



Agenda

Planning Commission

Wednesday, February 22, 2017

6:00 p.m.

REGULAR MEETING

**Council Chamber
990 Palm Street
San Luis Obispo, CA**

CALL TO ORDER: Chair Stevenson

PLEDGE OF ALLEGIANCE: Chair Stevenson

ROLL CALL: Commissioners Kim Bisheff, Daniel Knight, Ronald Malak, John Larson, Hemalata Dandekar, Vice-Chair John Fowler, and Chair Charles Stevenson.

ACCEPTANCE OF AGENDA: Commissioners or staff may modify the order of items.

CONSIDERATION OF MINUTES

Minutes of the Planning Commission meetings of December 14, 2016, January 11, 2017, and January 25, 2017.

PUBLIC COMMENT: At this time, people may address the Commission about items not on the agenda. Persons wishing to speak should come forward and state their name and address. Comments are limited to three minutes per person. Items raised at this time are generally referred to staff, and, if action by the Commission is necessary, may be scheduled for a future meeting.

PUBLIC HEARING ITEMS

1. **City-Wide.** CODE-0107-2017: Review of amendments to Title 17 (Zoning Regulations) of the Municipal Code associated with Accessory Dwelling Unit provisions with a Categorical Exemption from Environmental Review; City of San Luis Obispo, applicant. (*Jenny Wiseman*)

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development, 919 Palm Street, during normal business hours.

BUSINESS ITEMS

1. Study Session on the status of implementation of the Climate Action Plan, the Energy Code, and the Green Building Standards. (*Anne Schneider and Xzandrea Fowler*)
2. Presentation and information session regarding State Density Bonus Law and Housing Accountability Act. (*Jon Ansolabehere*)

COMMENT AND DISCUSSION

1. STAFF

- a. Agenda Forecast

ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for Wednesday, March 8, 2017 at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

APPEALS: Any decision of the Planning Commission is final unless appealed to the City Council within 10 days of the action (Recommendations to the City Council cannot be appealed since they are not a final action.). Any person aggrieved by a decision of the Commission may file an appeal with the City Clerk. Appeal forms are available at the Community Development Department office, City Clerk’s office, or on the City’s website (www.slocity.org). The fee for filing an appeal is \$281, and must accompany the appeal documentation.





Minutes - DRAFT

PLANNING COMMISSION

Wednesday, December 14, 2016 Regular Meeting of the Planning Commission

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order on Wednesday, December 14, 2016 at 6:00 p.m. in the City Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Chair Stevenson.

OATH OF OFFICE

Recording Secretary Monique Lomeli administered the oath of office to newly appointed Commissioner Kim Bisheff.

PLEDGE OF ALLEGIANCE

Chair Stevenson led the pledge of allegiance.

ROLL CALL

Present: Commissioners Hemalata Dandekar, Daniel Knight, Ronald Malak, Kim Bisheff, and Chairperson Charles Stevenson

Absent: Commissioner John Larson and Vice-Chair John Fowler

Staff: Community Development Director Michael Codron, Community Development Deputy Director Doug Davidson, Assistant City Attorney Jon Ansolabehere, and Recording Secretary Monique Lomeli

APPROVAL OF MINUTES

Minutes of the Planning Commission meeting of September 28, 2016 and Minutes of the Special Joint Meeting of the City Council and Planning Commission of October 4, 2016 were approved as presented.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Paul Rys, San Luis Obispo, presented information regarding a report received at the City Council meeting of December 13, 2016, pertaining to consumption of water in Monterey County and the future availability of water to San Luis Obispo from Lake Nacimiento; stated concerns about the impact water shortage would have on the San Luis Obispo community.

Michael Codron, Community Development Director, stated the 2015 Water Resources Status referenced by Mr. Rys is available on the City's website; encouraged the public to view the

report for more information.

--End of Public Comment--

BUSINESS ITEMS

- 1. 175 Venture Drive.** GENP 1319-2015 & SPEC/ER-1318-2015: Review of the Draft Environmental Impact Report (EIR) prepared for the Avila Ranch Development Project during the 45-day public review period. The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the analysis and findings of the Draft EIR. The Avila Ranch Development is a planned development that includes a mix of residential uses (68.23 acres), neighborhood commercial uses (3.34 acres), and open space/park uses (71.30 acres). Development would involve approximately 720 residential units, 15,000 square feet of leasable Neighborhood Commercial space concentrated in a proposed Town Center, and pocket parks, mini-parks and neighborhood parks; BP-SP & C/OS-SP Zones; Avila Ranch, LLC (*John Rickenbach*)

Chair Stevenson reminded the public of this agenda item being limited to explanation and review of the draft EIR rather than a public hearing on the actual project.

Doug Davidson, Deputy Director of Community Development, introduced project manager John Rickenbach and environmental consultant Dan Gira.

Mr. Rickenbach gave a brief introduction and stated January 18, 2017 as the close of the public comment period for the EIR; clarified Commission actions and decisions are not being requested at this time.

Mr. Gira presented the EIR timeline; provided a brief overview of the project site and surrounding area; presented a summary of the project description, including brief summaries of proposed land uses, circulation plans, and drainage plans; presented intended transit improvements and phasing information.

In response to Chair Stevenson's inquiry, Mr. Gira stated that due to the location, lack of visibility, and limited heights of the units, Highway 101 is not considered a key viewing area; offered to prepare photo simulations from Buckley Road and Highway 101 to demonstrate the basis for the conclusion.

Mr. Gira stated the conversion of agricultural resources is a long-planned, unavoidable and significant effect despite a very conservative approach; stated concerns of urban rural conflicts such as trespassing and vandalism, stating there are mitigations set in place to prevent an increase in these areas.

In response to Chair Stevenson's inquiry, concerning inadequate buffering along the western and eastern edges of the site, Mr. Gira detailed a 40 ft. wide road in addition to landscaping along the western edge of the site; stated additional measures can be taken to address the matter.

In response to Chair Stevenson's request for clarification on energy mitigations, Mr. Gira stated energy efficient mitigations contain applicant proposals to include significant solar generation capabilities on-site in a percentage of the units; confirmed the proposed plan's consistency with the climate action plan.

In response to Commission inquiry, Director Codron stated the interim fire station, scheduled for phase 3 of the specific plan, is a requirement outlined in the Fire Master Plan.

In response to Commissioner Malak's inquiry, Mr. Gira clarified the traffic study for Los Osos Valley Road (LOVR) was conducted prior to the bridge being completed, however, the pre-construction and post construction traffic near the bridge was considered to a considerable extent.

Following further discussion regarding traffic impacts, Mr. Rickenbach suggested the Commission submit written questions and allow time for consultation with transportation experts.

--Start of public comment--

Lea Brooks, San Luis Obispo, voiced concerns over safety hazards posed by gaps in the bike paths east of the project site.

Myron Amerine, Vice-Chair of San Luis Obispo County Bicycle Advisory Committee, requesting full Class II bike lanes along Buckley Road; urged the Commission to require connectivity to nearby schools; suggested City and County work closely on design.

Rochelle Reed-Smith, San Luis Obispo, urged the Commission to consider extension of Buckley Road in phase 1 rather than phase 2 to alleviate inconvenience of alternate routes for residents; expressed concerns over increased parking issues surrounding nearby businesses.

Carolyn Smith, San Luis Obispo, voiced concerns regarding air quality and protection of agricultural land; expressed disinterest in payment in lieu of fees or off-site agricultural preservation."

Mila Vujovich- La Barre, San Luis Obispo, provided written correspondence for the Commission; expressed traffic concerns, diminished quality of life, and hindered airport functionality.

Paul Rys, San Luis Obispo, encouraged the community to communicate needs and concerns over this project; expressed distrust and urged Commission to receive and file of the draft EIR and return for hearing at a later date on basis of insufficient notification and threat of possible legal action; stated capacity of sewer in San Luis Obispo has been exceeded.

Sarah Flickinger, Los Verdes Board of Directors, commented on the safety issues at the intersection of Los Verdes Drive and Los Osos Valley Road, stating the intersection is not identified in the EIR; voiced disagreement with the proposed significant increase in traffic without proper mitigations for those directly impacted.

Geoffrey Chiapella, San Luis Obispo Council of Governments, commented on the limited availability of regional partnership funding for transportation and requested clarification on developer's estimated contribution to the estimated phase II expenses.

Anne Wyatt, San Luis Obispo, shared concerns of previous speakers, voiced general concern regarding effects on air quality, specifically for asthmatic residents; requested applicants adhere to LUCE projections in lieu of providing additional mitigations, implement bike paths, and make Prado Road a bike and pedestrian crossing.

--End of Public Comment--

Commission discussion followed regarding agenda capacity for continuation of public comment, concerns over large projects being presented to the Commission with limited review time, and need for proper vetting before approval or denial of a final EIR.

Commissioner Dandekar expressed interest in public concern over connectivity and traffic; stated additional expert consultation and insight with regard to the concerns raised through public comment, would be appreciated by the Commission; acknowledged concerns over loss of agricultural land and requests more technical information.

Commission Dandekar also encouraged the public to participate; acknowledged the initial draft raised concerns about multi-family housing proximity to industrial areas, stating she does not see changes to that effect; raised issues regarding size of lots and units being offered; opined lack of change or response to these issues is concerning.

ACTION: MOTION BY COMMISSIONER KNIGHT, SECOND BY COMMISSIONER DANDEKAR, TO CONTINUE THE ITEM DISCUSSION TO THE PLANNING COMMISSION MEETING OF JANUARY 11, 2017; CARRIED 5-0-2

Chair Stevenson directed staff to consider broader notification for the item.

Commissioner Malak requested staff provide a hardcopy of the San Luis Ranch and Avila Ranch EIRs.

COMMENT AND DISCUSSION

1. STAFF

- a. Agenda Forecast
 - January 11th – Continued discussion of the Avila Ranch Draft EIR
 - January 30th – 71 Palomar

ADJOURNMENT

Chair Stevenson adjourned the meeting at 8:35 p.m.

APPROVED BY PLANNING COMMISSION: XX/XX/2017



Minutes - DRAFT

PLANNING COMMISSION

Wednesday, January 11, 2017 Regular Meeting of the Planning Commission

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order on Wednesday, January 11, 2017 at 6:05 p.m. in the Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Chair Stevenson.

ROLL CALL

Present: Commissioners Kim Bisheff, Hemalata Dandekar, Daniel Knight, Ronald Malak, John Larson, Vice-Chair John Fowler, and Chair Charles Stevenson

Absent: None

Staff: Community Development Director Michael Codron, Deputy Director Doug Davidson, Transportation Manager Jake Hudson, and Recording Secretary Monique Lomeli. Other staff members presented reports or responded to questions as indicated in the minutes.

PLEDGE OF ALLEGIANCE

Chair Stevenson led the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Minutes of the Planning Commission meetings of October 12, 2016 and November 9, 2016

ACTION: MOTION BY COMMISSIONER KNIGHT, SECOND BY COMMISSIONER LARSON, CARRIED 7-0 to approve the minutes of the Planning Commission for the meeting of October 12, 2016.

ACTION: MOTION BY COMMISSIONER DANDEKAR, SECOND BY COMMISSIONER LARSON, CARRIED 7-0 to approve the minutes of the Planning Commission for the meeting of November 9, 2016.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Paul Rys, San Luis Obispo, expressed concerns regarding the absence of correlation amongst projects to ensure consistency with the intentions expressed in the Land Use Element.

Kevin Halbert, San Luis Obispo, presented information relevant to local workforce housing.

--End of Public Comment--

BUSINESS ITEMS

Vice-Chair Fowler recused from Item 1 due to proximity of projects and personal property.

Commissioner Larson recused from the remainder of the meeting due to his employer's involvement in Items 1 and 2.

Commissioner Knight disclosed unrelated business relations with two members of the audience.

- 1. 175 Venture Drive.** GENP 1319-2015 & SPEC/ER-1318-2015: Continuation of the December 14, 2016 Planning Commission hearing to receive additional public comment on the Draft Environmental Impact Report (EIR) prepared for the Avila Ranch Development Project during the 45-day public review period. (Note: comment period extended 7 days through January 18, 2017). The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the analysis and findings of the Draft EIR. The Avila Ranch Development is a planned development that includes a mix of residential uses (68.23 acres), neighborhood commercial uses (3.34 acres), and open space/park uses (71.30 acres). Development would involve approximately 720 residential units, 15,000 square feet of leasable Neighborhood Commercial space concentrated in a proposed Town Center, and pocket parks, mini-parks and neighborhood parks; BP-SP & C/OS-SP Zones; Avila Ranch, LLC.

Project Planner John Rickenbach continued the project presentation from the December 14th Planning Commission meeting; provided information regarding the context of the project in accordance with the City's General Plan as well as a timeline for the public review period.

Traffic Engineer Jake Hudson presented a summary of transportation improvements; responded to Commission inquiries, clarifying traffic impacts and corresponding mitigations.

Applicant Representative Steven Peck presented an overview of the project and EIR improvements since initial proposal.

Public Comments:

Chair Stevenson opened the public hearing.

Karen Abelott, San Luis Obispo, representing Heal SLO, stated concerns with increased air pollution and degradation of public health.

Stanley Yucikas, San Luis Obispo, encouraged the Commission to consider higher densities with infill projects.

Kathy Borland, San Luis Obispo, commented on the number of significant and unavoidable impacts, requesting additional mitigations.

James Waldsmith, San Luis Obispo, expressed concerns over increased traffic impacts and related safety hazards.

Pam Kroll, San Luis Obispo, voiced opposition to a housing project on the subject property, fearing limits on airport operations to accommodate future residents.

Steven Dorsey, San Luis Obispo, urged Commission to require proper access roads to Higuera Street in addition to appropriate mitigations for air quality impacts.

Lea Brooks, San Luis Obispo, representing Bike SLO County, requested clarification on the requirements for bicycle paths and proposed connectivity to Tank Farm Road.

Myron Amerine, San Luis Obispo, voiced concerns regarding the proposed multiple right-hand turn lanes exacerbating existing traffic issues; requested the City remove the parking structure requirements.

Kayla Plourde, San Luis Obispo, urged the Commission to consider long-term sustainability and preservation of natural environment.

Sarah Flickinger, San Luis Obispo, representing Los Verdes Park Home Owners Association, voiced concerns regarding exacerbated traffic issues and inadequate bicycle and pedestrian access.

Darryl Ngu, San Luis Obispo, encouraged the Commission to advance the bypass option identified in LUCE (from Buckley Road to Los Osos Valley Road) to alleviate traffic impacts, particularly near commercial developments.

James Lopes, San Luis Obispo, acknowledged the demand for housing developments; encouraged the Commission to refer the project back to staff for redesign with mitigations that comply with the General Plan.

Paul Rys, San Luis Obispo, spoke regarding diminished quality of life for residents near Buckley Road due to increased traffic impacts; urged the Commission to consider proper traffic mitigations.

Mila Vujovich-LaBarre, San Luis Obispo, stated the cumulative effects of the proposed development need to be considered and addressed; voiced concerns for the jeopardized viability of the airport, environmental resources, and sustainability of bike and pedestrian access plans.

Karen Kroll, San Luis Obispo, provided written correspondence and spoke in opposition to the project stating concerns with the quality of life for long-term residents.

Camille Small, San Luis Obispo, echoed the sentiments of previous speakers, voiced frustration with the City's approach to housing demands.

Rochelle Reed-Smith, San Luis Obispo, shared experience with variety of automobiles present in highly trafficked areas surrounding the proposed development.

-- End of Public Comment --

Commission recessed at 8:00 p.m. and reconvened at 8:13 p.m. with 5 members present.

Commissioner Malak requested the applicant address noise order, lights and air quality; recommended solar panels on commercial buildings, canopies on parking lots, and electrical vehicle charging stations; requested specific information detailing the significance of air quality impacts; requested a project alternative with a minimal footprint to compare mitigations and air quality.

Commissioner Knight expressed concerns with traffic impacts, specifically on Buckley Road; stated interest in seeing additional traffic mitigations.

Chair Stevenson opined the draft EIR is adequate; suggested optional mitigations for the right-turn lanes at South Higuera Street.

- 2. 1035 Madonna Road.** SPEC/ANNX/ER 1502-2015: Review of the Draft Environmental Impact Report (EIR) prepared for the San Luis Ranch Development Project during the 45-day public review period (Note: comment period extended 7 days, through January 30, 2017). This meeting is an opportunity for City and consultant staffs to gather information from the public regarding the analysis and findings of the Draft EIR. The project includes plans for development of the area identified as the San Luis Ranch Specific Plan in the City's General Plan Land Use Element. Development plans for the site include up to 580 residential units, 150,000 square feet of commercial development, 100,000 square feet of office development, a 200-room hotel, and portions of the site to remain open space for agriculture and open-space. Project construction is planned in six phases; Land Use Element designated Specific Plan Area SP-3 (San Luis Ranch); San Luis Ranch, LLC

Vice Chair Fowler returned to the dais.

Project Planner John Rickenbach presented a summary of the proposed project and scope of work; outlined the project timeline and key dates for public comment.

Richard Dalton, Rincon Consultants, provided an overview of the draft EIR and narrated a PowerPoint presentation.

Transportation Engineer Jake Hudson presented the traffic analysis, detailing significant impacts through each phase with corresponding mitigations.

Marshall Hilstead provided a brief introduction of the project planning team.

Laurie Tamura, Urban Planning Concepts presented a project timeline and provided contextual information with regard to location, sustainability, and consistency with the Specific Plan.

In response to inquiry by Vice-Chair Fowler, Mr. Dalton clarified unavoidable impacts can be addressed through alternatives and various improvements.

Public Comment:

Steven Marx, Central Coast Grown, expressed disappointment in the proposed removal of topsoil and lack of alternative grading plans to preserve agricultural reserves.

Mason Wells, San Luis Obispo, voiced general support for the concept of the proposed project; suggested applicants consider a pedestrian overpass to alleviate traffic impacts and create greater pedestrian access.

Mila Vujovich-LaBarre, San Luis Obispo, echoed sentiments of previous public speakers; requested alternative studies.

Stanley Yucikas, San Luis Obispo, urged the City to consider higher density, infill development projects in conjunction with proper traffic improvements to utilize the existing infrastructure.

Brandon Schmiedeberg, San Luis Obispo, voiced support for the proposed project; suggested greater agricultural buffers.

Sarah Flickinger, San Luis Obispo, urged Commission to require bike paths with greater access to surrounding businesses; encouraged the Commission to consider the positive noise that would be lost with the removal of agricultural land.

James Lopes, San Luis Obispo, shared concerns regarding the loss of prime soil and spoke in favor of a higher density plan with smaller environmental footprint.

-- End Public Comment --

Community Development Director Michael Codron encouraged Commissioners to submit additional questions to staff for inclusion in future staff reports.

Discussion of the San Luis Ranch EIR was continued to the January 25th Planning Commission meeting.

COMMISSION COMMUNICATIONS

Deputy Director Davidson forecasted the Agenda for the February 8th and 22nd Planning Commission Meetings.

Staff provided information regarding training opportunities for Commissioners.

ADJOURNMENT

The meeting was adjourned at 10:00 p.m. The next Regular meeting of the Planning Commission is scheduled for Wednesday, January 25, 2017 at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

APPROVED BY PLANNING COMMISSION: XX/XX/2017



Minutes - DRAFT

PLANNING COMMISSION

Wednesday, January 25, 2017 Regular Meeting of the Planning Commission

CALL TO ORDER

A Regular Meeting of the Planning Commission was called to order on Wednesday, January 25, 2017 at 6:00 p.m. in the Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Chair Stevenson.

ROLL CALL

Present: Commissioners Kim Bisheff, Hemalata Dandekar, Daniel Knight, John Larson, Ronald Malak, and Chair Charles Stevenson

Absent: Vice-Chair Fowler

Staff: Community Development Director Michael Codron, Deputy Director Doug Davidson, Assistant City Attorney Jon Ansolabehere, and Recording Secretary Monique Lomeli. Other staff members presented reports or responded to questions as indicated in the minutes.

PLEDGE OF ALLEGIANCE

Chair Stevenson led the Pledge of Allegiance.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

David Brodie, San Luis Obispo, voiced concerns over preservation of the environment and proper vetting of proposed projects.

BUSINESS ITEMS

1. **3580 Sueldo Street.** USE 4117-2016: Request to establish a new Air Vehicle Research and Development Service land use within the Higuera Commerce Park Specific Plan, with a categorical exemption from environmental review; C-S-SP zone; Volny Construction, Inc., applicant.

Deputy Director Doug Davidson presented the staff report and responded to Commissioner inquiries.

Applicant Dan Rutledge stated agreement with the conditions of approval presented by staff.

ACTION: MOTION BY COMMISSIONER LARSON, SECOND BY COMMISSIONER DANDEKAR, to adopt the Draft Resolution that allows the approval of the Industrial Research and Development use within the C-S zone, subject to findings and conditions of approval. Motion carried on the following roll call vote:

AYES: BISHEFF, DANDEKAR, KNIGHT, LARSON, MALAK, AND,
CHAIR STEVENSON
NOES: NONE
ABSENT: VICE-CHAIR FOWLER

2. **3777 Orcutt Road**, SBDV-2586-2016: Request to establish a 23-lot Vesting Tentative Tract Map Subdivision (Tract 3095) including 18 residential lots for the development of 18 single-family homes, two lots to support onsite detention basins, and three open space lots, and consideration of an Initial Study-Mitigated Negative Declaration. The project would require the removal of mature trees, and includes the following exceptions: road design exception to allow a reduced centerline tangent of 48.25 feet (50 feet is the standard requirement); residential structure height exceptions on non-sensitive lots up to five feet above the standard allowed height (25 feet), resulting in structures up to 30 feet in height; temporary grading (and restoration) and permanent grading and construction of drainage and stormwater treatment basins within the 20-foot creek setback; and reduced rear yard setbacks ranging from approximately 6 to 19 feet for proposed Lots 6, 8, 9, and 10 (residential development standards require a rear setback of 20 feet for residences and five feet for garages/carports). The project is located within the Orcutt Area Specific Plan; R-1-SP and C/OS-SP zones; Ambient Communities, applicant.

Associate Planner Shawna Scott presented the staff report and PowerPoint presentation; responded to Commission inquires.

Applicant Travis Fuentes, Ambient Communities and Cannon representative Todd Smith presented project background information.

Commissioner questions followed.

Public Comments:

David Brodie, San Luis Obispo, protested tree removal due to concerns over replacement trees not having sufficient time to mature with rapid climate changes.

Allen Cooper, San Luis Obispo, commented on the impacts the proposed tree removals would have on monarch butterfly habitats; urged commission to require a Tree Committee hearing.

Lisa Combs, San Luis Obispo, voiced concerns regarding the housing crisis and rising prices of homes; voiced support for the project.

Julie Jones, San Luis Obispo, spoke in support of the project neighboring her property.

Sarah Flickinger, San Luis Obispo, urged the Commission to recommend a Tree Committee hearing for valuable input.

--End of Public Comment--

Commission discussion continued regarding the requested height exceptions and tree removal.

Assistant City Attorney Jon Ansolabehere commented on the requests for a Tree Committee hearing, stating the terms under which a project would require a hearing by the Tree Committee; stated a request for peer review in this instance would be a deviation from standard process.

Upon request by Chair Stevenson, City Arborist Ron Combs offered information regarding the positive and negative aspects of the eucalyptus trees on site.

Chair Stevenson reopened the public comment period.

Applicant Travis Fuentes, clarified the intent of the proposed tree removal is to clear out the expanded portions of the original grove, eliminate the unhealthy trees damaged by the drought, and create compliance with fire requirements for defensible space.

--End of Public Comment--

Natural Resources Manager Robert Hill stated his involvement in the review of this project; commented on the protection of the native sycamore trees on-site; provided the merits and impacts of the eucalyptus trees on-site.

Following Commission discussion regarding mitigations and height exceptions, Chair Stevenson opened for public comment.

Applicant Travis Fuentes expressed appreciation for Commission's willingness to consider height flexibility; stated preference for one blanket height exception versus several different height exceptions.

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER KNIGHT, SECOND BY COMMISSIONER DANDEKAR, to approve a height exception of 27 feet with lots 1 – 4, lots 10 -11, and lots 14-15 not to exceed 25 feet. Motion passed 6-0-1 on the following roll call vote:

AYES: BISHEFF, DANDEKAR, KNIGHT, LARSON, MALAK, AND,
CHAIR STEVENSON
NOES: NONE
ABSENT: VICE-CHAIR FOWLER

ACTION: MOTION BY COMMISSIONER KNIGHT, SECOND BY
COMMISSIONER DANDEKAR, CARRIED 6-0-1 to adopt the Draft Resolution
recommending the City Council approve Vesting Tentative Tract Map #3095 and adopt
the proposed Mitigated Negative Declaration with the following modifications:

1. Revise mitigation measure CR-1(d) to include an archeological monitoring plan.
2. Include a condition per direction that where possible, reduce graded slopes, and if it is not possible, require a very specific approach for slope stabilization, to be determined by staff.
3. Revise mitigation measure AQ-1(a) by deleting the requirement for energy efficiency 10% beyond Title 24 standards to reflect current standards.
4. Include a requirement for architectural review of a standard fencing detail.

