



GENERAL PLAN

ANNUAL REPORT



2016
G.P.A.R.

City of San Luis Obispo
WWW.SLOCITY.ORG



COMMUNITY DEVELOPMENT DEPARTMENT

Our Mission Statement

Our mission is to serve all persons in a positive and courteous manner and help ensure that San Luis Obispo continues to be a healthy, safe, attractive, and enjoyable place to live, work, or visit. We help plan the City's form and character, support community values, preserve the environment, promote wise use of resources, and protect public health and safety.

Our Service Philosophy

The City of San Luis Obispo Community Development Department (CDD) staff provides high quality service when you need it. We will:

- Listen to understand your needs;
- Give clear, accurate and prompt answers to your questions;
- Explain how you can achieve your goals under the City's rules;
- Help resolve problems in an open, objective manner;
- Maintain high ethical standards; and
- Work to improve our service.



ACKNOWLEDGEMENTS

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Jan Marx, Former Mayor
Dan Rivoire, Vice Mayor
Dan Carpenter, Former Vice Mayor
Carlyn Christianson
Aaron Gomez
Andy Pease
John Ashbaugh, Former Council Member

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The 2016 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by the City Council. The Community Development Department's Long-range Planning Division often takes the lead for staff work involving the General Plan. However, all City departments and advisory bodies are involved in General Plan implementation and have contributed to the 2016 General Plan Annual Report.

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INTRODUCTION

The General Plan is a comprehensive statement of the City's goals and how those goals will be achieved over the long-term. Policies and programs in the General Plan provide guidance to the public, staff and decision-makers on development-related issues. The General Plan is adopted and amended by the City Council, after considering recommendations by citizens, appointed advisory bodies, other agencies, and City staff.

Each year, the City publishes an Annual Report on the status of its General Plan and provides an overview of actions taken to implement the Plan during the past year, as provided by California Government Code Section 65400. This report is provided to help citizens and City officials gauge progress towards achieving the City's stated goals and objectives. It is also an opportunity to review how well the Plan's programs are being implemented. The Annual Report fulfills the requirements of State law, and the General Plan itself. According to Land Use Element Policy 11.3 the City shall prepare an annual report on the status of the General Plan, which is to include the following items:

- A) A summary of private development activity and a brief analysis of how it helped meet General Plan goals;
- B) A summary of major public projects and a brief analysis of how they contributed to meeting General Plan goals;
- C) An overview of programs, and recommendations on any new approaches that may be necessary;
- D) A status report for each General Plan program scheduled to be worked on during that year, including discussion of whether that program's realization is progressing on schedule, and recommendations for how it could better be kept on schedule if it is lagging;
- E) A status report on how the City is progressing with implementing its open space preservation policies and programs;
- F) Updated population or other information deemed important for the plan.

BACKGROUND

State law requires each city and county to adopt a general plan that addresses seven topics, typically referred to as “elements.” Additional topics, or general plan elements, may be included. The law also requires general plans to be comprehensive, internally consistent and provide a long-term perspective. The Governor’s Office of Planning and Research publishes General Plan Guidelines, which includes the following general plan basics:

1. **Geographic Comprehensiveness:** The general plan must cover all of the territory within the jurisdiction’s boundaries.
2. **Regionalism:** The general plan must take into account regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.
3. **Issue Comprehensiveness:** General plans must address the jurisdiction’s physical development over the long term, but because the general plan is the most comprehensive expression of the general welfare, it should also recognize social and economic concerns.
4. **Internal Consistency:** All of the general plan elements must be internally consistent. Each element’s data, analyses, goals, policies and programs must be consistent and complement one another. This includes consistency with area plans and specific plans.
5. **Long-Term Perspective:** The general plan must address the welfare of current and future generations, although the time-frames may vary among the different elements. The Housing Element, for instance, must be updated every five years.

State law says a City’s general plan should be kept current. The City of San Luis Obispo does this through this annual review process, comprehensive updates, and through amendments. Updates to entire elements are done as needed and include a look at underlying conditions and preferences. Amendments are typically smaller in scope and involve changing one part in a way that fits within the overall framework. Consideration of amendments are triggered by private applications or by direction from the City Council.

City of San Luis Obispo General Plan Elements

Land Use

*Update Adopted December
2014*

Circulation

*Update Adopted December
2014*

Housing

Update Adopted January 2015

Conservation and Open Space
Revised 2014

Safety

Revised 2012

Parks and Recreation
Adopted 2001

Water and Wastewater
Update Adopted 2016

Noise

Adopted 1996

BACKGROUND

Changes to the City of San Luis Obispo General Plan require hearings by the Planning Commission and by the City Council. The type of notice provided for the hearings depends on the type of proposed change, but always includes a descriptive item on the meeting agenda, which is published in the newspaper. The City's website and public access television channel provide additional information.

GENERAL PLAN ELEMENT UPDATES

Land Use and Circulation Elements

The update of the Land Use and Circulation Elements (LUCE) of the General Plan was approved by the City Council on December 9, 2014.

In 2016, work continued implementing programs in the updated Land Use and Circulation Elements, such as the Downtown Concept Plan, Subdivision Regulations, Sign Regulations, Neighborhood Matching Grants, Mission Plaza Master Plan, and Zoning Regulations Update, among many others.

As of November 2016, more than 75% of the implementation programs in the Land Use Element and more than 97% of the implementation programs in the Circulation Element were completed or are in progress.

The 2016 General Plan Program Status Implementation List (**Appendix A**) reflects the updated the programs (and progress toward implementation) from the LUCE.

Housing Element

On January 20, 2015, the City Council adopted an update to the City's Housing Element that will guide City housing actions through 2019.

Throughout 2016, staff worked to implement programs which include: an inventory of City owned property which could be used for housing, initial research into a possible workforce housing definition, monitoring of inclusionary housing units, and the continued use of Federal, State and local funds for development and rehabilitation of affordable housing.

The 2016 General Plan Program Status Implementation List (**Appendix A**) reflects the updated the programs (and progress toward implementation) from the Housing Element.

2015-17 Council Goals

Following extensive community outreach, on January 24, 2015 the Council set goals for FY 2015-17:

Major City Goals:

Protect and maintain open space.

Implement the Housing Element, facilitate workforce, affordable, supportive and transitional housing option, including support for needed infrastructure within the City's fair share.

Prioritize implementation of the Bicycle Master Plan and improve and maintain bicycle, pedestrian, and transit facilities.

Other Important Objectives:
Improve neighborhood wellness, work with residents, Cuesta, and Cal Poly, increase public safety, code compliance, and collaborative solutions.

Initiate implementation of the Laguna Lake Natural Reserve Conservation Plan.

Adopt a Downtown Concept Plan, develop a plan for expansion of Mission Plaza, and improve safety, infrastructure, and maintenance in the Downtown.

Implement the City's Fiscal Responsibility Philosophy with focus to reduce unfunded liabilities.

GENERAL PLAN ELEMENT UPDATES

Water and Wastewater Management Element

On June 16, 2016, the City Council adopted an update to the City's Water and Wastewater Management Element. The City's General Plan includes a Water and Wastewater Management Element because of the vital role of these resources and the far-reaching impacts of water policies on community growth and character. The updated Water and Wastewater Management Element was proposed for consistency with the 2015 Urban Water Management Plan and included the following updates:

- Multi-source water supply and water resource availability, including groundwater policy,
- Water supply and demand projections, including the City's water use rate policy,
- Water conservation, including the City's water shortage contingency plan, and
- Recycled water goals, policy, and program language.

The 2016 General Plan Program Status Implementation List (**Appendix A**) reflects the updated programs and progress toward implementation of the Water and Wastewater Management Element.

Customer Service/Process Improvements

The Community Development Department continued to implement its Organizational Assessment focusing on monitoring the effectiveness of process improvements and performance tracking. The Continual Improvement Group (CIG) met weekly to review the development review process to determine if any recent changes need modification or if a new way to review projects is appropriate. The CIG worked with IT throughout the year to refine the Key Performance Indicators (KPI's) which are posted on the City's website and embedded into the Financial Plan. These KPI's tell the public the expected time frames in which to receive Planning approvals and building permits, amongst other information.

Other upcoming related tasks to improve customer service and the development review process include utilizing "dashboards" to display the status of projects and developing more key performance measures for both internal and external participants in the process. One-Stop Shop will start operation in 2017 to provide a consolidated development review team (Planning, Building, Engineering, Fire, and Utilities) at the 919 Palm Street front counter during certain hours of the week to review plans as a working group. This synergy and direct immediate input as a development review team will improve efficiency of plan checking instead of performing plan reviews without the benefit of the group present.



Front Counter

Improving customer service and the development review process are helping to carry out one of the major goals of the City Economic Development Strategic Plan: streamlining the process and removing barriers to job creation. The Developers Roundtable – a cross-representation of local architects, engineers, planners, and project representatives – has been a valuable partner in reviewing process improvements. The idea of opening the front counter at the noon hour was a direct response to input from the Roundtable in 2015, and was implemented in early 2016. The Council's Major City Goal of Housing for the 2015-17 Financial Plan further places emphasis on the need to be effective and efficient in the review of engineering, planning, and building permit applications.

COMMUNITY DEVELOPMENT DEPARTMENT

Coordination with Other Agencies

In addition to City-initiated efforts to implement the General Plan, City staff responded to development plans and applications from other agencies in 2016, and coordinated with other agencies on General Plan priorities. Some examples include:

County: In September 2016 an update to the 2005 Memorandum of Agreement (MOA), endorsed by the County Board of Supervisors and the City Council, ensuring close coordination and cooperation between the City and the County on the future planning and development of areas within the San Luis Obispo Planning Area boundary was executed as part of the Local Agency Formation Commission (LAFCO) Sphere of Influence (SOI) and Municipal Service Review (MSR) process. The updated MOA specifically incorporated provisions to address regional coordination on various interests including growth management, circulation, open space, fire and emergency response services, and preservation of agricultural lands, in order to be consistent with recently updated City and County General Plan Elements. Key provisions of the updated MOA include the following:

1. Written documentation to use other jurisdiction's services as a way to mitigate an impact to services;
2. Referral of projects in the fringe area to the City and County;
3. Inclusion of growth management policies;
4. Fair distribution of mitigation/impact fees;
5. Meeting among emergency response agencies to discuss impacts and fiscal issues;
6. Prior City review of projects submitted to County & written documentation that the City will not consider annexing the project; and
7. Coordination of the City and County agricultural and open space policies.

The MOA establishes a referral process that enables the City to provide input regarding how well proposed projects meet City policy objectives and whether there are City impact fees that may apply to projects. There were 12 projects proposed outside of the City's boundaries but within the County referral area to which City staff provided responses in 2016. City staff provided input on a variety of County projects including use permits, subdivisions, environmental impact reports (EIR), and commercial projects.

COMMUNITY DEVELOPMENT DEPARTMENT

Cal Poly Master Plan 2035: In September 2016 the City provided comments on the scope of work for the Initial Study prepared for the Cal Poly Master Plan 2035 draft environmental review report during the public review and comment period. The City's comments build upon the 2015 Council-endorsed comments to Cal Poly regarding the land use concepts that will be included in the project description and project alternatives to be analyzed in the draft environmental impact report for the Cal Poly Master Plan 2035.

The City's comments recommended "Guiding Principles" that support neighborhood wellness efforts by following the recommendations in the Neighborhood Wellness/Community Civility report; providing on campus housing for all undergraduate students; and for the development and implementation of programs to incentivize faculty and staff to locate within existing neighborhoods close to campus to stabilize neighborhoods and reduce vehicle trips. The guiding principles are based on relevant General Plan Policies in the areas of Neighborhood Wellness, Economic Health, Housing, Multi-Modal Transportation, Open Space, Diversity, and Public Services. Staff anticipates continued collaboration with Cal Poly on the Master Plan 2035 in the coming year.



Cal Poly Master Plan

Neighborhood Compatibility: In early 2016 staff began the process of implementing General Plan LUE Program 2.13, which states the City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings. The City will periodically



Neighborhood Compatibility Workshop

update Community Design Guidelines for larger homes, infill housing and accessory single-story buildings. Staff researched efforts conducted in a number of communities and compiled common ways to address neighborhood compatibility; including modifications to Zoning Regulations as well as Design Guidelines. Staff conducted two public workshops and two study sessions (one with the ARC and one with PC). The result of the two study sessions was a list of seven directional items which staff is using to evaluate and update pertinent implementation documents.

