

# Avila Beach Parking Survey Results and Comments

July 8, 2019

## Average Answer to Survey Questions

Responses from	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Response Number
<b>Businesses</b>	6.8	5.2	6.4	5.7	4.6	6.1	4.2	5.1	5.9	32
<b>Residents</b>	8.5	7.3	9.1	7.2	6.4	6.0	5.3	5.2	6.7	34
<b>Property Owners</b>	7.8	5.5	7.7	7.0	6.1	5.6	4.1	5.9	6.5	104
<b>All</b>	7.8	5.8	7.7	6.8	5.9	5.8	4.4	5.6	6.5	170

Responses showing 2/3 support

## Comments Received

Business, Resident, or Property Owner	Comment
<b>Business</b>	1. As a business owner in Avila Beach, employee parking is a critical need. Parking violator, owner Taco Shop, should NOT BLOCK 3 spaces with cones for his personal use on First St. 2. Port's moving of containers has taken away valuable parking in public lot. Only 1 entering IN/OUT of lot too. Bad timing during seasonal peak tourism. 3. Reduce speed on Avila Beach Dr. Heavy pedestrian traffic (familiar with small children wading) and will help with noise nuisance. 4. Consider increase parking space on Avila Beach Dr. with diagonal parking spaces.
<b>Business</b>	<b>Q5:</b> If they would not cause traffic jams. This plan looks like a POOR CONFUSING routing. <b>Q9:</b> No parking problem at night. <b>Additional Comments:</b> The "back-in" parking proposed would cause a mess for Avila Beach traffic. We are against that proposal.
<b>Business</b>	Soon, the only solution will be the construction of a parking garage.
<b>Business</b>	There is no question the parking issue needs to be dealt with quickly. Our local, regional, national, and even international travelers need a viable resolution.
<b>Business</b>	I have a business on 1st St and some of my clients are very sick and parking is challenging. I am not sure of a solution for this. My sessions with clients are 2-3 hours.
<b>Business</b>	We need to have parking spaces for our own guests. Also, meter money or part of it must go towards garbage pickup on all streets.
<b>Business</b>	The one-way streets will provide little parking and will cause confusion for people looking for parking. It does nothing for businesses and employees. We need a permit or designated parking for businesses. Also, people parking on Avila Rd. is very dangerous. The events on the gold course need to provide for their own parking on the golf course to alleviate that issue. I think Avila is going to have to bite the bullet and build a parking structure with all the development you (COUNTY) are permitting. The problem is only going to get worse.
<b>Business</b>	Our problem is Port San Luis parking lot. Make it free all parking problem/congestion go away. As they park there and wouldn't drive looking for spot. Front St. San Luis uphill is 24-hour parking, Inn at Avila Beach was approved sixty years ago with idea 10-15 guests park on street. The street parking in front of Inn at Avila Beach has been grandfathered in for sixty years. When originally approved with 24 parking spots on site for 32 rooms. While not available for camping, 24-hour parking has been in effect for 60 years. We would be forced to litigate this issue if removed. In past three studies and changing of parking this condition occurred. This area between San Luis St. and San Antonio St - in AREA ZONED COMMERCIAL! Again, problem is Avila parking lot - congestion all falls back to that lot if it was free like use to be - visitors park there. Because fee they circle drive around rather than pay fee. You only have to go back to when free

