CITY OF AVALON

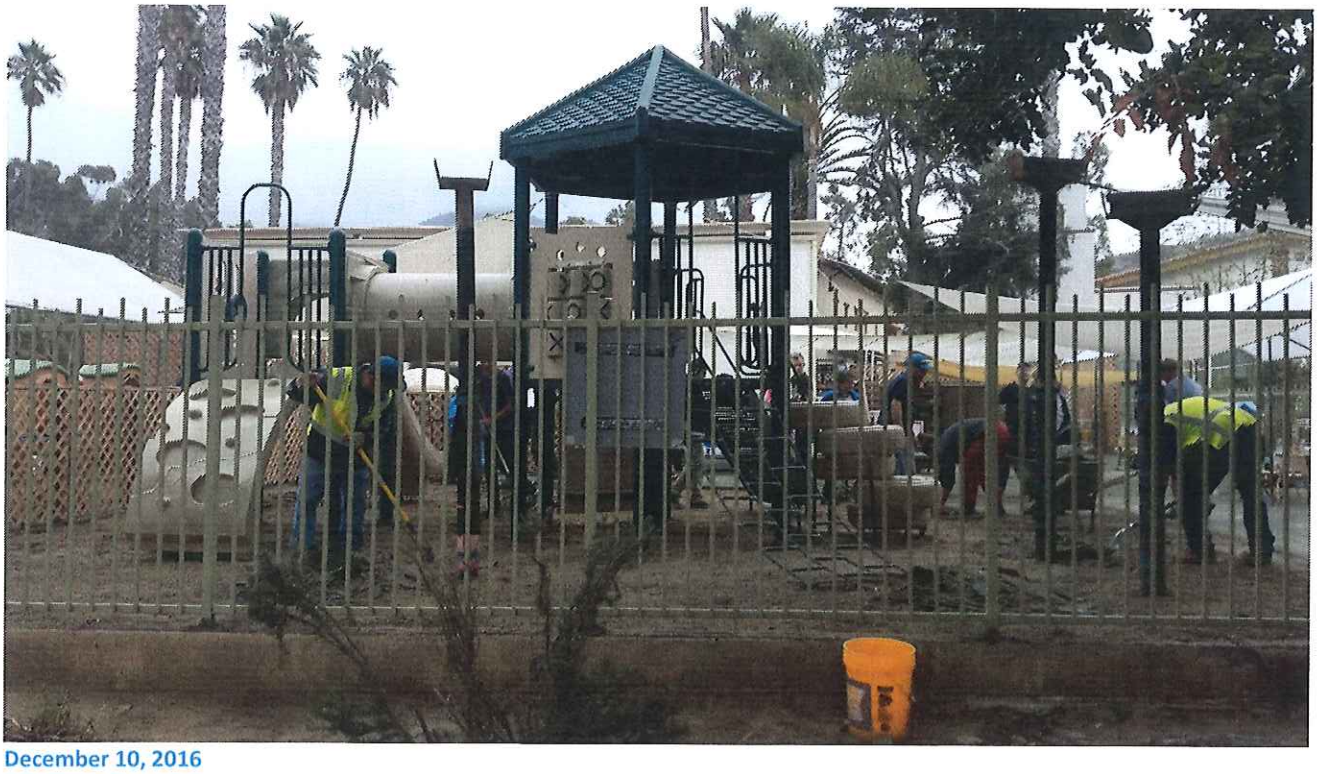
"What are the American ideals? They are the development of the individual for his own and the common good; the development of the individual through liberty; and the attainment of the common good through democracy and social justice." Louis D. Brandeis ***

December 11, 2016

TO: Mayor Marshall and City Council Members
FROM: City Manager

SUBJECT: **MANAGEMENT UPDATE**

THE AVALON COMMUNITY DOING WHAT IT DOES BEST – Helping our young people!



December 10, 2016

PLANES, TRAINS, GOLF CARTS AND SMART CARS - *What kind of future do we want to have?*

Avalon is a wonderful, small, and compact community on a beautiful Island in the Pacific Ocean. It is a precious jewel of a place in California that has been blessed by its natural beauty, historically good stewardship by its officials, and a safe living environment.

The Avalon City Council is going to undertake an evaluation of its existing vehicle licensing program to determine how well it is working, whether it is fair to all parties, and whether there should be changes made in the program that improve the living standard and attractiveness of the community. This review will be a process that will require, if it is to be productive, involvement by the community in the decision-making process.