AYES: BISHEFF, DANDEKAR, KNIGHT, LARSON, MALAK, AND,
CHAIR STEVENSON
NOES: NONE
ABSENT: VICE-CHAIR FOWLER

Commissioner Knight left the dais for the remainder of the meeting due to personal matters.

Commissioner Larson recused from Item 3 based on his employer's involvement in the project.

Commission recessed at 8:10 p.m. and reconvened at 8:20 p.m. with 4 members present.

3. **1035 Madonna Road.** SPEC/ANNX/ER 1502-2015: Continuation of the January 11, 2017 Planning Commission hearing to receive additional public comment on the Draft Environmental Impact Report (EIR) prepared for the San Luis Ranch Development Project during the 45-day public review period (Note: comment period extended 7 days, through January 30, 2017). This meeting is an opportunity for City and consultant staffs to gather information from the public regarding the analysis and findings of the Draft EIR. The project includes plans for development of the area identified as the San Luis Ranch Specific Plan in the City's General Plan Land Use Element. Development plans for the site include up to 580 residential units, 150,000 square feet of commercial development, 100,000 square feet of office development, a 200-room hotel, and portions of the site to remain open space for agriculture and open-space. Project

construction is planned in six phases; Land Use Element designated Specific Plan Area SP-2 (San Luis Ranch); San Luis Ranch, LLC, applicant.

Project planner John Rickenbach briefly updated the public on the status of the project.

Public Comment:

David Gibbs, San Luis Obispo, voiced support for the project and offered opinion on the historical context of the property.

Steven Marx, San Luis Obispo, representing Central Coast Grown, stated his involvement in discussions regarding pending grading plan improvements.

Michael Manchek, Economic Vitality Organization, San Luis Obispo, requested more workforce housing and provided information regarding studies involving industry clusters as they relate to affordable housing and cost of living.

Allen Cooper, San Luis Obispo, stated concerns regarding lack of mitigations to protect natural habitats, noting the project is inconsistent with state planning law.

Kevin Hauber, Mortgage House, San Luis Obispo, commented on the need for affordable energy-efficient homes, voicing support for the project.

Katherine Schneid, San Luis Obispo, urged the Commission to support affordable housing; voiced support for the project.

Theodora Jones, San Luis Obispo, commented on the proposed mitigations; voiced concerns with traffic impacts on and adjacent to Los Osos Valley Road; suggested the eucalyptus trees remain in place throughout the construction of the project

Zoya Dixon, San Luis Obispo, voiced concerns with traffic impacts, insufficient pedestrian access; requested additional mitigation efforts.

Leah Brooks, San Luis Obispo, representing Bike SLO County, voiced concerns with traffic impacts and insufficient connectivity for bicyclists.

Myron Amerine, San Luis Obispo, commented on the eucalyptus trees positive contribution to the environment; requested more efficient connectivity.

Hanz Boeschman, San Luis Obispo, voiced general support for the project; requested more workforce and affordable housing in the area.

Mason Wells, San Luis Obispo, voiced general support for the project; stated concerns over traffic impacts and suggested further consideration be given to alternatives.

Mila Vujovich-LaBarre, San Luis Obispo, stated concerns over insufficient natural resources to sustain the proposed development; requested reconsideration of parking provisions; voiced concerns regarding traffic impacts, insufficient noise mitigations, tree removal, loss of agricultural land, disproportionate provisions of affordable housing, and inadequate pedestrian access; provided written comments for the record. David Brodie, San Luis Obispo, inquired about affordability of proposed housing, preparation for climate changes; voiced concerns over insufficient parking.

Sarah Flickinger, San Luis Obispo, representing Los Verdes Parks Neighborhoods, submitted written correspondence for the record; voiced concerns regarding an extended right-hand turn lane on Los Osos Valley Road to South Higuera Street conflicting with a settlement agreement; urged the Commission to consider pedestrian access and safe pathways for bicyclists, specifically for the students who frequently pass through the area; requested additional mitigations to alleviate traffic impacts.

Paul Rys, San Luis Obispo, voiced opposition to removal of prime topsoil and suggested the City utilize an underground tunnel to preserve agricultural land; urged the Commission to consider the broad economic and environmental impacts.

--End of Public Comment--

Commission discussion followed, requesting alternatives relative to traffic mitigations, pedestrian access, greater analysis of impacts to surrounding school zones, clarification on language regarding impacts on water supply, and mitigations to protect the agricultural buffers.

Commissioners will submit written comments and questions to staff.

Chair Stevenson invited the public to submit written correspondence and questions regarding the draft EIR by January 30th.

COMMITTEE COMMUNICATIONS

Deputy Director Davidson provided information on a Downtown Concept Plan workshop and an agenda forecast for the month of February.

ADJOURNMENT

The meeting was adjourned at 10:10 p.m. The next Regular meeting of the Planning Commission is scheduled for Wednesday, February 8, 2017 at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

APPROVED BY PLANNING COMMISSION: XX/XX/2017

PLANNING COMMISSION AGENDA REPORT

SUBJECT: Review of amendments to Title 17 (Zoning Regulations) of the Municipal Code associated with Accessory Dwelling Unit provisions with a Categorical Exemption from Environmental Review

PROJECT ADDRESS: Citywide.

BY: Jenny Wiseman, Acting Housing Programs
Manager

Phone Number: (805) 781-7010

E-mail: jwiseman@slocity.org

JW

FILE NUMBER: CODE-0107-2017

FROM: Xzandrea Fowler, Deputy Director of
Long Range Planning

RECOMMENDATION: Adopt the attached Planning Commission resolution which recommends that the City Council introduce and adopt an Ordinance amending Title 17 (Zoning Regulations) of the Municipal Code regarding accessory dwelling units.

SUMMARY

On September 27, 2016, Governor Brown signed Assembly Bill 2299 ("AB 2299") and Senate Bill 1069 ("SB 1069") into law, both of which became effective on January 1, 2017. These two bills amended various sections of the California Government Code related to second dwelling unit regulations which are now referred to as "accessory dwelling units or "ADUs." The new laws regulate parking, type and size of units, approval process and timelines, and water and sewer utility requirements applicable to ADUs in an attempt to facilitate the creation of these units to assist with the housing crisis in the state. The Community Development Department prepared a draft update to the City's Zoning Regulations Chapter 17.21.010 for compliance with these new state laws.

1.0 COMMISSION'S PURVIEW

The recommended amendments are being brought before the Planning Commission to provide Commissioners with an opportunity to evaluate the proposed code amendments and make a recommendation to the City Council. Draft Zoning Regulation amendments are included in Attachment 1.

2.0 BACKGROUND

California Government Code Section 65852.2 requires local governments use a ministerial (i.e. by-right) process for the approval of ADU applications, subject to certain development standards. As required, the City Council adopted the City's existing Ordinance (Zoning Code Section 17.21.010) in 2003 to allow ADUs in all single-family residential zoning districts subject to certain criteria (e.g. minimum lot size requirement, owner-occupant requirement, various development standards such as size, setback, and height limits, etc.), except where prohibited by the Ordinance.

With the passage of the two new bills, the amended State Law invalidates a local agency's existing ADU ordinance if it does not comply with all of the requirements of the newly adopted state standards by the date in which these bills became effective (January 1, 2017). Since the City's existing ordinance is now null and void, the Community Development Department is proposing to amend the City's existing Second Dwelling Unit Ordinance (Chapter 17.21.010 of the Zoning Regulations) and other applicable sections in order to align with the amended state law, which will allow the City to continue to regulate the development of ADUs consistent with the new State standards.

3.0 DISCUSSION

AB 2299 and SB 1069 amended various sections of the California Government Code that regulates ADUs, making considerable changes to the ability of local municipalities to regulate such units. These changes can be categorized into four topic areas which include: parking, type and size of units, approval process and timelines, and utility requirements; it is important to note that these cannot be further restricted by the City. The notable provisions of AB 2299 and SB 1069 are as follows:

- Existing local ADU ordinances are “null and void” if not in full compliance with the requirements of the amended State Law by January 1, 2017;
- Replaces the term "Secondary Dwelling Unit" with "Accessory Dwelling Unit;”
- An ADU can either be attached to the existing dwelling, located within the living area of the existing dwelling, or detached and located on same property as the existing dwelling;
- No parking can be required if an ADU meets specified criteria (i.e. ½ mile proximity to a public transit stop, type of ADU, location within historic district, unavailability of a required on-street parking permit, and proximity to a shared car service);
 - If an ADU does not qualify for parking exemption, only one parking space can be required per ADU or bedroom (does not have to be a covered space). Local agencies are required to allow for tandem parking to meet this requirement;
- No setback can be required for an existing garage that is converted into an ADU, and no more than five feet of side or rear yard setback can be required for an ADU constructed above an existing garage;
- Notwithstanding other applicable restrictions or standards, cities must approve applications to create an ADU without any restrictions (e.g. location and size of the lot) if the unit is located in a single-family zoning district, is contained within existing space of the existing residence or accessory structure, has independent exterior access, and side and rear yard setbacks are sufficient for fire safety; and
- An ADU cannot be considered as a new residential use for the purpose of calculating utility charges, and cities cannot require a new or separate utility for certain types of units.
- ADUs shall not be required to provide fire sprinklers if they are not required in the primary residence.

Modifications by City Allowed in Legislation

In addition to the required amendments per SB 1069 and SB 2299, the City has the ability to set stricter provisions for certain components of ADUs provided such restrictions do not burden the development of ADUs. All modifications of the existing zoning regulations chapter being amended

are include in Attachment 1 and 2. Proposed new language in the zoning regulations is underlined and proposed deleted language is shown in strikethrough. As discussed above, very few remaining parts of the accessory dwelling unit ordinance can be modified by a jurisdiction; City staff worked carefully to modify the chapter as little as possible to keep the same basis of the previous ADU ordinance. Specific sections that contain more substantive revisions and allowed modification are discussed in detail below:

Size Requirements

The legislation set a strict requirement that the minimum size of an accessory dwelling units must be 150 square feet, defined as an “efficiency unit” by Section 17958.1 of the Health and Safety Code. This statute of the Health and Safety Code overrides the current Building Code which requires a minimum of 220 square feet.

The topic of setting a maximum size is widely debated among Cities throughout the State; however, guidance from the City Attorney’s Office identifies that the legislation allows a jurisdiction to limit the maximums size of ADUs so long as the development of an ADU is not burdened. The City’s previous ADU ordinance required second units to be no greater than 450 square feet and must be in a studio unit configuration. The proposed ADU amendments maintain a maximum square footage of 450 sq. ft. for all accessory dwelling units. Keeping the 450 square foot size requirement is beneficial for a variety of reasons including the common small lot sizes found within the City, older lot patterns, and reduced impact fees. In addition to impact fees, the requirement of 450 sq. ft. helps keep overall building permit expenses down.

Parking Requirements

SB 1069 and AB 2299 requires jurisdictions to establish the following maximum parking standards for accessory dwelling units:

Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom. These spaces may be provided as tandem parking, including on an existing driveway or in setback areas, excluding the non-driveway front yard setback. Parking is not required in the following instances:

- *The accessory dwelling unit is located within one-half mile of public transit, including transit stations and bus stations.*
- *The accessory dwelling unit is located within an architecturally and historically significant historic district.*
- *When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.*
- *When there is a car share vehicle located within one block of the accessory dwelling unit.*

Due to only 135 parcels within the City limits not meeting the above criteria, less restrictive parking regulations are allowed and recommended (Attachment 3). Therefore, staff is recommending removing the parking requirement to further promote development of ADUs. In terms of development standards, meeting parking requirements is a main barrier which prevents most properties from being able to meet the previous ADU development standards. It is not possible for most otherwise qualifying residential properties to meet parking requirements for ADUs since they do not have space for the additional required parking space under current standards.

In addition, the legislation states that replacing required parking for the existing residence may be located in any configuration on the same lot as the ADU when a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an ADU. These new parking requirements are reflected in the amended chapter.

Utility Connections

SB 1069 and AB 2299 requires that all impact fees be charged in accordance with the Fee Mitigation Act which required fees to be proportional to the actual impact. In addition, for ADUS in existing accessory spaces or within the existing primary structure, a local agency may not require the applicant to install a new or separate utility connection between the ADU and the utility, and the City may not impose a connection fee. However, for other ADUs, the City may require a new utility connection subject to a connection fee and impact fee proportionate to the burden of the proposed accessory dwelling unit.

Since the City has reduced impact fees for units less than 450 sq. ft., the City can continue charging this fee and requiring the utility connection for detached ADUs or ADUs requiring an addition to the primary structure. The current water and wastewater impact fees for residential units under 450 sq. ft. are: \$3,232 for the water impact fee and \$1,119 for the wastewater impact fee (note that portions of the City require additional catchment area charges based on location). The connection fee associated with the meter for a 450 sq. ft. ADU is approximately \$530 for the meter and installation. These fees are approximately one third the amount of a single family residence utility impact fee.

4.0 ENVIRONMENTAL REVIEW

Pursuant to Public Resources Code section 21080.17, the adoption of an ordinance to implement Government Code section 65852.2 is exempt from the California Environmental Quality Act (CEQA). Similarly, the ministerial approval of ADU applications would not be a "project" for CEQA purposes, and environmental review would not be required prior to approving individual applications.

5.0 ALTERNATIVES

1. The Commission may modify certain amendments to Zoning Regulation Chapter 17.10.020 Accessory Spaces so long as they are concurrent with Government Code Section 65852.2.
2. The Commission may continue action, if additional information is needed. Direction should be given to staff.

ATTACHMENTS:

1. Zoning Regulation Ch. 17.020.010 Accessory Spaces Text Amendments (Legislative Draft)
2. Zoning Regulations Table 9 Text Amendments
3. Parking Map
4. Planning Commission Resolution

Chapter 17.21: Accessory Spaces

Sections:

17.21.010 ~~Secondary~~ Accessory Dwelling Units

17.21.020 Guest Quarters

17.21.030 Accessory Structures

17.21.010 ~~Secondary~~ Accessory Dwelling Units.

A. Purpose.

1. ~~This section is intended to implement Government Code Section 65852(.150) and (.2), which allows the city to perform administrative architectural review and apply specific development standards to secondary dwelling units in residential zones. The purpose of this chapter is to provide for the creation of accessory dwelling units in a manner that is consistent with requirements set forth in California Government Code Sections 65852.2, as amended from time to time.~~
2. ~~The city intends to regulate secondary dwelling units as permitted by Section 65852.2(a) of the State Government Code, and other applicable sections.~~
~~The city recognizes opportunities to implement certain policies and programs of the city Housing Element of the General Plan by providing for and regulating secondary dwelling units.~~
3. ~~2. Implementation of this section is meant to expand housing opportunities by for low-income and moderate-income or elderly households by increasing the number of smaller and affordable rental units available within existing neighborhoods. Secondary dwelling units are intended to provide livable housing at lower cost while providing greater security, companionship and family support for the occupants.~~

B. Definitions.

For the purpose of this section, the following words and phrases have the meanings given them in this section:

1. “Accessory dwelling unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons and complies with all provisions of this section. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary unit. An Accessory Dwelling Unit also includes the following:
 - a. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
 - b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
4. ~~2. “Administrative use permit” is defined as defined by Chapter 17.58 of this code.~~
2. ~~“Director” means the director of the Community Development Department or his designate.~~
3. ~~“Nonconforming lot” is defined as defined by Chapter 17.12 of this code.~~
4. ~~3. “Nonconforming use” is defined as defined by Chapter 17.10 of this code.~~
4. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit. Passageways are not required for detached accessory dwelling units.
5. “Primary unit” means an the existing single-family residential structure on the site. that conforms with all zoning regulations in effect, including this section.
1. ~~Secondary dwelling unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons and complies with all provisions of this section. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same~~

~~parcel as the primary unit is sited.~~

~~2. Studio means a one-room dwelling unit with not more than 450 square feet of gross floor area as defined in Section 17.100.~~

C. General Requirements.

1. **Application.** Where this section does not contain a particular type of standard or procedure, conventional zoning standards and procedures shall apply.
2. **Areas Where ~~Secondary~~ Accessory Dwelling Units Are Allowed.** Upon meeting the requirements of this section, accessory~~secondary~~ dwelling units may be established in the following zones: R-1, R-2, R-3, R-4, and O, when the primary use on the site is a single-family dwelling.
3. **Areas Prohibited.** ~~Secondary dwelling units shall not be allowed on non-conforming lots~~ Secondary Accessory dwelling units shall not be established in any condominium or planned development project unless specifically addressed in the planned development ordinance as adopted or amended, or any mobile home subdivision, or trailer park, ~~and under no circumstances shall an accessory secondary dwelling unit be allowed, where in the opinion of the director, a resource deficiency exists as defined by Chapter 2.44 of this code.~~
4. **Owner Occupancy.** Either the primary unit or accessory ~~secondary~~ dwelling unit must be owner-occupied as an owner's primary residence.
5. **No Subdivision of Property.** No subdivision of property shall be allowed where an accessory~~a secondary~~ dwelling unit has been established. ~~unless the subdivision meets all requirements of zoning and subdivision regulations. Nothing in this section shall prohibit joint ownership of the property where a secondary dwelling unit has been established.~~
6. **Sale of Property.** This section shall also apply to new owners of property where ~~a secondary~~an accessory dwelling unit has been established if the property is sold. All conditions of an Administrative Use Permit (if applicable)~~conditions of the use permit~~, restrictive covenants, and other contractual agreements with the city shall apply to the property and new owners.
7. **Unit Types Allowed.** An accessory~~A secondary~~ dwelling unit may be either attached or, detached ~~or located within the living area of~~to the primary unit on the lot.
 - a. An attached accessory dwelling unit shall be defined as either attached to (by a minimum of one shared wall), or completely contained within, an existing single family dwelling unit.
- ~~7.8.~~ **Size of Secondary-Accessory Dwelling Unit.** The gross floor area of an~~of the secondary-accessory~~ dwelling unit shall be no less than an efficiency unit, defined in this beginning of this section, and shall not exceed four hundred fifty (450) square feet and shall meet the definition of a studio apartment as defined by Section 17.100. The Director~~planning commission~~ may authorize exception to this standard by administrative use permit upon finding that strict compliance with the size limitation would (a) require significant structural modifications that would not be required otherwise; or (b) adversely affect an historic or architecturally significant building.
 - a. ~~The purpose of this section is served;~~
 - b. ~~Strict compliance with the size limitation would (a) require significant structural modifications that would not be required otherwise; or (b) adversely affect an historic or architecturally significant building.~~
- ~~8.9.~~ **Secondary-Accessory** dwelling units are limited to ~~4~~one (1) unit per qualifying property.

D. Performance Standards and Compatibility.

1. **Design Standards.** ~~Secondary-Accessory~~ dwelling units shall conform to all applicable ~~zoning regulations~~development standards included in the underlying zone such as height, yards, parking, building coverage, etc. An accessory dwelling unit that conforms to this chapter shall not be

considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot., except for density requirements as defined by Zoning Regulations.

- a. ~~Secondary~~ Accessory dwelling units shall conform to all applicable building and construction codes.
- ~~b. Nothing in this section prohibits applicants from requesting exceptions or variances from the strict interpretation of Zoning Regulations to the extent allowed by said regulations for any other use.~~
- ~~c. Secondary dwelling units shall be designed as to provide separate living conditions and provide a safe and convenient environment for the occupants.~~
- ~~d. Secondary dwelling units should also be architecturally and functionally compatible with the primary residence. (Ord. 1004 1 (part), 1984; prior code 9930)~~
- ~~e. The height of second units should be consistent with surrounding residential structures. Unless adequate setbacks justify otherwise, secondary dwelling units that result in two-story construction shall be setback from the first floor to allow for solar access and reduced overlook.~~
- ~~f. Site planning: Secondary dwelling units should be located behind or above the existing dwelling on the site. Designs that significantly alter the street appearance of the existing residence shall be discouraged. The presence or design of the secondary dwelling unit per se, will not justify granting development exceptions.~~
- ~~g. Private Open Space: A minimum of 250 square feet of private open space must be provided for secondary dwelling units exclusive of a minimum of 250 square feet to be provided for the primary residence on the property. Private open space provided at ground level must have a minimum dimension in every direction of at least 10 feet or 6 feet for spaces above ground level on an elevated deck or balcony.~~
- ~~h. Significant alterations to landform (grading in excess of 300 cubic yards) or removal of native trees or significant landscape trees shall be discouraged for the placement of a secondary dwelling unit.~~
- ~~i. A landscape plan shall be required for new secondary dwelling units. A minimum 5-foot wide landscape planter with screening shrubs shall separate parking areas from adjacent properties. Landscape shrubs and trees shall be required for areas between secondary unit and adjacent properties~~
- b. No passageway, defined above, shall be required in conjunction with the construction of a detached accessory dwelling unit.
- j.c. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- k.d. Fire Sprinklers. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.
- e. Parking. Secondary dwelling units that are 450 square feet or smaller shall require 1 parking space, regardless of zoning district. Parking for secondary dwelling units may be provided within driveway areas consistent with 17.17.055 (Front yard parking). For two-car garages, parking for the primary dwelling may be provided in tandem to allow one parking space in the driveway for the secondary dwelling unit. Agreement to maintain garage parking for the tandem parking arrangement shall be reflected on building plans and a covenant agreement shall be recorded noting the requirement to comply with this condition and granting the City the right to inspect the premises for compliance. Secondary dwelling units located on sites where the primary dwelling unit has a single car width driveway and garage may be provided

~~consistent with 17.17.055.D. (Single Car Garages and Single Car Parking).~~ No additional parking spaces shall be required for an accessory dwelling unit.

- i. Replacement of Required Parking for Primary Unit: When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, replacement parking spaces may be located in any configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, or tandem spaces.
 - f. **Historic Structures.** Accessory dwelling units on listed ~~designated~~ historic properties and in historic districts shall be found consistent with the Historic Preservation Ordinance including Historic Preservation Guidelines and Secretary of Interior Standards for the Treatment of Historic Properties. ~~Alterations to designated historic properties or structures to allow new construction of an secondary accessory dwelling unit shall be reviewed by the Cultural Heritage Committee for consistency with the Secretary of Interior Standards for treatment of a historic property.~~
 - g. **Utility Connections.** Attached accessory dwelling units, or detached accessory dwelling units within existing buildings, are not required to install new or separate utility connections, and are not subject to separate utility connection fees or impact fees. Detached accessory dwelling units are subject to new, separate, utility connections, connection fees and impact fees.
2. **Architectural Compatibility.** Accessory dwelling units should be architecturally and functionally compatible with the primary residence. The accessory dwelling unit should comply with the following design standards:
- a. **Architectural Style and Form.** Architectural style and form should match or be compatible with the style and form of the primary residence on the site and surrounding structures.
 - b. **Materials.** The materials of the accessory dwelling unit should match or be compatible the materials of the main building on the site

E. Procedure requirements.

~~Prior to filing building plans with the City Building Division, the following shall be met:~~ An accessory dwelling unit that meets the standards contained in Section 17.21.010 shall be subject to ministerial review (Building Permit) and approval without discretionary review (i.e. Use Permit, Architectural Review, etc.) or public hearing. All applications shall be permitted within 120 days of submission of a complete application which complies with all applicable requirements and development standards as set forth in this Chapter.

- 1. ~~**Architectural Review Required.** All requests shall be reviewed for consistency with the City's Community Design Guidelines and architectural review ordinance. The director shall determine, upon receiving complete application, whether the project shall be forwarded to the Architectural Review Commission for review. All new development projects within Historic Districts or within properties that contain designated historic structures shall be referred to the Cultural Heritage Committee to be reviewed for consistency with Secretary of Interior Standards for treatment of a historic property.~~
 - 2. ~~**Application Contents.** A Determination of Code Consistency shall be approved prior to the submittal of documents requesting construction approval. No additional application fees for architectural review shall be required.~~
- 3.1. **Additional Requirements. Covenant Agreement**

- a. ~~**Owners Agreement with the City.** Prior to the issuance of construction permits a covenant agreement shall be recorded which discloses the structure's approved floor plan and status as a "secondary accessory dwelling unit" and agreeing that the property will be owner-occupied. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property. The covenant agreement also may contain authorization for annual inspections, and to allow the City upon reasonable time and notice, to inspect the premises for compliance with the agreement and to verify continued compliance with~~

requirements of this section and health and safety codes. If owner occupancy is not possible, then the use will terminate, and the structure will be returned to a condition compliant with applicable regulations, to the satisfaction of the Director.