	there was very small 4-5 days year concert impact. That's problem. The port was supposed to use monies for pier improvements they don't take back. Make free!
<b>Business</b>	You are making it impossible for our business to operate with this new parking plan → BAD IDEA! Look at offsite bus in options.
<b>Business</b>	These parking "improvements" will ruin business, tourism, and everything that makes Avila great. Please leave Avila as is!
<b>Business</b>	It's clearly a seasonal situation, less than 15% of a typical day. No nighttime issues.
<b>Business</b>	My main concern is traffic from cars repeatedly circulating the downtown. Anything to reduce this problem would be beneficial. However, as a local resident, no change is my preference.
<b>Business</b>	NO BACK IN PARKING
<b>Business</b>	<b>Q4:</b> Three-level tier <b>Q7:</b> Need more information on SPM <b>Additional Comments:</b> Didn't get to make the meeting but would love to know more about "smart parking meters".
<b>Business</b>	It's fine the way it is. Put a parking structure on the Port parking lot. One-way streets are not desirable. Negotiate parking for employees with Rob Rossi.
<b>Business</b>	<b>Q1:</b> They double park and do it already <b>Q3:</b> Who will pay for this? <b>Q5:</b> Won't help <b>Q6:</b> For a short time only <b>Q9:</b> Most have driveways and garages. Let them use them <b>Additional Comments:</b> I think the employees should have come to our meeting and maybe there is some way they could help their employees.
<b>Business</b>	<b>Q3:</b> Employees should get a "parking permit" and park in the lot!!! <b>Additional Comments:</b> 1. Paint all corners with red paint to avoid blind movements! 2. Create public parking on San Miguel St. and eliminate the orange cones residents now use to create their own parking areas. <b>(Attached Proposal)</b>
<b>Business</b>	<b>Q3:</b> Business owners need to address their employee parking needs. How is this concern greater than residential need? <b>Q6:</b> Maybe; Should be done on pilot basis <b>Q7:</b> Who will enforce? Resident parking will be affected - as people will avoid meters. <b>Q8:</b> This is costly- who will PAY for pilot program??? <b>Additional Comments:</b> Smart signs near freeway notifying beachgoers that parking is full. Support -> Areas of available parking that are short-term - (2-3 hours) are <b>ENFORCED!</b>
<b>Business</b>	<b>Q1:</b> Two different things; Safety issue <b>Q3:</b> Have Chevron donate 2 acres for parking up the hill <b>Q4:</b> Either use Chevron property or build a parking structure <b>Q6:</b> Make a decision and do it! <b>Q7:</b> Do you need the money? Will it cover your costs? Can you get one at the end of the beach block? <b>Q8:</b> What's the goal? Turn over parking spaces? Make money? Provide access for more people? Will it? Or will people just feed the meter? <b>Q9:</b> Tricky - grandfather in residents who currently park on the street with all day permits. <b>Additional Comments:</b> I think the dynamics of the town is changing. There should be parking for residents and visitors. Provide parking up the hill of Chevron on the curve at Avila Dr. and with a parking structure would handle it. Along with a sign at the base of the freeway entrance/exits able to communicate on event parking capacity along with satellite areas to park with a shuttle! How's that! P.S. We need to think outside this Avila Beach box to be able to manage the parking needs of our community, its business, the beaches and events. P.P.S. Keep up your good work!
<b>Business</b>	<b>Q1:</b> Need time restrictions on commercial; Need to post <b>Q2:</b> Front St not side street <b>Q3:</b> Parking on different section by Port parking lot <b>Q5:</b> Not enough <b>Additional Comments:</b> Issue is mainly parking safety not spaces. Some spots need to be removed to facilitate viability for turning corners, etc. Events at golf course need to be restricted and not allowed during summer long weekends. Put a sign at light telling people parking impacted during the summer. Parking along San Luis St meet by the curve/cross section of Laurel St. should be eliminated - it is a nightmare to turn onto San Luis St. from Laurel.
<b>Business</b>	1. Avila Beach Drive signage providing into on town parking "Town parking is full " "Lot parking only" 2. Encourage businesses to change deliveries before 10am and eliminate weekend deliveries.
<b>Business</b>	<b>Q1:</b> Not effective <b>Q4:</b> If could, use queen piece up by oil fume <b>Additional Comments:</b> There needs to be a staging area for cares like Bellevue Santa Fe where school buses could take people to the beach. They'd need incentives like discounts on food, drinks, etc.
<b>Business</b>	
<b>Business</b>	AB is not its own city and every beach city has parking issues. There is no issue here that is greater than other beach cities. It is a far lower issue than the fact there's only one road in and out of town and no realistic evacuation plan.
<b>Business</b>	I like one-way streets - or - develop green space uphill. 20 more spaces.
<b>Resident</b>	Never received survey in the mail
<b>Resident</b>	<b>Q6:</b> Not as proposal <b>Q9:</b> Residential should park itself <b>Additional Comments:</b> The proposed parking spaces on San Luis St. should face the other direction and other side of street. Which is commercial below, as it is, the parking is all facing residential.
<b>Resident</b>	<b>Q2:</b> But must be at least 3-4 beach drop offs <b>Q4:</b> Angled parking, yes. But maybe a free Wally Trolley for heavy tourist days. <b>Q5:</b> Only from one-way down San Rafael along Front and north on San Miguel <b>Q7:</b> No parking meters! <b>Q9:</b> Part of beach living... tourists! Maybe a "grandfather" permit for those purchasing before... <b>Additional Comments:</b> One way should be southeast down San Rafael and angled parking along entire Front St. one way to angled parking San Miguel one-way - one "one-way" loop - starts and ends on 1st St.
<b>Resident</b>	No meters or time limits for business owners this creates a problem. Shuttle from SLO?
<b>Resident</b>	Less street parking is best for summer (safer for pedestrians and children). Sell summer permits for parking lot use, creating cash flow and a reserve account for future expansion.
<b>Resident</b>	What does this last question mean? What about a parking garage on the parking lot?