COMMUNITY DEVELOPMENT DEPARTMENT

Airport Land Use Commission (ALUC): City staff continued to actively participate in the update of the San Luis Obispo County Regional Airport Land Use Plan in 2016. Between January and April, the City participated in a series of meetings with partner agencies to improve communication and information-sharing related to land use planning issues in the vicinity of the San Luis Obispo County Regional Airport. The participating partner agencies were referred to as the SLO Airport Collaborative and included the City of San Luis Obispo, County of San Luis Obispo, San Luis Obispo County ALUC and Caltrans. At the conclusion of those meetings the SLO Airport Collaborative had developed a Planning Goals, Objectives and Issues document that identified key recommendations for ALUC consideration. One of the key recommendations was the formation of a SLO Airport Technical Advisory Collaborative (TAC) that would provide technical advice to the ALUC on the update of the San Luis Obispo County Regional Airport Land Use Plan (ALUP).

To support that recommendation, the SLO Airport Collaborative also developed a TAC Operating Framework to describe the purpose and charge, composition, responsibilities and operating principles of the TAC. All of the partner agencies endorsed the SLO Airport Collaborative recommendations, and the City and County executed a Memorandum of Understanding, agreeing to adhere to the process as outlined by the SLO Airport Collaborative.

Over the summer of 2016 the ALUC made minor modifications to the proposed TAC Operating Framework, and approved the formation of an Airport Advisory Collaborative (AAC) subcommittee. In fall 2016 the ALUC appointed members from the partner agencies to serve as representative on the AAC subcommittee to formally advise the ALUC during the update of the ALUP.

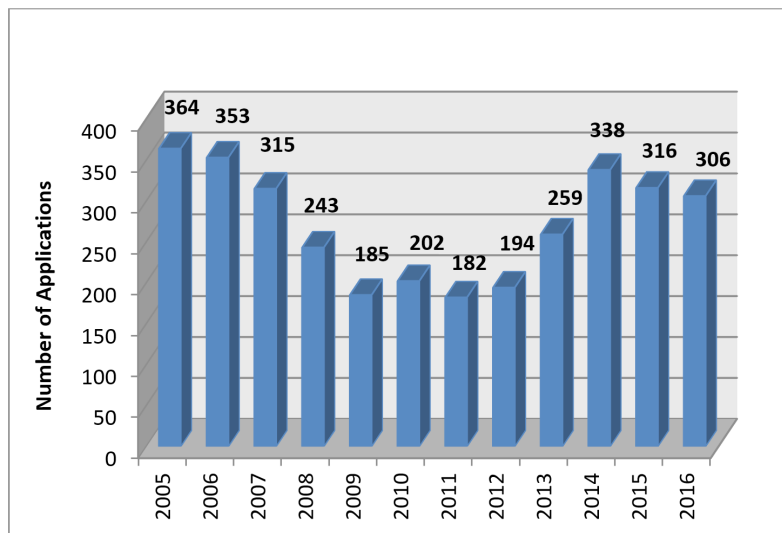
PLANNING AND BUILDING ACTIVITY

Application totals are tracked monthly and maintained on a calendar and fiscal year basis. Reports are broadly distributed both within the City and to outside organizations. Tracking of applications and permits serves as an indicator of development trends and a tool for budget forecasting.

Yearly Planning Application Trends

Planning applications include: use permits, architectural reviews, subdivisions, zoning amendments, and administrative actions. Figure 1 below shows planning application totals since 2005. The figure highlights the historic highs of 2005, and the effects of the following economic downturn and recovery. Ten fewer applications were received in 2016 than 2015.

Figure 1 - Total Planning Applications Received Per Calendar Year



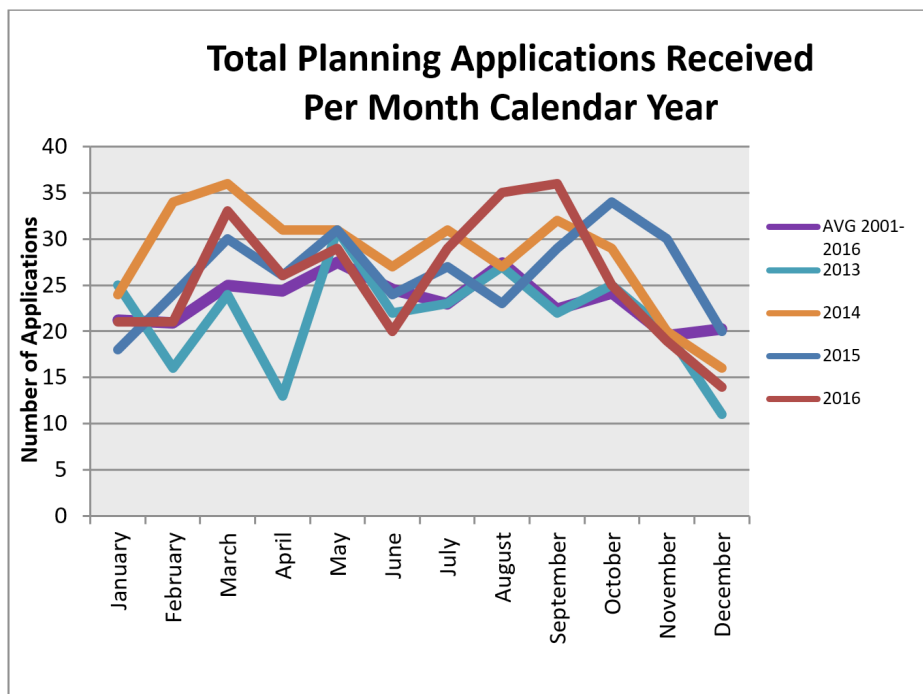
Source: Community Development Department, 2016

Monthly Planning Application Trends

Figure 2 shows planning applications received on a monthly basis for the last 4 years and the average since 2001. While 2014 saw greater amounts of applications received from January to September, applications received in 2016 between June and October were greater than at any time in the last 4 years.

PLANNING AND BUILDING ACTIVITY

Figure 2 - Total Planning Applications Received Per Month by Calendar Year



Source: Community Development Department, 2016

The Community Development Department uses trends and adjusts staffing to correspond to current development activity. When application numbers decreased during the recession, staff levels were reduced commensurately. Staff levels have since increased to meet current demand.

Additionally, consultants have been brought on board to manage particularly large and complex projects, such as Righetti Ranch, San Luis Ranch, and Avila Ranch. The application totals shown in **Figure 1 and 2** only capture numbers of applications and are not reflective of the size and complexity of individual project applications. In addition to the three complex projects mentioned above, the City is also processing other large projects in the Margarita and Orcutt areas, as well as downtown mixed use projects and large multi-family developments.

Building Permits and Plan Reviews

Building permits are issued for various projects ranging from the relatively simple (e.g. water heaters, window change outs, re-roofing, etc.) to the more complex projects (e.g. additions and new buildings). Plan reviews are typically required for the more complex projects where it is necessary to review proposed design documents for code compliance.

PLANNING AND BUILDING ACTIVITY

Table 1- Building Permits Issued 2013-2016 Comparison

BUILDING PERMITS ISSUED	2016		2015		2014		2013	
	permits	units	permits	units	permits	units	permits	units
Single Family	55	42	151	157	79	97	54	54
Multi Family	11	51	16	75	22	115	9	43
Commercial	10	11	37	60	5	-	9	2
Public-New Buildings & Alterations	0	-	0	-	0	-	0	-
Residential Additions/Alterations	342	3	306	8	230	1	324	3
Commercial Additions/Alterations	150	3	186	5	162	-	156	
Motel Rooms	-	183	0	-	0	-	0	-
TOTAL	568	293	696	305	498	213	552	102

Source: Community Development Department, 2016

Table 1 depicts the number of building permits issued over the past 4 years. In 2016, 66 permits were issued for single-family and multi-family projects, representing 93 residential units. The permits issued in 2016 for single-family and multi-family were less than 2015, with 101 less permits and 139 less residential units. There was a spike in number of single-family residential units in 2015 due to the construction of the Serra Meadows Subdivision.

Table 2- Building Division Project Statistics, 2013-2016 Comparison

PROJECT STATISTICS	2016	2015	2014	2013
Plan Check Applications Submitted	1273	935	675	687

Source: Community Development Department, 2016

Table 2 shows the number of plan check applications conducted by the Building Division over the last four years. Plan checks have increased within the last 3 years, and are expected to increase throughout 2017. In 2016 the Building Division added a contract Assistant Permit Technician to help with the continued rise of permit applications as well as utilizing plan review consultants for the more complex and large projects such as Chinatown, SLO Brew, Garden Street Terrace, and Pacific Courtyards.

PLANNING AND BUILDING ACTIVITY

Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. Table 3 depicts the annual construction valuation over the past 4 years. Calendar year 2016 was the fourth year in a row to see a notable increase in this area.

Table 3- Valuation of Construction, 2013-2016 Comparison

VALUATION OF CONSTRUCTION	2016	2015	2014	2013
Single Family	15,024,481	37,904,420	26,974,176	14,152,752
Multi Family	8,172,054	12,079,291	16,088,664	6,661,543
Commercial	51,109,620	16,159,822	3,739,324	14,856,188
Public-New Buildings & Alteration	0	0	0	0
Residential Additions/ Alterations	10,138,220	6,811,376	7,053,269	7,429,135
Commercial Additions/Alterations	17,572,763	17,473,806	16,169,065	12,859,158
Total Valuation	\$102, 017,138	\$90,429,815	\$70,024,498	\$55,958,776

Source: Community Development Department, 2016

HOUSING AND RESIDENTIAL GROWTH

The 2016 Department of Finance data estimated the City’s population to be 46,117, as shown in **Table 4**. This equates to 2.2 percent growth since the 2010 Census when the City’s population was estimated to be 45,119. Total housing units grew by 2.9 percent in the same time period with a total of 21,155 housing units in the City at the end of 2016.

Table 4- Housing & Population

Housing and Population	2010	2016
Total Housing Units	20,553	21,155
Total Population	45,119	46,117

Source: Dept. of Finance; Community Development Department

The Land Use Element policy related to residential growth (LUE 1.11.2) states that the City’s housing supply shall grow no faster than one percent per year, on average, based on established thresholds shown in **Table 5**, from the Land Use Element:

Table 5- One Percent City Population Growth Projection (From LUE Table 3)

Year	Approximate Maximum Number of Dwellings*	Anticipated Number of People based on 2.2 persons per dwelling
2013	20,697	45,541
2015	21,113	46,456
2020	22,190	48,826
2025	23,322	51,317
2030	24,512	53,934
2035	25,762	56,686
Estimated urban reserve capacity:		57,200

Source: Land Use Element, City of San Luis Obispo General Plan, Table 3, page 1-37.

*2013 population based on CA Department of Finance data and projected based on 1 percent annual growth.

This policy was modified in 2010 under Ordinance No. 1550 to an average of one percent per year over the five-year Housing Element planning period. The policy change responded to slow residential growth trends combined with the phasing and financing plans incorporated into the Margarita and Orcutt Specific Plan Areas.

HOUSING AND RESIDENTIAL GROWTH

As of 2016, the City's population and total housing units are slightly higher than projection for 2015 and remain on track with the Land Use Element's 2020 projections. Therefore, the increase in dwellings and population remain consistent with growth management regulations. In addition, the Residential Growth Management Regulations (MC 17.88) requires each specific plan area to adopt a phasing schedule for residential growth to ensure that established thresholds in the Land Use Element are not exceeded.

Based on the Community Development Department's running total of residential construction permits, as shown in Table 6, the annual growth rate in 2016 was 0.65 percent, which includes new single-family and multi-family market-rate residential construction. This is well within the limit of the 1 percent annual residential growth rate identified in the Land Use Element. The five-year average growth rate also remains well below 1 percent at 0.39 percent.

Over the last 10 years, the City has experienced a total growth in housing units of 3.4 percent, while the average annual growth rate for the last decade was 0.34 percent. 2016 marks a 10-year high for residential units added, with 193 total units. State law requires that affordable units deed-restricted to extremely low, very low, or low income households are not factored into residential growth rate calculations. Nonetheless, if those units are added, the average annual growth rate for the last decade was still only 0.44 percent.

Anticipated growth projections provided in the Land Use Element are the basis for many other assumptions in the General Plan, such as transportation needs. Since the actual growth rate continues to be lower than the projection, assumptions based on these projected rates remain valid.