~~4. **Appeal.** Appeal procedures for this section shall be as provided by chapter 2.48.080 (Appeals-Architectural Review).~~

F. Violations.

Violation of any of the provisions shall be basic code enforcement action.

march 2015

TABLE 9 - USES ALLOWED BY ZONE

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	

AGRICULTURE

Crop production	A	A					A								D	D	
Grazing	A	A															
Greenhouse/Plant Nursery, commercial	PC	PC															
Community Gardens			D	D	D	D	D										
Livestock feed lot	PC	PC															

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery, wholesale															A	A	PC
Furniture and fixtures manufacturing, cabinet shop															D	A	
Industrial research and development															PC	D	D
Laboratory - Medical, analytical, research, testing								PC				A			A	A	A
Laundry, dry cleaning plant															A	A	
Manufacturing - Heavy																PC	PC
Manufacturing - Light															D	A	A
Petroleum product storage and distribution																D	
Photo and film processing lab															A	A	
Printing and publishing															A	A	A
Recycling facilities - Collection and processing facility																D	
Recycling facilities - Scrap and dismantling yard																D	
Recycling facilities - Small collection facility										D		D			D	A	
Storage - Personal storage facility															A	A	
Storage yard															D	A	
Warehousing, indoor storage															A	A	PC
Wholesaling and distribution															A	A	PC

LODGING

Bed and breakfast inn	D				PC	PC					A	A	A				
Homeless shelter					PC	PC	A	PC		17.08.110							
Hostel					PC	PC					A	A	A				
Hotel, motel											A	A	A			PC	
Recreational vehicle (RV) park accessory to hotel, motel													PC				
Vacation Rental																	17.22.G

Key: A = Allowed D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required
A/D = Director's approval on ground floor, allowed on second floor or above

Note: Footnotes affecting specific land uses follow the table.

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	
RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES																	
Club, lodge, private meeting hall					D	D		A			D	A/D	D	D	D		
Commercial recreation facility - Indoor							PC				D	D	D	D	D(12)	PC	D
Commercial recreation facility - Outdoor							PC								PC		
Educational conferences					D	D						D	D				17.08.010.C.6
Fitness/health facility								D			A	D	D	PC	A	A	D
Golf Course							PC										
Library, museum							PC			D	D	D	D				
Library, branch facility										D	D	D	D				
Night club											D	D	D	D	D	D	Chapter 17.95
Park, playground	D	D	A	A	A	A	D	D	A		A	A					
Public assembly facility							PC				D	D	D	D	PC		
Religious facility			PC	D	D	D	D	A	D	D	D	A	D(7)	D(7)	D(7)		
School - Boarding school, elementary, middle, secondary						PC	PC										
School - College, university campus							PC										
School - College, university - Satellite classroom facility																	
School - Elementary, middle, secondary			PC	PC	D	D	PC						D				
School - Specialized education/training								PC			A/D	A/D	A		A	A	
Special event							D	D	D	D	D	D	D	D	D	D	17.08.010
Sports and active recreation facility							PC						PC		PC	PC	
Sports and entertainment assembly facility							PC									PC	
Studio - Art, dance, martial arts, music, etc.							D			D	A/D	A/D	A	PC	A		
Theater							PC(8)				D	D	D				D
Theater - Drive-in															PC	PC	
RESIDENTIAL USES																	
Boarding/rooming house, dormitory					PC	D						D	D				Chapter 17.20
Caretaker quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	D
Convents and monasteries				PC	A	A							D				
Fraternity, sorority					PC	PC											
High occupancy residential use			D	D													
Home occupation	H	H	H	H	H	H		H	H	H	H	H	H	H	H	H	17.08.090
Live/work units									A		A	A		A	A		17.08.120
Mixed-use project								A	A	A	A	A	A	PC	PC		17.08.072
Mobile home as temporary residence at building site	A	A	A	A	A	A		A	A								
Mobile home park			A	A	A	A											
Multi-family dwellings				A	A	A		A	D			D					
Residential care facilities - 6 or fewer residents		A	A	A	A	A		A	A/D		A/D	A/D	D				
Residential care facilities - 7 or more residents		A	A	A	A	A		D			A/D	A/D	D				
Residential hospice facility				PC	PC	D	PC	PC				D					
Rest home		A	A	A	A	A		D			A/D	A/D	D				
Single-family dwellings	A	A	A(2)	A	A	A		A	D			D					
Secondary Accessory dwelling units			A	A	A	A		A									Chapter 17.21
Work/live units														D	D		17.08.120

Key: A = Allowed D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required
A/D = Director's approval on ground floor, allowed on second floor or above H = Home Occupation Permit required
Note: Footnotes affecting specific land uses follow the table.

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CITY OF SAN LUIS OBISPO
ZONING REGULATIONS

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District														Specific use Regulations	
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S		M
RETAIL SALES																
Auto and vehicle sales and rental												D		A	PC	
Auto parts sales, with installation												D(5)		A	A	
Auto parts sales, without installation										A	D	A		A	A	
Bakery, retail									A	A	A	A	A	D	D	
Bar/Tavern										D	D	D	D	D	D	
Building and landscape materials sales, indoor										A	A	A		A	A	
Building and landscape materials sales, outdoor										D	D	A		A	A	
Construction and heavy equipment sales and rental														D	D	
Convenience store				D	D	D			A	A	A	A	A	D	D	D
Extended hour retail								D	D	D	D	D	D	D	D	
Farm supply and feed store												PC		A	A	
Fuel dealer (propane, etc)														D	A	
Furniture, furnishings, and appliance stores										A	A	A		A		
General retail - 2,000 sf or less									A(3)	A	A	A	A			
General retail - More than 2,000 sf, up to 15,000 sf									D(3)	D	A	A				
General retail - More than 15,000 sf, up to 45,000 sf										D	A	A	D			
General retail - More than 45,000 sf, up to 60,000 sf										D	A	A				
General retail - More than 60,000 sf, up to 140,000 sf										PC	PC	PC				
Groceries, specialty foods									A(10)	A	A	A	PC			
Liquor Store/Alcohol Sales									D	D	D	D	PC			17.11
Mobile home, RV, and boat sales														A	PC	
Office-supporting retail, 2,000 sf or less									A	A	A	A	A			D
Office-supporting retail, More than 2,000, up to 5,000 sf									D	D	A	A				D
Wine tasting room - off site										D	D	D	D	D	D	D
Outdoor temporary and/or seasonal sales																17.08.020
Produce stand	D	D							A		A	A		A		
Restaurant									A	A	A	A	A	D	D	
Restaurant with late hour alcohol service									D	D	D	D	D	D	D	17.11 & 17.100.R.
Outdoor BBQ/Grill, accessory to restaurant									D	D	D	D	D	D	D	
Service station (see also "vehicle services")									D	D		D	D	A		17.08.030
Vending machine																17.08.050
Warehouse stores - 45,000 sf or less gfa										D		D		D		
Warehouse stores - more than 45,000 sf gfa										PC		PC		PC		

Key: A = Allowed D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required
A/D = Director's approval on ground floor, allowed on second floor or above

Note: Footnotes affecting specific land uses follow the table.

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	
SERVICES - BUSINESS, FINANCIAL & PROFESSIONAL																	
ATMs								A	A	A	A	A	A	A	A	A	
Banks and financial services								A		A	A	A		D(4)	D(4)	D	
Business support services								A		A	A/D	A		A	A	A	
Medical service - Clinic, laboratory, urgent care								D		D	D	A		D(11)		D(11)	
Medical service - Doctor office								A		A/D	A/D	A		D(11)		D(11)	
Medical service - Extended care				PC	PC	D	PC	PC				D					
Medical service - Hospital							PC	PC									
Convalescent hospital							PC	PC									
Office - Accessory								A	A	A	A	A	A	A	A		
Office - Business and service								A		A	A/D	A		D (4)	D(4)	D	
Office - Government								D	PC			A	A				PC
Office - Processing								D			D	D		D(4)	D(4)	A	
Office - Production and administrative								A		A/D	A/D	A		D(4)	D(4)	A	
Office - Professional								A		A/D	A/D	A					D
Office - Temporary	See Section 17.08.010.C																
Photographer, photographic studio										A	A/D	A	PC	A			
SERVICES - GENERAL																	
Catering service											D	D	A	D	A	A	
Cemetery, mausoleum, columbarium		PC	PC	PC	PC	PC	PC					PC	PC	PC	PC		
Copying and Quick Printer Service								A	A	A	A	A		A	A	A	
Day care - Day care center (child/adult)			D(9)	D(9)	D(9)	D(9)	D(9)	A	A	A	A/D	A	D(9)	D(9)	D(9)	D	17.08.100
Day care - Family day care home (small/large)	A	A	A	A	A	A		A	A	A	A	A	A				17.08.100
Equipment rental														A	A	D	
Food bank/package food distribution center														D	D		
Maintenance service, client site services														A	A	PC	
Mortuary, funeral home								D	D			A		D			
Personal services										A	A	A	A	D	A		D
Personal services - Restricted													D	D			
Public safety facilities								PC									PC
Public utility facilities								PC						A	A		17.08.080
Repair service - Equipment, large appliances, etc.														A	A	D	
Residential Support Services										A	A	A	A				
Social service organization								D	A	D	A	A	A		D	D	D
Vehicle services - Repair and maintenance - Major														A	A	D	
Vehicle services - Repair and maintenance - Minor											PC		D	A	A	D	
Vehicle services - Carwash											D		D	PC	D	D	
Veterinary clinic/hospital, boarding, large animal	PC	PC												D	D		
Veterinary clinic/hospital, boarding, small animal, indoor								D	D	A	A/D	A		A			
Veterinary clinic/hospital, boarding, small animal, outdoor														D			

Key: A = Allowed D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required

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Note: Footnotes affecting specific land uses follow the table.

march 2015

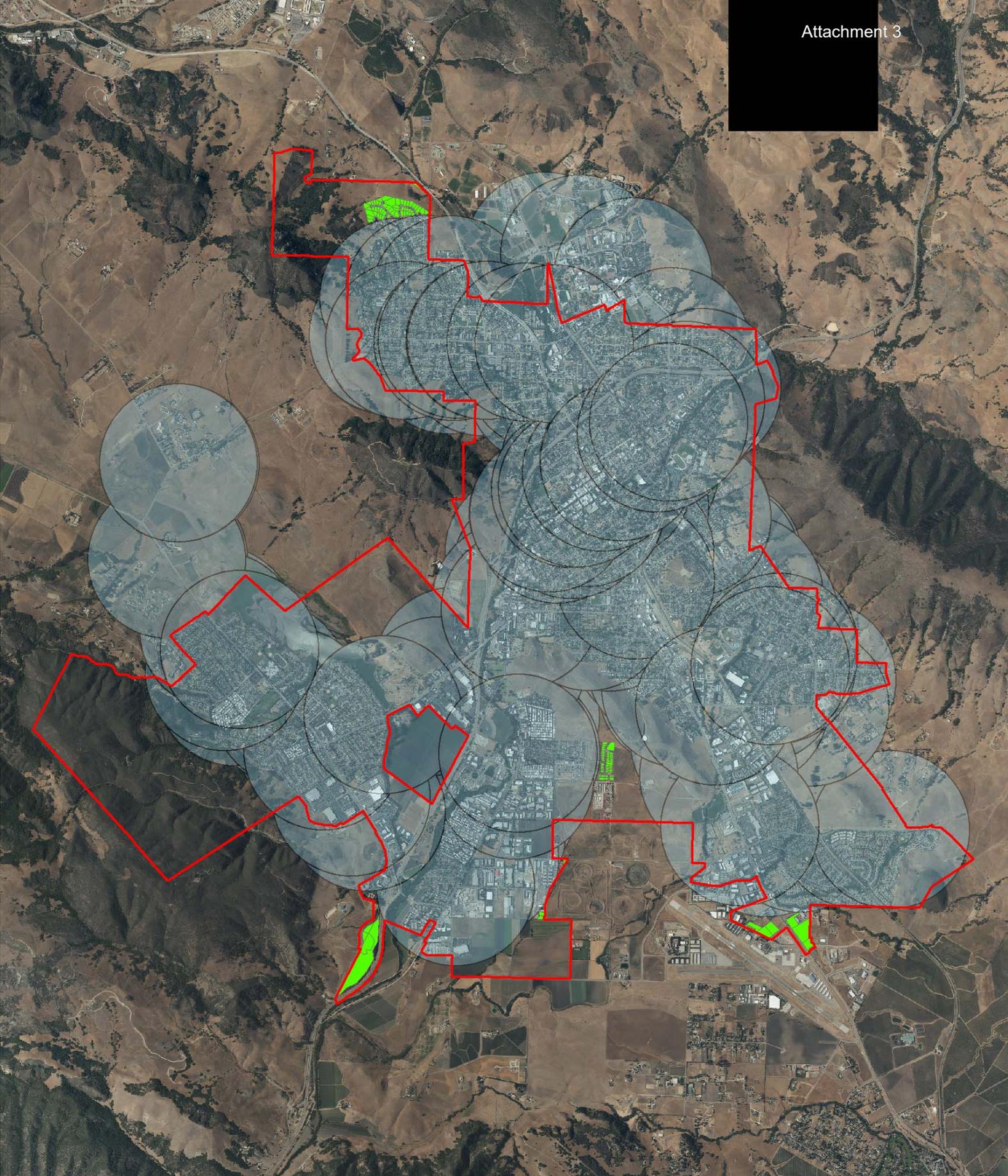
city of san luis obispo
ZONING REGULATIONS

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations	
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP		
TRANSPORTATION & COMMUNICATIONS																		
Airport								PC							PC	PC	D	
Ambulance, taxi, and/or limousine dispatch facility															A	D	D	
Antennas and telecommunications facilities	D	D						D	D		D	D	D	D	D	D	D	17.16.120
Media Production - Broadcast studio								A			A/D	A			A	A	A	
Media Production - Backlots/outdoor facilities and soundstages															D	D	D	
Heliport								PC							PC	PC		
Parking facility								PC(6)	PC(6)			PC(6)	D(6)		D(6)	D(6)		
Parking facility - Multi-level								PC(6)	PC(6)			PC(6)	PC(6)		PC(6)	PC(6)		
Parking facility - Temporary								PC	D	D	D	D	D	D	D	D		17.08.010
Railroad facilities															D	A		
Transit station or terminal								PC				PC	PC		D	A		
Transit stop								A	A	A	A	A	A	A	A	A		
Truck or freight terminal															A	A	D	
Water and wastewater treatment plants and services								PC									PC	

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Note: Footnotes affecting specific land uses follow the table.



 Parcels not within 1/2 mile Buffer
 1/2 Mile Bus Stop Buffer



Parcels Within 1/2 Mile of Transit Stop or Within a Historic District



RESOLUTION NO. PC-XXXX-17**A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE ASSOCIATED WITH ACCESSORY DWELLING UNIT PROVISIONS WITH A CATEGORICAL EXEMPTION FROM ENVIRONMENTAL REVIEW (CODE-0107-2017)**

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on February 22, 2017, for the purpose of considering amendments to Title 17 (Zoning Regulations) of the Municipal Code regarding accessory dwelling units; and

WHEREAS, said public hearing was for the purpose of formulating and forwarding recommendations to the City Council of the City of San Luis Obispo regarding the proposed legislation; and

WHEREAS, on September 27, 2016, the California legislature passed and Governor Brown signed SB 1096 and AB 2299 to encourage development of accessory dwelling units; and

WHEREAS, the City desires to update its Secondary Dwelling Unit section of the Title 17 and rename as Accessory Dwelling Units, consistent with current state law; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

Section 1. Findings. Based upon all the evidence, the Commission makes the following findings:

1. The proposed amendments to Title 17 are consistent with State law and will not significantly alter the character of the City or cause significant health, safety or welfare concerns, since the amendments are consistent with the General Plan and directly implement City goals and policies.
2. The proposed maximum size limitation of 450 square feet for accessory dwelling units does not burden the development of accessory dwelling units as units constructed of that size are subject to significantly lower impact fees, overall building permit fees, and are appropriate for the smaller lot size and configurations commonly found in the City.

Section 2. Environmental Review. The project is exempt from environmental review per CEQA Guidelines pursuant to the Public Resources Code (Section 21080.17). The project involves amendments to Zoning Regulations in conformance with Government Code Section 65852.2, which does not include any modifications to development standards which could have a significant effect on the environment.

Planning Commission Resolution # XXXX-17
CODE-0107-2017, Accessory Dwelling Unit Zoning Regulations Amendments
Page 2

Section 3. Recommendation. The Planning Commission does hereby recommend the City Council introduce and adopt an Ordinance amending Title 17 (Zoning Regulations) of the Municipal Code regarding accessory dwelling units as set forth in Attachment 1.

Upon motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NOES:

REFRAIN:

ABSENT:

The foregoing resolution was adopted this 22nd day of February, 2017.

Xzandrea Fowler, Secretary
Planning Commission

Chapter 17.21: Accessory Spaces

Sections:

17.21.010 ~~Secondary~~ Accessory Dwelling Units

17.21.020 Guest Quarters

17.21.030 Accessory Structures

17.21.010 ~~Secondary~~ Accessory Dwelling Units.

A. Purpose.

1. ~~This section is intended to implement Government Code Section 65852(.150) and (.2), which allows the city to perform administrative architectural review and apply specific development standards to secondary dwelling units in residential zones. The purpose of this chapter is to provide for the creation of accessory dwelling units in a manner that is consistent with requirements set forth in California Government Code Sections 65852.2, as amended from time to time.~~
2. ~~The city intends to regulate secondary dwelling units as permitted by Section 65852.2(a) of the State Government Code, and other applicable sections.~~
~~The city recognizes opportunities to implement certain policies and programs of the city Housing Element of the General Plan by providing for and regulating secondary dwelling units.~~
3. ~~2. Implementation of this section is meant to expand housing opportunities by for low-income and moderate-income or elderly households by increasing the number of smaller and affordable rental units available within existing neighborhoods. Secondary dwelling units are intended to provide livable housing at lower cost while providing greater security, companionship and family support for the occupants.~~

B. Definitions.

For the purpose of this section, the following words and phrases have the meanings given them in this section:

1. “Accessory dwelling unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons and complies with all provisions of this section. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the primary unit. An Accessory Dwelling Unit also includes the following:
 - a. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
 - b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
4. ~~2. “Administrative use permit” is defined as defined by Chapter 17.58 of this code.~~
2. ~~“Director” means the director of the Community Development Department or his designate.~~
3. ~~“Nonconforming lot” is defined as defined by Chapter 17.12 of this code.~~
4. ~~3. “Nonconforming use” is defined as defined by Chapter 17.10 of this code.~~
4. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit. Passageways are not required for detached accessory dwelling units.
5. “Primary unit” means an the existing single-family residential structure on the site. that conforms with all zoning regulations in effect, including this section.
1. ~~Secondary dwelling unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons and complies with all provisions of this section. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same~~

~~parcel as the primary unit is sited.~~

~~2. Studio means a one-room dwelling unit with not more than 450 square feet of gross floor area as defined in Section 17.100.~~

C. General Requirements.

1. **Application.** Where this section does not contain a particular type of standard or procedure, conventional zoning standards and procedures shall apply.
2. **Areas Where ~~Secondary~~ Accessory Dwelling Units Are Allowed.** Upon meeting the requirements of this section, accessory~~secondary~~ dwelling units may be established in the following zones: R-1, R-2, R-3, R-4, and O, when the primary use on the site is a single-family dwelling.
3. **Areas Prohibited.** ~~Secondary dwelling units shall not be allowed on non-conforming lots~~ Secondary Accessory dwelling units shall not be established in any condominium or planned development project unless specifically addressed in the planned development ordinance as adopted or amended, or any mobile home subdivision, or trailer park, ~~and under no circumstances shall an accessory secondary dwelling unit be allowed, where in the opinion of the director, a resource deficiency exists as defined by Chapter 2.44 of this code.~~
4. **Owner Occupancy.** Either the primary unit or accessory ~~secondary~~ dwelling unit must be owner-occupied as an owner's primary residence.
5. **No Subdivision of Property.** No subdivision of property shall be allowed where an accessory~~a secondary~~ dwelling unit has been established. ~~unless the subdivision meets all requirements of zoning and subdivision regulations. Nothing in this section shall prohibit joint ownership of the property where a secondary dwelling unit has been established.~~
6. **Sale of Property.** This section shall also apply to new owners of property where ~~a secondary~~an accessory dwelling unit has been established if the property is sold. All conditions of an Administrative Use Permit (if applicable)~~conditions of the use permit~~, restrictive covenants, and other contractual agreements with the city shall apply to the property and new owners.
7. **Unit Types Allowed.** An accessory~~A secondary~~ dwelling unit may be either attached or, detached ~~or located within the living area of~~ to the primary unit on the lot.
 - a. An attached accessory dwelling unit shall be defined as either attached to (by a minimum of one shared wall), or completely contained within, an existing single family dwelling unit.
- ~~7.8.~~ **Size of Secondary-Accessory Dwelling Unit.** The gross floor area of an~~of the secondary-accessory~~ dwelling unit shall be no less than an efficiency unit, defined in this beginning of this section, and shall not exceed four hundred fifty (450) square feet and shall meet the definition of a studio apartment as defined by Section 17.100. The Director~~planning commission~~ may authorize exception to this standard by administrative use permit upon finding that strict compliance with the size limitation would (a) require significant structural modifications that would not be required otherwise; or (b) adversely affect an historic or architecturally significant building.
 - a. ~~The purpose of this section is served;~~
 - b. ~~Strict compliance with the size limitation would (a) require significant structural modifications that would not be required otherwise; or (b) adversely affect an historic or architecturally significant building.~~
- ~~8.9.~~ **Secondary-Accessory** dwelling units are limited to ~~4~~one (1) unit per qualifying property.

D. Performance Standards and Compatibility.

1. **Design Standards.** ~~Secondary-Accessory~~ dwelling units shall conform to all applicable ~~zoning regulations~~development standards included in the underlying zone such as height, yards, parking, building coverage, etc. An accessory dwelling unit that conforms to this chapter shall not be

considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot., except for density requirements as defined by Zoning Regulations.

- a. ~~Secondary~~ Accessory dwelling units shall conform to all applicable building and construction codes.
- ~~b. Nothing in this section prohibits applicants from requesting exceptions or variances from the strict interpretation of Zoning Regulations to the extent allowed by said regulations for any other use.~~
- ~~c. Secondary dwelling units shall be designed as to provide separate living conditions and provide a safe and convenient environment for the occupants.~~
- ~~d. Secondary dwelling units should also be architecturally and functionally compatible with the primary residence. (Ord. 1004 1 (part), 1984; prior code 9930)~~
- ~~e. The height of second units should be consistent with surrounding residential structures. Unless adequate setbacks justify otherwise, secondary dwelling units that result in two-story construction shall be setback from the first floor to allow for solar access and reduced overlook.~~
- ~~f. Site planning: Secondary dwelling units should be located behind or above the existing dwelling on the site. Designs that significantly alter the street appearance of the existing residence shall be discouraged. The presence or design of the secondary dwelling unit per se, will not justify granting development exceptions.~~
- ~~g. Private Open Space: A minimum of 250 square feet of private open space must be provided for secondary dwelling units exclusive of a minimum of 250 square feet to be provided for the primary residence on the property. Private open space provided at ground level must have a minimum dimension in every direction of at least 10 feet or 6 feet for spaces above ground level on an elevated deck or balcony.~~
- ~~h. Significant alterations to landform (grading in excess of 300 cubic yards) or removal of native trees or significant landscape trees shall be discouraged for the placement of a secondary dwelling unit.~~
- ~~i. A landscape plan shall be required for new secondary dwelling units. A minimum 5-foot wide landscape planter with screening shrubs shall separate parking areas from adjacent properties. Landscape shrubs and trees shall be required for areas between secondary unit and adjacent properties~~
- b. No passageway, defined above, shall be required in conjunction with the construction of a detached accessory dwelling unit.
- j.c. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- k.d. Fire Sprinklers. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.
- e. Parking. Secondary dwelling units that are 450 square feet or smaller shall require 1 parking space, regardless of zoning district. Parking for secondary dwelling units may be provided within driveway areas consistent with 17.17.055 (Front yard parking). For two-car garages, parking for the primary dwelling may be provided in tandem to allow one parking space in the driveway for the secondary dwelling unit. Agreement to maintain garage parking for the tandem parking arrangement shall be reflected on building plans and a covenant agreement shall be recorded noting the requirement to comply with this condition and granting the City the right to inspect the premises for compliance. Secondary dwelling units located on sites where the primary dwelling unit has a single car width driveway and garage may be provided

~~consistent with 17.17.055.D. (Single Car Garages and Single Car Parking). No additional parking spaces shall be required for an accessory dwelling unit.~~

- i. Replacement of Required Parking for Primary Unit: When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, replacement parking spaces may be located in any configuration on the same lot as the accessory dwelling unit, including but not limited to covered spaces, uncovered spaces, or tandem spaces.
 - f. **Historic Structures.** Accessory dwelling units on listed ~~designated~~ historic properties and in historic districts shall be found consistent with the Historic Preservation Ordinance including Historic Preservation Guidelines and Secretary of Interior Standards for the Treatment of Historic Properties. Alterations to designated historic properties or structures to allow new construction of an secondary accessory dwelling unit shall be reviewed by the Cultural Heritage Committee for consistency with the Secretary of Interior Standards for treatment of a historic property.
 - g. **Utility Connections.** Attached accessory dwelling units, or detached accessory dwelling units within existing buildings, are not required to install new or separate utility connections, and are not subject to separate utility connection fees or impact fees. Detached accessory dwelling units are subject to new, separate, utility connections, connection fees and impact fees.
2. **Architectural Compatibility.** Accessory dwelling units should be architecturally and functionally compatible with the primary residence. The accessory dwelling unit should comply with the following design standards:
- a. **Architectural Style and Form.** Architectural style and form should match or be compatible with the style and form of the primary residence on the site and surrounding structures.
 - b. **Materials.** The materials of the accessory dwelling unit should match or be compatible the materials of the main building on the site

E. Procedure requirements.

~~Prior to filing building plans with the City Building Division, the following shall be met:~~ An accessory dwelling unit that meets the standards contained in Section 17.21.010 shall be subject to ministerial review (Building Permit) and approval without discretionary review (i.e. Use Permit, Architectural Review, etc.) or public hearing. All applications shall be permitted within 120 days of submission of a complete application which complies with all applicable requirements and development standards as set forth in this Chapter.

