



Envision Avila Workshop Table Discussion Minutes

At the June 28th Envision Workshop, attendees were asked to begin forming a land use vision for four subsections of the Avila URL: San Luis Bay Estates, Avila Valley, Port, and Cave Landing/Ontario Ridge. Below are the transcribed notes from the table discussions.

San Luis Bay Estates

1. What kind of development has occurred?
 - a. No looking like Newport (20)
 - b. Almost Built-out (10)
 - c. Need Maintenance area (4)
 - d. Golf cart access to the beach (5)
 - e. Hotels (1)
 - f. Hotels in Commercial Land use (1)
 - g. Widening of ABD as an alternative for emergency access (1)
 - h. Expansion of Bob Jones (10)
 - i. Cap on number of people at special events (19)
 - j. Permit for special events (20)
 - k. Improved Parking (6)
 - l. Cap on # of events (9)
 - m. Integrate all planning/holistic
 - n. Cumulative impacts
2. What has stayed the same?
 - a. Keep gated community gated (15)
 - b. Keep the green space (17)
 - c. Leave the Master Plan as is (15)
 - d. Keep golf course as is (17)
3. Identify incompatible land uses
 - a. Hotels (13)
 - b. Prevent perimeter/widen Lupin Rd. (15)
 - c. Limit additional access points to Avila Beach Drive (9)
 - d. Existing access through San Luis Bay Estates (8)
4. Identify important places
 - a. Cultural Resource – Chumash (15)
 - b. Bob Jones Trail (9)/ All trails (9)
 - c. Creek (18)
 - d. Avila Bay Club (15)
 - e. Woodstone (20)
 - f. Avila Village Inn as is (8)

- i. Oak Woodland (10)
- ii. Bird Sanctuary (10)

Avila Valley

1. What kind of development has occurred?
 - a. Circulation – need better infrastructure safe road (5)
 - b. Better Infrastructure
 - c. Safer road
 - d. 101 interchanges
 - e. Avila Barn Entry Exit
 - f. Transportation (Bus Trolley)
 - g. Ontario Road access
 - h. lower speed limits
 - i. Dev to consider resources + whole community
 - j. Open space public parks (dog park)
 - k. Agriculture – Orchards
 - l. Community Garden
 - m. Bob Jones Trail Parking
 - n. Parking
 - o. Bike Trail
 - p. Hiking trail
 - q. Community based development (Santa Fe School House)
 - r. More lights on major intersection like See Canyon
 - s. Clean Creeks
 - t. Homestay (owner-occupied short-term rental)
2. What has stayed the same?
 - a. Keep it as is
 - b. Bigger lots (3)
 - c. Rural Development (3)
 - d. Open Space (2)
3. Identify incompatible land uses
 - a. Water/Sewer
 - b. Safety (1)
 - c. Commercial Development (3) (Tasting Room, Hotel-2)
 - d. Vineyards
 - e. Vacation Rental – Regulated Better (1)
4. Identify important places
 - a. Temple (1)
 - b. PG&E Community Center – Offsite parking for Avila Beach and next to it
 - c. Barn (2)

- d. Hot Springs (2)
- e. San Luis Creek (2)
- f. Belle view Santa Fe School House (2)
- g. Bob Jones Trail (3)
- h. Orchards (1)
- i. Don Miguel Adobe

Port

1. What kind of development has occurred?
 - a. PG&E Pismo Preserve type of integrated development
 - b. Integrated development (2) & planning for all 5 subsections
 - c. Ferry Service port to Pismo
 - d. PG&E desalination
 - e. Wild Cherry Canyon Tour Facilities
 - f. Parking at Wild Cherry Canyon Outlet
 - g. Ferry to lighthouse & Pier repair (evacuation)
 - h. Harbor Terrace – connectivity, multimodal (seaward bike lanes)
 - i. Potential landslide/ sloughing habitat restoration
 - j. Upgraded breakwater
 - k. Pier Retrofit (4)
 - l. Potential mooring expansions
 - m. Pedestrian Crossings (HT to beach)
 - n. Expand parking (1)
 - o. Organized recreation facilities
 - p. Weekend bus service (BSFS + Bob Jones Trail)
 - q. Hiking Trails & parking
 - r. County financing of pier & breakwater
 - s. Boardwalk between town & port (2)
 - t. Visitor Center – Chumash (1), Railroad, Fishing
 - u. PG&E property utilization
 - v. Cal Poly Pier access & partnerships
 - w. No Development
 - x. Speed Reductions
 - y. Infrastructure improvements (roads)
2. What has stayed the same?
 - a. Lighthouse (2)
 - b. Beach Access (1), Dogs & Fire Rings
 - c. Quiet watercraft (1)
 - d. Visual sightlines
 - e. Parking along beach (1)

- f. Brick & mortar vendors
- g. Coastal recreation
- 3. Identify incompatible land uses
 - a. Beach vendors (1): non-coastal dependent
 - b. Single family homes
 - c. Ziplining or other similar recreation
 - d. Driveways increasing
 - e. Excessively tall buildings
- 4. Identify important places
 - a. Beach access, dogs fire rings
 - b. Lighthouse (1)
 - c. Piers (4)
 - d. Hike & road to light houses
 - e. Ocean views along waterfront
 - f. Wild Cherry Canyon entrance
 - g. Smith Rock
 - h. Breakwater

Cave Landing/Ontario Ridge

- 1. What kind of development has occurred?
 - a. Hiking trails
 - b. Visitor Center
 - c. State/County Park
 - d. Bike Trail from bluff to cave landing
 - e. Re-open road access for cave landing through shell beach
 - f. Needs restroom facilities
 - g. Educational & cultural museum at cave landing parking lot
 - h. Spectator viewing area + observatory for launches
 - i. Public school for growing population (4)
 - j. Better management of Ontario ridge trail (2)
 - k. Better parking at Cave Landing (1)
 - l. Continuation of trail system (1)
- 2. What has stayed the same?
 - a. Along Cave Landing no development
- 3. Identify incompatible land uses
 - a. Re-zone as open space
 - b. No development until we see infrastructure in the community
 - c. Reduce speed along ABD
 - d. Minimize driveways on ABD (RR lands)
 - e. Uncontrolled activities (Cave Landing)

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- f. Visual impacts from McCarthy House
 - 4. Identify important places
 - a. Ontario Ridge Trail
 - b. Bluffs with view of ocean
 - c. Pirates cove/Cave Landing
 - d. Sycamore Hot Springs
 - e. Improve the sycamore trail