Table 6- Residential Units Added to the City (01/01/07 – 12/31/16)

Year	SFR - Detach		SFR - Attach		MFR		Annex Units	Total Units	Net Mkt	Net Mkt Growth Rate
	Mkt	Aff	Mkt	Aff	Mkt	Aff				
2007	16	0	5	0	99	5		125	120	0.60%
2008	7	0	23	0	-1	28		57	29	0.14%
2009	16	0	3	0	29	10		58	48	0.24%
2010	15	0	17	0	23	34		89	55	0.27%
2011	0	2	0	0	23	42	18	85	41	0.20%
2012	16	0	1	0	17	0		34	34	0.17%
2013	16	3	0	0	63	10		92	79	0.38%
2014	67	0	0	0	25	22		114	92	0.44%
2015	27	0	1	0	34	11		73	62	0.30%
2016	68	2	4	0	63	52		189	135	0.65%
10-yr Total	248	7	54	0	375	214	18	916	695	3.40%
5 Year Average Annual Growth Rate										0.39%

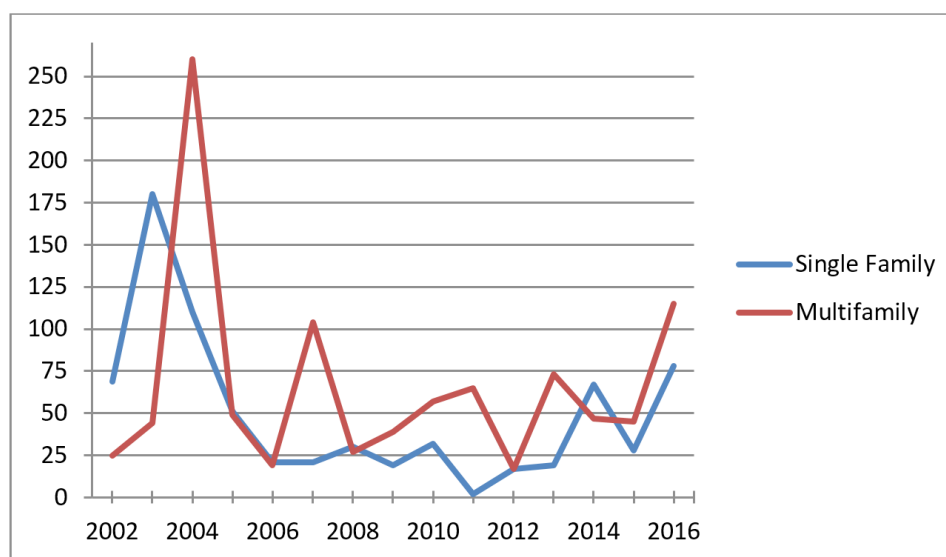
Source: 2016 Building Permits Finaled, Community Development Department
 Note: Units shown are net totals accounting for demolitions.

HOUSING AND RESIDENTIAL GROWTH

New housing types in 2016 consisted of a mix between detached single-family (74) and attached multi-family units (115) with approximately 46 percent of multi-family units deed-restricted for affordability. Five multi-family units were dedicated at the “extremely-low” income level, 29 multi-family units were dedicated at the “very-low” affordability level, 14 multi-family units were dedicated at the “low” affordability level, and six multi-family units were dedicated at the “moderate” affordability level.

It should be noted that over the past 10 years, 47 percent of new housing construction has been in the form of attached multi-family development, with 24 percent deed restricted for affordability. **Figure 3** shows the construction trends of single-family and multi-family housing since 2002.

Figure 3 - Housing Unit Construction Based on Permits Finaled



Source: Community Development Department, 2016

Quantified Objectives

State housing law requires that each jurisdiction establish quantified objectives for their fair share of regional housing needs by income group. Deed-restricted affordable units count towards meeting the quantified objectives, and housing built at densities the state presumes are affordable qualify as well. The quantified objectives are for the five-year period between Housing Element updates. The Housing Element includes goals, policies and programs to accommodate affordable housing programs that meet the City’s quantified objectives, mixed-income housing, housing variety and tenure, and special-needs housing.

HOUSING AND RESIDENTIAL GROWTH

Table 7- Progress Towards Meeting Quantified Objectives (01/01/14 to 6/30/19)

Income Category (% of County Median Income)	Regional Housing Need Allocation					
	SFH QO ²	SFH Built ¹	MFH QO ²	MFH Built ¹	Total QO	Total Built ¹
Extremely Low (< 30%)	0	0	142	6	142	6
Very Low (30-50%)	0	0	143	30	143	30
Low (51-80%)	72	0	107	38	179	38
Moderate (81-120%)	81	2	121	12	202	14
Above Moderate (> 120%)	191	164	287	122	478	286
TOTAL UNITS	344	166	800	207	1,144	373

Source: 2015 Housing Element, City of San Luis Obispo, Community Development Department

¹ Reflects net units constructed 01/01/14 thru 6/30/19.

² Reflects Quantified Objectives for each category

The City’s most recent Housing Element was adopted in January 2015, with a planning period from January 1, 2014 through June 30, 2019. As shown in **Table 7** above, 88 housing units or about 24 percent of all housing units added in the City since 2014 were for affordable to extremely-low, very-low, low and moderate income households. In its first three years (2014-2016), or about half way through the planning period, the City is at 33 percent of achieving its Quantified Objectives for housing through 2019. Achieving the quantified objective is not a requirement, yet it is a way to measure how effective the City has been in terms of housing programs and policies to advance the construction of affordable housing. It should be noted, however, that market conditions and the financing environment are the primary drivers that determine the production of affordable housing.

Affordable Housing

The City’s Housing Programs Manager (HPM) focuses on affordable housing development and other important General Plan Housing Element goals. The HPM serves on the Board of Directors for the Workforce Housing Coalition, the Funding Commission for the SLO County Housing Trust Fund, and contributes to the work of the Homeless Services Oversight Council. These efforts contribute to an improved environment for planning and development of affordable housing in the City of San Luis Obispo.

In 2016, the City entered into Affordable Housing Agreements for 85 affordable units (2 extremely-low, 17 very-low, 22 low, and 44 moderate income) through long-term and equity-share affordability agreements pursuant to the City’s Inclusionary Housing Requirement. Over \$900,000 in affordable housing in-lieu fees were collected.

HOUSING AND RESIDENTIAL GROWTH

As part of the zoning regulations update that was kicked off in late 2016; staff will be working closely with the consultant regarding the possibility of adding workforce housing as an income category in the City's Zoning Regulations and Affordable Housing Standards. **Table 8** identifies affordable housing accomplishments for 2016:

Table 8 - Affordable Housing Project Highlights from 2016

Project	Affordable Units	Status	Special Notes
Moylan Terrace (860 Humbert)	27 units (2 very-low; 14 low-income; 11 moderate)	All units in Moylan Terrace have now been complete and sold. The 80 units were developed in four phases and were completed in late 2016.	The City contributed an Affordable Housing Fund (AHF) grant of \$709,900 for property acquisition and an impact fee deferral loan for the affordable units.
South Hills Crossing (313 South)	43	Construction was finalized in Summer 2016 and all units are now occupied.	The City provided a loan in the amount of \$650,000 from the Affordable Housing Fund and a development impact fee deferral loan in the amount of \$716,166. A lottery for the units opened in Winter 2015 and all units were occupied by Summer 2016.
860 On the Wye	19 (10 units set aside for homeless veterans)	Construction kicked off in May 2016. Construction is on track and will be completed in Spring 2017.	The project received low-income housing tax credits in September 2015. AHF award of \$352,029 awarded to HASLO in Fall 2015.
Iron Works	46	All planning entitlements have been awarded. HASLO successfully obtained low income housing tax credits in 2016 and is currently working to obtain building permits and begin construction in early 2017.	This mixed-use project located at 3680 Broad Street is being developed by HASLO. The City has awarded a \$920,000 AHF award to the project.
Bishop Street Studios	34	All entitlements for this new affordable housing development were awarded in late 2016. HASLO will apply for low income housing tax credits in Summer 2017.	HASLO and Transitions Mental Health Association have teamed up to renovate the existing Sunny Acres building and create new affordable housing for TMHA clients.

HOUSING AND RESIDENTIAL GROWTH

867 Humbert	1	The City successfully purchased an affordable unit in which the tenant was out of compliance	In August 2016 the City purchased one moderate income unit using Affordable Housing Funds. The unit was then resold to a new moderate income household in December 2016.
Specific Plan Areas			
Orcutt Area	73 proposed at this time	Staff has entered into affordable housing agreements for two separate subdivisions in the Orcutt Area.	The Orcutt Area Specific Plan projects up to 1,000 units. At full build out, up to 150 new affordable units will be created.
Margarita Area	36 proposed at this time (Courtyard at the Meadows)	Courtyard at the Meadows, HASLO's new affordable housing development in the Serra Meadows Tract was fully entitled in Fall 2016. Land dedication for affordable housing on the Toscano Tract is scheduled for late 2017.	The Margarita Area Specific Plan projects up to 850 units. Up to 130 new affordable units are expected at build out. HASLO will apply for tax credits in Summer 2017 and hope to start construction by Winter 2017.
Rehabilitation			
Highland Drive – Habitat for Humanity	1 single family residence	Completed Winter 2016.	Under Habitat for Humanity's Home Rehabilitation Project, one low income single family home was fully renovated. The City provided a \$35,000 grant to assist the project.

Source: Community Development Department, 2016

Funding and Grant Programs

1. Community Development Block Grant Program (CDBG): The CDBG program provides annual funding for eligible affordable housing projects and support for the homeless shelter. Over the past five years the CDBG Program has provided over \$1,500,000 towards affordable housing and approximately \$700,000 towards homeless services. Projects funded for the 2016 Program Year included homeless services, affordable housing land acquisition, and sidewalk accessibility improvements.
2. Affordable Housing Fund (AHF): In 2016, the City awarded \$365,000 in AHF loans to local non-profits to assist with new affordable housing development or rehabilitation; \$35,000 went to Habitat for Humanity's Home Renovation Project on Highland Drive; \$300,000 was authorized for the City to use on purchasing an out of compliance affordable unit; and \$30,000 went to the Housing Trust Fund for assistance with affordable housing operations.

HOUSING AND RESIDENTIAL GROWTH

3. Down Payment Assistance: \$202,000 in down payment assistance loans were awarded to three low and moderate income households. All three home buyers purchased affordable units in the Moylan Terrace Development.
4. Grants in Aid (GIA): The City's Human Relations Commission approved \$138,500 in grants to non-profit organizations whose focus is homeless prevention (including supportive services and transitional housing), hunger and malnutrition prevention, supportive physical and mental health services, and services for seniors and/or people with disabilities. Awards were approved by Council in July and distributed in August.
5. San Luis Obispo County Housing Trust Fund (HTF): The HTF provides financing, technical assistance and advocacy to increase the supply of affordable housing in the City. HTF staff serve as a resource to City staff working with developers on affordable housing projects. Since 2005, the HTF has provided over \$18 million in financing for affordable housing projects county-wide, contributing to the creation or preservation of over 680 affordable dwelling units. The City continues to support the HTF with Affordable Housing Funds to help support the operating costs of the HTF.

Homeless Services Support

1. Homeless Services Center: In January 2015, the City Council approved a \$250,000 grant for CAPSLO's new Homeless Service Center located at 40 Prado. Building permits were issued for the facility in November 2015. Over \$4 million dollars have been raised through the community for construction costs. Construction is slated to begin in March 2017.



40 Prado Project Rendering

2. Safe Parking Program: The program provides seven parking spaces located at the Prado Day Center. This allows homeless persons with vehicles a safe place to temporarily park with the goal of eventually transitioning them into permanent housing. The City provides \$10,000 annually to CAPSLO for the program. The program will likely be expanded once 40 Prado opens in 2017.
3. Homeless Issues Working Group: The City has a Homeless Issues Working Group which meets bi-monthly to support and implement the 10-Year Plan and to identify, evaluate, and implement strategies to reduce the impacts of homelessness within the City.

HOUSING AND RESIDENTIAL GROWTH

4. Homeless Services Oversight Council (HSOC): Staff continues to participate in HSOC quarterly general meetings. Priorities and recent accomplishments of the HSOC include: making Housing First the main priority, joining the 100,000 Homes Campaign, and using the Housing First approach to assist the most vulnerable, chronically homeless persons who are at risk of dying on the streets. As part of the 50Now program, over 70 individuals have been placed into housing under this program.
5. Homeless Veteran Support: In 2016, Mayor Marx accepted the Mayor's Challenge to End Veteran Homelessness. As of 2016, over 60 homeless veterans have been placed into housing by local HUD Veteran's Assistance programs.
6. Good Neighbor Policy: The City continues to implement the Good Neighbor Policy (GNP) to communicate community expectations and City commitments as it relates to the City's support of homeless services. The GNP provides a framework in which the City will support and regulate Homeless Service Providers in the Community who are seeking City permits, entitlements or funding.