- 1. ~~**Architectural Review Required.** All requests shall be reviewed for consistency with the City's Community Design Guidelines and architectural review ordinance. The director shall determine, upon receiving complete application, whether the project shall be forwarded to the Architectural Review Commission for review. All new development projects within Historic Districts or within properties that contain designated historic structures shall be referred to the Cultural Heritage Committee to be reviewed for consistency with Secretary of Interior Standards for treatment of a historic property.~~
 - 2. ~~**Application Contents.** A Determination of Code Consistency shall be approved prior to the submittal of documents requesting construction approval. No additional application fees for architectural review shall be required.~~
- 3.1. **Additional Requirements.** Covenant Agreement

- a. ~~**Owners Agreement with the City.** Prior to the issuance of construction permits a covenant agreement shall be recorded which discloses the structure's approved floor plan and status as a "secondary accessory dwelling unit" and agreeing that the property will be owner-occupied. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property. The covenant agreement also may contain authorization for annual inspections, and to allow the City upon reasonable time and notice, to inspect the premises for compliance with the agreement and to verify continued compliance with~~

requirements of this section and health and safety codes. If owner occupancy is not possible, then the use will terminate, and the structure will be returned to a condition compliant with applicable regulations, to the satisfaction of the Director.

~~4. **Appeal.** Appeal procedures for this section shall be as provided by chapter 2.48.080 (Appeals-Architectural Review).~~

F. Violations.

Violation of any of the provisions shall be basic code enforcement action.

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city of san luis obispo
zoning regulations

TABLE 9 - USES ALLOWED BY ZONE

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	

AGRICULTURE

Crop production	A	A					A								D	D	
Grazing	A	A															
Greenhouse/Plant Nursery, commercial	PC	PC															
Community Gardens			D	D	D	D	D										
Livestock feed lot	PC	PC															

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery, wholesale															A	A	PC
Furniture and fixtures manufacturing, cabinet shop															D	A	
Industrial research and development															PC	D	D
Laboratory - Medical, analytical, research, testing								PC				A			A	A	A
Laundry, dry cleaning plant															A	A	
Manufacturing - Heavy																PC	PC
Manufacturing - Light															D	A	A
Petroleum product storage and distribution																D	
Photo and film processing lab															A	A	
Printing and publishing															A	A	A
Recycling facilities - Collection and processing facility																D	
Recycling facilities - Scrap and dismantling yard																D	
Recycling facilities - Small collection facility										D		D			D	A	
Storage - Personal storage facility															A	A	
Storage yard															D	A	
Warehousing, indoor storage															A	A	PC
Wholesaling and distribution															A	A	PC

LODGING

Bed and breakfast inn	D				PC	PC					A	A	A				
Homeless shelter					PC	PC	A	PC		17.08.110							
Hostel					PC	PC					A	A	A				
Hotel, motel											A	A	A			PC	
Recreational vehicle (RV) park accessory to hotel, motel													PC				
Vacation Rental																	17.22.G

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A/D = Director's approval on ground floor, allowed on second floor or above

Note: Footnotes affecting specific land uses follow the table.

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	
RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES																	
Club, lodge, private meeting hall					D	D		A			D	A/D	D	D	D		
Commercial recreation facility - Indoor							PC				D	D	D	D	D(12)	PC	D
Commercial recreation facility - Outdoor							PC								PC		
Educational conferences					D	D						D	D				17.08.010.C.6
Fitness/health facility								D			A	D	D	PC	A	A	D
Golf Course							PC										
Library, museum							PC			D	D	D	D				
Library, branch facility										D	D	D	D				
Night club											D	D	D	D	D	D	Chapter 17.95
Park, playground	D	D	A	A	A	A	D	D	A		A	A					
Public assembly facility							PC				D	D	D	D	PC		
Religious facility			PC	D	D	D	D	A	D	D	D	A	D(7)	D(7)	D(7)		
School - Boarding school, elementary, middle, secondary					PC	PC											
School - College, university campus							PC										
School - College, university - Satellite classroom facility																	
School - Elementary, middle, secondary			PC	PC	D	D	PC						D				
School - Specialized education/training								PC			A/D	A/D	A		A	A	
Special event							D	D	D	D	D	D	D	D	D	D	17.08.010
Sports and active recreation facility							PC						PC		PC	PC	
Sports and entertainment assembly facility							PC									PC	
Studio - Art, dance, martial arts, music, etc.							D			D	A/D	A/D	A	PC	A		
Theater							PC(8)				D	D	D				D
Theater - Drive-in															PC	PC	
RESIDENTIAL USES																	
Boarding/rooming house, dormitory					PC	D						D	D				Chapter 17.20
Caretaker quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	D
Convents and monasteries				PC	A	A							D				
Fraternity, sorority					PC	PC											
High occupancy residential use			D	D													
Home occupation	H	H	H	H	H	H		H	H	H	H	H	H	H	H	H	17.08.090
Live/work units									A		A	A		A	A		17.08.120
Mixed-use project								A	A	A	A	A	A	PC	PC		17.08.072
Mobile home as temporary residence at building site	A	A	A	A	A	A		A	A								
Mobile home park			A	A	A	A											
Multi-family dwellings				A	A	A		A	D			D					
Residential care facilities - 6 or fewer residents		A	A	A	A	A		A	A/D		A/D	A/D	D				
Residential care facilities - 7 or more residents		A	A	A	A	A		D			A/D	A/D	D				
Residential hospice facility				PC	PC	D	PC	PC				D					
Rest home		A	A	A	A	A		D			A/D	A/D	D				
Single-family dwellings	A	A	A(2)	A	A	A		A	D			D					
Secondary Accessory dwelling units			A	A	A	A		A									Chapter 17.21
Work/live units														D	D		17.08.120

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Note: Footnotes affecting specific land uses follow the table.

MARCH 2015

CITY OF SAN LUIS OBISPO
ZONING REGULATIONS

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District														Specific use Regulations	
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S		M
RETAIL SALES																
Auto and vehicle sales and rental												D		A	PC	
Auto parts sales, with installation												D(5)		A	A	
Auto parts sales, without installation										A	D	A		A	A	
Bakery, retail									A	A	A	A	A	D	D	
Bar/Tavern										D	D	D	D	D	D	
Building and landscape materials sales, indoor										A	A	A		A	A	
Building and landscape materials sales, outdoor										D	D	A		A	A	
Construction and heavy equipment sales and rental														D	D	
Convenience store				D	D	D			A	A	A	A	A	D	D	D
Extended hour retail								D	D	D	D	D	D	D	D	
Farm supply and feed store												PC		A	A	
Fuel dealer (propane, etc)														D	A	
Furniture, furnishings, and appliance stores										A	A	A		A		
General retail - 2,000 sf or less									A(3)	A	A	A	A			
General retail - More than 2,000 sf, up to 15,000 sf									D(3)	D	A	A				
General retail - More than 15,000 sf, up to 45,000 sf										D	A	A	D			
General retail - More than 45,000 sf, up to 60,000 sf										D	A	A				
General retail - More than 60,000 sf, up to 140,000 sf										PC	PC	PC				
Groceries, specialty foods									A(10)	A	A	A	PC			
Liquor Store/Alcohol Sales									D	D	D	D	PC			17.11
Mobile home, RV, and boat sales														A	PC	
Office-supporting retail, 2,000 sf or less									A	A	A	A	A			D
Office-supporting retail, More than 2,000, up to 5,000 sf									D	D	A	A				D
Wine tasting room - off site										D	D	D	D	D	D	D
Outdoor temporary and/or seasonal sales																17.08.020
Produce stand	D	D							A		A	A		A		
Restaurant									A	A	A	A	A	D	D	
Restaurant with late hour alcohol service									D	D	D	D	D	D	D	17.11 & 17.100.R.
Outdoor BBQ/Grill, accessory to restaurant									D	D	D	D	D	D	D	
Service station (see also "vehicle services")									D	D		D	D	A		17.08.030
Vending machine																17.08.050
Warehouse stores - 45,000 sf or less gfa										D		D		D		
Warehouse stores - more than 45,000 sf gfa										PC		PC		PC		

Key: A = Allowed D = Director's Use Permit approval required PC = Planning Commission Use Permit approval required
A/D = Director's approval on ground floor, allowed on second floor or above

Note: Footnotes affecting specific land uses follow the table.

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP	
SERVICES - BUSINESS, FINANCIAL & PROFESSIONAL																	
ATMs								A	A	A	A	A	A	A	A	A	
Banks and financial services								A		A	A	A		D(4)	D(4)	D	
Business support services								A		A	A/D	A		A	A	A	
Medical service - Clinic, laboratory, urgent care								D		D	D	A		D(11)		D(11)	
Medical service - Doctor office								A		A/D	A/D	A		D(11)		D(11)	
Medical service - Extended care				PC	PC	D	PC	PC				D					
Medical service - Hospital							PC	PC									
Convalescent hospital							PC	PC									
Office - Accessory								A	A	A	A	A	A	A	A		
Office - Business and service								A		A	A/D	A		D (4)	D(4)	D	
Office - Government								D	PC			A	A				PC
Office - Processing								D			D	D		D(4)	D(4)	A	
Office - Production and administrative								A		A/D	A/D	A		D(4)	D(4)	A	
Office - Professional								A		A/D	A/D	A					D
Office - Temporary	See Section 17.08.010.C																
Photographer, photographic studio											A	A/D	A	PC	A		
SERVICES - GENERAL																	
Catering service											D	D	A	D	A	A	
Cemetery, mausoleum, columbarium		PC	PC	PC	PC	PC	PC					PC	PC	PC	PC		
Copying and Quick Printer Service								A	A	A	A	A		A	A	A	
Day care - Day care center (child/adult)			D(9)	D(9)	D(9)	D(9)	D(9)	A	A	A	A/D	A	D(9)	D(9)	D(9)	D	17.08.100
Day care - Family day care home (small/large)	A	A	A	A	A	A		A	A	A	A	A	A				17.08.100
Equipment rental														A	A	D	
Food bank/package food distribution center														D	D		
Maintenance service, client site services														A	A	PC	
Mortuary, funeral home								D	D			A		D			
Personal services										A	A	A	A	D	A		D
Personal services - Restricted													D	D			
Public safety facilities								PC									PC
Public utility facilities								PC						A	A		17.08.080
Repair service - Equipment, large appliances, etc.														A	A	D	
Residential Support Services										A	A	A	A				
Social service organization								D	A	D	A	A	A		D	D	D
Vehicle services - Repair and maintenance - Major														A	A	D	
Vehicle services - Repair and maintenance - Minor											PC		D	A	A	D	
Vehicle services - Carwash											D		D	PC	D	D	
Veterinary clinic/hospital, boarding, large animal	PC	PC												D	D		
Veterinary clinic/hospital, boarding, small animal, indoor								D	D	A	A/D	A		A			
Veterinary clinic/hospital, boarding, small animal, outdoor														D			

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Note: Footnotes affecting specific land uses follow the table.

march 2015

city of san luis obispo
ZONING REGULATIONS

TABLE 9 - USES ALLOWED BY ZONE - Continued

Land Use	Permit Requirement by Zoning District																Specific use Regulations	
	AG	C/OS	R1	R2	R3	R4	PF	O (1)	C-N	C-C	C-D	C-R	C-T	C-S	M	BP		
TRANSPORTATION & COMMUNICATIONS																		
Airport								PC							PC	PC	D	
Ambulance, taxi, and/or limousine dispatch facility															A	D	D	
Antennas and telecommunications facilities	D	D						D	D		D	D	D	D	D	D	D	17.16.120
Media Production - Broadcast studio								A			A/D	A			A	A	A	
Media Production - Backlots/outdoor facilities and soundstages															D	D	D	
Heliport								PC							PC	PC		
Parking facility								PC(6)	PC(6)			PC(6)	D(6)		D(6)	D(6)		
Parking facility - Multi-level								PC(6)	PC(6)			PC(6)	PC(6)		PC(6)	PC(6)		
Parking facility - Temporary								PC	D	D	D	D	D	D	D	D		17.08.010
Railroad facilities															D	A		
Transit station or terminal								PC				PC	PC		D	A		
Transit stop								A	A	A	A	A	A	A	A	A		
Truck or freight terminal															A	A	D	
Water and wastewater treatment plants and services								PC									PC	

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Note: Footnotes affecting specific land uses follow the table.



PLANNING COMMISSION AGENDA REPORT

SUBJECT: Climate Action Plan and Green Building/ Energy Efficiency Building Code Implementation Update

PROJECT ADDRESS: Citywide

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FILE NUMBER: N/A

FROM: Michael Codron, Director

RECOMMENDATION:

1. Receive a status report on the implementation of the Climate Action Plan, the Energy Code, and the Green Building Standards; and
2. Provide input on the existing and proposed implementation strategies recommendations to further the City's efforts to address climate change adaptation and to mitigate GHG emissions.

1.0 BACKGROUND

The City adopted a Climate Action Plan (CAP) in 2012. The CAP serves as the City's policy document that sets forth objectives and strategies that the City and community members can in turn use to implement strategies to reduce GHG emissions and establish infrastructure that will save energy and reduce energy-related cost in the future. The City of San Luis Obispo Climate Action Plan is available online at <http://www.slocity.org/home/showdocument?id=4086>.

Recently, the City Council held study sessions on October 18, 2016 and January 17, 2017 regarding the status of the implementation of the CAP. The study sessions primarily focused on the findings and recommendations from two recent assessments of CAP implementation. The first assessment was the 2016 Climate Action Plan Progress Report (Progress Report) which evaluated the implementation of the near-term greenhouse gas (GHG) emissions reduction strategies identified in the CAP, and is provide as Attachment 1. The second assessment was the City of San Luis Obispo Energy Baseline Report (Energy Baseline Report) which analyzed the City's energy use and cost for City-owned/operated facilities from June 2013 to May 2016, and is intended to serve as a baseline and guiding document for future energy efficiency efforts. The Energy Baseline Report is Attachment 2. Council reviewed both assessments and provided staff with input and direction to proceed with all of the Progress Report and Energy Baseline Report recommended implementation strategies to further the City's efforts to address climate change and to mitigate GHG emissions.

Then on January 28, 2017 the City Council formally set its goals for the 2017-2019 Financial Plan, and named Climate Action as one of its four Major City Goals. The goal language is provided below:

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Climate Action: *Implement Climate Action Plan, assess requirements to achieve a “net-zero carbon City” target, and implement cost-effective measures, including implementation of a Sustainability Coordinator and formation of a Green Team.*

Staff is currently in the process of developing a draft work program for the Climate Action Major City Goal, which will include all of the Climate Action Plan Implementation Strategy recommendations that were presented to and endorsed by the City Council during the study sessions. A complete list of the recommendations that were endorsed by Council are provided as Attachment 3.

As part of the introduction of the Climate Action Plan implementation discussion, it is important to recognize the existing state of the regulatory environment. In collaboration with the State and local communities, extensive regulations have been developed to promote efficiency and good stewardship of natural resources. These are primarily reflected in two state adopted regulatory codes that are enforced by the City. The California Energy Commission (CEC) has, as one portion of their mission, development and adoption of regulations for new and existing construction to ensure the reduction of energy consumption in these facilities through the use of the best cost effective technologies and practices available. This has resulted in a significant slowing of the growth of the per capita energy needs of the state in contrast to significant increases in demand experienced in other regions of the country. The State Department of Housing and Community Development (HCD) has developed the first in the nation mandatory Green Building Standards called CALGreen, which were adopted by the Building Standards Commission (BSC), leading the nation in a new stewardship effort never before regulated.

2.0 COMMISSION’S PURVIEW

Recently the Planning Commission, along with members of the public, have inquired as to the implementation status of the CAP and how general sustainability strategies are being incorporated into new development projects. In addition, with the recent naming of Climate Action as priority, the Planning Commission, along with other advisory bodies, will play a critical role in the CAP implementation process.

Therefore, the intent of this study session is to provide the Planning Commission with an overview of the City’s efforts to implement the Climate Action Plan, Energy Code and the Green Building Standards.

The Planning Commission is responsible for reviewing and making recommendations to the City Council regarding the implementation of the Climate Action Plan and Energy Efficiency policies as they relate to the City’s long-range plans for growth and development.

3.0 OVERVIEW OF CLIMATE ACTION PLAN IMPLEMENTATION

Progress Report

The Progress Report identified that the City still had a significant amount of work to be done in order for the City to achieve the GHG emissions reduction objectives that are identified in the CAP. To further the City’s efforts towards achieving those objectives, the Progress Report identified specific recommendations for implementation. In general, those recommendations included amendments to the CAP, such as re-evaluation of the feasibility or relevance of some of the identified GHG emissions reduction implementation measures, and identifying potential funding sources. Other recommendations call for changes to City operations, such as the creation of a “Green Team” comprised of representatives from each department with expertise in environmental policy, transportation, energy efficiency,

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planning, and public outreach, that would be specifically tasked with CAP implementation. There are also recommendations associated with enhancing community participation, such as the development of a San Luis Obispo Climate Action Coalition that would advocate the direct involvement of the community in CAP implementation efforts.

Energy Baseline Report

The Energy Baseline Report provides the the City with information regarding energy use and cost for our facilities and infrastructure. This information can be used to identify opportunities for energy and cost savings, to help the City finance and implement energy saving measures and projects, and to track facility performance. To produce the report, utility data from PG&E and SoCal Gas was collected and analyzed for eighteen (18) buildings and three (3) types of utility infrastructures that are City-owned and operated. The analysis provided the electricity and natural gas use and costs for each facility, the percent change in use and costs over a 3 year timeframe, and the overall energy use and cost trends for each facility.

The Energy Baseline Report also identified recommendations to further the City's efforts to achieve sustainable energy management. Those recommendations included performing energy assessments on priority or all facilities, implementation of energy and cost savings measures and projects, monitoring and measuring facility and infrastructure performance, and providing an annual Energy Baseline Report and Rate Analysis to track progress.

Community Input

As a result of the study session discussion with City Council in October 2016, several additional recommendations were identified by the community and staff for Council consideration. Those recommendations generally included the establishment of a Sustainability Coordinator to oversee CAP implementation; updating the City's GHG emissions inventory; updating the CAP to reflect legislative changes regarding reduction targets; better monitoring of the CAP implementation; annual progress reporting to City Council on the effectiveness of individual implementation measures; and development of enhanced incentive programs to encourage energy efficiency and GHG emissions reductions in the community. A complete list of the recommendations, as well as all of the other recommendations that were endorsed by Council, are provided as Attachment 3.

4.0 OVERVIEW OF ENERGY CODE AND GREEN BUILDING STANDARDS

Energy Code

Since 1975, the CEC has published both Building and Appliance Energy Efficiency Standards that regulate the construction industry and the manufacturing industry to promote reductions in the demand for electricity and natural gas. The first building efficiency standards, referred to as the California Energy Code, a part of the state building codes referred to as Title 24, were adopted in 1978. Title 24 includes codes such as the Electrical, Plumbing, Mechanical, Fire, Building and Residential codes among others that are adopted at the state level and enforced by the local cities and counties. The energy standards are developed by CEC staff in coordination with the national triennial code adoption cycle, which just completed with the publication and adoption of the 2016 California Code which became effective on January 1, 2017. California is approaching 40 years of regulatory effort to improve energy efficiency in the built environment.

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California's Building Energy Efficiency Standards are moving the state closer to reaching zero-net energy (ZNE). The state has established this goal for new residential construction in 2020 and new commercial construction in 2030.

The minimum regulations cover topics such as:

- Mandatory requirements for the manufacture, construction and installation of:
 - Appliances
 - Space-Conditioning Equipment
 - Service Water Heating Systems
 - Pool and Spa equipment
 - Central Gas Appliances
 - Fenestration and Exterior Doors
 - Limitations on Air Leakage
 - Insulation, Roofing products and Radiant Barriers
 - Lighting control devices and systems, ballasts and luminaires
 - Solar ready buildings
 - Electrical power distribution systems
- Non Residential standards for
 - Ventilation
 - Controls for space conditioning
 - Pipe insulation
 - Air distribution system ducts and plenums
 - Acceptance of mechanical systems
 - Covered processes
 - Insulation requirements
 - Building commissioning
 - Commercial boilers
 - Lighting and Electrical power distribution
 - Indoor & outdoor lighting controls
 - Sign lighting controls
- Energy use budgets for new construction and alterations and additions using either
 - Prescriptive approach or
 - Performance approach

Compliance with the regulations is achieved through several means. For the majority of residential construction, use of prepackaged & assembled products that comply with the manufacturing standards are listed and approved and may be installed without further documentation. For commercial projects, individual components are much more frequently used in assemblies and therefore additional documentation of the assembled system is required.

The site built construction proposed for a project is documented to comply with either prescriptive standards or a calculated performance approach may be used to allow maximum design flexibility.

The prescriptive approach is designed to specify a maximum energy usage budget from all sources taking into account the local climate and the orientation and size of the building to be constructed. Specific construction standards are selected such that a building may be built using the exact prescriptive standards and it will achieve the level of efficiency required for that climate. The energy budget models

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the building through 365 days of the local climate, accounting for days of sunlight, angle of the light through the seasons, indoor versus outdoor temperatures, etc. and calculates the reasonable energy usage for that structure for the entire year. This energy budget is modified each time the Energy Code is updated, reducing the allowable energy usage until we reach net zero usage in 2020 for residential construction and in 2030 for commercial construction. A major portion of the net zero compliance will come from the installation of solar energy generation on all structures.

The performance approach takes the same budget allowed for the prescriptive approach and through the use of computer software, allows the designer to trade off various elements of the building to achieve the same efficiency. This allows, for instance, the designer to reduce the amount of west facing glazing and increase the amount of north facing glazing such that there is no net change in the building energy usage. Tradeoffs are not limited to individual elements. The amount of insulation in the building walls and the roof assembly can be increased to make up for large west facing windows, use of a recirculating pump for the hot water systems or other items that can increase the energy usage in the building. Installation of highly efficient mechanical systems is frequently done to allow a more flexible design in residential construction. The inherent complexity of commercial construction means that prescriptive compliance is almost never chosen. A simple residence may be able to choose prescriptive compliance, but the flexibility allowed with a performance base design is frequently worth nominal cost of the computer modeling done with the performance approach.

CALGreen

HCD developed green building standards that were offered for voluntary adoption in local building programs in 2008. California was the first in the nation to adopt a state mandated green building code which became effective on January 1, 2011. HCD has continued to develop these standards in conjunction with the national triennial code adoption cycle, which just completed with the publication and adoption of the 2016 California Code which became effective on January 1, 2017. This code will remain in effect for three years, with a new code prepared and adopted to become effective approximately on January 1, 2019. Work is already under way to publish proposed revisions and evaluate new code requirements for that adoption cycle. In addition, HCD, in response to legislation, executive orders and emergency conditions, produces emergency regulations and intervening code adoption regulations that may go in to effect before the adoption of the next triennial code cycle is complete.

CALGreen regulates both residential and commercial/industrial construction. The regulations are divided into Residential and Non-Residential standards. Similar areas are covered in each standard. In addition, there are voluntary measures provided by HCD that may be adopted in whole or in part as enhanced regulations for green building. The enhanced provisions are divided into Tier 1 and Tier 2 which include various enhancements to the measures included in the mandatory standards. Tier 1 represents a 15% improvement over the minimums and Tier 2 is 30% over the base code.

