

Envision Avila Community Workshop June 8th, 2016 Minutes

- Greeting
- Vision Statement
 - Avila's moderate climate, recreational trails, clean beaches, and abundant open space exemplify life on the Central Coast. We have seen growth yet our community retains its charming quality and relaxed environment that is attractive for long-term residency. The rolling hills and scenic coastline reflect our dedication in preserving our landscape and way of life. We want to maintain these qualities that allow residents and visitors to enjoy the abundant coastal and inland resources as well as thrive in a safe and friendly community.
- Priorities Review
 - Earlier this year, staff asked the AVAC Update Subcommittee to work with community members and compile a list of priorities and constraints.
 - Resulted in a list of 35 priorities and 11 constraints.
 - Remaining priorities will be discussed at future workshops
 - List is attached
- Table Discussions
 - Staff hosted five discussion tables to brainstorm possible solutions that could help achieve community priorities. The five themes were related to traffic, events, land use specifically Diablo, parking and vacation rentals. Every 5 minutes attendees were asked to move to the next table. Below is a transcript of possible solutions.
 1. Future use of the Diablo property? *This table voted on support of ideas. The number in (x) is the number of votes the suggestion received.*
 - Keep Diablo running (4)
 - Parking/traffic control 1st
 - Multi-use educational facility using existing facility - combination of uses
 - Wastewater treatment plant (7)
 - Marre House – Museum (3)
 - Open space/conservancy (25)
 - Public Ownership (All uses) (17)
 - Road safe North/egress out of town (19)
 - Get rid of nuclear waste (31)
 - Sea level rise/waste storage safety (3)
 - National monument/State park (7)

- Coastal Trail (27)
 - Cultural protection/restoration (13)
 - Desalination (17)
 - Extend Marine Sanctuary (16)
 - Multi-use trail (9)
 - Wilderness (7)
 - Another port
 - No Noise - ATV?
 - Cal Poly Marine biology facility (8)
 - Wildlife protection (17)
 - County Park for local control
 - How would Sea level rise/Climate Change affect the property? (6)
 - Private research facility – Source of tax revenue (3)
 - Artificial Reef (6)
 - No development in wild cherry canyon (21)
 - Safe egress road out of wild cherry canyon (10)
 - Purchase Surface rights (8)
2. How would you improve parking?
- Parking near freeway
 - Shuttle (2)
 - When there are big events a shuttle should be used
 - Use charter school as parking and PG&E visitor center
 - Parking structure 2 levels where existing lot is
 - Keep side elbow of Avila Beach Drive empty
 - Dedicated parking spaces downtown for licensed golf carts
 - More golf cart friendly
 - Reduce speed limits
 - San Luis Bay Drive at Ontario has available property for parking
 - Reserved parking for year round residents (2)
 - Parking permit stickers on weekends
 - Resident only parking
 - Enforcement (8)
 - Golf cart trails
 - Alternative parking on 45/365 days (worst parking occurs 45 days out of year) - Special bus/shuttle service on these days
 - Encourage alternative transportation – incentives like coupons to local shops (2)

- Need public transportation services all week long to Avila – bus routes
 - Specific event parking
 - Develop multifaceted comprehensive parking program
 - Additional parking at tank farm
 - Parking limits
 - Notification service to alert folks looking for parking
 - “Full” sign at freeway entrances
 - Lack of notification/awareness causes traffic
 - Consistent trolley schedule
 - Metered parking -> \$\$->fund parking structure + enforcement
 - Metered parking (enforcement)
 - Towing company needed
 - Shouldn't allow cones to be put in front of house – blocks parking
 - Shuttle service for downtown employees
 - Shared enforcement instead of CHP
 - Tank farm into park (County park) 100+ acres – parking for beach access (2)
3. How would you change standards related to community events within the Urban Reserve Line (URL)?
- Alternative parking for events, park outside and bus in
 - Adding & enforcing permits for everyone's events (no exemptions for non-profits)
 - Coordinate between events to reduce amount on each day, events calendar
 - Police to help direct traffic and alcohol control
 - Limit alcohol related events, more family events
 - Restrict number of events within a timeframe
 - Big events must pay fee to clean downtown area after event, pay for use of roads
 - Parking should be included in regular ticket price
 - Communication between entities on events, send to newspaper to print
 - Restrict noise to a certain level and time
 - Make process to get permit go through one person to make it the same process