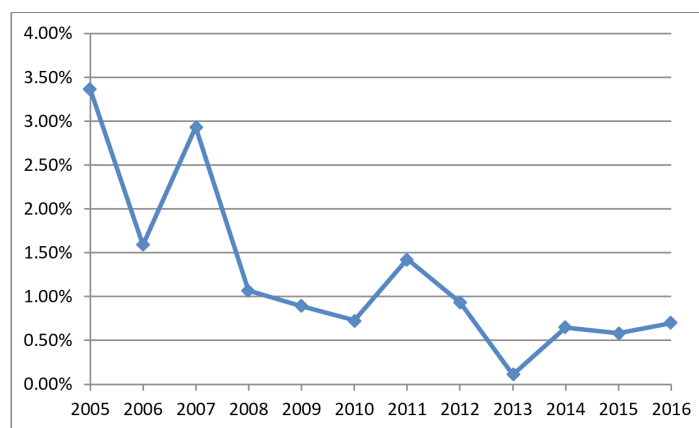
NON-RESIDENTIAL GROWTH

Based on final building permits issued, 81,278 square feet of net new non-residential floor area was added to the City in 2016. This is an increase of 21 percent from 2015, which saw 67,141 square feet of net new non-residential space, and an annual growth rate of .70 percent. Virtually all of the new non-residential growth was in the retail sector. Not reflected in the non-residential growth rate is the rehabilitation of existing vacant properties listed below. These properties are not reflected because they are not considered new structures but rather occupying an existing structure.

- The Blackstone, Sauer and Muzio’s buildings on Monterey St., which became part of the Chinatown Project of retail, business and residential development.
- The Sandercock warehouse on South Higuera Street was split into a two story office building for Caltrans.
- The first floor of the Sinsheimer building is the new local Giuseppe’s Cucina Rustica restaurant.
- The Carissa Building rehabilitation for the relocation of SLO Brew and Lofts hotel.
- The grocery store on Foothill which was re-opened as the California Fresh Market.

Figure 4 illustrates the net annual growth rate of non-residential sectors beginning in 2005. Net annual non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

Figure 4 - Net Annual Growth Rates of Non-Residential Sectors (2005–2016)



Source: Building Permits Finaled, Community Development Department

Note 1: Annexed floor area excluded from growth rate calculations: 2008, portions of AASP.

Note 2: Demolition of nonresidential square footage included in calculations.

Table 9 describes mixed-use and non-residential projects in different phases of the review process in 2016. A significant increase in non-residential projects are anticipated to be completed in 2017, since over 385,000 square feet of non-residential floor area was under construction in 2016. There were also projects containing almost 348,000 square feet of new floor area that received planning approvals but are not yet under construction.

NON-RESIDENTIAL GROWTH

Table 9- 2016 Projects Under Review with Non-Residential Square Footage

Project Name	Address	Nonres. Sq. Ft.	Type	Status
<i>Orcutt Area Specific Plan</i>				
Wingate Homes	3725 Orcutt	5,000	Commercial	PIP Review
Jones Subdivision	3761 Orcutt	15,070	Commercial	PIP Review
<i>Airport Area Specific Plan</i>				
Tank Farm Commerce Park	179 Cross	29,280	Industrial	Entitled
Digital West	600 Tank Farm	77,370	Office	Entitled
Aerovista Place	862 Aerovista	37,230	Office	Entitled
Ellsworth Tract	250 Tank Farm	TBD	Commercial	PIP Review
Aerovista Office Buildings	892 Aerovista	37,000	Office	Under Construction
SLO Brew Production	855 Aerovista	31,290	Industrial	Under Construction
<i>Other Specific Plans</i>				
Madonna on LOVR	LOVR	45,000	Commercial	Pre-application
Avila Ranch Specific Plan	Buckley	20,000	Commercial/Office	In Planning
San Luis Ranch Specific Plan	Madonna	200,000	Commercial/Office/Hotel	In Planning
<i>Mixed Use (Residential and Commercial)</i>				
San Luis Square	590 Marsh	21,322	Commercial	In Planning
*22 Chorro	22 Chorro	2,000	Commercial	In Planning
*1185 Monterey	1185 Monterey	2,509	Commercial	In Planning
Laurel Lane Mixed Use	1259 Laurel	2,306	Commercial	Entitled
Caudill Mixed Use	774 Caudill	5,327	Commercial	Entitled
Broad St. Mixed Use	3049 Broad	2,788	Commercial	Building Review
The Junction	2120 Santa Barbara	3,000	Commercial	Building Review
Iron Works	3680 Broad	4,400	Commercial	Building Review
1135 Santa Rosa Mixed Use	1135 Santa Rosa	5,942	Commercial	Under Construction
Pacific Courtyards	1321 Osos	8,050	Commercial	Under Construction
<i>Hotels and Mixed Use Developments</i>				
*Lofts at Nipomo	1027 Nipomo	11,743	Commercial/Hotel	In Planning
Motel Inn	2223 Monterey	34,940	Hotel	In Planning
*Broad St. Collection	3249 Broad	13,333	Hotel	In Planning
Monterey Place	667 Monterey	12,255	Commercial/Hotel	In Planning
Olive Mixed Use	1042 Olive	23,957	Commercial/Hotel	Entitled
TownePlace Suites	1301 Calle Joaquin	56,975	Hotel	Entitled
Granada Hotel Expansion	1128 Morro	9,871	Hotel	Building Review
Monterey Hotel	1845 Monterey	60,368	Commercial/Hotel	Under Construction
Chinatown Hotel	877 Palm	46,140	Commercial/Hotel	Under Construction
Hotel Serra	1125 Garden	25,047	Commercial/Hotel	Under Construction

NON-RESIDENTIAL GROWTH

<i>Other Commercial/Office Developments</i>				
Bridge St. Project	279 Bridge	21,049	Industrial	In Planning
*French Hospital	1911 Johnson	58,600	Office	Entitled
Perry Ford & VW Dealership	12200 LOVR	7,895	Commercial	Entitled
Shell Station Development	1101 Monterey	10,000	Commercial	Entitled
Discovery SLO Bowling Alley	1144 Chorro	29,500	Commercial	Building Review
McCarthy Steel	3720 Broad	9,840	Industrial	Building Review
*Higuera Brew	6 Higuera	15,300	Industrial/Commercial	Building Review
*Long-Bonetti Public Market	120 Tank Farm	46,932	Industrial/Commercial	Building Review
*Poly Performance	870 Industrial	30,275	Industrial	Building Review
Airport Business Center	4460 Broad	74,883	Industrial	Under Construction
BMW Dealership	1251 Calle Joaquin	23,945	Commercial	Under Construction
Homeless Service Center	40 Prado	20,000	Office	Under Construction
*Direct Injectors	848 Via Esteban	6,207	Industrial	Under Construction
*Libertine Market Place	1234 Broad	8,737	Industrial/Commercial	Under Construction

Source: Community Development Department, 2017

*New projects in 2016

1. Project Review hierarchy: Pre-application, In Planning, Entitled, Public Improvement Plans (PIP) in review, Building review, Under construction.

Commercial and Industrial Growth Management

Land Use Element Policy 1.11.4 states that each year, the Council will evaluate the actual increase in non-residential floor area over the preceding five years. The Council shall consider establishing limits for the rate of non-residential development if the increase in non-residential floor area for any five-year period exceeds five percent.

The five-year net non-residential growth rate for 2012 through 2016 was 2.97 percent, and the five-year average annual average growth rate was 0.59 percent. According to the policy, any limits so established shall not apply to:

- Changed operations or employment levels, or relocation of ownership change, of any business existing within the City at the time the limit is set;
- Additional nonresidential floor area within the downtown core;
- Public agencies;
- Manufacturing, light industrial, research businesses, or companies providing a significant number of head of household jobs.



Chinatown Commercial Development Under Construction

Each year the Council has considered whether or not to implement limits to new non-residential floor area and has decided against establishing limits. If limits are established they would only apply to certain types of new commercial floor area, such as new offices or new retail establishments outside of the downtown core.

NON-RESIDENTIAL GROWTH

Jobs-Housing Balance

The jobs-housing balance is a planning tool to review whether a community has a healthy balance between jobs and the housing supply available to potentially house workers for those jobs. This balance may be impacted by the match between wage levels and housing costs; whether all workers in a house have employment in the community in which they live; whether preferences are met within the community for either housing or employment; and whether options are available nearby for either housing or employment.

The balance of jobs and housing in an area has implications for transportation systems, however even an ideal balance may not prevent daily in- or out- commute patterns. According to planning literature, the desired target is a jobs-to-housing unit ratio of 1.5:1, which reflects that there is more than one worker living in the average household. **Table 10** shows that the current jobs-to-housing ratio inside the City limits is 2.4:1. When you include major employers just outside the City limits the ratio is 2.6:1. At the current rate of 2.4:1, the City is currently experiencing a jobs-housing imbalance.

Table 10 - Current Jobs/Housing Balance

Estimated jobs in City limits	50,985
Housing units	21,155
Jobs to housing ratio	2.4:1
Cal Poly jobs (not in City)	3,093
California Men's Colony jobs (not in City)	1,899
Jobs to housing ratio including neighboring major employers (CP and Men's Colony)	2.6:1

Sources: SLOCOG 2050 Draft Regional Growth Forecast. Cal Poly Quick Facts, 2016. CMC, 2015; Community Development Department, 2016.

The increase of 17,985 estimated jobs in the City limits shows the stability and strength in the City's economy compared to last year. The number of housing units developed is also increasing, and was at a ten-year high in 2016, however more housing is still needed. With housing as a Major City Goal in both 2015-17 and 2017-19, the City continues to focus on promoting housing development to keep pace with job creation in the City.

Implementation strategies in the updated land use and housing elements of the general plan seek to reduce the jobs/housing ratio through programs targeted at additional housing within the city limits. Land Use Element Policy 1.5 states that the gap between housing demand (due to more jobs and college enrollment) and housing supply should not increase.

SPECIFIC PLAN IMPLEMENTATION AND DEVELOPMENT

The General Plan requires approval of specific plans as a precursor to development of the City's major expansion areas. Specific plans typically contain more detailed land-use and design standards than the General Plan, and address the timing and financing of public facilities. Specific plans can supersede the Zoning Regulations, or lead to amendments of the Municipal Code. The process for adopting a specific plan is similar to the process for adopting or amending a section of the General Plan.

Margarita Area Specific Plan

The Margarita Area Specific Plan (MASP) was approved on October 12, 2004, and the remaining portions of the Margarita Area in the County were annexed into the City in 2008. By the end of 2016, the Serra Meadows Tracts 2342 and 2353 were nearing completion with all 177 units sold and either completed or under construction.



New Residences at Serra Meadows

The tentative map for Toscano Tract 2428 was approved in 2007 and allows creation of up to 165 single-family lots, 26 affordable housing lots, six market-rate condominium units, multiple lots for riparian open space, and one 71-acre hillside lot for permanent open space. The final map for Phase 1 of Tract 2428 was approved in 2016 and is currently under construction. Phase 1 includes 45 single-family homes and the 71-acre open space lot. The portion of Prado Road required to be constructed by the Western Enclave projects (Tracts 2342, 2353, and 2428) is complete. There are no projects nearing approval that would trigger the extension of Prado Road to Broad Street.

Orcutt Area Specific Plan

Vesting Tentative Tract Maps 3063 (Righetti Ranch) and 3066 (Jones Ranch) projects were approved in 2016, and site grading has begun. The Righetti Ranch project includes 304 residential units (272 single-family and 32 multi-family), the Righetti Hill open space, almost 14 acres of public parks and extensive pedestrian, bicycle, and road improvements. The adjacent Jones Ranch property is a mixed-use commercial-residential project, including 56 residential units and a community commercial project of just over 15,000 square feet. Public improvement plans and final maps for Tract 3066 and Phase 1 of Tract 3063 have been submitted to the City and are currently under review.

In 2016, the Vesting Tentative Tract Map No. 3083 was approved by Council for the West Creek project at the corner of Johnson and Orcutt. The West Creek project would create 77 lots for the property located at 1299 Orcutt Road. The project has recently submitted an ARC application for home designs.

The Imel Ranch Vesting Tentative Map No. 3095 consists of 23 lots: 18 single-family residential lots, 2 detention/drainage lots, and 3 open space lots. Imel Ranch will be brought to Planning Commission and City Council in early 2017.

SPECIFIC PLAN IMPLEMENTATION AND DEVELOPMENT

Avila Ranch Specific Plan

Review of the Avila Ranch project continued in 2016. The Avila Ranch Project is a proposal for a new primarily residential development with up to 720 units on a 150-acre site north of Buckley Road, located within the Airport Area Specific Plan (AASP) boundaries. The project also includes 15,000 square feet of neighborhood-serving retail next to a neighborhood park, as well as the preservation of agricultural uses and open space.

Based on staff input, as well as preliminary input from various advisory bodies, the proposed development plan was refined and updated on December 18, 2015. Since then, the Planning Commission has reviewed the proposal and recommended further refinements. On November 23, 2016, a Draft Environmental Impact Report was completed for the project. On December 21, 2016 the Airport Land Use Commission found the project consistent with the San Luis Obispo Regional Airport Land Use Plan. The development plan and Final Environmental Impact Report will undergo review by City advisory bodies during Spring and Summer 2017. The project will likely be developed in multiple phases over a period of 10-12 years.