The residential regulations cover topics such as:

- Onsite stormwater retention
- Electric vehicle charging
- Water conserving plumbing fixtures
- Water efficient landscaping irrigation
- 65% waste diversion for recycling & reuse
- Operation and Maintenance manual required for all major systems
- EPA listed wood fireplaces or stoves, or sealed combustion gas fireplace

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- Low VOC paints and coatings, including adhesives and sealants
- Low VOC carpets & padding, resilient flooring and composite wood products.
- Interior moisture control from slab on grade construction and limits on moisture content in construction materials
- Bathroom exhaust fans
- ASHRAE design and sized HVAC systems

The Non-Residential regulations cover topics such as:

- Onsite stormwater retention
- Bicycle parking
- Clean Air/Vanpool/EV vehicle parking
- Electric vehicle charging
- Light pollution limitations
- Submetering of water systems for large user buildings
- Commercial kitchen equipment limits for water efficiency
- Water conserving plumbing fixtures
- Water efficient landscaping irrigation
- Exterior protection of entries and openings for weather intrusion
- 65% waste diversion for recycling & reuse
- Recycling collection and storage service areas
- Commissioning of large buildings
- Operation and Maintenance manual required for all major systems
- EPA listed wood fireplaces or stoves, or sealed combustion gas fireplace
- Low VOC paints and coatings, including adhesives and sealants
- Low VOC carpets & padding, resilient flooring and composite wood products.
- Minimum filtration of HVAC air circulation
- Minimum fresh air delivery
- CO2 monitoring
- Interior and exterior noise transmission control
- Limitations on use of CFC's and Halon in HVAC, refrigeration and fire suppression systems
- Leak reduction measures and corrosion protection of supermarket refrigerants systems

A significant portion of the CALGreen standards are prescriptive in nature. As an example, for plumbing fixtures, a maximum water usage rate is specified. No credit is granted for use of higher efficiency fixtures and that higher efficiency cannot be used to reduce a compliance standard in another area. Recycling a higher percentage of waste produced by the project does not allow a less efficient landscape irrigation system to be used. Because to the variety of trades, systems and features regulated, the budget approach used in the Energy Code does not translate into the CALGreen code compliance.

Outside the regulatory requirements mandated by the state, there are a variety of efficiency standards that can be used for voluntary improvements to a building. This includes certification for LEED, WELL, and Living Building Challenge. Design features such as passive solar, analysis of the use of daylight, natural ventilation and water use are also areas where improvements above the mandated state minimum can be achieved. In some case, compliance with these standards has been used to mitigate impacts of new development to below the level of significance for environmental review.

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5.0 PROJECT ANALYSIS

Staff from all City Departments are working together to develop a cohesive work program that will further the Community's efforts to achieve environmental goals that address climate change adaptation and the reduction of GHG emissions. In addition to proposed work efforts as a result of the recommendations, the work program will include continuation of existing efforts such as: Building and Construction Code Updates, Water Resource Recovery Facility (WRRF) project, Sustainable Solutions Turnkey (SST) project, Implementation of the LUCE and Housing Element policies/programs, Short Range Transit Plan implementation, Conversion of City Fleet to Electric Vehicle/ Alternative Fuel Vehicles, Community Choice Energy assessment, Green waste composting facilities, employee trip reduction, Recycled Water, Open Space and Conservation, etc.

6.0 ENVIRONMENTAL REVIEW

The development of a Climate Action Plan Implementation Strategy Work Program is not considered to be a project under CEQA, and is therefore not subject to environmental review. However, if the City updates the CAP, the GHG emissions inventory, and/or the implementation measures environmental review will be required.

7.0 ATTACHMENTS

1. Climate Action Plan Progress Report – 2016
2. City of San Luis Obispo Energy Baseline Report – 2016
3. Climate Action Plan Implementation Strategy Recommendations

2016 Climate Action Plan Progress Report



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August 2016**

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Introduction

The 2012 San Luis Obispo Climate Action Plan (CAP) educates the public on the most significant causes of climate change and outlines critical steps towards reducing greenhouse gas (GHG) emissions over the next 20 years. Using the CAP, the City of San Luis Obispo can directly implement GHG reduction strategies through local government operations, as well as through engagement with the community. As a result, CAP implementation allows the City to bring communities together to create a safer, cleaner, and healthier environment.

Since the adoption of the CAP in 2012, little work has been done to educate City employees on its goals and objectives. While City employees seem to be unfamiliar with the CAP's GHG reduction strategies, many of these strategies are being pursued through daily City operations anyways. Consequently, implementation of the CAP is not far off track. This report explains which actions are in progress and which are on hold in order to aid awareness of the City's advancement in CAP implementation. From here, the City can identify barriers to implementation and update the CAP accordingly.

Using the Local GHG Reductions Matrix on page 59 and 60 of the CAP (See Appendix C), I determined the near term (0 to 5 years) GHG reduction strategies and which departments were responsible for each. I then contacted City employees from these responsible departments for updates on current progress of implementation and barriers to completion. Any details that I was unable to collect via City contacts, was found by researching within City documents and contacting other agencies. With this information I created a progress report, outlining what the City has accomplished and proposing solutions to help overcome obstacles to implementation of the GHG reduction strategies.

The first section of this report identifies the near term GHG reduction strategies as well as the departments responsible for implementing them. The next portion states the implementation measures under each GHG reduction strategy, and notes the status and progress of each. Also included in this section are recommendations on more effectively implementing and monitoring the measure. Following this is a section of general recommendations proposed to optimize CAP implementation. Lastly, evidence of the City's progress is included in the appendices.

Near Term GHG Reduction Strategies

Table 1. The table below organizes the near term GHG reduction strategies addressed in this report by the department that is responsible for implementation. On the left side of the table is the chapter and strategy number, as established in the CAP.

#	Department				
	Community Development	Utilities	Parking	Public Works	Parks & Rec
RE 3 TLU 9 WTR 3 WST 2 GO 11	Public Outreach and Education				
BLD 3		Public Outreach and Education			
PKS 5					Public Outreach and Education
BLD 2	New Construction Energy Conservation				
TLU 2	Alternative Vehicles				
TLU 6			Parking Management	Parking Management	
TLU 7	Shared Parking				
TLU 8	Reduce the Need for Commuting				
WTR 1		Water Conservation: Existing Development			
WTR 2	Water Conservation: New Development				
PKS 3				Green Waste Recycling	
GO 1				City Energy Conservation	City Energy Conservation
GO 9			Employee Commute		
GO 10	Sustainability Coordinator	Sustainability Coordinator			

Implementation Measures and Progress

The CAP outlines actions, or implementation measures, that shall be completed in order to execute each of the GHG reduction strategies shown in Table 1. The following section is a list of these GHG-reducing implementation measures for near term CAP implementation. These measures are organized by the six chapters, or focus areas, of the plan, and correspond to the GHG reduction strategy numbers laid out in Table 1. For example, New Construction Energy Conservation is listed as “BLD 2” in Table 1. This refers to strategy 2 in the Buildings section of the CAP. The four implementation measures for this strategy are listed as BLD 2.1, BLD 2.2, and so on.

To the left of the listed implementation measures there are notes on the City’s progression of completing the action. The four progress levels of implementation are Complete, In Progress, Ongoing, and No Progress.

Complete: the measure is complete and does not require any additional action

In Progress: the measure is currently in the process of completion

Ongoing: the measure has been initiated and requires ongoing implementation

No Progress: no action has been taken to implement the measure

Under each implementation measure are bullet point notes on what the City has done to accomplish the measure. Following these progress notes, there are recommendations on implementation efforts and monitoring for incomplete implementation measures.



Buildings (BLD)

BLD 2

New Construction Energy Conservation

In Progress

BLD 2.1 Expand incentive program for projects that exceed Title 24 energy efficiency standards.

- The City provides incentives for projects that exceed Title 24 energy efficiency standards, however, these incentives are rarely used
- The City partnered with County EnergyWatch to maintain energy audit resources for all municipal buildings

Recommendation: While there are incentive programs to encourage projects that exceed Title 24 energy efficiency standards, they are rarely used. The City should revise these incentive programs to make them easier to apply to and more desirable.

Monitoring: The City should then monitor the number of projects that exceed Title 24 energy efficiency standards and include the data in the CAP annual report.

Complete

BLD 2.2 Require new development to install energy efficient appliances.

- The state already mandates the installation of energy efficient appliances through Title 20 and Title 24 of the California Code of Regulations
 - Both titles are regulated by the California Energy Commission

No Progress

BLD 2.3 Amend design guidelines and other documents to promote low impact development strategies such as cool roofs and cool paving surfaces.

- The City created brochures promoting low impact development strategies, but these strategies are not included in City documents
- The Community Development Department may consider this action in the upcoming update of the Design Guidelines

Recommendation: Without a law or ordinance requiring the encouragement of low impact development strategies, like cool roofs, this is not a priority for the City at this time. Also, the SLO Design Guidelines have not been updated since the adoption of the SLO CAP. This issue shall be considered in the upcoming update of the Design Guidelines.

BLD 3

Public Outreach and Education

Ongoing

BLD 3.1 Promote energy efficiency programs and available financing options including energy-efficiency mortgages, State energy programs, Energy Upgrade California, utility company upgrade programs, and local rebates.

- The City's Water Resource Recovery Facility recently partnered with PG&E to complete an energy efficiency design build project
 - Energy audit in 2011
 - New cogeneration system uses digesters' biogas as a fuel source to provide about 20% of the electricity needed for the facility
 - Exterior lighting replaced with night sky friendly LED lighting
 - Aging equipment replaced and upgraded

- ◆ Now less equipment and motors are used, at a fraction of the horsepower

- These actions resulted in rebates from PG&E

Ongoing

BLD 3.2 Collaborate with the County, State, and energy providers to develop a central website for streamlined access to energy efficiency resources, including a database of certified energy raters and recommended upgrades.

- CivicSpark is a statewide AmeriCorps program that the City works with to help implement components of the CAP
 - Created handouts to inform homeowners, renters, and business owners on how to low-to-no cost actions to reduce their energy usage and save money
 - Provided information through outreach and online on emPower's free home energy coach visits and energy audits, and information on commercial audits, retrofits, and available financing options and incentives for PG&E and SoCal Gas Company
- Slocool.org is a climate action planning website for the City that has not been updated since 2013

Recommendation: The City should hire a Green Team, dedicated to implementing the CAP, including activities like updating and maintaining the City's climate action planning website.

In Progress

BLD 3.3 Work with local green building organizations on education and outreach programs.

- The City has not made significant progress for public outreach and education on green building
- The City asks other agencies, like CivicSpark, to work on outreach
 - Presented energy efficiency efforts throughout the County at Green Building Alliance meetings
 - Held block party highlighting companies focused on green building (i.e. BuildSMART sustainable building materials resource trailer, Semmes & Co Builders, and SLO Sustainability Group Architects)

Recommendation: This is not a priority for the City at this time. This measure is especially difficult with the lack of employees dedicated to creating and maintaining climate action outreach and education programs, and would be more efficiently implemented through the work of the Green Team.

No Progress

BLD 3.4 Work with the business community to establish a green business certification program.

Recommendation: This is not a priority for the City at this time and there are no City employees currently assigned to this task of establishing a green business certification program. A Green Team dedicated to implementing the CAP would be able to work on completing this measure.

Monitoring: Once the program is established, the City should monitor the number of certified green business in San Luis Obispo and include this information in the CAP annual report.



Renewable Energy (RE)

RE 3 Public Outreach and Education

In Progress *RE 3.1 Educate the community about renewable energy programs using various methods, such as the City's website, TV channel, flyers in reception areas, and public events.*

- The City's Climate Action Planning website (slocool.org) has not been updated since 2013
- The City coordinates with the County and other agencies to use and distribute flyers they created for renewable energy programs

Recommendation: See Recommendation BLD 3.3

No Progress *RE 3.2 Consider results of the SLO-RESCO project.*

Recommendation: Since the City no longer participates in the SLO-RESCO project, the CAP should be updated with this measure eliminated.

Ongoing *RE 3.3 Encourage the use of photovoltaic installations whenever possible during design review process.*

- The City encourages the use of photovoltaic installations with a streamlined process for approval

Recommendation: The City should create an incentive program to encourage the use of photovoltaic systems. The City should then monitor the number of photovoltaic installations and include this information in the CAP annual report.



Transportation and Land Use (TLU)

TLU 2

Alternative Vehicles

No Progress **TLU 2.1** *Require all new development with 50 or more parking spaces to designate a minimum 8% of parking spaces for clean air vehicles.*

- The designation of clean air vehicle parking spaces is currently only conditioned through EIRs

Recommendation: The Community Development Department should develop a streamlined process of requiring clean air vehicle parking spaces for all new development within the development review process.

No Progress **TLU 2.2** *Require all new development with 50 or more parking spaces to pre-wire for electric vehicle charging stations, and provide a minimum 2 percent charging spaces.*

- The City currently conditions EV charging stations and clean vehicle parking spaces through EIRs
- The Target parking lot is included in the few that currently provide EV charging stations

Recommendation: Parking structures should be planned in advance for the wiring of EV charging stations because they are more expensive to install later on. This consideration should be added to development review.

Ongoing **TLU 2.3** *Work with the APCD on the EV Community Readiness Plan for the Central Coast.*

- The City attended workshops and provided the APCD with input and information during their development of the EV Community Readiness Plan for the Central Coast
 - The plan is now finished
 - The APCD continues to reach out to the City whenever more funding is available for further implementation of the plan

No Progress **TLU 2.4** *Identify a network of streets appropriate for Neighborhood EV use in the SLO 2035 General Plan update.*

Recommendation: This measure is somewhat unrealistic and irrelevant with the lack of current Neighborhood EV use. The use of these low-speed vehicles is prohibited on most streets because of their maximum capable speed of approximately 25 mph.

No Progress **TLU 2.5** *Allow car-sharing companies to designate spaces in public parking areas and multifamily housing projects.*

Recommendation: Without a law or ordinance requiring the designation of parking spaces for clean air vehicles or EV charging stations, the enforcement of this is not a priority for the City at this time. This issue shall be considered with the upcoming construction of the parking structure at Palm and Nipomo Streets.

TLU 6 Parking Management

In Progress TLU 6.1 Make Downtown parking structures an attractive alternative to meter parking by making on-street meter fees more expensive than structure parking.

- The parking meters in the Downtown Area currently cost more than in the downtown parking structures, which are also free for the first hour
- The parking structure on Palm and Morro Streets now accepts credit cards to encourage more parking in the structure
- There are plans to construct a new parking structure on Palm and Nipomo Streets
- The SLO Downtown Association encourages customers to park in structures for special events
- (See Parking Structure Revenue in Appendix D)
- (See Parking Structure Occupancy Rates in Appendix E)

In Progress TLU 6.2 Locate transit stops and bicycle racks near parking structures to make alternative transportation choices Downtown more convenient.

- The 2016 SLO Transit Short Range Transit Plan
 - Reconfigured routes to connect the downtown with other areas, including the San Luis Obispo High School campus
 - Created additional transit stops located in the downtown area
 - Plans for a new Downtown Transit Center
 - Plans for bus stop improvements, including 10 supplementary bicycle racks

TLU 7 Shared Parking

No Progress TLU 7.1 Amend the Zoning Regulations to increase the potential shared parking reduction from 10% to 30%.

- This measure shall be considered during the upcoming Zoning Regulations update in the fiscal years 2016-2018

Recommendation: Reduction strategies for shared parking reduction must be more specific to be added to the Zoning Regulations. This measure should be revised and considered in the upcoming Zoning Regulations for the fiscal years 2016-2018.

TLU 8 Reduce the Need for Commuting

In Progress TLU 8.1 Improve the City’s jobs-housing balance to reduce VMT from commuting.

- The City’s jobs-housing balance has continued at a constant of approximately 1.6:1 since 2012, when the CAP was adopted
- There are several City policies aimed at improving the jobs-housing balance
 - Land Use Element Policy 1.5 (See Appendix B)
 - Housing Element Policies 10.1 and 10.2 (See Appendix B)
 - Housing Element Program 10.3 (See Appendix B)
- The General Plan build out period plans for the construction of more than 4,300 new units by the year 2035 to provide housing for the City’s workforce

Ongoing

TLU 8.2 Support infill housing projects that implement General Plan policies, especially BMR housing close to job opportunities.

- The City continues to promote housing near employment centers
- Over 100 new affordable units (moderate income and below) have been built since 2012
 - A majority of these units were built near employment centers and transportation.
- The City continues to implement Inclusionary Housing requirements for all new developments in the City
 - 3-5% of units deed restricted for in-fill projects
 - 15% of units deed restricted for expansion area sites (specific plan areas)
- The City enforces policies to support infill housing
 - Housing Element policy 6.2 (See Appendix B)
 - Housing Element policy 6.8 (See Appendix B)

Ongoing

TLU 8.3 Continue to allow SDU construction and look for opportunities to reduce barriers to their production.

- The City continues to allow SDU development
- The City also encourages the production of SDUs with the reduction of impact fees and cheaper fees than SFRs
 - Water for SDU at \$3,307 vs. SFR at \$11,023
 - Wastewater for SDU at \$1,144 vs. SFR at \$3,815
 - Studio fees: area calculated at 1/3 rate of a tradition SFR
 - Flexible parking requirements
- The City has permitted approximately 10 SDUs since 2012
- Housing Element Program 6.29 promotes the SDU construction by allowing flexible development standards and other incentives (See Appendix B)
- The City's Zoning Regulations are consistent with AB 1866 (Section 65852.2 of State Housing Element law)
 - Allow SDU construction in R-1, R-2, R-3, R-4 and O zones with ministerial approvals when the primary use of the site is a single-family dwelling

TLU 9

Public Outreach and Education

Ongoing

TLU 9.1 Distribute informational transportation welcome packets and bus passes to new residents and businesses.

- Welcome packets with information on alternative transportation and ridesharing opportunities are distributed to new businesses through Rideshare's Back 'N' Forth Club program
- SLOCOG is starting the Residential Transportation Demand Program in the fiscal year 2016-17
 - The program works with realtors to distribute informational packets (included with a letter from the mayor) that encourage new residents to use alternative transportation options

- In Progress* ***TLU 9.2 Install additional informational bike signage.***
- This action is included in the City of San Luis Obispo Bicycle Transportation Plan, but has not yet been initiated
- Recommendation: The City Council should identify this task as a priority for the City. Since this task is not a capital project, there is currently no funding to complete it.
- Ongoing* ***TLU 9.3 Continue partnership with regional organizations, including SLOCOG's Regional Rideshare and SLO County's Bicycle Coalition, on outreach and education events.***
- The City still has strong partnerships with these regional organizations and participates in many of their programs
 - Rideshare's Bike Month and Rideshare Month
 - The City contributes to programs such as Bike Education and Bike Valet put on by Bike SLO County
- No Progress* ***TLU 9.4 Market incentive programs in the Bicycle Commuter Act to employers and workers in the community.***
- Recommendation: Paperwork for participation in the Act is confusing and time consuming, and the incentive is not great enough to encourage participation. The incentive program and application should be revised to make participation in the Act more desirable.



Water (WTR)

WTR 1

Water Conservation: Existing Development

Complete

WTR 1.1 Require landscape projects that trigger building permit review to incorporate native and drought tolerant plant materials and minimize irrigated turf areas.

- Water Efficient Landscape Ordinance (See Appendix A)

Recommendation: The City should incentivize landscape projects that incorporate native and drought tolerant plant materials and use the applications to monitor the number of these projects.

Complete

WTR 1.2 Require landscape projects that trigger building permit review to incorporate irrigation system designs that avoid runoff, low-head drainage, and overspray.

- Water Efficient Landscape Ordinance (See Appendix A)
- Water Conservation Ordinance (See Appendix A)

Recommendation: The City should monitor the number of water efficient irrigation systems installed and include this information in the CAP annual report.

Ongoing

WTR 1.3 Encourage the use of recycled water, greywater or rainwater-harvesting systems.

- The Utilities department encourages the use of greywater and rainwater harvesting systems through
 - A construction water program that uses exclusively recycled water
 - Recycled Water Service Ordinance requires the use of recycled water where feasible (See Appendix A)
- Outreach includes
 - Handouts at the farmer's market booth
 - Online outreach on their Facebook page
 - Links provided in the Utilities Department section of the city's website
 - Time spent with customers interested in these resources

Recommendation: The City should create an incentive or water rebate program to encourage the installation of recycled water, greywater, or rainwater-harvesting systems. The City could then organize home installation workshops with home improvement stores and monitor the number of attendees as well as the number of installations made.

WTR 2

Water Conservation: New Development

Ongoing

WTR 2.1 Review new development projects for consistency with CALGreen water efficiency standards.

- The CALGreen water efficiency standards require the installation of compliant plumbing fixtures for all development built prior to 1994
 - For smaller projects with work being done only to the exterior, the City cannot gain access to the interior of the house to check plumbing fixtures. In this case, a self-certification form is sent (See Appendix G)
 - Any additions or remodels will not be approved until required plan check comments are made, including
 - ◆ Outlining the scope of work
 - ◆ Listing the 2013 CALGreen compliance code
 - ◆ Verifying that all plumbing fixtures included in the project are in compliance with CALGreen standards
- The City's development review process encourages new development to comply with these standards (while not required by law)

In progress

WTR 2.2 Expand recycled water infrastructure to encourage use of greywater in new construction and landscape projects.

- The City has expanded infrastructure for water recycling, with a steady increase of recycled water use since 2010 (AF= acre feet):
 - 2010 = 152.62 AF
 - 2011 = 159.85 AF
 - 2012 = 165.11 AF
 - 2013 = 176.65 AF
 - 2014 = 185.77 AF
 - 2015 = 187.41 AF
- The Public Works Department used recycled water to irrigate several City parks in 2015
 - This minimized potable water use at City parks by 26% and conserved almost 8 million gallons of water
- There is currently no city-owned infrastructure for greywater
 - Any existing infrastructure is for homeowners only

Recommendation: If this is still an important issue, it should be identified by the City as a higher priority for the Public Utilities Department to implement.

Monitoring: The City should also monitor the number of new construction and landscape projects using greywater and include this information in the CAP annual report.

Ongoing

WTR 2.3 Require use of native and non-invasive drought tolerant plant materials combined with conservative use of water and landscape designs that prevent run-off.

- The Conservation and Open Space Element of the General Plan outlines steps the City takes to identify species of local concern and maintain these native species
- City staff continue to restore native vegetation in place of areas invaded with non-native vegetation

- Water Efficient Landscape Ordinance (See Appendix A)
- Water Conservation Ordinance (See Appendix A)

Recommendation: This measure is difficult to implement because it is unclear whether the action should be focused on municipal buildings only or on all new development.

Monitoring: The City should monitor the number of projects with landscape designs incorporating native and non-invasive drought tolerant plant materials and include this information in the CAP annual report.

WTR 3 Public Outreach and Education

Ongoing and In Progress **WTR 3.1 Provide a graphical history of household water usage on utility bills, and a comparison to average water usage for similar types of homes in the community.**

- The Utilities department does provide a graph of household water use on utility water bills (See graph in Appendix F)
- The Utilities department does not currently provide data showing a comparison to other types of homes in the community, but this is a goal for individual mailings for high use customers

Ongoing **WTR 3.2 Maintain Utilities Department online resources and outreach materials for water saving tips, planting guides and available rebates.**

- These resources and outreach materials are available online at www.slowater.org/drought
- Planting guides are available through www.slowaterwiselandscaping.com
- Joe Little currently mans a bimonthly farmers market booth to educate the public on the Utilities Department services



Solid Waste (WST)

WST 2

Complete

Public Outreach and Education

WST 2.1 Provide the option for home and commercial waste audits to identify and educate consumers where waste production can be reduced.

- The San Luis Obispo County Integrated Waste Management Authority (IWMA) is an agency formed by the County and the cities within it to develop and implement regional programs to reduce solid and hazardous waste
- The IWMA will perform commercial and residential waste audits
 - The IWMA will take calls about disposing of anything from needles to beached whales
 - They enforce county-wide ordinances to discourage the disposal of paints, needles, pharmaceuticals, batteries, fluorescent lights, and mercury thermostats
 - ◆ Retailers selling any of these products are required to take them back from the public for free, reducing the amount of hazardous waste in landfills
- The IWMA is also implementing a program called Love Food Not Waste to reduce GHG emissions by adding food scraps to our greenwaste bins
 - Small food waste bins with educational flyers are being distributed to all residential areas in the county that currently have green waste bins
 - They are also being distributed to businesses one by one
 - Food scraps will be taken to an aerobic digester in the County for collection of methane gas which will then be redistributed to PG&E and used for energy production
 - This will reduce a large amount of GHG emissions from shipping the food waste down to a landfill in Santa Maria as well as from releasing the methane gas produced from the food waste

Complete

WST 2.2 Maintain Utilities Department online resources and outreach materials for recycling.

- This material is generally issued by the IWMA on a regional level
- This information and more can be found online at <http://www.iwma.com/guide/>

In Progress

WST 2.3 Host interactive workshops on home composting.

- With the upcoming distribution of food waste collection bins from the County, the City plans to coordinate with local home improvement stores to host workshops on home composting and food waste collection

Recommendation: With the upcoming distribution of food waste bins, the City should include informational pamphlets on the proper use of these with household utility bills. The City can also support the use of these bins by working with home

improvement stores to provide in-store food composting workshops for the public. These workshops would be effectively advertised on social media and City websites and easily monitored with the number of attendees.

