

Meeting Agenda

Monday, April 11, 2005

Order of Business

7:00 P.M.

Call to Order/Roll Call

Bob Pusanik/Karin Argano

Present: Bill Tickell, Lynn Walter, Sheri Gooding, Karla Bittner, Ted Ivarie, Karin Argano, Lisa Newton

Absent: Jan Taylor, John Salisbury, Russ Kiessig

Approval of Minutes from March 14, 2005: with corrections, motion by Lynn Walter to approve with corrections, second by Sherri Gooding.

1.0 Treasurer's Report

Lisa Newton

No activity in account since last meeting. Balance is \$1004.58.

Treasurer's report is accepted

2.0 County Reports

2.1 Sheriff's Department

Deputy Mike Morris followed up from a question at last month's meeting; the Alzheimer's program cost is \$35/month to consumers which provides a tracking device for patients. The valley has been quiet for last month, petty theft reports, disturbing the peace, missing person report. Avila has been one of the quietest areas in the county this past month.

2.2 County Supervisor

Jerry Lenthall

Bob Pusanik and Jerry did a six hour tour of the Avila Valley. Questions from the public about a sinkhole in San Luis Bay Estates: drainage that wasn't built to specs and didn't have enough rocks to disperse the water. There are some new projects at the Avila CSD plant, anyone wants a tour, please call Jerry's office.

2.3 County Planning Staff

James Caruso/Ryan Hostetter

James' last update, Ryan will do the next one. School district project went to subcommittee for the first time today, this is the first project affected by state legislation of affordable housing projects. Will be presented to AVAC in a couple of months. Couple follow-ups on Diablo Canyon, steam generator project. Dry cask storage is moving ahead, EIR pending. Project approved with public access required, field trip today with biologists, botanists, figuring out how public access will be orchestrated for the field ranch that begins at Montana De Oro. Pirates Cove EIR still ongoing, first part of next year Unocal will apply for permits on clean-up project on tank farm. A couple of years ago, 6 oak trees on open space were poisoned and a permit has been applied for on that space for a 6000 square foot home, poles up on the hillside that show the extent of the house put up by visual analyst. They will be up this week, Front Street is the best view of them. Terry Waller, a planner in James office is writing the minor use permit for this, email him with any questions. Avila beach subcommittee met today, Mary Matakovich came in to review Laurel Street project. Avila beach civic association, 2 phase plan to redo that building, not ADA compliant, big interior remodel including elevator, handicapped access entry to building, eventually expand out to the vacant lot to the north. May not go to subcommittee, just as courtesy item, but not much change to the footprint, less than 10% expansion. Karla Bittner asked if lot 22 is in the coastal zone...MUP required. This will go through new Land Use Committee, which Karla is the chair of. School district project; developers are not going to be using the old building, county has not seen a historical report yet, the developers are asking to demolish the building, but someone may want to move it. CSD has an interest in seeing if they can save this building, the old schoolhouse. When you look at the historical significance of the building, you look at two things...does it look like it looked in 1908...and what is the historical context of the building...all the families went to school there...notated in historical books about Avila. Project Avila update? Per James, thinks he just got this, will check with Steve

McMasters. Ryan Hostetter is here tonight (rhostetter@co.slo.ca.us 805-788-2351) because James has been here for nine years with AVAC and the county has decided to end James to Santa Margarita, heading up the Santa Margarita ranch project, long term project. Ryan is going to take over AVAC responsibility.

3.0 Old Business

3.1 Temporary Events at Avila/John Euphrat John can't make it tonight, James will say something about clarification of temporary events. Kerry Brown is working on the special event ordinance for the Dept and per the minutes from the Board of Supervisors meetings, James read the motion and it passed with a 3-2 vote for the Avila Resort Property for traditionally served non-profit events. AVAC inquiries were directed towards impact of these events to traffic on our two-lane highway. How do you define profit from non-profit? Hopefully this ordinance will make a clear definition of this. What happens during the interim until this new ordinance is passed? Staff will approve them on a case by case basis. New ordinance is county wide, steering committee is being formed, want AVAC to volunteer someone for this committee, within the next month or so. Ryan will let Kerry (Kbrown@co.slo.ca.us) now that this announcement was made and email Bob with time frame.