Avila Ranch Site Plan

San Luis Ranch Specific Plan

Review of the San Luis Ranch Specific Plan project continued through 2016. The San Luis Ranch project is a Specific Plan Area (formerly referred to as Dalidio) which was identified as an expansion area in the Land Use and Circulation Element update. The project includes a mix of 580 low-medium, medium, and high-density residential units that would be located primarily at the north/northwest portion of the site. The project is intended to implement the broad development parameters set forth in the LUCE update with the provision of housing, commercial floor space, hotel/visitor serving uses, and preservation of agricultural area. The commercial portion of the project includes up to 150,000 square feet of general commercial/retail space, 100,000 square feet of office development, and a 200-room hotel. Commercial uses proposed may include retail anchors, neighborhood retail, restaurants, offices and a hotel. Approximately 53 acres of the site would remain as preserved as open space for agricultural use.

SPECIFIC PLAN IMPLEMENTATION AND DEVELOPMENT



San Luis Ranch Site Plan

The site is in unincorporated San Luis Obispo County, surrounded by areas within the City of San Luis Obispo, and within the City's Sphere of Influence, generally bounded by Madonna Road, Dalidio Drive and U.S. Highway 101.

The plan has been reviewed conceptually by various advisory bodies and the Planning Commission. The Draft EIR was released for public review in December 2016. Staff anticipates review of a final public draft Specific Plan and Final EIR in the Spring of 2017 with final Council consideration of the project in Summer of 2017. Airport Land Use Commission review will also occur in early 2017 for the ALUC to consider a determination of consistency for the Specific Plan.

A key issue for this project is the timing and need for improvements at the existing Prado Road interchange with Highway 101, which is called for in the LUCE. Various concepts are currently under review, with the City coordinating closely with Caltrans on a Project Study Report (PSR). The Specific Plan's circulation system will ultimately reflect the outcome of that study, which is crucial to address long-range circulation issues in the southern end of the City.

Madonna on LOVR Specific Plan

The pre-application and Specific Plan and General Plan Amendment initiation request process for the Madonna on Los Osos Valley Road (LOVR) Specific Plan was initiated in May 2015. The applicant's conceptual proposal included a mix of uses including: 200 multi-family apartments; 75 attached or detached single-family dwellings; 25,000-45,000 square feet of commercial retail; a Continuing Care Retirement Community (CCRC) consisting of 276 independent living units, 66 independent living villas and assisted living units, 122-bed skilled nursing and memory care facility, common use area, recreational facilities, and ancillary improvements; and parks and open space.

Some components of the applicant's conceptual plan are different from the vision identified in the Land Use Element for this Specific Plan Area, including a proposed reduction in commercial retail structural area, the addition of the CCRC, and proposed development above the 150-foot development limit line. The conceptual project was presented to the City Planning Commission on December 9, 2015 and January 27, 2016, followed by the City Council on April 5, 2016, to consider the initiation request and provide feedback to the applicant and staff regarding the applicant's proposed mix of uses and plan to amend the Land Use Element to allow development

SPECIFIC PLAN IMPLEMENTATION AND DEVELOPMENT

South Broad Street Area Plan

The South Broad Street Area Plan was adopted by the City Council in December 2014 as part of the Land Use and Circulation Element update.

Since adoption, the following projects have been approved or are under review within the South Broad Street Area Plan:

- Broad Street Mixed Use (3049/3099 Broad): Includes 12 residential units and 3,000 square feet of retail space. The project received entitlements in August 2016 and is currently under building Review.

- 860 On the Wye (860 Humbert): Includes 19 affordable rental units and a community room; 10 units are set aside for homeless veterans. The project was entitled in early 2015, and received building permits in March 2016. The project is currently Under Construction.



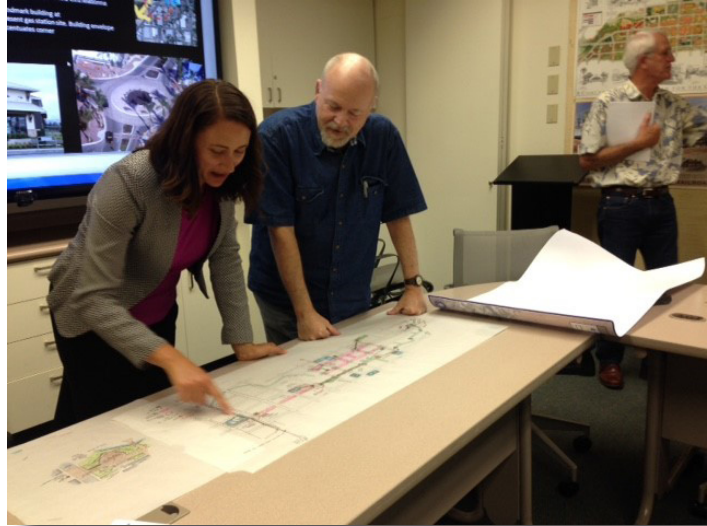
South Broad Street Area Plan

- The Yard (2450 Victoria): Includes 25 live/work units and 18 residential units. The project received was entitled in February 2016, and is currently under building Review.
- The Junction (2120 Santa Barbara): Includes 69 residential units and 1,200 square feet of commercial space. The project received entailments in June 2015, and is currently under building Review.
- Caudill Mixed Use (774 Caudill): Includes 36 residential units and 5,500 square feet of commercial space. The project received entitlements in June 2016.
- Broad Street Collection (3249 Broad): 10 live/work units and 6-unit hotel with caretaker's quarters (In Planning).

PLANS UNDER DEVELOPMENT

Downtown Concept Plan Update

Program 4.14 in the Land Use Element directed the City to update the Downtown Concept Plan, which was originally adopted by the City Council in 1993. The primary objectives of the project are to assess and update the present development, vision, goals and concepts related to downtown, in order to provide a road map for future public projects and guidance for private development in the downtown and surrounding areas.



CVT Meeting

The City Council appointed a Creative Vision Team (CVT) of ten volunteers, who met ten times in 2016 with staff and consultants to advise the City in the development of the Downtown Concept Plan. The project team has also been coordinating with the Mission Plaza Master Plan project. The first quarter of 2016 included stakeholder interviews, a public open house in Mission Plaza, a public workshop, and neighborhood meetings. Draft plan development took place the remainder of the year, with the CVT continuing to meet, and a joint City Council and Planning Commission study session in October. An Administrative Draft Plan was released in December, which staff and the CVT reviewed and provided input on. Another public workshop and advisory committee meetings will take place in the Winter and Spring of 2017, with Plan Adoption scheduled for the Summer.

PLANS UNDER DEVELOPMENT

Mission Plaza Master Plan

Concurrent with the Downtown Concept Plan is the development of the Mission Plaza Master Plan. The overall goal of the project is to revitalize and refresh this important community hub and provide the City a road map for planning of future maintenance and development projects for the Plaza.

Since its inception in the 1970s, Mission Plaza has served as the cultural and historical “heart” of the San Luis Obispo’s downtown. Given the Plaza’s age, popularity, and extensive use, the Council authorized the development of the Mission Plaza Master Plan and Assessment in July 2015 for this important community hub. This was consistent with the Council-approved 2013-15 Major City Goal to “Assess and Renew the Downtown,” which included a task for the development of a Mission Plaza Master Plan. Also identified in the update of the Land Use and Circulation Elements is the expansion of Mission Plaza, originally envisioned in the 1993 Downtown Concept Plan.



Mission Plaza Workshop

A consultant team has been working with City staff to assess the present condition, uses and policies related to the existing Mission Plaza; determine impacts of Plaza events on adjacent residential neighbors, businesses, Old Mission Church operations and San Luis Obispo Creek habitat; explore expansion of the Plaza into the adjacent Broad/Monterey St. “dogleg” through permanent or temporary street closures; and provide a vision for the future of the Plaza and surrounding streets. Public engagement activities took place in early 2016, with two plan alternatives developed in the Spring, and a second workshop in July. Plans were also reviewed at a joint City Council and Planning Commission study session in October. A preferred alternative was developed after the study session, which included input from the Downtown Concept Plan CVT. Advisory committee meetings will take place in the Winter and Spring of 2017, with Plan Adoption scheduled for the Summer.

Zoning Regulations Update

City Council included the Zoning Regulations Update project for 2015-17 Financial Plan and allocated \$225,000 for consultant services. The Zoning Regulations are the primary document for implementation of the LUCE. On September 6, 2016, the City Council reviewed the scope of work for the Zoning Regulations Update and authorized issuance of a Request for Proposals (RFP) for consultant services. A consultant was hired in late 2016, and the update will begin in early 2017 with the scope of work consisting of the following items:

PLANS UNDER DEVELOPMENT

LUCE Implementation:

- Consider new regulations to address neighborhood compatibility for infill development (Program 2.13)
- Evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus (Program 2.11.1)
- Adopt special development standards for dwellings in downtown residential areas (Policy 2.8, Program 2.12)
- Evaluate alternatives to the current maximum number of dwellings units and height, parking, and setback standards, to regulate residential building intensity (Program 2.15)
- Evaluate the potential to use portions of City-owned parking facilities for residents' parking (Program 2.16)

Other Features of the Update:

- Reorganize the Zoning Regulations for simplicity and modernize for current and emerging conditions, and as necessary to meet new State requirements.
- Update Parking Standards (Table 6)
- Update Land Use Table (Table 9)
- Review "S" (Special Considerations) Overlay Zones
- Update Land Use Definitions
- Work with Cal Poly on a possible partnership to establish a form-based code in certain locations.

Subdivision Regulations Update

Staff continues to refine and prepare a draft public Subdivision Regulations Update hearing draft with goals to achieve the following objectives:

- Include updated regulations for recent trends in subdivision ownership and design, including small lot subdivisions, airspace subdivisions, three dimensional subdivisions, and potentially other forms of infill development ownership.
- Create a more user friendly document with a simple layout that provides clear graphics, examples, and guides the user through a set of steps to understanding the subdivision review process and how to prepare a successful application.
- Update the regulations for consistency with recent Map Act updates and base law.
- Include cross references to other applicable City standards and regulations such as storm water requirements, building codes, and utility metering requirements.

In 2017, a Planning Commission workshop will be held on the draft update, followed by further refinements to incorporate PC and public feedback which will result in a final legislative draft ready for environmental review. Upon completion of the anticipated Negative Declaration, final Planning Commission recommendations will be incorporated into proposed Ordinance revisions for Council consideration for final approval. Staff anticipates completion of the project in 2017.

PLANS UNDER DEVELOPMENT

Sign Regulations Update

In 2016, the project consultant conducted stakeholder interviews and public feedback and staff recommendations were incorporated into an “Issues and Options” report which recommended revisions to be incorporated into the Sign Regulations Update draft. The Cultural Heritage Committee and Architectural Review Commission held meetings to provide feedback on the report. An initial draft update is currently under staff review. Staff anticipates refinement of the draft Sign Regulations update and CHC and ARC review to occur by mid-year 2017 with consideration for final approval by the City Council in the Fall of 2017.

Public Infrastructure Financing

In 2016 the City developed a Public Infrastructure Financing Framework (Framework) and draft policies which describes a comprehensive approach to funding the City’s public facilities and infrastructure improvements. The Framework provides a systematic way of considering funding and financing options so that the City is able to construct needed public facilities and infrastructure in a manner that funds facilities and infrastructure needed to maintain and enhance the City’s quality of life for current and future residents, employees and visitors, makes efficient use of available funding sources and financing mechanisms, implements General Plan policy, is fair and equitable with respect to incidence of burden (who pays), and is consistent with economic development objectives.

The establishment of development impact fees are subject to conformance with state and local laws, specifically AB 1600, the Mitigation Fee Act. AB 1600 allows a levy of one-time fees to be charged on new development to cover the cost of constructing the infrastructure needed to serve the demands created by the new development. The City is currently in the process of evaluating the impact fees charged for traffic, parkland, and water and sewer capacity and connections. It is anticipated that the AB 1600 studies for those fees will be completed in 2017.

CLIMATE ACTION PLAN

The City's Climate Action Plan (CAP) was adopted in 2012. The Plan contains quantified strategies to reduce greenhouse gas (GHG) emissions from the community and City operations. It also serves as the City's Qualified GHG Reduction Strategy. Several strategies from the Climate Action Plan were incorporated in the LUCE update. Implementing the CAP includes those actions the City can directly impact and those actions for which the City engages the community.

In August 2016 two assessments related to the implementation of the CAP were completed. The first was the Climate Action Plan Progress Report (Progress Report), which evaluated the City's progress toward achieving the near-term implementation strategies and measures that are identified in the CAP to reduce GHG emissions. The second was the City of San Luis Obispo Energy Baseline Report (Energy Baseline Report), which evaluated the energy use and cost for City owned facilities and infrastructure between June 2013 to May 2016. Both the assessments also identified recommended actions designed to further the City's progress towards achieving its GHG emissions reduction and energy management objectives.