Ongoing

WST 2.4 Explore options for landfill and Water Reclamation Facility site visits open to the public and school groups.

- College and community tours are conducted, as well as annual grade school tours brought by the Science Discovery program for a total of about 50 tours per year
- Water Resource Recovery Facility site visits are available through either calling the Utilities Department, via the web at <http://www.slocity.org/government/department-directory/utilities-department/wastewater/wastewater-treatment/sign-up-for-a-tour> or on the Water Resource Recovery Facility website at <http://slowrrfproject.org/join-the-conversation/visit-the-wrrf/>



Parks and Open Space (PKS)

PKS 3

Ongoing

Green Waste Recycling

PKS 3.1 Store green waste from park maintenance at established composting facilities or other park properties.

- Green waste from park maintenance is used for
 - City landscape planters and beds
 - Restoration plantings by the Natural Resources Department
 - Tree plantings by the Urban Forest Service
 - Certain CIPs
- 200 yards or more of woodchips serve City uses

Ongoing

PKS 3.2 Continue to chip larger green waste at the City's Corporation Yard and redistribute for public and private use.

- All green waste produced from tree pruning, removals, or stump grinding is distributed and used for wood chips
- The Parks & Recreation Department sends loads to the community gardens
- Usable wood is sent to local mill (at the end of Prado) for conversion into furniture or lumber product
 - Usable logs from 20-200 dead, dying, or storm damaged trees are given to the local mill or Central Coast Woodturners of California annually
- Excess green waste is advertised for Woodchip and Firewood Giveaway
 - 120 yards of woodchips and about 5 cords of firewood are given away to citizens annually
- None is sent to the landfill

PKS 5

Ongoing

Public Outreach and Education

PKS 5.1 Continue tree planting and maintenance education programs such as Arbor Day and Downtown Foresters.

- The City continues to host the Annual Arbor Day Celebration, which is now held in the fall to provide less harsh weather conditions for the newly planted trees
 - Attendees are invited to plant trees
 - Students learn about urban ecology
 - City staff is expected to attend to help plant trees and educate attendees on plant techniques
- The City Arborist reports to the Public Works Department on trees in the Downtown Area and is head of the Downtown Foresters volunteer program, in which the City Arborist trains volunteers to plant, prune, water and fertilize plants to maintain the urban ecology

Recommendation: The City should monitor the attendance of these tree planting and maintenance education programs.

Ongoing

PKS 5.2 Partner with regional organizations to create volunteer opportunities for trail work, habitat restoration and open space maintenance.

- The City partners with several regional organizations, including Environmental Center San Luis Obispo (ECOSLO), Central Coast Concerned Mountain Bikers (CCCMB), CivicSpark, Central Coast Grown, and Leadership SLO
 - ECOSLO: The City collaborates with ECOSLO to create a program called SLO Stewards, which heads docent-led hikes and performs trail maintenance twice a month, each time with 10 to 20 volunteers
 - CCCMB: The organization builds trails with City Rangers every Wednesday with about 10 volunteers and a few Saturdays out of the year, usually with 100 volunteers
 - CivicSpark: The program led about 10 volunteers to do trail maintenance in the Cerro San Luis Nature Reserve
 - Central Coast Grown: The City owns City Farm property on the Calle Joaquin Agricultural Preserve and has a 20 year lease with this group so they can do maintenance and farm sustainably everyday
 - Leadership SLO: This is a program through the Chamber of Commerce that led a group of 40-50 volunteers on two different occasions to reestablish the historic Lemon Grove hiking loop at Cerro San Luis

Ongoing

PKS 5.3 Advertise availability of composted green waste, wood chips and firewood.

- As indicated under PKS 3.2, all excess green waste is advertised as available at the Woodchip and Firewood Giveaway



Government Options (GO)

GO 1

In Progress and Ongoing

City Energy Conservation

GO 1.1 Create and implement a City Building Retrofit Program.

- There is no single retrofit plan or program, but there are several City employees and departments enacting building retrofit
- The City's building retrofit is ongoing through CIPs, light replacements, and energy audits
- An energy use inventory was done via CivicSpark to alert the City of buildings using high amounts of energy or where energy use is increasing
 - The preliminary report created via CivicSpark shall be used by the City to target specific sites for future CIPs
- The City also partners with the County, SoCal Gas Company, and PG&E to work to improve energy efficiency throughout the city
- The City recently received a proposal from ZeroCity, LLC (a company dedicated to helping municipalities, school districts, and universities reach zero net greenhouse gas emissions) to help identify, fund, and implement energy use reduction projects
 - The legal team is currently researching the legality of ZeroCity's special funding approach

Recommendation: The City should monitor all building retrofits and include the number of buildings retrofitted as well as the amount of energy saved in the CAP annual report.

GO 9

Ongoing

Employee Commute

GO 9.1 Continue to reduce single-occupant employee commuting through trip reduction incentives.

- The Public Works Department currently encourages businesses to have (or to work with the City to create) a Trip Reduction Plan with trip reduction incentives
- The City also has a Trip Reduction Plan for all City employees
- SLO Regional Rideshare started the Back 'N' Forth Club program that includes
 - A Commute Survey and Trip Reduction Plan tailored to each business involved
 - Other ridesharing tools and incentives for the business's employees

Recommendation: The City should monitor trip reduction rates with the Commute Surveys distributed by Rideshare's Back 'N' Forth Club program and include this data in the CAP annual report.

GO 10

No Progress

Sustainability Coordinator

GO 10.1 Allocate or hire staff to implement CAP and energy programs.

Recommendation: See Local Government Operations (#9) on page 23

GO 11 Public Outreach and Education

No Progress GO 11.1 Publish information on the City’s climate action planning website about successful programs aimed at reducing GHG emissions.

Recommendation: See Recommendation BLD 3.2

No Progress GO 11.2 Participate in Earth Day activities, the County’s Energy-Efficiency Month, and other regional events to educate the community about City climate action planning.

Recommendation: Funding should be provided for participation in Earth Day activities, the County’s Energy-Efficiency Month, and/or other regional events for public outreach and education on City climate action planning.

General Recommendations

CAP Amendments

1. Revise the responsible departments assigned to GHG reduction strategies
2. Create a list of implementation measures to be completed by each department separately so they know what goals to focus on
3. Exclude unrealistic or irrelevant GHG reduction implementation measures
4. Update the language used to differentiate between strategies for municipal buildings or actions only or community wide
5. List existing policies and potential funding sources for implementation
6. Show calculations or short descriptions of what was included in calculations for GHG reduction goals
7. Start out with easier tasks so employees feel more empowered to take on future, more challenging tasks
8. All implementation measures for the near term GHG reduction strategies that have not been started by August 2017 should be included with the implementation measures for the mid-term GHG reduction strategies.

Local Government Operations

9. Create a “Green Team” to implement the CAP
 - Comprised of representatives from each department and should include individuals with expertise in environmental policy, transportation, energy efficiency, planning, and public outreach, for efficient City involvement in CAP objectives
 - Communicate and coordinate with the City departments involved in CAP implementation to monitor implementation actions
 - Provide annual progress reports
 - Develop CAP updates and amendments
 - Update the CAP website (slocool.org) and tie it to the City website (slocity.org)
 - Advertise CAP objectives through outreach (i.e. informational booth at the farmers’ market, with flyers at City Hall and local businesses, etc.)
10. More extensive monitoring should be done for all CAP strategies in order to know what progress has been made and what still needs to be done
11. Organize a Green Team presentation on CAP objectives for new employees during Day of Welcome
12. Coordinate with PACE to create outreach events and marketing of CAP implementation actions

Community Involvement

13. Develop a San Luis Obispo Climate Action Coalition to involve the community in learning about and participating in climate action efforts
14. Allow credit card acceptance at all downtown public parking structures

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List of Acronyms

APCD.....Air Pollution Control District
BMR.....Below Market Rate
CAP.....Climate Action Plan
CAV.....Clean Air Vehicle
CIP.....Capital Improvement Projects
EIR.....Environmental Impact Report
EV.....Electric Vehicle
GHG.....Greenhouse Gas
PACE.....Professional Association of City Employees
SDU.....Single Dwelling Unit
SFR.....Single Family Residence
SLOCOG.....San Luis Obispo Council of Governments
VMT.....Vehicle Miles Traveled

Appendix A

San Luis Obispo Municipal Code Sections

Title 17 Zoning

Chapter 87 Water Efficiency Landscape Standards

Section 040 Implementation Procedures

A. Development Review. For projects that require development review (tentative parcel map, tentative tract, development plan or conditional use permit), project applicants shall submit the following documentation:

1. A completed maximum applied water allowance for the conceptual landscape design.
2. A conceptual landscape design plan which demonstrates that the landscape will meet the landscape design specifications of the city engineering standards uniform design criteria for landscaping and irrigation.
3. A conceptual irrigation design plan which notes the irrigation methods and design actions that will be employed to meet the irrigation specifications of the city engineering standards uniform design criteria for landscaping and irrigation.
4. A grading plan which demonstrates the landscape will meet the specifications of the city engineering standards uniform design criteria for landscaping and irrigation.

B. Building Application. Prior to the issuance of a building permit, project applicants shall submit the following:

1. A completed maximum applied water allowance form (appendices, city engineering standards) based on the final landscape design plan.
2. A final landscape design plan that includes all the criteria required in the city engineering standards uniform design criteria for landscaping and irrigation.
3. A final irrigation plan that includes all the criteria required in the city engineering standards uniform design criteria for landscaping and irrigation.
4. A soils management report that includes at a minimum the criteria required in the city engineering standards uniform design criteria for landscaping and irrigation.
5. A final grading plan that includes all the criteria required in the city engineering standards uniform design criteria for landscaping and irrigation.
6. A hydrozone table (appendices, city engineering standards).

C. Project Completion. Upon completion of the installation of the landscape and irrigation system and prior to the issuance of the certificate of occupancy, the project applicant shall submit the following:

1. A certification of completion (appendices, city engineering standards) signed by the professional of record for the landscape and irrigation design certifying that the project was installed per the city-approved landscape design, irrigation and grading plans and meets or exceeds an average landscape irrigation efficiency of 0.71. The city reserves the right to inspect and audit any irrigation system which has received an approval through the provisions of this chapter.

2. A project applicant shall develop and provide to the owner or owner representative and the city an irrigation schedule that assists in the water management of the project and utilizes the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the criteria in the city engineering standards uniform design criteria for landscaping and irrigation.

3. A regular maintenance schedule shall be submitted by the project applicant with the certificate of completion that includes: routine inspections, adjustment and repairs to the irrigation system, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning and weeding. The maintenance schedule will be provided to the owner or owner representative. (Ord. 1547 § 2 (part), 2010)

Title 13 Public Services

Chapter 07 Water Conservation

Section 010 Substandard water fixtures prohibited.

No person shall cause or allow any water received by such person from the city water system to be wasted due to substandard, leaky or faulty water fixtures or water-using or distributing devices. (Ord. 1089 § 1 (part), 1987)

Section 020 Water runoff prohibited.

A. No person shall cause any water delivered by the city water system to flow away from property owned, occupied or controlled by such person in any gutter, ditch or in any other manner over the surface of the ground, so as to constitute water waste runoff.

B. "Water waste runoff" means water flowing away from property and which is caused by excessive application(s) of water beyond reasonable or practical flow rates, water volumes or duration of application. (Ord. 1089 § 1 (part), 1987)

Chapter 24 Recycled Water Service

Section 010 Statement of policy.

When in the judgment of the city, reclaimed water service can be feasibly provided to a particular parcel for particular uses, the utilities director shall require the use of reclaimed water in lieu of potable water for those uses. As used herein, the term "feasible" means reclaimed water is available for delivery to the property in compliance with all applicable federal, state, and local laws, ordinances and regulations and such reclaimed water can be delivered to the property at an overall cost to the user which does not exceed the overall cost of potable water service. (Ord. 1403 § 1, 2001)

Appendix B

San Luis Obispo General Plan Element Policies and Programs

Chapter 1 Land Use

Goal 1 Growth Management

Policy 5 Jobs/Housing Relationship

The gap between housing demand (due to more jobs and college enrollment) and supply should not increase.

Chapter 3 Housing

Goal 6 Housing Production

Policy 2

New commercial developments in the Downtown Core (C-D Zone) shall include housing, unless the City makes one of the following findings:

- A) Housing is likely to jeopardize the health, safety or welfare of residents or employees; or
- B) The property's shape, size, topography, or other physical factor makes construction of new dwellings infeasible.

Policy 8

Consistent with the City's goal to stimulate higher density infill where appropriate in the Downtown Core (C-D Zone), the City shall consider changes to the Zoning Regulations that would allow for the development of smaller apartments and efficiency units.

Program 29

Continue to pursue incentives to encourage development of Secondary Dwelling Units (SDUs). Possible incentives to include SDU design templates, flexible development standards, fee reductions or deferrals, or other measures to encourage the construction of SDUs where allowed by zoning.

Goal 10 Local Preference

Policy 1

Administer City housing programs and benefits, such as First Time Homebuyer Assistance or affordable housing lotteries, to give preference to: 1) persons living or working in the City or within the City's Urban Reserve, and 2) persons living in San Luis Obispo County

Policy 2

Cal Poly State University and Cuesta College should actively work with the City and community organizations to create positive environment around the Cal Poly Campus by:

- A) Establishing standards for appropriate student densities in neighborhoods near campus;
- B) Promoting homeownership for academic faculty and staff in Low-Density Residential neighborhoods in the northern part of the City; and
- C) Encouraging and participating in the revitalization of degraded neighborhoods.

Program 3

Continue to work with the County of San Luis Obispo for any land use decisions that create significant expansion of employment in the unincorporated areas adjacent to the City to mitigate housing impacts on the City.

Appendix C

Local GHG Reductions Matrix

#	Strategy	GHG Reductions	City Costs	Implementation Method	Responsible Department	Indicators and Monitoring		
Near-Term (0 to 5 years) GHG Reduction Strategies								
-4,018 MTCO ₂ e (15%) • 1,480 – 4,800+ staff hours • \$50,000 - \$200,000+ City costs								
BLD 3	Public Outreach and Education	-1,510	Low	Regional Program	Community Development, Utilities	Number of local participants in Energy Upgrade CA	Number of hits on community web portal	Number of certified green businesses
TLU 2	Alternative Vehicles	-1,110	Medium	General Plan Update Ordinance	Community Development	Number of EV charging stations and clean vehicle parking spaces	Number of local car-share vehicles and members	Number of registered CAVs in City
TLU 6	Parking Management	-460	Medium	Fee Program Downtown Parking Access & Management Plan	Parking Public Works	On-street parking vacancy rate	Parking structure occupancy rates	Annual revenue from parking structures versus parking meters
BLD 2	New Construction Energy Conservation	-288	Low	Community Design Guidelines Building Code Changes Incentive Program	Community Development	Percentage of new construction projects that exceed Cal Green requirements	Percentage of new projects with smart grid appliances	
TLU 7	Shared Parking	-250	Medium	Zoning Code Amendment	Community Development	Average shared parking reduction for tenants in multi-use centers		
GO 1	City Energy Conservation	-190	High	City Program	Public Works, Utilities	Annual facility energy use		
WTR 1	Water Conservation: Existing Development	-90	Low	City Program	Utilities	Reduction in the amount of potable water used for irrigation	Number of rainwater-harvesting systems installed	Annual increase in recycled water use
TLU 8	Reduce the Need for Commuting	-50	Low	LUCE Update Fee Program	Community Development	Jobs-housing ratio reported each year in the General Plan Annual Report	Number of BMR housing units built, including secondary dwelling units	
GO 9	Employee Commute	-50	Medium	City Program	Parking	Percentage of total commute trips made by alternative transportation		
WTR 2	Water Conservation: New Development	-20	Low	City Program	Community Development	Average water use reduction for new development	Annual increase in recycled water use	

#	Strategy	GHG Reductions	City Costs	Implementation Method	Responsible Department	Indicators and Monitoring		
RE 3	Public Outreach and Education	Support Measure	Low	Regional Program	Community Development	Attendance at public events focused on energy	Number of projects with photovoltaic systems	
TLU 9	Public Outreach and Education	Support Measure	Medium	Regional Program	Community Development	Number of transportation welcome packets distributed annually	Amount of participation in commuting events and programs	
WTR 3	Public Outreach and Education	Support Measure	Medium	City Program	Community Development	Reductions in household water usage	Number of households that take advantage of available rebates	
WST 2	Public Outreach and Education	Support Measure	Low	City Program	Community Development	Composting workshop attendance	Number of waste audits	Number of field trips to waste facilities
PKS 5	Public Outreach and Education	Support Measure	Low	City Program	Community Development, Parks & Recreation	Number of attendees at outreach and training events	Number of partnerships with local organizations	
GO 11	Public Outreach and Education	Support Measure	Low	Regional Program	Community Development	Number of hits on the City's climate action planning website	Attendance at various outreach events	
PKS 3	Green Waste Recycling	Support Measure	Low	City Program	Public Works	Tons of green waste collected	Amount of firewood and wood chips distributed	
GO 10	Sustainability Coordinator	Support Measure	High	City Program Financial Plan Priority	Community Development, Utilities	Number of CAP programs implemented through dedication of staff time		

Appendix D

City Parking Structure Revenue

SUNGARD PENTAMATION
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 TIME: 14:13:25
 CITY OF SAN LUIS OBISPO
 REVENUE STATUS REPORT
 PAGE NUMBER: 2
 REVSTAll

SELECTION CRITERIA: orgn.fund='510'
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FUND-510 PARKING FUND 2ND SUBTOTAL-5526 PARKING STRUCTURE COLLECT
 DEPARTMENT- TITLE NOT FOUND
 PROGRAM- TITLE NOT FOUND
 1ST SUBTOTAL-570 SERVICE CHARGES-ENT. FUND

ACCOUNT	TITLE	BUDGET	PERIOD RECEIPTS	RECEIVABLES	YEAR TO DATE RECEIPTS	AVAILABLE BALANCE	YTD/ BUD
56614	MORRO KIOSK GARAGE FEES	8,487.00	-22.83	.00	2,479.42	6,007.58	29.21
	TOTAL PARKING STRUCTURE COLLE	863,838.00	-83.58	.00	863,076.73	761.27	99.91
2ND SUBTOTAL-5528 LONG-TERM PARKING REVENUE							
56670	RESIDENTIAL PERMITS	14,804.00	.00	.00	14,855.00	-51.00	100.34
56680	METER BAG SALES	26,237.00	.00	.00	52,454.00	-26,217.00	199.92
56690	10-HOUR METER PERMITS	148,431.00	80.00	.00	237,657.50	-89,226.50	160.11
56700	MERCHANT VALIDATION	12,483.00	.00	.00	19,622.50	-7,139.50	157.19
56710	PASSCARD FEES	85,203.00	- .10	.00	96,654.17	-11,451.17	113.44
56711	PASSCARD FEES - MARSH ST	69,786.00	.00	.00	74,690.60	-4,904.60	107.03
56712	PASSCARD FEES - 919 PALM	30,685.00	.00	.00	28,477.50	2,207.50	92.81
56720	COMMERCIAL LOADING ZONE	3,842.00	.00	.00	3,270.00	572.00	85.11
	TOTAL LONG-TERM PARKING REVEN	391,471.00	79.90	.00	527,681.27	-136,210.27	134.79
2ND SUBTOTAL-5530 PARKING IN-LIEU FEES							
56800	PK. SPC. IN-LIEU ORD 110	18,153.00	.00	.00	852,825.00	-834,672.00	4697.98
	TOTAL PARKING IN-LIEU FEES	18,153.00	.00	.00	852,825.00	-834,672.00	4697.98
2ND SUBTOTAL-5540 OTHER SERVICE CHARGES							
56860	OTHER PARKING REVENUE	100.00	- .10	.00	194.08	-94.08	194.08
	TOTAL OTHER SERVICE CHARGES	100.00	- .10	.00	194.08	-94.08	194.08
2ND SUBTOTAL-797 SUBTOTAL							
56750	LEASE REVENUE	218,302.00	.00	.00	237,821.58	-19,519.58	108.94
	TOTAL SUBTOTAL	218,302.00	.00	.00	237,821.58	-19,519.58	108.94
	TOTAL SERVICE CHARGES-ENT. FU	3,347,243.00	141,923.17	.00	4,382,275.67	-1,035,032.67	130.92
1ST SUBTOTAL-580 FINES, FORFEITS & PENALTY							
2ND SUBTOTAL-797 SUBTOTAL							
57100	PARKING FINES (CITY)	185,801.00	-1,005.00	.00	121,864.55	63,936.45	65.59
57120	PARKING FINES (CONTRACT)	883,527.00	63,204.00	.00	757,576.36	125,950.64	85.74
57130	PARKING FINES (SURCHARGE)	-256,598.00	-49,625.00	.00	-267,084.50	10,486.50	104.09
57140	PARKING FINES (PD ISSUED)	-104,396.00	-20,728.79	.00	-78,174.65	-26,221.35	74.88
	TOTAL SUBTOTAL	708,334.00	-8,154.79	.00	534,181.76	174,152.24	75.41
	TOTAL FINES, FORFEITS & PENAL	708,334.00	-8,154.79	.00	534,181.76	174,152.24	75.41
1ST SUBTOTAL-610 OPERATING TRANSFERS IN							
2ND SUBTOTAL- TITLE NOT FOUND							
61000	OPER TRSF IN - GENL FUND	69,738.00	.00	.00	69,738.00	.00	100.00
	TOTAL TITLE NOT FOUND	69,738.00	.00	.00	69,738.00	.00	100.00
	TOTAL OPERATING TRANSFERS IN	69,738.00	.00	.00	69,738.00	.00	100.00

SUNGARD PENTAMATION
 DATE: 05/16/2016
 TIME: 14:13:25
 CITY OF SAN LUIS OBISPO
 REVENUE STATUS REPORT
 PAGE NUMBER: 3
 REVSTAll

SELECTION CRITERIA: orgn.fund='510'
 ACCOUNTING PERIOD: 13/15

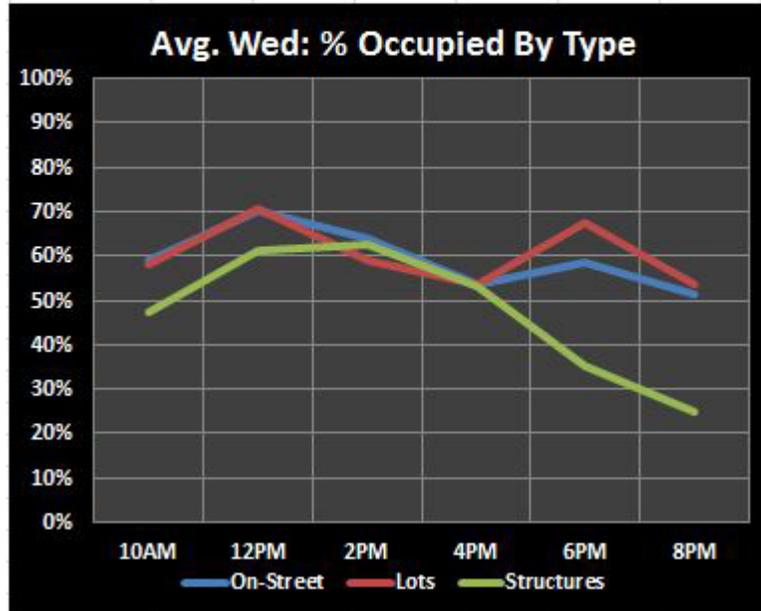
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FUND-510 PARKING FUND
 DEPARTMENT- TITLE NOT FOUND
 PROGRAM- TITLE NOT FOUND
 1ST SUBTOTAL-610 OPERATING TRANSFERS IN

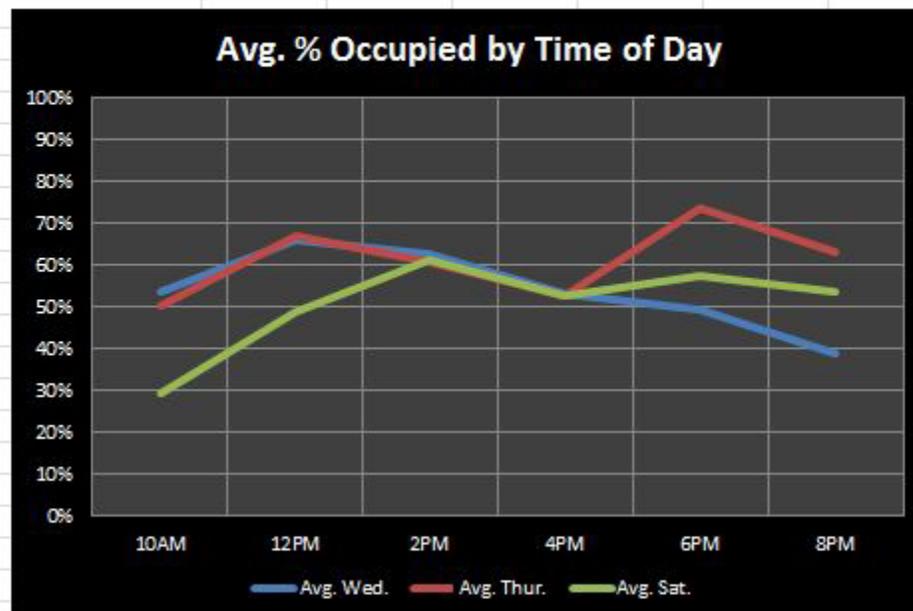
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	TOTAL TITLE NOT FOUND	4,146,315.00	161,089.84	.00	5,044,414.45	-898,099.45	121.66
	TOTAL TITLE NOT FOUND	4,146,315.00	161,089.84	.00	5,044,414.45	-898,099.45	121.66
	TOTAL PARKING FUND	4,146,315.00	161,089.84	.00	5,044,414.45	-898,099.45	121.66
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Appendix E City Parking Structure Occupancy Rates