<b>Resident</b>	Prevent use of motorized vehicles or Bob Jones Trail, just electric golf carts. Need safe pedestrian strip between Avila Town and Hartford Pier.
<b>Resident</b>	Q7: Unsure of definition of Smart Parking Meters Additional Comments: I like meters that allow use of credit cards but dislike parking stations where you have to get a ticket and walk back to your car (on-street) (lot is ok). Permit parking needs to allow for guest parking passes for our visitors.
<b>Resident</b>	If a residential permit is required, it MUST be <b>free</b> - more details assessing this component are required to be clear what is involved.
<b>Resident</b>	<b>Q1:</b> This will not resolve parking issues <b>Q2:</b> It will not solve parking problem; Plan to build another parking deck (level on top of existing parking area) <b>Q3:</b> Business should have overhead own underground parking; Not a solution; Any new building for business to provide at least 50% or higher own underground parking <b>Q4:</b> New building provide % of parking; Existing parking to expanded by building on level or tower; If roundabout are feasible? <b>Q5:</b> If widening shoulder north of bridge up to Cal Poly pier and diagonal parking <b>Additional Comments:</b> This will not eliminate parking issues. 1. Any new construction (for businesses) should provide own parking (50% or more). 2. Increase parking space, by building another level on existing ground level parking in front.
<b>Resident</b>	Parking needs to be addressed in conjunction with the commercial garbage dumpster situation. They are left either in parking spaces, red zones, or in front of fire hydrants. There are more every week with no clear ordinances.
<b>Resident</b>	The city is maxed out. No more construction. Maybe hillside parking lots with shuttles? The biggest problem is the thought process the tourists exhibit.
<b>Resident</b>	Would be helpful to eliminate concerts on the golf course - these events cause HEAVY traffic; Huge parking problem; <u>Noise</u> (small community) will be more of a problem at the RV park. Please check into placing speed limit signs on San Luis St. People drive on this street like it's a freeway - would be interesting to do a residential study on how many residents live on this street and most with two cars per residence - extremely BUSY - and some kind of car count? On of course tourist traffic
<b>Resident</b>	Avila needs more parking spaces. Parking needs to be <b>enforced</b> .
<b>Resident</b>	Nightmare! There needs to be employee parking to free up space(s) for customers to be able to access businesses. A structure should have been included in the current public parking lot.
<b>Resident</b>	Need to prioritize short-term parking and frequent turnover (2-3 hours). Beachgoers and day visitors need more distant parking options.
<b>Resident</b>	Very bad in summer and on concert days. Hundreds of car swill cruise up 2nd St. hill then back up 4-5 deep to turn around on dead end!
<b>Property Owner</b>	Explain Residential Park permit. How about considering golf course event parking for beach overflow? Beachgoers like to come for the day and not worry about leaving in 3 hours.
<b>Property Owner</b>	Build a multistory parking garage!
<b>Property Owner</b>	The changes from San Antonio to San Rafael on Front St and on San Rafael between Front and First make sense. There is not enough return for the other changes proposed.
<b>Property Owner</b>	Build a second story parking over existing lot.
<b>Property Owner</b>	Concerts should include parking in the price. Parking lot should allow residential spaces and employee spaces. I would gladly purchase a spot in the lot. Any plans to add parking at the golf course lot? Seasonal parking?
<b>Property Owner</b>	Speed limit along Avila Beach Dr. should be reduced to 25 mph and a cross walk established at San Miguel across Avila Beach Dr... A new thought that was not added in the comment section... I did not see any changes to parking along Avila Beach Drive. Since the shoulder area is very wide along Avila Beach Drive, I propose to have two sides of the street be changed to diagonal parking and if there is not enough room for this on two sides at least make one side diagonal parking. The amount of parking spots that would be gained is huge due to the length of the street between First and San Miguel. Thank you.
<b>Property Owner</b>	<b>Q9:</b> NOT NEEDED <b>Additional Comments:</b> Employees need options convenient and close to retail/restaurants. Metered parking would be unhelpful to employees who work 4-8-hour shifts - a nonstarter.
<b>Property Owner</b>	In my opinion, making one-way streets would make more congestion with cars circling around over and overlooking for a spot. A 3-hour parking limit isn't enough time for a day at the beach.
<b>Property Owner</b>	<b>STOP</b> high density building which is a huge problem in our neighborhood. County planning allows high density building and loads of vacation rentals in the new buildings. We can't get on our street.
<b>Property Owner</b>	I would like to see a two-story garage built where the current public parking is. That way, it would accommodate hundreds of cars... not only 54. Perhaps, employees could park free in the parking structure, too.
	Create a parking lot at 101 - use trams to transport people to Avila. Post signs - parking in Avila is for RESIDENTS ONLY unless reserved.
<b>Property Owner</b>	I like the one-way ideas!
<b>Property Owner</b>	<b>Q6:</b> Don't waste money, just do it. <b>Additional Comments:</b> I like the recommended layout in the picture provided.
<b>Property Owner</b>	<b>Q4:</b> Parking structure needed. <b>Q7/8:</b> If meters, put them at the end of the blocks, not at individual stalls <b>Q9:</b> All day/night <b>Additional Comments:</b> Residents should not pay for parking - there are 200 registered voters, maybe 40 water bills, are delivered to addresses in Avila. There are 340 others who are rentals, second homes/vacation rentals.