- Probation process, if you do not comply with regulations, you are not allowed to have that event for a certain amount of time, charge a large fee, if everything goes well, refund them
 - Not have events during congested times and dates
 - Performance bond
 - Put a cap on total event numbers
 - Prohibit totally alcohol events
4. What kind of traffic control measures would ensure public safety on San Luis Bay Drive & Avila Beach Drive?
- Secondary Access
 - Eliminate Avila Dr Entrance at Avila Barn
 - Uni-direction Roads – Avila Beach Drive and San Luis Bay Drive
 - Parking Structure
 - Trolley System
 - Peak period plan to deal with traffic
 - Signage outside town re: parking
 - Bus from SLO
 - Event Regulation – Active management
 - Bus people in for events
 - Montaña de Oro Access
 - Address Parking
 - 101 SB/ Ontario Rd improvements “4 spokes”
 - Golf cart friendly
 - Widen road – 3 or 4 lanes
 - Offsite parking (Laguna eg.) anytime but always with an event
 - Diablo closure
 - Some don't think traffic is bad
 - Some think it's bad
 - Complete Bob Jones Trail
 - Dedicated Bike Lane Avila Beach Drive
 - No enforcement with traffic
 - Better market trolley- more stops
 - No cherry canyon access through San Luis Bay Estates
 - Limit events/ satellite parking
 - No widening road (3)
5. How would you change vacation rental regulations?
- Parking ratio based on square foot not bedroom

- Vacation rentals pay enforcement deposit
 - Better enforcement
 - Parking has to be usable no tandem parking
 - Increase distance between vacation rentals
 - Minimize timing – 30 days not daily
 - Someone else to call when code enforcement and sheriff can't respond
 - None over the counter
 - Cap or percent to keep number of vacation rentals consistent
 - Eliminate all vacation rentals even grandfathered
 - Adherence to noise ordinance – include curfew, parking requirements
 - No increase density development and allow vacation rentals
 - Parking should be proportional to bedroom number
 - Permit required no matter what zoning or land use category
 - Setbacks for vacation rentals no matter what land use category
 - Stricter enforcement of parking with occupancy
 - Proportionality percent cap on how many
 - Better/improve/proactive ramp up enforcement
 - Code enforcement seems. Is non-existent
 - Code Enforcement
 - Existing Vacation Rental grandfathered with Business License requirements to get Minor Use Permit (MUP)
 - Membership fee- hiring enforcement staff – special district
 - Lottery system - % available for local housing
 - Immediately enforce on illegal vacation rentals
 - Every vacation rental go through MUP process – even those grandfathered
 - Audit within Avila – all out of compliance are notified and have to come into compliance
 - Geographically limit vacation rentals (find some part that is vacation rentals free)
 - Community Service District and planning communication
 - Streamline vacation rental permits
 - Do not take away grandfathered in vacation rental permits
- Table Discussion Debrief

- Staff listed off the suggested solutions and the audience had an opportunity to provide additional suggestions.
- Next Steps
 - The draft background report will be released in July for public comment.
 - The next workshop will be in September
- Questions