4.0 New Business

4.1 Gardner Avila Beach Project/John M. Gardner
John Gardner is here to present his project, family has been here for a long time, grandfather built the breakwater. Played at the beach as a child, always wanted a piece of property here. Bought property during the Unocal demolition, intend to build there. Thanking the committee for our input, have a better product for our work. The Lifeguard lookout, build on two parcels...concept came from looking a lifeguard stations all along the coast. Upstairs is residential area, view overlooking Front Street. Down below is open retail area...art gallery, sandwich shop, retail...free to go in and out of building...like the style of Bewitched in SLO...didn't want to create a dark or "closed" looking building. Color scheme is fun, warm, 60's retro look. 2 apartments upstairs, driveway allows access for underground parking, shared access with neighbors. A special thank you to Archie, Bob and Lisa for their input.

5.0 Executive Committee/Communications

Communications and AVAC Calendar

May 19th and 20th draft EIR presentation at public library for Q&A on steam generator project at Diablo. May 4th at 6:30, AVAC review comments on steam generator project here at PG&E bldg. Email approval since everything is due on the May 5th. Submit concerns and comments to AVAC prior to May 4th meeting, so that those ideas may be included in the draft recommendation. Karla will check to see if we can hold meeting at Avila Civic Assoc on an earlier date.

6.0 Standing & Ad Hoc Committee Reports

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| 6.1 Land Use Committee | Karla Bittner no report (see 5.0 exec notes) |
| 6.2 Avila Beach Committee | Lisa Newton/John Salisbury |
| Lisa gave report: thanks to Mr. Gardner for nice presentation. Arduous and long process, went through a lot of changes. Per letter from Archie McLaren, the committee voted to pass approval of the Gardner project with six contingencies. Anne Brown added a contingency asking for color samples to be submitted to AVAC by June. Lisa makes a motion that we pass the approval for Mr Gardner's project with seven contingencies. Second by Anne. Motion passed with votes. | |
| 6.3 Avila Valley Committee | Jan Taylor no report, Jan absent. |
| 6.4 San Luis Bay Estates | Sherri Gooding passed out flyers about new Avila Village Market & Deli...AVAC supported having a deli/market in the space that Mission Medical was going to be. Try it! Lisa asked if grocery store in Avila got permit yet, and they did a few weeks ago. |
| 6.5 See Canyon | Marylou Gooden, no report |
| 6.6 Squire Canyon | Karin Argano new member John Schug |
| 6.7 Circulation Committee | Jan Taylor/Sherri Gooding no report |

6.8 Community Liaisons

Port San Luis

Karla Bittner

General Plan amendment went to planning committee 2 weeks ago and the results were (per James) that the port wanted traffic reserved for the port on Avila drive...other issues very minor, traffic issue was dropped. How many parking spaces have to remain in the big parking lot after the district builds? How many guaranteed spaces? 355 may be the number that they have to maintain. Goes to the board? No known date yet, may be in April sometime, still has to go to coastal commission.

Flood Zone 9

no update from Dusty about replacement

6.8 Diablo Committee

Dusty Palaia not present

7.07 7.0 Public Comment

James mentioned that Saturday, May 14th there is a Planning 101, 2nd Saturday in May, afternoon about multi family design, new housing regulations in state, mostly for new people, not for veterans, always very interesting, James won't be there this year. James will email AVAC the details.

Andy Fetco proposed a "Mike's Place" space like in Seattle, considering the 5 acres on the corner of Ontario and San Luis Bay Drive. Looking for comments from AVAC and community on feedback. Would consider a park and ride area...parking down below and hidden. Sherri suggested proposing this to the land use committee. 20,000 feet of bldg, restaurant, like Laguna Beach concept, lots of art. Buy produce, meat, fish, like farmer's market in SF. Would want to keep it small, open air stuff. Local fish and produce, restaurant for dinner. Mediterranean fishing village...dafinvest@netscape.net. Welcomes input and comments.

8.0 Adjournment

Motion bob to adjourn the meeting, Second by Bill Tickell.