Property Owner	<b>Q4:</b> Especially with the loss of about 45 parking spots in the parking lot due to the immediate transfer of 21 Sea Train storage units from the Terrace Area near Hartford Pier <b>Additional Comments:</b> Thanks
Property Owner	Please improve public transit into and out of town. Especially for employees of business in town and vacationers. Residential permits and residential parking areas should allow 24-hour parking locations.
Property Owner	I don't know what a pilot basis is. Increase bus service to Avila Beach. Enforce current parking signs more efficiently!!! Definitely create more public parking!
Property Owner	There is no need for one-way streets or parking meters. I live here in Avila and we always seem to be able to accommodate all visitors. Meters are just another tax on poor people so I'm strongly against it. I don't see meters in Cayucos, San Miguel, Creston, and we have no need for them here.
Property Owner	I am against parking meters in the rural areas of our county. Why don't you pursue them in Creston? We don't need proposed one-way streets. We are only congested 10/15 days a year.
Property Owner	0 to all of these! It is fine most of the time. This project is not where taxpayer's money should be spent - it should be looking at highway access to Avila Beach. The narrow winding two lane road cannot handle safety. The increasing development and in an emergency would be a problem evacuating. Please change your focus and work on access. The spending to gain 54 parking places is inappropriate, and changing traffic flow disruptive to residents.
Property Owner	<b>Q3:</b> Not clear - will this be ON-STREET or OFF-STREET in a private lot? <b>Additional Comments:</b> Our only concern is that on some of the narrower streets (1st between San Luis and San Rafael) putting parking so close to driveways makes it difficult for a minivan to get in and out safely because of turning radius and visibility.
Property Owner	<b>Q6-8: ? Additional Comments:</b> If metered parking - who gets the funds? Who enforces?
Property Owner	The Unical-Chevron property development should include community parking.
Property Owner	Stop so many people in coming into Avila! With just one road coming in and out. Very dangerous situation!
Property Owner	This situation is very grave during the summer months and weekends. I'm in favor of a resolution that is helpful for all.
Property Owner	I think the parking plan looks good. I would also look at the feasibility of making the parking lot two or more stories and increase parking fees. Could reduce the footprint and sell some of the extra land to help pay for the new structure.
Property Owner	Plan will push parking into residential areas. San Rafael will have a constant traffic flow with increased spaces the way proposed. 3x existing parking availability. With added spaces, comes added trash pollution, accidents, and overcrowding in a one-way in and out beach town. As a fulltime resident, we must have quality vs. quantity! Totally opposed to any addition of parking. Streets are too narrow to accommodate more spaces established on San Rafael. Spreads parking out of downtown with 3-hour limit. From 6 to 24 spaces on San Rafael?
Property Owner	This plan and these ideas look fantastic! Thank you!
Property Owner	It stinks for homeowners!
Property Owner	Special events create a huge parking issue with normal Avila businesses. These events need to designate parking or pay parking fees to have special areas designated
Property Owner	One way on San Rafael; Million-dollar view → one wrong way; go down
Property Owner	<b>Q2:</b> ON WEEKENDS! <b>Q4:</b> Do not want to turn Avila into a parking lot <b>Q8:</b> Due to expense and need for enforcement <b>Q9:</b> Depends on terms of permit (i.e. # per unit and cost) <b>Additional Comments:</b> As a resident, I feel this plan will change the face of the community in order to address issues that occur only during summer/warm weather times - We are a small town and can only accommodate so many visitors - If they don't have parking available they will have to find another way to get to Avila - bike, bus (?) - We need bus service! Please spend money looking into this option. I believe on a busy day at the beach, there would be more than 49 parking spaces opened/available with this option.