In October 2016, the City Council reviewed the assessments and held a study session to discuss the City's progress towards implementing the CAP. The City Council directed staff to evaluate the feasibility and resources that would be necessary to implement the recommended actions identified by the assessments in preparation for the process of identifying budget priorities for the 2017-19 Financial Plan.

Municipal Actions

Strategies in the CAP include review of City facilities and operations to identify opportunities for emissions reductions. In 2016, the City continued its efforts to make improvements to municipal facilities that will result in lowered emissions, including:



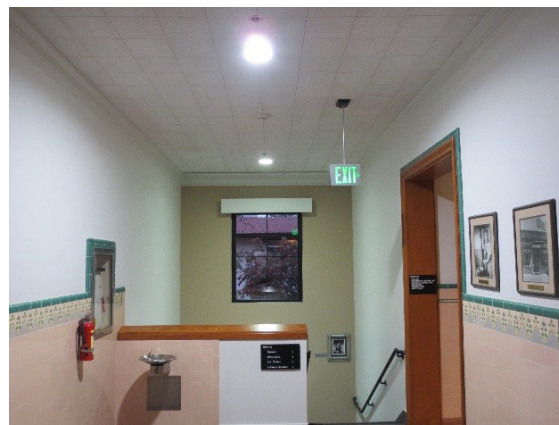
Previous Lighting

CLIMATE ACTION PLAN

Facility Upgrades: In 2016, the City Facilities Division continued the work of replacing inefficient building lighting fixtures to LEDs at a variety of City facilities, including Utilities Administration, Parking Services, security lighting at sports fields and hallway lighting at City Hall. The major thrust this year is replacing dozens of obsolete compact fluorescent “can lights” with L.E.D. retrofits. This change represents a 33% reduction (at a minimum) in power consumption with a 50% increase in light levels for each fixture.

Water Resource Recovery Facility (WRRF):

The new National Pollutant Discharge Elimination System (NPDES) permit that went into effect in December of 2014 is driving many process equipment changes that will be installed during the WRRF Upgrade. Staff is currently in the middle of this upgrade, working with the WRRF’s program manager, Water Systems Consultants (WSC), and the Facility’s design engineers, CH2M. Additionally, the upgrade includes expansion of the facility to accommodate expected growth rates of the city in the next 20 years. One of the major process changes will result in a decreased carbon footprint in keeping with the GHG emission reductions goal of the City’s Climate Action Plan (CAP) by eliminating two chemicals currently being used in the disinfection process. This change will take approximately 130 tractor trailer chemical trucks off the road every year. These trucks drive up to San Luis Obispo from chemical facilities in the LA Basin; this change would eliminate 260 trips (130 trips each way). The added bonus of eliminating these chemicals is that it will also substantially reduce the amount of salts in the wastewater, improving effluent to San Luis Obispo Creek and recycled water quality to customers.



New Lighting

The second major process change will position the WRRF for future expansion of the recycled water system and enable indirect (IPR) and/or direct potable re-use (DPR) by providing a very high quality effluent as a first step. An MBR process was chosen over a conventional MLE process system for this reason; an MBR system will also reduce the overall construction footprint by eliminating the need for two more clarifiers and 4 more filters. The MBR effluent is so clean that filtering will not be needed. Additionally, the present day filters currently used for tertiary treatment can be repurposed in future as part of the processes needed for IPR/DPR, reducing the future cost of building a filter system needed for IPR/DPR systems.

One of the comments that came out of the public community forums held for the WRRF upgrade centered on odor control and elimination. In keeping with our commitment to stewardship and being a good neighbor, the WRRF upgrade has incorporated process changes for biosolids storage and removal and construction of an odor filtering system that will virtually eliminate all odors associated with the facility.

CLIMATE ACTION PLAN

Another desire from the public forum was enhancement of the Bob Jones Trail that runs along the fence line of the facility. The WRRF staff, program manager WSC, and design engineers CH2M are working closely with regulatory bodies to look at the feasibility of converting acreage south of the facility into a wetland designed primarily for cooling the effluent to meet temperature permit limits for the creek. The effluent would already meet all permit limits before entering the wetlands. The cooling component would be met by running through the wetlands before going into the creek. If successful, the ‘cooling water wetlands’ would include water features, vegetation, trees and shrubs designed to cool the water while creating a wetland ecosystem that would provide a beautiful natural setting that the Bob Jones Trail would wind through for the community to enjoy.



Cooling Water Wetlands

A new administration building will be built on Prado Road that will house all Utilities staff currently spread out in various buildings in the City’s Corporation yard. The entrance and exit will be designed to include all Corp. Yard staff access in preparation for the future Prado Road overpass. The Water Resource Center will include an Interpretive Center for public education and outreach as part of the City’s commitment to Water and Wastewater Management. The landscaping surrounding the new WRC will showcase demonstration gardens and water features using recycled water and biosolids in a meaningful and practical way. Reduce. Reuse. Recycle. Repurpose.

CLIMATE ACTION PLAN

As the WRRF moves forward with the Facility Upgrade, guiding documents such as the WRRF's Charter, the Triple Bottom Line, and other tools will aid staff and its partners in providing the City of San Luis Obispo with a community asset we can all be proud of.

Municipal Water Conservation:

In 2016, the City of San Luis Obispo's Park Maintenance Division continued to update their technology to improve water saving capability. The City's weather tracking devices allow tracking of evapotranspiration and fine-tuning of irrigation systems to apply the optimum amount of water to turf and plant materials without the risk of run-off. In 2016, the Public Works Department was able to reduce potable water use in City parks by over 38% when compared to 2013 use and over 19% when compared to 2015 use.

City and Community Partner Actions

Property Assessed Clean Energy (PACE): Property Assessed Clean Energy (PACE) is a financing mechanism that allows property owners to finance eligible energy and water efficiency and renewable energy projects by adding the cost as an assessment to their property tax bill. This mechanism eliminates upfront costs and allows repayment to

be made over a long timeframe, typically from five to twenty years. In early 2016, the City Council approved contracts and signed resolutions for three PACE programs to operate within the City: Renew Financial (CaliforniaFIRST), Renovate America Inc. (HERO), and Ygrene. The County Board of Supervisors also selected these three providers to operate within unincorporated areas of San Luis Obispo County.

Community Choice Aggregation (CCA): CCA is a system that allows cities and counties to aggregate the buying power of individual customers within a defined jurisdiction in order to secure alternative energy supply contracts on a community-wide basis, while allowing consumers not wishing to participate to opt out. The City Council has directed staff to develop initial feasibility studies with providers of Community Choice Aggregation programs as well as



CLIMATE ACTION PLAN

participate in a program with the Counties of San Luis Obispo, Santa Barbara and Ventura. In 2016, City and County staff worked with Pilot Power Group to develop a feasibility study for the intra county effort (feasibility for County and City of San Luis Obispo). The draft feasibility study was completed in December of 2016 and is currently under review by staff. Staff is working closely with the County of San Luis Obispo staff to monitor the tri-county CCA effort; of which the County of San Luis Obispo is a member in the advisory working group.

Civic Spark: CAP strategy implementation in 2016 included continuation of our collaboration with regional partners for outreach and education. AmeriCorps staff resources were again made available through the Local Government Commission and funding by the Air Pollution Control District (called CivicSpark). Civic Spark program staff have been working with local cities and the County to collect information regarding permits issued for energy upgrade projects (to aid in future reporting on CAP implementation) and to identify permit streamlining opportunities for small scale photovoltaic installations (a process which the City of San Luis Obispo already has in place). The CivicSpark team has also developed a web site and handouts to educate residents and business owners about energy retrofits and energy reduction actions.

In 2016 the CivicSpark program staff collaborated with staff from the San Luis Obispo County Energy Watch Climate Services Program (Energy Watch) to prepare an Energy Baseline Report of the City's facility and infrastructure energy use and cost. This information will be used for the following purposes: 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. The Energy Baseline Report also identified recommended actions that the City could take to further manage energy efforts. Those recommendations will be included in the Climate Action Major City Goal work program for the 2017-2019 budget cycle.

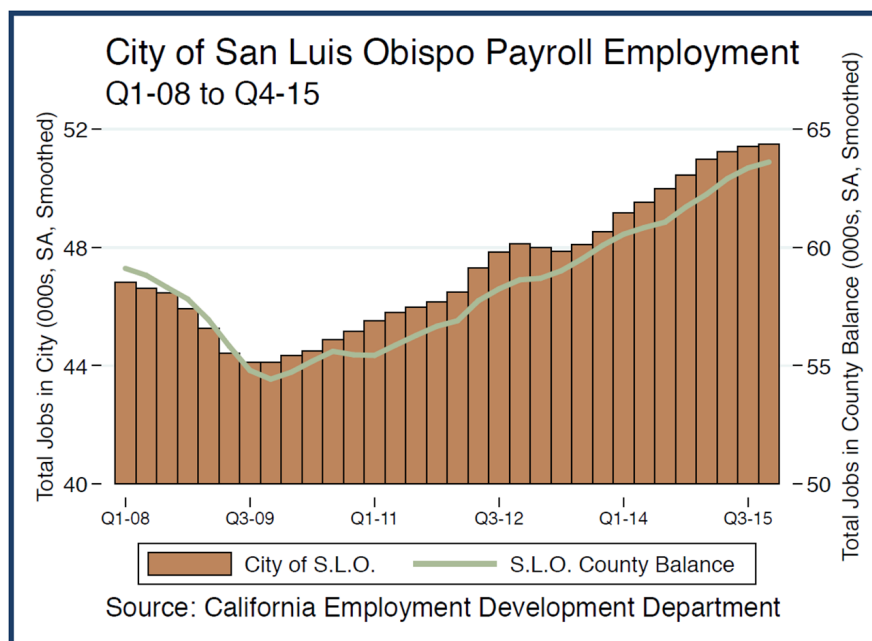
ECONOMIC DEVELOPMENT

On October 16, 2012 the City Council approved the adoption of the Economic Development Strategic Plan (EDSP). The EDSP was revised on March 17, 2015. The EDSP focuses on creating a system that supports and sustains industries creating head of household jobs. The EDSP is organized into four overarching strategies:

- Break Down Barriers to Job Creation
- Actively Support Knowledge & Innovation
- Promote and Enhance the San Luis Obispo Quality of Life
- Build on Existing Efforts and Strengthen Regional Partnerships

As part of the City's effort to build on existing efforts and strengthen regional partnerships, in 2015 the City, in cooperation with SLOCOG, the EVC and Beacon Economics, was able to secure access to the California Employment Development Department's confidential data. This data is available from 2008, and City staff was able to use 2015 data for 2016. The City contracted with Beacon to do a historical analysis as well as annual updates. As an example of the data available, **Figure 5** below compares payrolls in the City of SLO to the County and highlights that payrolls in the City of San Luis Obispo grew 2.0% from the fourth quarter of 2014 to the fourth quarter of 2015, trailing the 3.1% mark set in the rest of San Luis Obispo County. However, wages in the City of San Luis Obispo, **Figure 6**, have also increased over the last year, with the average annual wage across all sectors growing by 4.1%, compared to 2.1% in the rest of the county. The latest report can be found on the City's website.

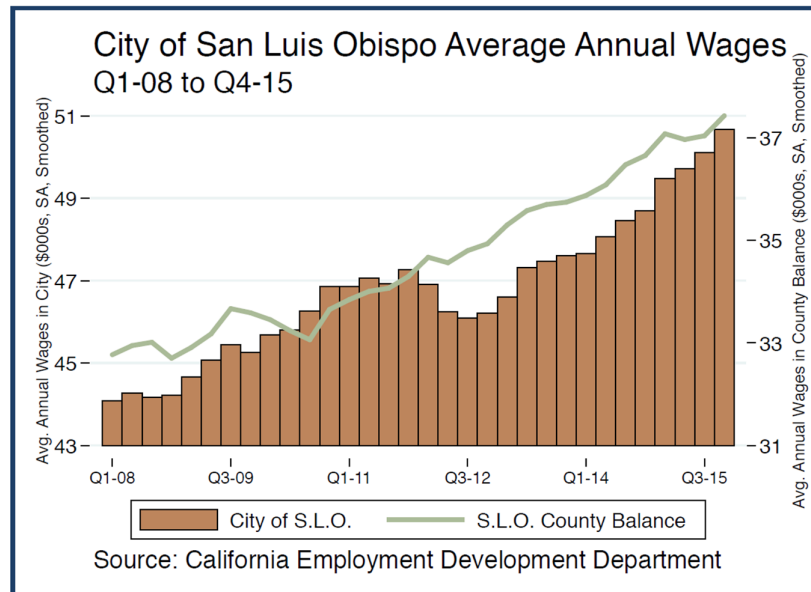
Figure 5 - San Luis Obispo Payroll & Employment



Source: City of San Luis Obispo, 2015

ECONOMIC DEVELOPMENT

Figure 6 – San Luis Obispo Annual Wages



Source: City of San Luis Obispo, 2015

Economic Development highlights from 2016 include:

Break Down Barriers to Job Creation

Permit Processing

The Development Review Team (DRT) continued to work to ensure a consistent and expedient approach across all involved departments. The team continues to use an automated solution to track all projects in the system and measure the performance of the organization in meeting our published cycle times. The team has also formalized the process for using determinant processing agreements and other tools to streamline the approval process.