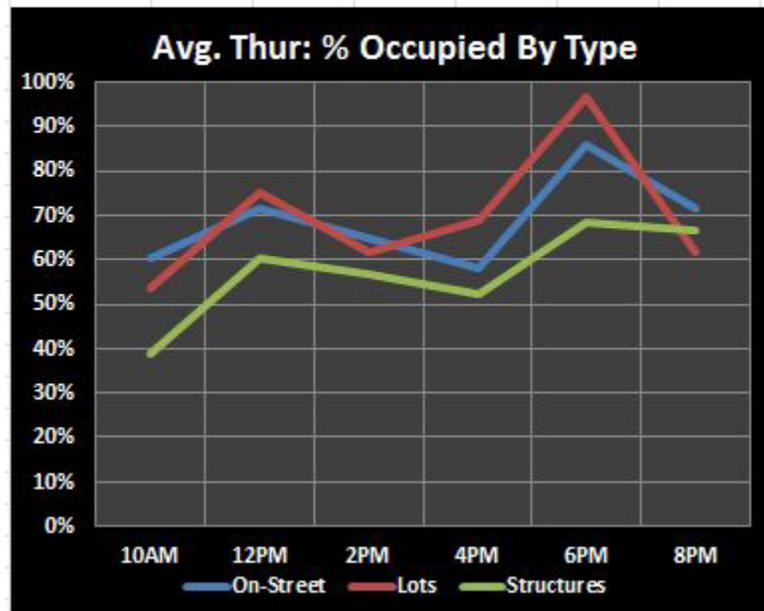
Avg. Wed.	10AM	12PM	2PM	4PM	6PM	8PM
On-Street	59%	70%	64%	54%	59%	51%
Lots	58%	71%	59%	54%	67%	54%
Structures	47%	61%	62%	53%	35%	25%



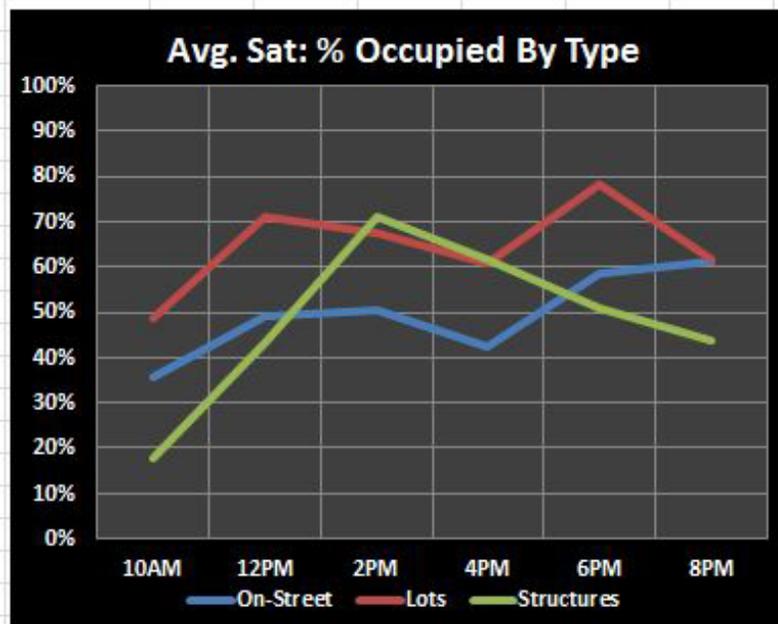
Date	10AM	12PM	2PM	4PM	6PM	8PM
Avg. Wed.	54%	66%	63%	53%	49%	39%
Avg. Thur.	50%	67%	61%	53%	74%	63%
Avg. Sat.	29%	49%	62%	53%	57%	54%



Avg. Thur.	10AM	12PM	2PM	4PM	6PM	8PM
On-Street	60%	72%	65%	58%	86%	71%
Lots	54%	75%	62%	69%	97%	62%
Structures	39%	60%	57%	52%	68%	66%



Avg. Sat	10AM	12PM	2PM	4PM	6PM	8PM
On-Street	36%	49%	51%	42%	58%	61%
Lots	49%	71%	68%	61%	78%	62%
Structures	18%	43%	71%	62%	51%	44%



Appendix F Water Utility Bill



Finance & Information Technology

Utility Billing

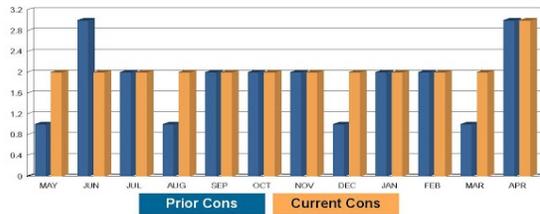
990 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7133
www.SLOCity.org/PayWaterBill

CITY OF SLO-UTILITIES
60% 500.55100.7603/7604
40% 520.55300.7603/7604
DO NOT MAIL, 0

SPECIAL MESSAGE

Any unpaid previous balance is subject to penalties and disconnection if not paid by 05/09/2016. For more information about your account, please visit our website at www.slocity.org/paywaterbill.

USAGE HISTORY



Average Gallon/Day = 68.00

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 010185-000
SERVICE ADDRESS: 879 MORRO
SERVICE PERIOD: 3/5/2016 to 4/7/2016
BILLING DATE: 4/18/2016
DUE DATE: 5/15/2016

CURRENT CHARGES

City Account 1-8 units 20.76
Drought Surcharge Tier 1 2.94
Water Base Charge Tax Exempt 7.63
Drought Surcharge Tax Exempt 0.37
Commercial Sewer 27.51
Sewer Base Fee 8.32

TOTAL CURRENT CHARGES 67.53

METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
470513	3/5/2016	384	4/7/2016	387	3

BILL SUMMARY

PREVIOUS BALANCE 50.46
THANK YOU FOR YOUR PAYMENT -50.46
ADJUSTMENTS 0.00
ADDITIONAL BILLING 0.00
CURRENT CHARGES 67.53

TOTAL AMOUNT DUE 67.53

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 010185-000
SERVICE ADDRESS: 879 MORRO
SERVICE PERIOD: 3/5/2016 to 4/7/2016
BILLING DATE: 4/18/2016
DUE DATE: 5/15/2016

CITY OF SLO-UTILITIES
60% 500.55100.7603/7604
40% 520.55300.7603/7604
DO NOT MAIL, 0

AMOUNT DUE

TOTAL AMOUNT DUE BY 5/15/2016 67.53

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

01018500000067534

Appendix G

Water Fixture Retrofit Self-Certification Form



Building & Safety Division

Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218

T 805.781.7180

F 808.781.7182

WATER CONSERVING PLUMBING FIXTURES AND FITTINGS

Certification of Installation for Residential Occupancies

Effective January 1st, 2014, the City of San Luis Obispo will be requiring compliance with California Civil Code Section 1101.1. This regulation requires the installation of water conserving plumbing fixtures in residential building built prior to 1994 when a permit is issued for alterations, additions or improvements. All "non-compliant" plumbing fixtures must be replaced or modified prior to the permitted work receiving a final inspection of approval.

These plumbing fixtures shall comply with the following:

- Waters Closets: 1.6 gal/flush
- Shower heads: 2.5 GPM
- Interior faucets: 2.2 GPM
- Urinals: 1.0 gal/flush

Projects that require to comply with CalGreen shall comply with the following:

- 4.303.1.1 Waters Closets: ≤ 1.28 gal/flush
- 4.303.1.2 Urinals: ≤ 0.5 gal/flush
- 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
- 4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time
- 4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.2 gpm @ 60 psi
- 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
- 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
- 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

Certification by Owner and Contractor

This self-certification option is only available for alterations or repairs to the exterior of the building when access to the interior of the dwelling by the City of San Luis Obispo Building Inspector is not achieved during the course of construction.

Project Address: _____ Permit No. _____

Property Owner: _____

As the contractor for this project I agree to provide this document to the owner, obtain his/her signature and deliver this signed document to the Building Inspector. I understand that final inspection approval cannot be granted without this signed document or an interior inspection by the Building Inspector to verify the water conservation measures.

Licensed Contractor: _____ Lic. No. _____ Signature: _____

I, the owner, hereby certify that I have verified that all required water conserving plumbing fixtures are or will be brought up to code.

Owner's Signature: _____ Date: _____



City of San Luis Obispo Energy Baseline Report



August 2, 2016

Contents

- I. Introduction..... 1
- II. Energy Use and Cost Analysis..... 1
- III. Energy Use Intensity Analysis 6
- IV. Next Steps in Municipal Energy Management Program 8
- V. Contact Information 8
- VI. Portfolio Manager Login Credentials..... 8
- Appendix A- Table of Property Information 9
- Appendix B - Definitions of Primary Function Types..... 10

I. Introduction

San Luis Obispo County's Energy Watch¹ (Energy Watch) is a partnership between the County of San Luis Obispo, Pacific Gas and Electric Company (PG&E), Southern California Gas Company (SoCalGas), and participating cities and special districts. As part of a comprehensive program, Energy Watch provides information to local governments regarding energy use and costs in their facilities and infrastructure. This information is used to identify opportunities for energy and cost savings, to help participants finance and implement energy saving measures and projects, and to track building performance.

This report was made possible by collaboration between CivicSpark and Energy Watch. CivicSpark is a governor's initiative AmeriCorps program designed to help local governments build capacity. In the County of San Luis Obispo, CivicSpark's mission is to provide support for the implementation of the Climate Action Plans for the seven incorporated Cities and County.

The dual purpose of this report is to (1) analyze San Luis Obispo's energy use and cost from June 2013 to May 2016 and to (2) serve as a baseline and guiding document for future energy efficiency efforts. San Luis Obispo authorized Energy Watch to collect utility data from PG&E and SoCalGas to produce this report. The Environmental Protection Agency's Energy Star Portfolio Manager, a free online benchmarking tool, was used, in part, to track and monitor energy use and cost, as well as building performance in facilities over time.

II. Energy Use and Cost Analysis

This report highlights 18 buildings and three types of utility infrastructure owned and operated by the City of San Luis Obispo. The energy analysis below describes the electricity and natural gas use and costs for each facility, the percent change between June 2013 and May 2016, and overall energy trend analysis.

Tables 1.1 and 1.2 below include a detailed year by year breakdown of electricity and natural gas use and costs for all San Luis Obispo buildings and infrastructure types.

¹ This program is funded by California utility customers and administered by PG&E and SoCalGas under the auspices of the California Public Utilities Commission.

Table 1.1 Electricity Usage and Cost, 2013 to 2016

Facility Name	June '13 - May '14		June '14 - May '15		June '15 - May '16		Electricity Cost (\$) % Change June '13 - May '16	Electricity Usage (kWh) % Change June '13 - May '16
	Electricity Cost (\$)	Electricity Usage (kWh)	Electricity Cost (\$)	Electricity Usage (kWh)	Electricity Cost (\$)	Electricity Usage (kWh)		
Building								
836 Pacific Street Parking Garage	\$ 39,047.72	258660	\$ 44,632.11	275604	\$ 47,044.29	283307	17%	9%
842 Palm Street Parking Structure	\$ 18,879.37	136847	\$ 20,219.28	135312	\$ 20,466.63	132716	8%	-3%
871 Marsh Street Office and Parking Garage	\$ 21,475.90	144291	\$ 18,284.54	103777	\$ 18,325.58	95651	-17%	-51%
919 Palm Parking Garage	\$ 23,187.85	153329	\$ 24,621.15	151848	\$ 25,485.73	154853	9%	1%
City Hall	\$ 49,793.96	296246	\$ 52,461.53	287061	\$ 54,398.38	279226	8%	-6%
City of San Luis Obispo Utilities Department	\$ 3,115.98	17436	\$ 4,406.28	22289	\$ 5,124.43	24123	39%	28%
Corporation Yard	\$ 44,850.97	275748	\$ 47,516.64	278315	\$ 48,282.75	270262	7%	-2%
Fire Station #1	\$ 25,614.76	155099	\$ 29,986.83	166450	\$ 30,366.07	162046	16%	4%
Fire Station #2	\$ 7,785.63	42104	\$ 7,906.90	41262	\$ 9,579.11	45368	19%	7%
Fire Station #3	\$ 7,558.63	40661	\$ 7,937.65	41009	\$ 8,552.46	40249	12%	-1%
Fire Station #4	\$ 6,190.98	33487	\$ 6,824.90	35287	\$ 7,288.38	34276	15%	2%
Ludwick Community Center	\$ 8,470.70	39053	\$ 7,209.64	36755	\$ 6,871.85	32492	-23%	-20%
Parks and Recreation Department Offices	\$ 8,650.54	45520	\$ 8,984.38	44320	\$ 8,487.45	38429	-2%	-18%
Police Department Building	\$ 59,412.91	344392	\$ 51,829.87	285541	\$ 45,685.88	245472	-30%	-40%
Public Works and Community Development Offices	\$ 38,815.68	213480	\$ 38,965.67	197640	\$ 40,202.06	206636	3%	-3%
Safety Dispatch Center	\$ 49,677.37	368946	\$ 53,698.03	381307	\$ 54,858.08	367054	9%	-1%
Senior Citizens Center	\$ 6,151.52	27652	\$ 6,824.05	30156	\$ 7,021.44	30125	12%	8%
Sinsheimer Park	\$ 34,534.24	209795	\$ 13,431.26	15486	\$ 25,166.58	109398	-37%	-92%
Buildings Total	\$ 453,214.71	2802746	\$ 445,740.71	2529419	\$ 463,207.15	2551683	2%	-10%
Utility Infrastructure Waste Water								
WWTP/WRRF Main Operations	\$ 549,612.55	4498218	\$ 591,134.56	4524723	\$ 523,594.67	3818560	-5%	-18%
WWTP/WRRF Recycled Water System	\$ 46,706.52	247506	\$ 50,448.05	249637	\$ 56,852.32	270451	18%	8%
Waste Water Total	\$ 596,319.07	4745724	\$ 641,582.61	4774360	\$ 580,446.99	4089011	-3%	-16%
Utility Infrastructure Fresh Water								
Water Treatment Plant	\$ 303,754.27	2097600	\$ 326,650.82	2059200	\$ 311,232.87	1885200	2%	-11%
All Facilities Total	\$ 1,353,288.05	9646070	\$ 1,413,974.14	9362979	\$ 1,354,887.01	8525894	0%	-13%

Table 1.2 Natural Gas Usage and Cost, 2013 to 2016

Facility Name	June '13 - May '14		June '14 - May '15		June '15 - May '16		Natural Gas Cost (\$) % Change June '13 - May '16	Natural Gas Usage (Therm) % Change June '13 - May '16
	Natural Gas Cost (\$)	Natural Gas Usage (Therm)	Natural Gas Cost (\$)	Natural Gas Usage (Therm)	Natural Gas Cost (\$)	Natural Gas Usage (Therm)		
Building								
City Hall	\$ 3,959.95	3907	\$ 3,224.17	3159	\$ 3,414.63	3728	-16%	-5%
City of San Luis Obispo Utilities Department	\$ 694.42	484	\$ 549.51	370	\$ 539.04	384	-29%	-26%
Fire Station #1	\$ 2,759.01	2642	\$ 2,023.52	1945	\$ 2,023.52	1945	-36%	-36%
Fire Station #2	\$ 1,153.87	940	\$ 859.06	682	\$ 971.20	860	-19%	-9%
Fire Station #3	\$ 1,610.51	1381	\$ 1,200.08	1024	\$ 1,519.86	1495	-6%	8%
Fire Station #4	\$ 1,185.66	994	\$ 708.67	524	\$ 974.13	858	-22%	-16%
Ludwick Community Center	\$ 1,079.57	872	\$ 770.99	600	\$ 1,057.08	936	-2%	7%
Parks and Recreation Department Offices	\$ 639.79	445	\$ 559.28	383	\$ 653.88	505	2%	12%
Police Department Building	\$ 6,913.41	7643	\$ 4,525.19	4741	\$ 4,238.03	4796	-63%	-59%
Public Works and Community Development Offices	\$ 272.94	78	\$ 266.08	72	\$ 253.80	66	-8%	-18%
Senior Citizens Center	\$ 1,191.65	980	\$ 997.33	818	\$ 1,078.51	957	-10%	-2%
Sinsheimer Park	\$ 73,296.94	104235	\$ 88,219.62	136534	\$ 47,647.96	76984	-54%	-35%
Buildings Total	\$ 94,757.72	124601	\$ 103,903.50	150852	\$ 64,371.64	93514	-47%	-33%
Utility Infrastructure Waste Water								
WWTP/WRRF Main Operations	\$ 24,532.32	30264	\$ 21,623.59	27036	\$ 13,660.50	18528	-80%	-63%
All Facilities Total	\$ 119,290.04	154865	\$ 125,527.09	177888	\$ 78,032.14	112042	-53%	-38%

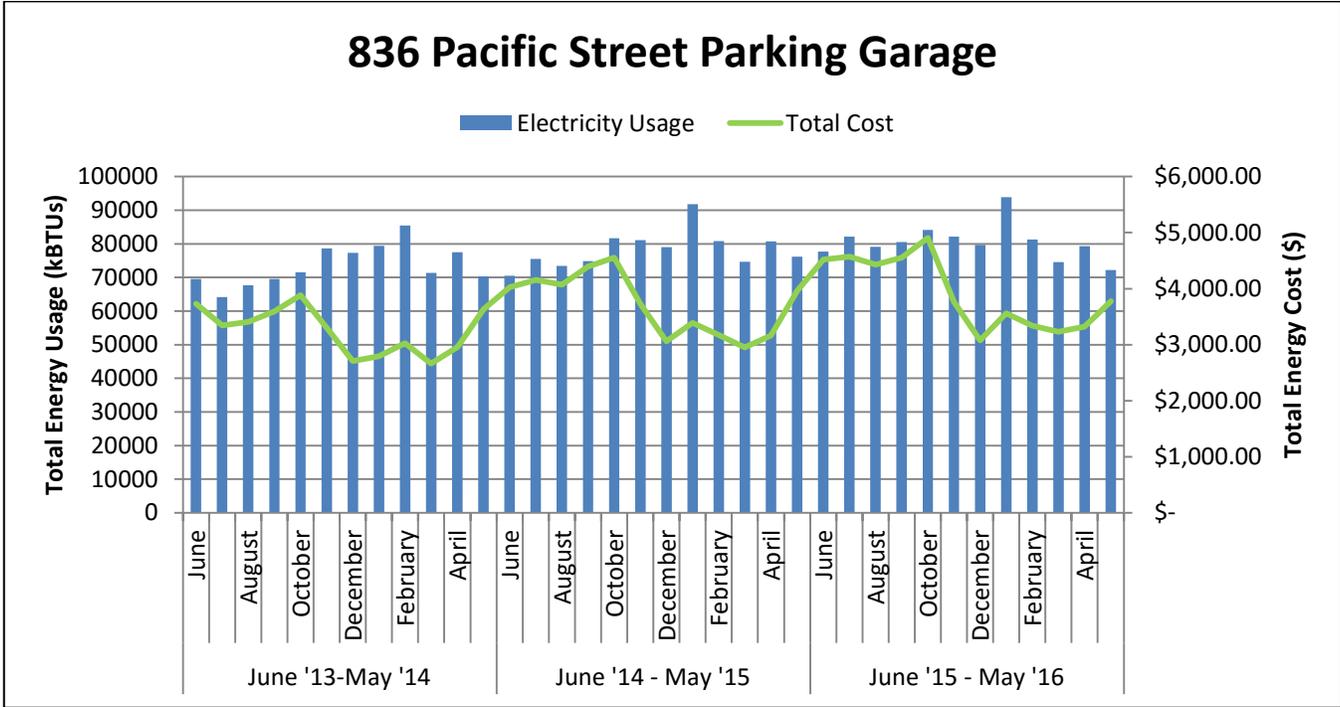
Energy usage throughout the next section of the report is expressed in British Thermal Units (BTUs) – a standard unit for energy use. Energy usage of any kind can be expressed in BTUs, including electricity and natural gas, making it an effective metric to show total energy usage. The energy usage in the tables above have been converted into kBTUs in the graphs below using the standard conversion of 1 kWh = 3.412 kBTUs and 1 Therm = 100 kBTUs.

For the purpose of this baseline report and to help determine potential opportunities for future energy and cost savings, threshold criteria were developed to help identify facilities for further analysis. These criteria, highlighted below, emphasize facilities with energy use that is high and increased over the analysis period. Please note there are other facilities with significant energy use and cost that should be considered for future assessment.

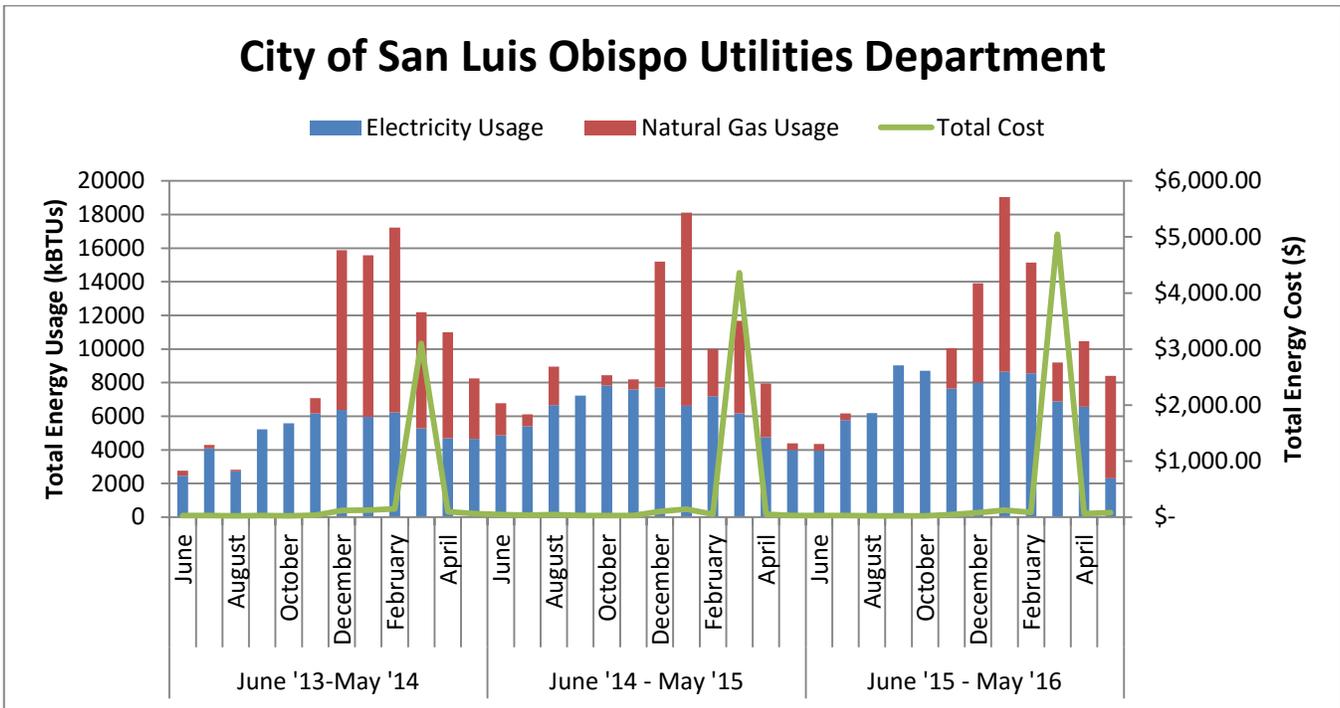
Facilities highlighted in this report have EITHER electrical consumption greater than 20,000 kWh (68,240 kBTUs) annually OR gas use greater than 1,000 therms (100,000 kBTUs) annually, AND experienced BOTH an increase in energy use greater than 3% and an increase in energy cost greater than \$500 between 2013 and 2016.

Graphs 1.1 - 4 depict the total energy cost (\$) over total energy use (kBtUs) for San Luis Obispo's 4 facilities with the highest energy use and costs, in accordance with the above threshold.