Avila Community Priorities and Constraints

35	Theme	Priority
11	Circulation	Traffic control on San Luis Bay Drive and Avila Beach Drive is imperative to ensure public safety for residents and visitors
		Improve the safety of San Luis Bay Drive/Ontario Road/Freeway 101 intersection
		Improve Avila Beach Drive/Shell Beach Road/Freeway 101 intersection
		Consider alternatives to roadway expansions: - Events permitted only at non-peak traffic times, with all event parking onsite or in reserved spaces outside of Avila - Intercept parking lots outside Avila with shuttle/trolley/bus services & bicycle vending - Avila Beach parking structure to reduce congestion from parking searches - Message Boards on or near Highway 101 for status of parking availability - Weekend bus service to Avila from SLO
		Additional North/South Coastal route
		Utilize K30 traffic evaluation method to get a true value of existing traffic congestion
		Address safety issues to Harford Pier regarding bicycle lanes, pedestrian paths, street crossings and traffic speed limits
		Add a pedestrian path along the bluff on Front Street from the promenade uphill in front of current parking spaces
		Provide a full width bicycle lane on Avila Beach Drive from Freeway 101 to Port San Luis
1	Events	Enforce County existing Events Ordinance
1	Historic	The historic Port San Luis Lighthouse needs to have continued access
6	Land Use	Roof top decks and height restrictions need to be addressed especially in the recreational zoning category.
		The open spaces on the Diablo Canyon property such as Wild Cherry Canyon need to be preserved as open space. (5)
		Limit hillside development, with specific controls for visual impacts, erosion, preservation of existing aquifers and compliance with existing circulation study and safety evacuation situations (2)
		Limits on up lighting in open spaces to preserve dark skies
		Review zoning regulations for incompatible adjacent zoning
Define the specifics of recreational zoning land use category		
3	Parking	Metered parking on holidays/weekends in Avila Beach commercial area
		Consider residential area parking restrictions on holidays/weekends
		Revise parking requirements for both commercial and residential new building
1	Port	Maintain and adhere to current Port San Luis Harbor District Master plan which includes: District Priorities, Fiscal Considerations, Harbor Users, Environment, Offshore Resources, Onshore Resources, Access, Services, and Safety
3	Recreation	Hiking trails on the Diablo Canyon property will need to be maintained and available for public use
		Cave Landing should become a managed regional park with restricted parking hours
		Avila Point should be open space with a coastal trail.
3	San Luis Bay Estates	Maintain current SLBE Master Development Plan
		Maintain gated community
		Golf course uses should be limited to those in the SLBE Master Plan
2	Vacation Rentals	The increase in vacation rentals has reduced the number of fulltime community residents which impacts Avila's sense of community. The 50 foot minimum in the Avila Beach vacation rental ordinance needs review.
		Develop vacation rental regulations for all of Avila
4	Water	Protect San Luis Creek and weir (water quality and habitat)
		Secure provision of Wild Cherry Canyon for sewer capacity (San Miguelito Mutual Water Company)
		Resource Management Study of water, sewer, septic, capacities for all areas in AVAC boundaries (2)
		Explore other potential water supplies

11	Theme	Constraint
4	Circulation	Emergency access in case of evacuation through Harford Road and Blue Heron Drive
		Current roads, San Luis Bay Drive and Avila Beach Drive, are at maximum capacity
		Lack of parking in Avila Beach restricts travel on San Luis Bay Drive and Avila Beach Drive all the way to Freeway 101
		Proposed widening of Avila Beach Drive is severely impacted by environmental alteration, slope, geology, creek and the character of the beautiful valley
1	Community	Community change from neighborhood to tourist/vacation rentals has effected availability of participants for boards, committees, etc.
2	Diablo	Hazardous waste removal from proposed development and Diablo Canyon decommissioning (2)
		PGE decommissioning process will require the removal of concrete, equipment and other operating materials, which will be handled by trucks removing those items from the power plant. Many trucks will be traverse on Avila Beach Drive and San Luis Bay Drive hourly for years to come. Therefore, the "Wear and Tear" on our streets needs to be calculated along with the impact to traffic circulation.
1	Land Use	Overbuilding of town area, tear down one, build three, etc., has created negative impacts such as increase in vacation rentals, and parking issues.
1	Parking	Parking requirements for new building are inadequate for both commercial and residential
1	Safety	In the event of flood caused closures to Avila Beach drive significant safety problems with evacuation of residents, businesses and Diablo Canyon power plant exist.
1	Water	Water and sewer capacity