The Continuous Improvement Group (CIG), a sub-set of the Development Review Team continues to actively work on permit process improvements and accountability measures through cross-department and cross-functional input, action and alignment with key performance indicators. The CIG is currently working on a prioritized list of projects to further improve the entitlement and permitting processes. The major items are reviewing and updating the online checklists and streamlining the intake process. The team is also working with the relevant departments on establishing a “One-Stop-Shop” to better serve the Community. The “Doing Business” section on the City’s website continues to be expanded to enhance the interaction between the business community and the City.



The Fremont Theater

ECONOMIC DEVELOPMENT

Cost of Service Fee Study

In August of 2016 City Staff re-initiated a comprehensive review and update of the cost of service fees charged by Planning, Development Review Engineering, Public Works, Fire, Police, Utilities, and Parks and Recreation. The goal of the review is to ensure that fees being charged are in line with the staff costs (e.g. staff time spent, material costs) of providing the service for which the fee is being collected. The study is being conducted consistent with Financial Plan Section H (Budget Reference Materials) which requires fees to be reviewed and updated on an ongoing basis to ensure that they keep pace with changes in the cost-of-living as well as changes in methods or levels of service delivery. The City is working with NBS Government Finance Group to prepare the study which will be reviewed by the City Council in early 2017.

Actively Support Knowledge & Innovation

Entrepreneurship

The Economic Development Program was actively working with partners to promote an environment that supports entrepreneurship and start-ups. The City continued to support the SLO HotHouse financially and professionally. In 2016, the HotHouse started 12 new businesses, counseled 128 clients, created 91 jobs and had an overall investment in the community of more than \$5.3 million.

Access to Broadband

The initial feedback from the Tri-County consortium, through the Economic Vitality Corporation (EVC) project to develop a broadband road map, showed that the City of San Luis Obispo has the highest level of fiber coverage in the region. The City is continuing to work with the Downtown Association on possible Wi-Fi solutions in the downtown area.

ECONOMIC DEVELOPMENT

Promote and Enhance Quality of Life

Tourism and Community Promotions

The 2015-16 fiscal year produced moderate growth in the tourism industry in San Luis Obispo. The City collected over \$7.1 million dollars (+5.2%) in transient occupancy tax (TOT). The collections met the City's forecasted and budgeted growth of 5% which is contributed directly into the City's General Fund.

However, the occupancy rate in the City decreased by an annual average of 1.5%. Occupancy remained consistently the highest during the summer and fall months between June through October, then dipped in the winter and spring months of December through April. The 2015-2016 fiscal year concluded with average annual occupancy rate over 72%. While the occupancy rate decreased, the Average Daily Rate (ADR) was up 7% at \$138.76. Every month within the year out rated the same month in the prior year. Additionally, the RevPAR, defined as Revenue Per Available Room, grew by over 5.4% to \$101.35. This means that although the occupancy was down overall for the properties, the lodging businesses received higher profits based on rate increases with less day-to-day impact on the properties.



Additionally, the downtown Visitor Center served over 84,000 (+3.1%) in person guests and San Luis Obispo lodging properties maintained over twenty sell out weekends in 2015-16.

Fiscal year 2015-16, was a very accomplished year for tourism promotion activities. The tourism efforts lead by the City's Tourism Business Improvement (TBID) district included:

- Launched the redesigned, fully responsive tourism website for the city (sanluisobispovacations.com)
- Designed, launched, and leveraged new videography & photography for digital and print campaign elements
- Enhanced the city's social media presence through ShareSLO
- Implemented a successful promotional campaign, Money for a Rainy Day, which resulted in nearly 1,500 new room nights booked during January-March 2016
- Created a new brochure and maps for statewide visitor center distribution
- Received the Visit California's Poppy Award for Best Overall Marketing Program
- Awarded the Best of Show at the American Advertising Federation Awards

During the 2015-16 fiscal year, tourism promotion activities generated at least 308 total mentions or media placements that highlighted San Luis Obispo, including in the New York Times, GQ China, National Geographic Traveler and Travel+Leisure. Additionally, coordinated media visits or press trips were secured to promote the destination with the goal of earning valuable editorial coverage. In fiscal year 2015-16, over 60 media outlets, both domestic and international were hosted in San Luis Obispo. Top domestic and international media outlets hosted include: Huffington Post, Yahoo Travel, Peter Greenberg Worldwide, and Conde Nast.

ECONOMIC DEVELOPMENT

The Promotional Coordinating Committee (PCC) continued the commitment to enhance the San Luis Obispo experience for residents as well as visitors. The PCC funded vital promotional grants to over 25 local non-profit organizations through the annual grants-in-aid process in an effort to enrich the social, cultural, and diverse community events and activities available throughout the City. To support these activities as well as all events in the City, the PCC enhanced the City funded smart phone app called SLO Happenings to serve as the community go-to resource for all of the activities in San Luis Obispo. Additionally, the PCC provided financial and program support to boost the visitor service offerings in the City through the funding of programs like the tear-off City maps for visitors and financial contribution to the operational costs for the downtown Visitors Center.

Homestay Rentals

On January 20, 2015 the City Council adopted Ordinance No. 1611 (2015 Series) to protect public health, safety, and welfare within the City by establishing rules and requirements for homestay rentals. Following the adoption of the Homestay Ordinance, staff began actively monitoring the number of advertised short term rentals in San Luis Obispo.

In 2016, staff was able to uncover 39 non-compliant properties throughout the City. The 39 properties uncovered increased the Homestay compliance rate to 33%, but fell short by 17% percent from what was expected by the end of the second year for the program. In 2016, staff provided Council and the Tourism Business Improvement District Board (TBID) with an update on the program and the monitoring effectiveness. Staff will be actively monitoring non-compliant properties and meeting with the TBID throughout 2017 to discuss the next steps of the program to increase compliance.

NEW POLICY INITIATIVES

In 2016, the City completed several policy initiatives across a wide variety of subject areas with the support of all City departments. Those initiatives included:

Rental Housing Inspection Program

In January 2016 the City launched a Rental Housing Inspection Program. The program includes all residential rental units which are single family dwellings, duplexes and some condominiums. Each of the units are required to register annually and have an inspection every 3 years. Those units which pass an initial city-conducted inspection and have no code violations at the end of the 3 years can apply for the self-certification program. Inspections began in May of 2016.

Proposition 64: Adult Use of Marijuana Act

On November 8, 2016 California voters approved Proposition 64, the Adult Use of Marijuana Act (AUMA). AUMA builds on Medical Cannabis Regulation and Safety Act (MCRSA), in that it allows adults (21 and over) to possess roughly an ounce of cannabis flower, eight grams of concentrate, or up to six plants. It also creates a regulated market for the cultivation, production, manufacture, and sale of recreational marijuana.

With the legislative adoption of MCRSA and voter approval of AUMA, most municipal legal advisors and League of California cities staff have concluded that cities will not be able to rely on permissive zoning concepts to preclude issuance of state marijuana licenses. Instead, cities wishing to regulate marijuana uses within their jurisdictions more restrictively than state law need to adopt express regulations defining local limits of use. Cities that do not adopt such regulations likely will become subject to state law regulation and the licensing of marijuana uses and activities within their jurisdiction subject only to state law requirements.

In an effort to determine the community's interest in the regulation of cannabis-related businesses and activities, including the potential for taxation as provided for by MCRSA and AUMA, a study session will be held in early Spring 2017, and by Fall 2017 the City of San Luis Obispo should be in a position to present recommendations to decision-makers.

Historic District Signs

In mid-year 2016, the Historic District Street sign project was completed. Sign locations were approved by the Cultural Heritage Committee and the Community Development Department and Public Works coordinated for final placement and installation. A total of 34 signs have been installed at major entrances to the City's five historic districts. The artwork and graphic design for the signs were developed pro bono by local architect Pierre Rademaker. Each of the signs is intended to reflect and symbolically represent aspects of each of the districts. As an example, the Downtown Historic District sign incorporates a commercial style typographic treatment reminiscent of the type style that was typical in 19th century graphics. The architecture is suggestive of the heyday of downtown's construction boom (1895-1910). The foliage illustrates downtown's ever-present street trees. The intent is to encourage people to look up and become more aware of the urban architecture that surrounds us.



Historic District Sign



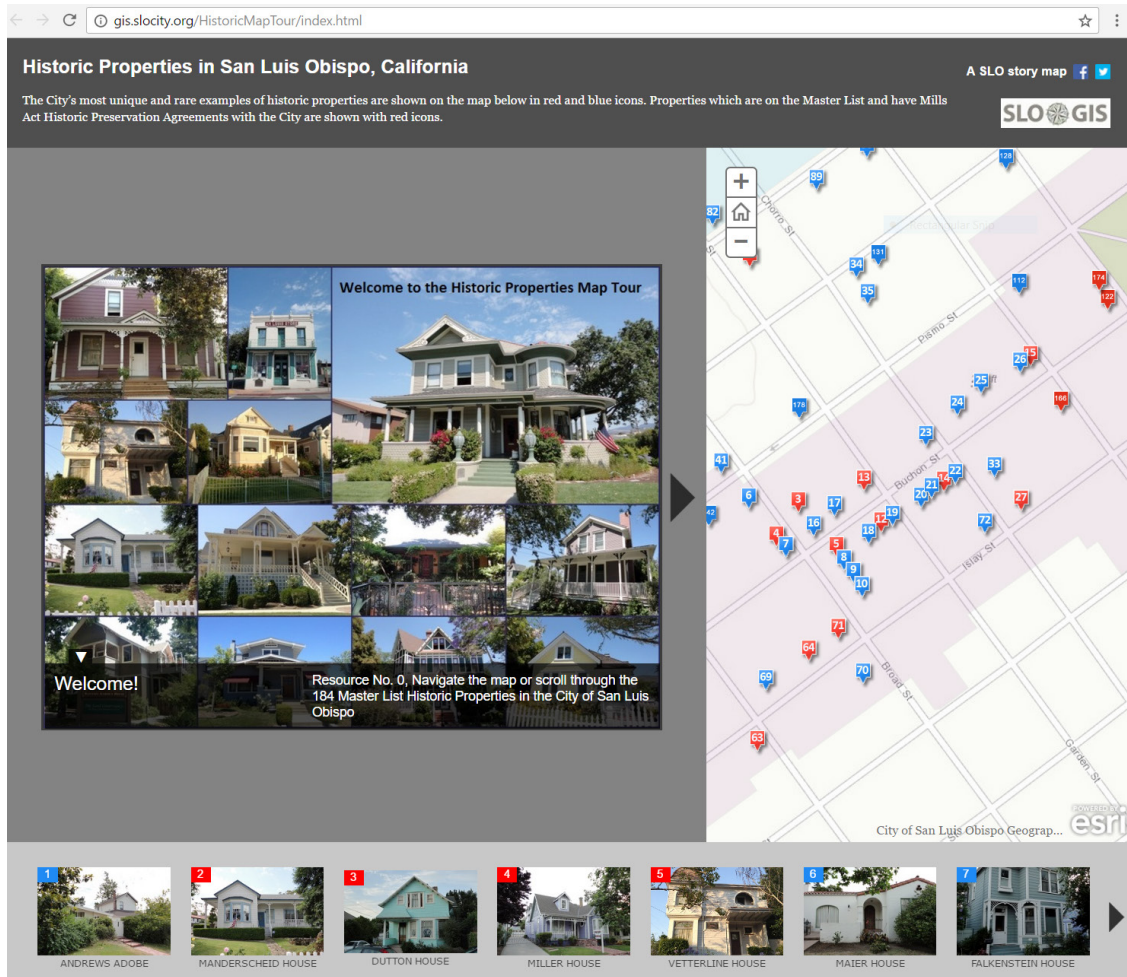
Historic Resource Numbering System

In 2016, the Cultural Heritage Committee reviewed and endorsed a Historic Resource numbering system for all Master List properties in the City. All Master List Historic Resources have been assigned Historic Resource Numbers based on the date they were added to the City's Master List of Historic Resources.

HISTORIC PRESERVATION

Mapping

With the assistance of the Geographic Information Systems Division, updated historic resource numbering was incorporated into the online mapping of historic properties in the City in 2016. Work will be ongoing to update information available for each property.