City officials and employees understand that we must make wise policy to protect every inch of Avalon and see that it is left in the best condition possible for those who live here now and those who will live here in the future.

With limited space, narrow roads, and few spaces to park except public streets, Avalon must once again examine the types of vehicles it wishes to have on the road. How large should vehicles be? How many vehicles can and should the City safely and reasonably accommodate? These are all questions that beg for answers.

UNLICENSED, OVERSIZED, ABANDONED, AND ILLEGAL - *These conditions cannot continue!*

It has been brought to our attention and obvious to many locals that there are many unlicensed, oversized, and illegal vehicles operating in Avalon. There are also a number of abandoned vehicles that are on both public and private property.

All owners of vehicles in the City are required to be licensed by the City in addition to their licensing through the State Department of Motor Vehicles. All California traffic laws apply to those people operating golf carts, autoettes, and full-size vehicles in regards to licensing and insurance.

City staff is urging and encouraging residents that are operating vehicles in town to make them legal. Get them licensed by the State. Be sure that they are insured. Get a City sticker, and if the vehicle is oversized remove it from the City and Island. Operating vehicles inside the City whether by local residents, businesses owners and operators or vehicles coming into the City from the interior must be legal, and it is the public's chance to make them legal before active enforcement begins.

Abandoned vehicles that clutter the streets and private properties will be removed from the City and Island and, to the extent possible by law, at the expense of the owner of the vehicle.

We are asking for the cooperation of all parties to make their vehicles legal and safe. We are beginning a program of enforcement but would greatly prefer simple compliance.

If you need help with your vehicle contact us at City Hall, and we can walk you through the process.

NEW STATE LAW BROADENS AFFORDABLE HOUSING OPPORTUNITIES?

The City's legal counsel from BBK has alerted us to a change in California law which might help address the supply of affordable housing. AB 2299 makes changes to the State's second unit laws and takes effect on January 1, 2017 and applies to Additional Dwelling Units (ADU). Under AB 2299, if a city's existing ordinance conflicts with AB 2299's requirements the City must bring its ordinance into compliance with State law.

The City has some latitude in how it applies the new law and can choose to do any of the following:

1. Restrict one ADU per lot;
2. Prohibit the ADU from being a short-term rental;
3. Restrict ADU to an owner-occupied occupancy; and
4. Restrict based on the unavailability of City services like water and sewer.

The lack of affordable housing in Avalon is a serious problem. People who provide essential work to our service businesses need an affordable, safe, and sanitary place to live. The limited supply of affordable rental housing and opportunity to purchase a home is a challenging problem that needs to be resolved.

The City Council, as reported previously in these updates, takes this situation seriously and wants to see improvements made in the supply of rental and owner-occupied housing. It will take concerted and sustained action, the cooperation of the community, private property owners, and stakeholders. This is certainly a matter of the safety, health, and welfare of the community. Finding solutions is something we all need to think about and on which we need to take positive action.

SCICO STAFF ASK FOR MEETING WITH CITY OFFICIALS

Staff of SCICo has asked to meet with the Mayor and City Manager this week to discuss, among other things, their interest in affordable housing. Of course, the topic is an important one for them and our community, and we will be meeting with the hope of learning more about what they have in mind. The City Council and its Housing Authority is already beginning a process to examine opportunities for the delivery of affordable housing through an Exclusive Negotiating Agreement with C& C Development that was recently approved.

City officials have always been interested in having a good working relationship with major stakeholders in town based on the premise of mutual respect and the important requirement that City government be a fair arbitrator of public policy whose officials answer directly to the people of Avalon. Through openness, fairness to all parties, mutual respect, and transparency, many good things can be achieved for the benefit of all parties. *Openness, transparency and mutual respect are the keys to a successful relationship. Local government has no other way to engage on these issues.*

City officials are also interested in learning more about long-term Company plans for Pebbly Beach, development of fresh water storage in the hillside in Pebbly Beach, long term plans for development in Avalon Canyon, and what plans are being considered for development near the new Holiday Inn above the County Club. By understanding long-term plans, City officials are better informed and can look at these issues in terms of how they can benefit the people of Avalon and the business owners and operators who are here.

City officials are also interested in discussing matters of importance and interest to the City that include matters to be discussed at the City Council goal-setting session on December 15, 2016.

