county, Julia seconded the motion
  - ii. Avila Community Plan – experience was confusing regarding height levels, re-zoning, etc. AVAC needs help understanding this ordinance. Vacation rental ordinances need clarification.
    - 1. Supervisor Ortiz-Legg will have staff come back to help AVAC with this process, and will look at items that are the most critical.
- e. **San Luis Bay Estates** – Jim Hartig no report.
- f. **Avila Valley** – Julia Hartzell Julia No major issues with plan. King property still waiting to hear latest changes.
- g. **See Canyon** – Denise Allen. No report.
- h. **Squire Canyon** – Kirt Collins. Kirt thanked Chief Paul Lee for his support with the grant for Squire Canyon, and all the great work that has been done there.
- i. **Avila Plan Update Committee** – Jim Hartig no report.

**13. Next meeting date:** Monday, **October 4, 2021** - 7 PM

**14. Adjourn:** Meeting was adjourned at 9:17 PM

Respectfully submitted:

Margaret Greenough, Secretary

With thanks to Kirt Collins for minutes after 9pm