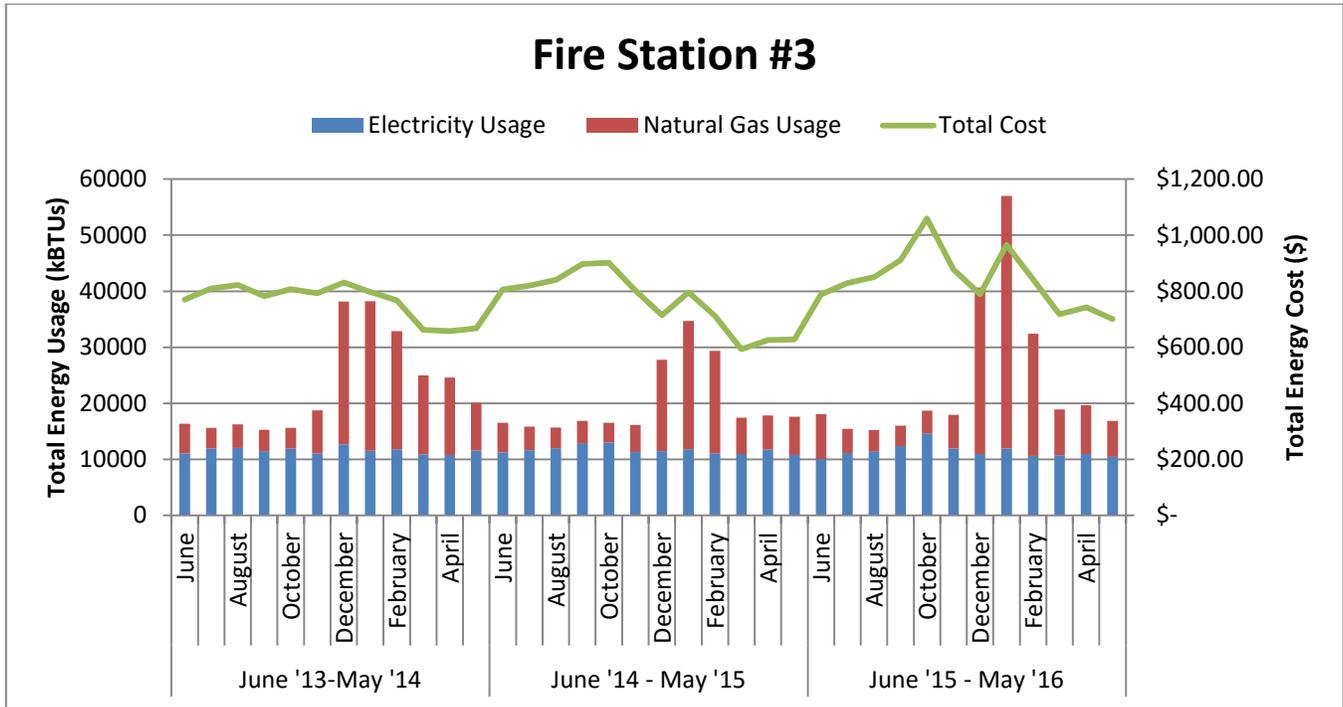
Graph 1.1 836 Pacific Street Parking Garage Energy Cost and Use from June 2013 - May 2016



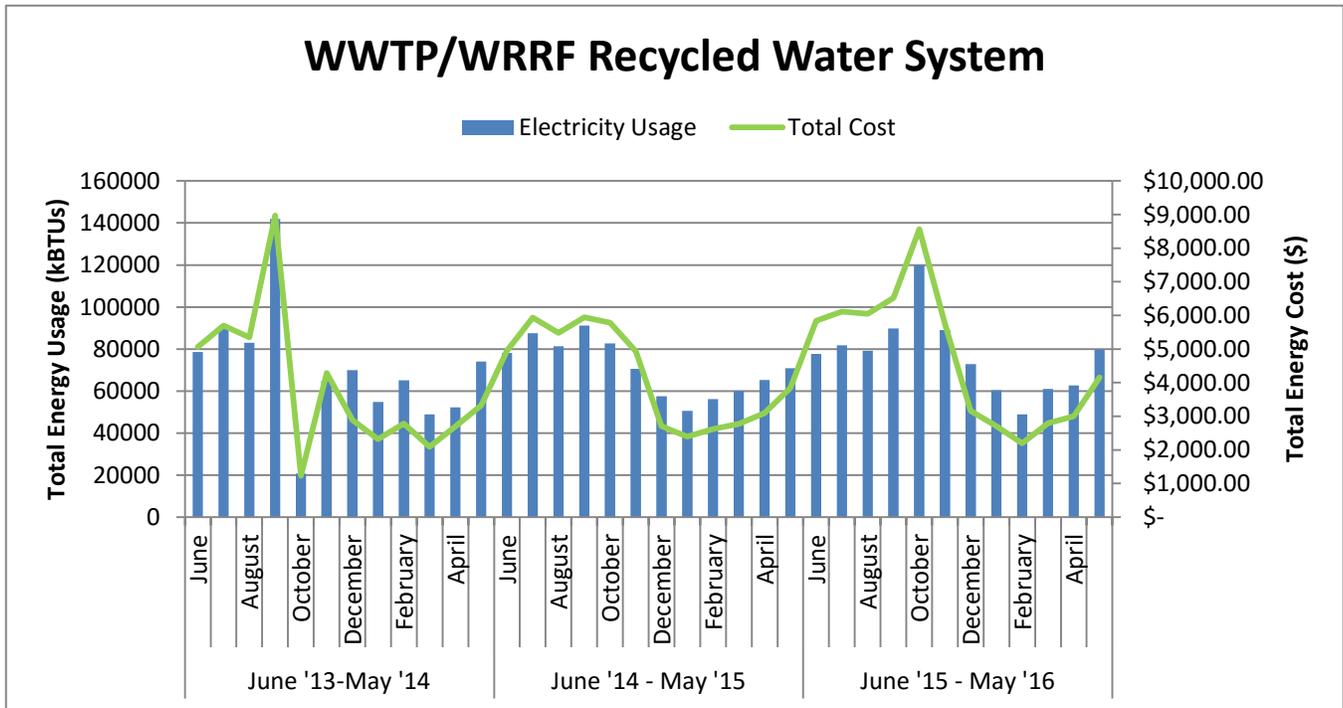
Graph 1.2 City of San Luis Utilities Department Combined Energy Cost and Use from June 2013 - May 2016



Graph 1.3 Fire Station No. 3 Combined Energy Cost and Use from June 2013 to May 2016



Graph 1.4 WWTP/WRRF Recycled Water System Energy Cost and Use from June 2013 to May 2016



III. Energy Use Intensity Analysis

Energy Use Intensity (EUI) is a unit of measurement that represents the energy consumed by a building relative to its size and property type. This is calculated by dividing the total amount of energy consumed (kBtu) by a building in one year by the building's total floor area (square feet). The following analysis includes all of San Luis Obispo's facilities that were eligible for calculating EUI. See Appendix B for property type definitions.

High or low EUI values do not necessarily describe a facility's energy efficiency. EUI numbers are relative and are compared to other similar facilities. For the purpose of this report, we have decided to compare the EUI of San Luis Obispo's facilities to a national median of similar property types. Facilities with EUIs that are higher than the national median are considered less efficient, while facilities with EUIs lower than the national median are more efficient. These comparisons are portrayed below in Graph 2.1.

Table 2.1 lists the EUI of San Luis Obispo's facilities as calculated by the Portfolio Manager tool.

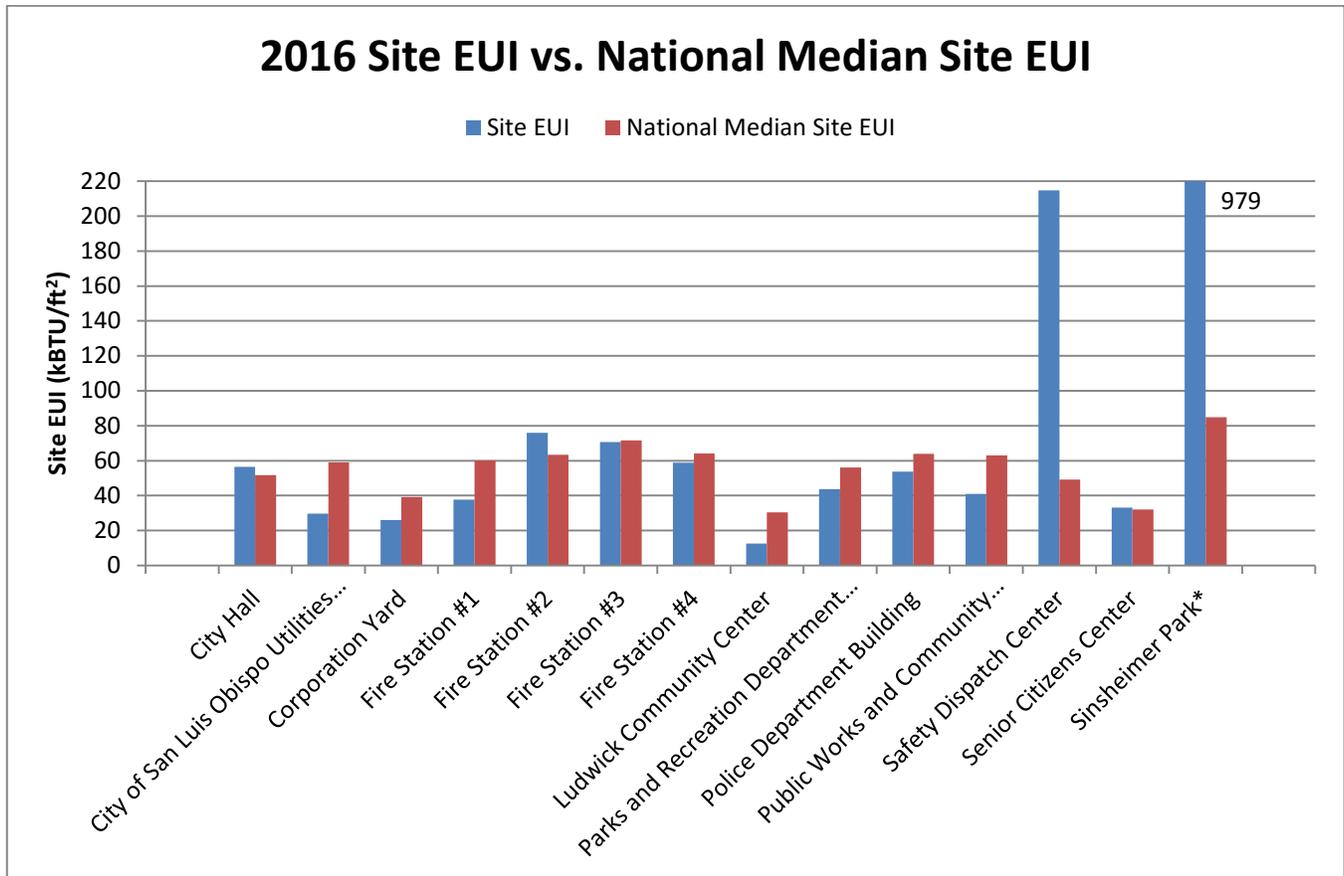
Table 2.1 Site EUI for 2013 to 2016

Facility Name	Property Type	Gross Floor Area (ft ²)	Site EUI (kBtu/ft ²)			National Median Site EUI
			June '13 - May '14	June '14 - May '15	June '15 - May '16	
Building						
City Hall	Office	22971	61	56	58	52
City of San Luis Obispo Utilities Department	Office	3810	28	30	32	59
Corporation Yard	Other - Public Services	36000	26	26	26	39
Fire Station #1	Fire Station	20398	39	37	37	60
Fire Station #2	Fire Station	3000	79	70	80	63
Fire Station #3	Fire Station	3726	74	65	77	72
Fire Station #4	Fire Station	3130	68	55	65	64
Ludwick Community Center	Social/Meeting Hall	15000	15	12	14	30
Parks and Recreation Department Offices	Office	4200	48	45	43	56
Police Department Building	Police Station	25152	77	58	52	64
Public Works and Community Development Offices	Office	17000	43	40	42	63
Safety Dispatch Center	Police Station	6044	208	215	207	49
Senior Citizens Center	Social/Meeting Hall	5766	33	32	34	32
Sinsheimer Park	Fitness Center/Health Club/Gym	8288	1344	1654	974	85

Graph 2.1 depicts how the energy use intensity of San Luis Obispo facilities compares to a national median of facilities with the same property type. According to Portfolio Manager, the national median EUI is the recommended benchmark metric for all buildings. The median value is the middle of the national population – half of the buildings use more energy and the other half use less. A complete listing of all national median EUI values can be found at

<https://portfoliomanager.energystar.gov/pdf/reference/US%20National%20Median%20Table.pdf>

Graph 2.1 Site EUI vs. National Median



*Sinsheimer Park has an EUI value of 979 kBtu/ft², which exceeds the maximum value shown on the vertical axis of Graph 2.1.

IV. Next Steps in Municipal Energy Management Program

- Perform energy assessments on priority or all facilities
 - Energy Watch will coordinate with the utilities and each of the 3rd party service providers conducting energy assessments to provide a single report identifying the best opportunities for energy and cost savings, as well as the information necessary for financing and moving forward with project implementation.
- Implement Energy and Cost Saving Measures and Projects
 - Energy Watch will help select, plan, and manage cost-effective energy saving projects. This includes leveraging technical and engineering resources, navigating rebate and incentive procurement, and securing no or low interest financing.
- Monitor and measure facility and infrastructure performance and provide an annual Energy Baseline Report and Rate Analysis
 - Energy Watch and CivicSpark will assist in the continual monitoring of energy use for your City and provide annual baseline reports and rate analyses to City staff.

V. Contact Information

Jordan Garbayo jgarbayo@co.slo.ca.us
Katie Webster kwebster@civicspark.lgc.org

VI. Portfolio Manager Login Credentials

User Name: SanLuisObispoCity
Password: EnergyWatch1
<http://Portfoliomanager.energystar.gov>

Energy Watch staff is available to help train San Luis Obispo staff how to use Portfolio Manager as a means to easily track and measure energy use, costs, and performance over time.

Appendix A - Table of Property Information

Facility Name	Address	SAID # (PG&E)	BAID # (SCG)	Meter # (SCG)	Property Floor Area (ft ²)	Total Energy Cost (\$) June '13 - May '14	Total Energy Cost (\$) June '14 - May '15	Total Energy Cost (\$) June '15 - May '16	Total Energy Usage (kBtu) June '13 - May '14	Total Energy Usage (kBtu) June '14 - May '15	Total Energy Usage (kBtu) June '15 - May '16
Building											
836 Pacific Street Parking Garage	836 Pacific Street	7212993421			1350	\$ 39,047.72	\$ 44,632.11	\$ 47,044.29	882548	940361	966643
842 Palm Street Parking Structure	842 Palm Street	7212993880			92212	\$ 18,879.37	\$ 20,219.28	\$ 20,466.63	466922	461685	452827
871 Marsh Street Office and Parking Garage	871 Marsh Street	7212993138			104862	\$ 21,475.90	\$ 18,284.54	\$ 18,325.58	492321	354087	326361
919 Palm Parking Garage	919 Palm Street	7212993548			86000	\$ 23,187.85	\$ 24,621.15	\$ 25,485.73	523159	518105	528358
City Hall	990 Palm Street	2473387193			22971	\$ 49,793.96	\$ 52,461.53	\$ 54,398.38	1010791	979452	952719
		5519318748	969151300	13235835		\$ 3,959.95	\$ 3,224.17	\$ 3,414.63	390700	315900	372800
City of San Luis Obispo Utilities Department	879 Morro St	0978936811	1494151193	3608214	3810	\$ 3,115.98	\$ 4,406.28	\$ 5,124.43	59492	76050	82308
		2473387022				\$ 694.42	\$ 549.51	\$ 539.04	48400	37000	38400
Corporation Yard	25 Prado Rd	965296595			36000	\$ 1,056.67	\$ 1,314.77	\$ 703.69	14344	17022	6851
Fire Station #1	2160 Santa Barbara Street	965296595	1221152027	13264921	20398	\$ 43,794.30	\$ 46,201.87	\$ 47,579.06	926508	932588	915283
		965296872				\$ 25,614.76	\$ 29,986.83	\$ 30,366.07	530594	569425	554359
Fire Station #2	136 N. Chorro Street	965296872	1442169800	10280293	3000	\$ 2,759.01	\$ 2,023.52	\$ 2,023.52	264200	194500	194500
		965296588				\$ 7,785.63	\$ 7,906.90	\$ 9,579.11	144038	141157	155204
Fire Station #3	1280 Laurel Lane	965296588	90152900	6434889	3726	\$ 1,153.87	\$ 859.06	\$ 971.20	94000	68200	86000
		965296943				\$ 7,558.63	\$ 7,937.65	\$ 8,552.46	139101	140292	137692
Fire Station #4	1395 Madonna Road	965296943	1409149100	13234391	3130	\$ 1,610.51	\$ 1,200.08	\$ 1,519.86	138100	102400	149500
		2473387325				\$ 6,190.98	\$ 6,824.90	\$ 7,288.38	114559	120717	117258
Ludwick Community Center	864 Santa Rosa Street	5845533555	976157300	13473354	15000	\$ 1,185.66	\$ 708.67	\$ 974.13	99400	52400	85800
Parks and Recreation Department Offices	1341 Nipomo Street	1746150427	12743068		4200	\$ 8,470.70	\$ 7,209.64	\$ 6,871.85	133600	125739	111155
		1152896225				\$ 1,079.57	\$ 770.99	\$ 1,057.08	87200	60000	93600
Police Department Building	1042 Walnut Street	1389151200	13617407		25152	\$ 8,650.54	\$ 8,984.38	\$ 8,487.45	155724	151619	131466
		5845533756				\$ 639.79	\$ 559.28	\$ 653.88	44500	38300	50500
Public Works and Community Development Offices	919 Palm St #1	1200616737	12172910		17000	\$ 59,412.91	\$ 51,829.87	\$ 45,685.88	1178165	976836	839760
Safety Dispatch Center	1135 Roundhouse Ave	1152896248			6044	\$ 272.94	\$ 266.08	\$ 253.80	7800	7200	6600
		2473387050				\$ 49,677.37	\$ 53,698.03	\$ 54,858.08	1258844	1301019	1252388
Senior Citizens Center	1445 Santa Rosa Road	6,151.52			5766	\$ 6,151.52	\$ 6,824.05	\$ 7,021.44	94597	103164	103058
		1143161600	3021736			\$ 1,191.65	\$ 997.33	\$ 1,078.51	98000	81800	95700
Sinsheimer Park	900 Southwood Drive	5845533948			8288	\$ 34,534.24	\$ 13,431.26	\$ 25,166.58	717709	52978	374251
		1959152600	11122666			\$ 73,296.94	\$ 88,219.62	\$ 47,647.96	10423500	13653400	7698400
Buildings Total						\$ 547,972.43	\$ 549,644.21	\$ 527,578.79	22033431	23723623	18066243
Utility Infrastructure Waste Water											
WWTP/WRRF Main Operations	35 Prado Road	5845533029	317150100	14988716	14492	\$ 549,612.55	\$ 591,134.56	\$ 523,594.67	15388404	15479077	13063294
WWTP/WRRF Recycled Water System	35 Prado Road	6348223153			8508	\$ 24,532.32	\$ 21,623.59	\$ 13,660.50	3026400	2703600	1852800
Waste Water Total						\$ 46,706.52	\$ 50,448.05	\$ 56,852.32	844490	851761	922779
Utility Infrastructure Fresh Water											
Water Treatment Plant	Stenner Creek Road	5845533075			8508	\$ 303,754.27	\$ 326,650.82	\$ 311,232.87	7157011	7025990	6432302
All Facilities Total						\$ 1,472,578.09	\$ 1,539,501.23	\$ 1,432,919.15	48449736	49784052	40337418

Appendix B - Definitions of Primary Function Types

Primary Function	Definition
Office	Office refers to buildings used for the conduct of commercial or governmental business activities. This includes administrative and professional offices.
Non-Refrigerated Warehouse	Non-Refrigerated Warehouse refers to unrefrigerated buildings that are used to store goods, manufactured products, merchandise or raw materials.
Fire Station	Fire Station refers to buildings used to provide emergency response services associated with fires. Fire stations may be staffed by either volunteer or full-time paid firemen.
Library	Library refers to buildings used to store and manage collections of literary and artistic materials such as books, periodicals, newspapers, films, etc. that can be used for reference or lending.
Police Station	Police Station applies to buildings used for federal, state, or local police forces and their associated office space.
Social/Meeting Hall	Social/Meeting hall refers to buildings primarily used for public or private gatherings. This may include community group meetings, seminars, workshops, or performances. Please note that there is another property use available, Convention Center, for large exhibition and conference facilities.
Swimming Pool	Swimming Pool refers to any heated swimming pools located either inside or outside. To enter a swimming pool, a specific pool size must be selected. In order to enter buildings associated with a Swimming Pool, the main property use must be entered (e.g., K-12 School, Hotel, Fitness Center/Health Club/Gym, etc.).
Wastewater Treatment Plant	Wastewater Treatment Plant refers to facilities designed to treat municipal wastewater. The level of treatment at a plant will vary based on the BOD limits and the specific processes involved. This property use is intended for primary, secondary, and advanced treatment facilities with or without nutrient removal. Treatment processes may include biological, chemical, and physical treatment. This property use does not apply to drinking water treatment and distribution facilities.
Other - Public Services	Other – Public Services refers to buildings used by public-sector organizations to provide public services other than those described in the available property uses in Portfolio Manager (i.e. services other than offices, courthouses, drinking water treatment and distribution plants, fire stations, libraries, mailing centers or post offices, police stations, prisons or incarceration facilities, social or meeting halls, transportation terminals or stations, or wastewater treatment plants).
Drinking Water Treatment & Distribution	Drinking Water Treatment and Distribution refers to facilities designed to pump and distribute drinking water through a network of pipes. Depending on the water source (groundwater, surface water, purchased water), a water utility may or may not contain a treatment process. This property use applies to any/all water sources and any/all levels of treatment.
Courthouse	Courthouse refers to buildings used for federal, state, or local courts, and associated administrative office space.

Climate Action Plan Implementation Strategy Plan Recommendations

The following is a list of the near-term Climate Action Plan (CAP) implementation strategy recommendations that the City Council endorsed on January 17, 2017, that will be incorporated into the Climate Action Major City Goal work program for FY 2017-2019.

Recommendations from the Climate Action Plan Progress Report

1. Re-evaluation of the feasibility or relevance of some of the identified GHG emissions reduction implementation measures that are identified in the CAP, and identification of potential implementation funding sources.
2. Creation of a City “Green Team” to be comprised of a representative from each department with expertise in environmental policy, transportation/mobility, energy efficiency, consumption and waste, food and agriculture, land use planning and building, government operations, climate change preparation (adaptation), advocacy and public outreach/ community engagement. The Green Team would be an active group that would create its own action plan and meet regularly to implement, oversee, and report out on City implementation efforts. The Green Team would be led by the Sustainability Coordinator, and would be accountable and specifically tasked with carrying out implementation of the CAP, as well as updating and maintaining the City’s CAP.
3. Establish and support of a “Climate Action Coalition” to enhance community education, participation, and advocacy in all city and regional climate change and GHG emissions reduction efforts.

Recommendations from the City of San Luis Obispo Energy Baseline Report

4. Performance of energy assessments on all City owned facilities.
5. Implementation of energy and cost saving measures and projects identified in the energy assessments.
6. Annual monitoring and measuring of facility and infrastructure performance.
7. Annual preparation of an Energy Baseline Report and Rate Analysis.

Recommendations from the Community and Staff

8. Establishment of a “Sustainability Coordinator” who will be directly responsible for securing grant funding; coordinating the efforts of the “Green Team”; providing assistance and support to the community “Climate Action Coalition”; overseeing the update and maintenance of the Climate Action Plan web page and resources; overseeing the update of the City’s GHG emissions inventory and CAP; development and monitoring of incentives programs; and supporting energy efficiency programs (ex: PACE and CCA/E).
9. Updating the City’s GHG emissions inventory.

10. Updating the Climate Action Plan to reflect the legislative changes associated with the AB 32 Climate Change Scoping Plan that addresses implementation scope and the establishment of the 2030 GHG emissions reduction target, and the Sustainable Communities Strategy for the San Luis Obispo Region (SB 375).
11. Better accountability and monitoring of the CAP implementation strategy and measures.
12. Annual reporting of the effectiveness of individual measures to provide the City Council with an indication of how overall GHG emissions levels have changed over time relative to the reduction targets identified in the CAP.
13. Development of enhanced incentive programs to encourage energy efficiency and GHG emissions reduction, such as exceeding Title 24 energy efficiency, LEED certification, photovoltaic systems, use of clean air vehicles or shared vehicles, and water efficiency.
14. Assessment of the requirements to achieve a “net-zero carbon City” target.