Unlike private businesses and large corporations, the City's business is the public's business and City officials must conduct their business generally in public. By doing so, public confidence in local government is raised, the opportunity for public support of new projects is increased, and the intent of open, honest and effective local government is achieved.

As a major stakeholder in the community, we welcome the opportunity for dialogue and cooperation with SCICo based on their needs and respect for the interests of the people of Avalon.

SHOREBOAT REQUEST FOR PROPOSALS

Based on recent direction of the City Council, it is expected that the Request for Proposals for shore boat services will be released by the Harbor Master within the next week. As we know, shore boat service provides a key transportation linkage in Avalon for people who visit here that also reduces traffic in our harbor and provides for a safer operating environment.

CITY TO UPDATE LOCAL COASTAL PLAN

Area in yellow is City limits. Area in red is planning area

The City of Avalon adopted a new and comprehensive General Plan in June 2013 that functions as a blueprint that defines not only how the City will evolve through 2030, but also the steps the community will take to make this vision a reality. In addition, consistent with State law, the City has an adopted Local Coastal Plan (LCP) that was approved in 1981. The LCP does not include provisions for the upper Avalon Canyon area and the industrial Pebbly Beach area that the City Council annexed in 1998.

The City Council wants to update and revise the LCP to include all areas in the City so that it is consistent with the City's General Plan and examines the impact of climate change including sea level rise on the future of the community. The City is seeking grant funding to offset all or a portion of the cost to complete this LCP update and revision.

It is reported that sea levels have risen 7 inches over the last 100 years and could rise another 39 inches' by the year 2100. Planning for this change in sea level must begin now.

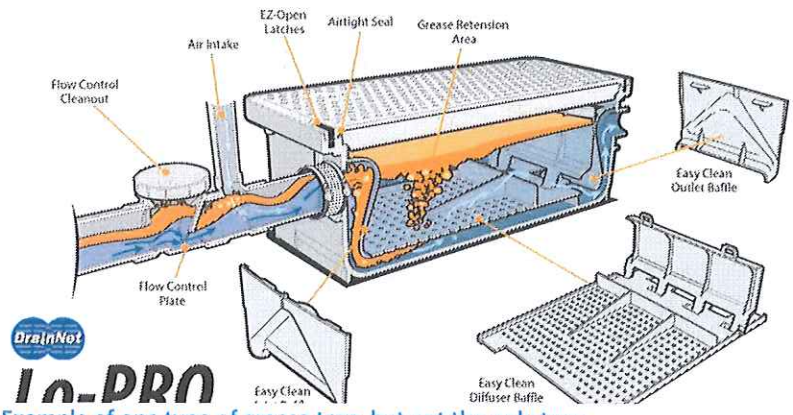
FRESH WATER MASTER PLAN NEEDED FOR AVALON

The people of Avalon need to be assured that there will be a year-round fresh water supply every year for the people who live here, businesses owners and operators, and our wonderful visitor population. The Avalon City Council and City management are committed to this goal.

Cities of which I am aware and have managed have comprehensive master plans for the delivery of fresh water so that all parties know the long-term plans for water delivery. Staff will be proposing an amendment to the City's General Plan that will require the water utility provider to develop such a master plan (including a financing plan) for Avalon in cooperation and collaboration with City government and the people of the community.

Working together in full public view is in the benefit of all parties.

GREASE TRAPS ARE REQUIRED- *This is a sticky subject but one we must discuss!*



Example of one type of grease trap, but not the only type

To paraphrase an old expression, the squeaky wheel gets the grease. However, if you are an owner of a restaurant in Avalon, Federal and State law require installation of a grease trap to prevent grease from entering the City's wastewater treatment plant and its discharge into the ocean. The City can be held liable for illegal discharges of grease and a lack of enforcement.

The City and restaurant owners are subject to fines and civil action if violations occur.

While some restaurant owners have complied with previous City requests to install grease traps, some have not yet done so. City staff will be holding one more meeting with these owners to ensure that they understand the peril of noncompliance and the ways compliance helps to protect them and our environment. City staff wants to see compliance with Federal and State water quality law and not fines.

Respectfully submitted,

David Jinkens, M.P.A.
City Manager

****About Louis Brandeis – "Louis Brandeis**; November 13, 1856 – October 5, 1941) was an American lawyer and associate justice on the Supreme Court of the United States from 1916 to 1939…" (Wikipedia)