Property Owner	Thank you for seeking public input. We strongly oppose parking meters. We have witnessed "first-hand" how the relaxed, pleasant feeling of a small community is RUINED by parking meters. The views are also impacted. No, no, no, no, no - on parking meters - PLEASE!
Property Owner	I support permit parking and after-hours residential permit program for property owners. Overnight parking is a problem as I often see an RV parked adjacent to my property.
Property Owner	Please increase park and ride options (like the trolley) for tourist traffic.
Property Owner	Support need plan for overnight guest parking on street for small and apartment building that do not have any or sufficient guest parking. Adding community shuttle one way adjacent from parking lots to downtown.
Property Owner	Parking garage in parking area?
Property Owner	It's clearly a seasonal situation, less than 15% of a typical day. No nighttime issues.
Property Owner	<b>Q1:</b> Fire lanes <b>Q9:</b> ALL times <b>Additional Comments:</b> Residents should have preference 9 months out of the year. There is no need for meters. New buildings should require adequate parking.
Property Owner	The reality of the parking abuse is the nonexistent enforcement!! We have to have vehicles cited/towed to gain control of the wild west mentality of the visitors.
Property Owner	It's clearly a seasonal situation, less than 15% of a typical day. No nighttime issues.
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Property Owner	It's already very crowded in Avila and getting more and more crowded. Having more parking spots would encourage more traffic and more visitors. I do not favor increasing traffic volume in Avila.
Property Owner	It's clearly a seasonal situation, less than 15% of a typical day. No nighttime issues.
Property Owner	Please enforce Custom House Trucks to commercial area which should be at dedicated zone on Front St. turn out. Large trucks double parking on San Miguel are causing a huge bottleneck and problems. Very poorly designed - trucks should park/deliver from turn out on Front/San Miguel.
Property Owner	Thank you for the survey. It's important to strengthen public transportation using incentives such as coupons for local businesses.
Property Owner	I own a home at XXX San Miguel. Behind my unit, there is a remnant dirt lot (small) adjacent to the public lot that should be paved for parking since it's currently being used as such.
Property Owner	How much money is in the parking-in-lieu fees developers paid? One-way streets on San Miguel, Front and San Luis should be in opposite way. Smart Parking Meters on main parking lot. Who will enforce?
Property Owner	How about building a parking structure where the current parking lot is located?
Property Owner	We understand it is contradictory but if there were a way to expand pedestrian only walkways while also addressing parking that would be ideal.
Property Owner	Congestion due to increased parking stresses all resources in Avila - I support satellite parking - Will the services increase with addition usage (i.e. policy and highway patrol)?
Property Owner	I am not for meters unless the funds generated are used in the Avila community to enforce the parking or visitor services.
Property Owner	It's clearly a seasonal situation, less than 15% of a typical day. No nighttime issues.
Property Owner	My concerns: Pg. 5 - No fire evacuation proposals or input Pg. 21, 5.1 - 3-hr parking; resident exempt permits (how many per lot) Pg. 23 - Back-in parking spaces - yuck Pg. 24 - San Miguel, one way street (towards the ocean); I didn't find anything definite about San Miguel Street parking, lack or limitation of access to our properties, etc.; the map ended... Diagonal back-in parking was a big-time problem in downtown Newhall in the 1990's and it was eventually changed back to drive-forward again. In theory, it sounds good, but not user-friendly for most people. <b>(Attached Document)</b>
Property Owner	I have lived at XXX 22nd St. in Avila Beach, just off the corner of San Luis St., for the last 3 years. I appreciate the opportunity to give input on the future of parking in Avila, as we all know it can be a challenge on certain summer days. But it's really only a problem on a very small number of hot summer days, mostly weekends and holidays. The rest of the time, most weekdays and all winter, Avila is an easy, quiet place to be. What I don't want to have happen is that we create solutions for those few days that make the rest of the year difficult. As an example, I would not recommend that we add meters to the front street area. That might help open up short term parking on the busy days, but the rest of the year it would discourage people from visiting Avila and shopping with our businesses. It would also encourage people to park further away, into the neighborhoods that surround the central business district, creating headaches for the residents. My biggest concern with making one-way streets to increase parking is that it might cause additional traffic jams. As it is now, when one car is waiting for a spot to open up, cars behind that person can go around them and continue on. Presumably the one-way streets would be necessary because the driving lanes would be narrower and not accommodate two cars. If one-way streets ever are seriously considered, I hope that there is a pilot program and that this lane narrowing is taken into account. My strong recommendation would be to find ways to make the existing parking lot denser and more user-friendly. We often see long lines for the two payment stations. It seems that more payment stations, and shorter lines, would encourage people to use the lot rather than find parking elsewhere in town. Lastly, I want to touch on the residential permits option. Currently, this would only be an additional hassle for residents and would only very rarely benefit us. These programs require ongoing expense for residents and enforcement that I don't think are warranted at this time. Thank you.
Property Owner	New proposed layout suggests two parking spots in front of my house which would block my driveway and create unsafe conditions. Only 27 feet exist. <b>(Attached Document)</b>
Property Owner	Residents live here 24/7, leave residential areas alone! I have lived at the corner of San Rafael and First for 70 years. Your proposal blocks me from my home unless I go down and up through the one-way proposed access! Leave residents alone!!! Saying that parking laws will be enforced is a joke. My family has been here for 140 years and owned a business on Front St. You will never convince me that parking laws will be enforced in Avila Beach. Period! Enforced loading zones on Front St. would be great... but, they need to be enforced real time. I don't see this happening. Employees do need a place to park! Beachgoers come to spend the day. How can you limit them to 3 hours? Increased parking will not reduce the traffic congestion in Avila. Those spaces will fill up on a crowded day, and all the other congestion will still exist. How can you justify trying to pack more people into a town that only has one road in and out? I think it would be more beneficial to plan for a mass emergency evacuation plan. Right now, it is just a disaster waiting to happen, and when it finally does, after the crisis, you can all say... time to do something! And, parking problems and traffic problems are seasonal, a very small percentage of the overall time!
Property Owner	Adding parking options to alleviate congestion is a good idea. If Harbor District would better utilize space in lot, less demand would spill onto the streets. Remote lot can be built on Avila Beach Drive at curve near Cave Landing Road for summer peak and overflow.
Property Owner	Currently, there are two vans on San Luis Street south of 1 <sup>st</sup> Street and one on Front Street in front of Ocean Grill that people are living in. They need to be towed away. Calling Highway patrol is not effective.
Property Owner	We love Avila as it is - Busy in summer and empty in winter

<b>Property Owner</b>	The lack of parking and no enforced time limits severely affects our business's ability to have fresh customers walking through our doors. It also affects employees trying to get to work resulting in turnover. A parking structure should be created where the paid lot is and street spaces limited to 90 minutes.
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