Mapping interface

WATER SUPPLY

In 2016, the City obtained water from five sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; recycled water from the City’s Water Resource Recovery Facility (WRRF); and groundwater.

Table 11– City Water Resource Availability

Water Resource	2016 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	6,940 AF	Safe Annual Yield ¹
Nacimiento Reservoir	3,380 AF	Dependable Yield ²
Recycled Water	187 AF	2015 Annual Usage ³
Siltation to 2060	(500 AF)	WWME Policy ⁴
Nacimiento Reservoir (Full Allocation)	2,102 AF	Secondary Supply ⁵
TOTAL	12,109 AF	

Source: Water and Wastewater Management Element, 2016, Utilities Department, 2017.

¹Safe Annual Yield is the quantity of water which can be withdrawn every year while operating both reservoirs in coordinated operations under critical drought conditions. Safe Annual Yield is determined from a computer model, which accounts for siltation loss through 2010 (per WWME Policy A 4.2.1).

²Dependable Yield is the contractual amount of water the City has right to from Nacimiento Reservoir.

³The quantity of recycled water included is the actual prior year’s recycled water usage (2015) per WWEA7.2.2.

⁴Reservoir siltation is a natural occurrence that reduces storage capacity over long periods, resulting in the reduction of safe annual yield.

⁵ In March 2016, the City Council approved the addition of 2,102 afy from Nacimiento Reservoir to the City’s secondary water supply. Secondary water supplies are used to meet short-term losses to the City’s water supply due to events such as drought or maintenance and repair of infrastructure.

In 2016, availability from these sources equaled 12,109 acre-feet, as shown in **Table 11**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,499 acre-feet for a reliability reserve and a secondary water supply of 3,114 acre-feet.

The primary water supply was calculated using the City’s build-out population (57,200 people) and the water use rate of 7 gallons per capita. The reliability reserve was calculated using the City’s 2016 population (46,117) and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources.



Santa Margarita Lake

WATER SUPPLY

Water Conservation

During 2016, the State continued its statewide emergency drought declaration which required a 12% reduction in potable water use in the City. The City reduced its water use by 21% over the course of 2016, and far exceeded the state's mandated reduction goal. The City was not required to declare any stage of its Water Shortage Contingency Plan during this time but was required to limit water use for outdoor irrigation to two days per week to comply with mandates related to the statewide emergency drought declaration. Several other mandates were required due to the statewide emergency drought declaration but the majority of the reduction in use was believed to be achieved through increased public education and voluntary compliance by the community.

Throughout 2016 the City was also an active member of the Partners in Water Conservation group. This group, which consists of water conservation personnel from local water purveyors, met periodically during 2016 to address water conservation mandates, discuss effective conservation measures, and develop regional strategies for reducing water use on the Central Coast. Acting as a lead agency, the City provided facilities for these meetings along with assistance in organization of training opportunities such as the California Rural Water and Department of Water Resources joint drought workshop in September, 2016.

As part of the Urban Water Management Plan, the City's update to the Water Shortage Contingency Plan was adopted in June, 2016 and now consists of five water shortage response stages with the City also continually maintaining a "monitor" stage where compliance with SB x7-7 is ensured along with continual compliance with the California Urban Water Conservation Council's best management practices and any other required state or local mandates.

Transportation Network Improvements

The following transportation network accomplishments implemented the Circulation Element of the General Plan in 2016:

Vehicular

- Numerous traffic signal and intersection optimization improvements were completed as part of the City's Traffic Operations Program and ongoing traffic signal management responsibilities.
- Numerous traffic safety improvements were implemented as part of the City's Traffic Safety Program.
- Construction of the Los Osos Valley Road Interchange project was completed under budget and ahead of schedule in the spring of 2016. This project was awarded the Transportation Project 2016 by the American Society of Civil Engineers, San Luis Obispo Branch.
- Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City's radar sign program.



Traffic Signal

Bicycle/Pedestrian

- As part of the City's Annual Pavement Management Plan, bike improvements were installed throughout neighborhoods downtown and near Cal Poly including over two miles of sharrows, and buffered bike lanes on Longview.
- A "bike slot" was installed in the median on Highland Drive at Ferrini Road to accommodate left turning bicycle movement.
- Railroad Safety Trail Maintenance between the Jennifer Street Bridge and Orcutt Road was completed in the fall of 2016 including pavement repairs, a new seal coat and fresh striping.
- The City's supply of short-term bicycle parking continued to expand as part of the City's "Racks with Plaques" bicycle rack donation program.
- Bike valet parking service continued at the weekly Thursday night Farmer's Market and during the summertime Concerts in the Plaza.
- Lighted crosswalks downtown on Higuera and Marsh Streets were replaced.
- Crosswalk improvements were installed at Broad and Upham Streets including button activated flashing beacons and additional striping.



Bike Slot

CIRCULATION

Transit

- Fiscal Year 2015/16 set a new record for trips taken on public transit in the City of San Luis Obispo. Over 1,209,701 rides were given on the City's SLO Transit system, representing a 5.8% increase in ridership over the previous record set in 2014 (1,142,748 rides).



New Rebranded SLO Transit Fleet

- Free public Wi-Fi is now installed on 100% of the Fleet thanks to a State grant which paid for Automatic Passenger Counters and ancillary equipment.
- New Kennedy Library tripper bus service was introduced in response to overcrowding and high ridership along the Ramona Dr. neighborhood and Cal Poly University.
- The SLO Transit Joint Short Range Transit Plan is now completed with implementation scheduled for the Summer of 2017. This plan will shape the future of the City's transit system and help build continuity with RTA services.
- A new contract was signed with First Transit Incorporated for transit operation and maintenance services after an extensive RFP process which saw responses from over seven companies.
- Negotiations with Cal Poly University are underway for the next four to five-year transit subsidy program which will continue student and faculty access to local public transit.
- SLO Transit will receive in February of 2017 three new 45' low-floor transit vehicles which will replace three 2001 models and will feature such amenities as on-board infotainment system, multiple sun-roofs, LCD dashboard display, free public Wi-Fi, flexible seating configuration for peak and non-peaks, two-tone flooring, LED lighting, and a new paint scheme.

CIRCULATION

Transportation Planning Accomplishments

The following transportation planning projects were implemented in 2016, consistent with programs in the Circulation Element of the General Plan.

Vehicular

- The City of San Luis Obispo received ITE's 2016 Transportation Achievement Award for Planning for the Circulation Element Update.
- The City completed its 2016 citywide traffic count project. This data is used for virtually all transportation studies and assessments in the City.
- The 2015 Traffic Safety Report was presented to City Council in October 2016. The total number of collisions in 2015 (531) were the lowest on record, down 58 percent since the program began in 2001. To further build on the success of the traffic safety program, the City Council formally adopted a resolution supporting the goal of Vision Zero—aimed at eliminating all traffic-related fatalities and serious injuries by 2030.
- The Railroad Square parking and access plan is currently underway. Initial parking studies have been completed, an initial public workshop was held with businesses in the area and staff is continuing to study and develop concepts for consideration.
- Initial design for the California/Taft Roundabout has begun. This project will continue progress towards improving the intersection of California and Taft, which has been identified as a problem intersection for years due to traffic congestion and high collision frequency and severity. Roundabout control has been planned for this location to improve traffic operations and safety for all road users.

Bicycle/Pedestrian

- Design of the Railroad Safety Trail Extension from Taft to Pepper was underway and environmental documents are near completion. Pending acquisition of easements, construction is expected to begin in late 2018.
- Design was completed and a contractor was selected for the Railroad Safety Trail Class I Connection to Laurel/ Orcutt. Construction is expected to begin in early 2017.
- Planning efforts began for the Broad Street Bicycle Boulevard, including extensive neighborhood outreach which resulted in two alternate concepts to be analyzed for traffic impacts. Findings of the traffic study is expected to be available early 2017.
- In May 2016, the City participated in Bike to Work Month activities, encouraging the use of active transportation.
- In September 2016, the City held its annual Bicycle Rodeo instructing City youth on safe bicycling techniques and proper riding habits.

CIRCULATION

- The City collaborated with Bike SLO County and other community volunteers to offer bicycle safety education training.
- The Public Works Department targeted Cal Poly’s Week of Welcome (WOW) for the promotion of bicycle-on transit use.
- The City provided annual bicycling awareness training to SLO Transit drivers.
- The City conducted its tenth annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.
- The Pacheco and Bishop Peak Safe Routes to School Improvements planning effort kicked off in 2016, with the goal of identifying key transportation improvements to improve safety and access for walking and bicycling to school. Initial recommendations will be presented to the community in early 2017, with implementation of prioritized projects to begin in late 2017 or early 2018.

Neighborhood Traffic Management (NTM)

Permanent improvements were installed as part of the Fixlini NTM project, including a diverter at Fixlini and Iris Streets.

Temporary neighborhood traffic circles were installed along southern Chorro as part of the Chorro Street NTM. City staff continues to monitor these traffic calming devices as well as work with the neighborhood on this effort.

The High Street NTM kicked off in 2016 holding its first neighborhood meeting in the fall. Below is the current queue of neighborhoods qualifying for a Traffic Improvement Plan. Neighborhoods are listed in the order they were received:

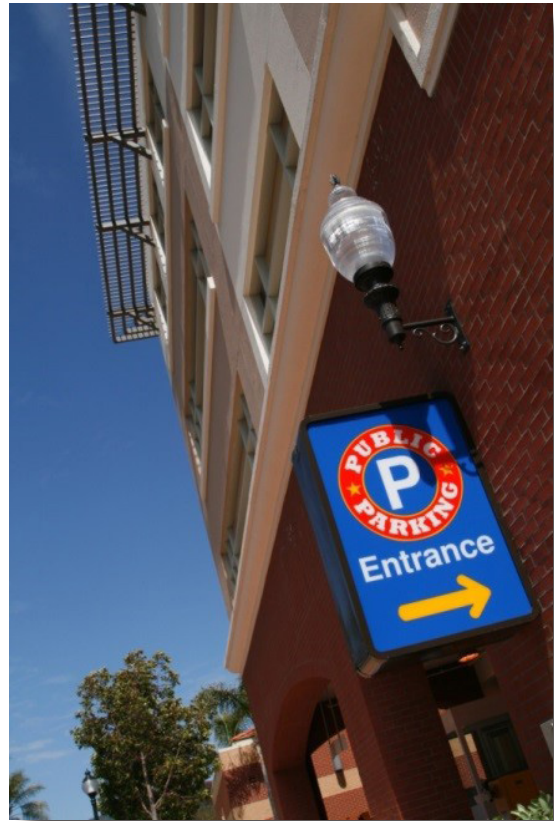
1. Chorro (Broad to Buchon)—in progress
2. High (Higuera to Broad)—in progress
3. Augusta (Sinsheimer to Laurel)
4. La Entrada and Ramona
5. Mill Street (Santa Rosa to Grand)

CIRCULATION

Parking Management

Below is a summary of some of the major focus areas related to parking management in 2016.

1. Phase 2 of the Chinatown project (development along Palm Street and Morro Street) commenced with the removal of approximately 84 metered off-street lot spaces. Credit card meters from these lots were relocated to on-street areas of high activity throughout the Downtown area.
2. The City contracted Kimley-Horn and Associates to use dynamic demand modeling software to analyze existing and future parking demands in the downtown areas as well as east of Santa Rosa Street.
3. The City optimized adjacent office space for use as the Parking Enforcement Officers' office and coin collection / counting area.
4. Equipment at the 919 Palm Street Parking Structure was installed to allow payments to be made using credit cards.
5. The Downtown Residential Overnight Parking (DROP) program was formalized in 2016, allowing residents living in the downtown area the opportunity to park overnight in either the 842 Palm Street Parking Structure or the 871 Marsh Street Parking Structure.



Parking Structure

Emergency Preparedness and Response

In 2016, the San Luis Obispo Fire Department (SLOFD) continued its new program in which all staffed City facilities are assigned a different SLOFD crew and/or staff member for disaster preparedness training and other emergency response education. In light of tragic events throughout the nation involving workplace violence, this program includes a key partnership from San Luis Police Department (SLOPD). In addition to fire crews visiting each facility to provide evacuation training/drills, emergency preparedness tips, fire extinguisher training, and disaster service worker information, a small cadre of SLOFD and SLOPD trainers visited City workplaces to discuss the tenants of the “run, hide, fight” workplace safety curriculum. Supervisors were engaged to develop evacuation plans specific to violent incidents.



San Luis Obispo Police

Related to workplace safety, SLOFD, SLOPD, and City Information Technology (IT) staff partnered to address a gap in functionality of the 9-1-1 when accessed from City networked computers. The system was enhanced through the installation of switches that allow the 9-1-1 system to provide Emergency Communications Center Dispatchers to pinpoint the location of an emergency call even when the caller is unable to speak. This has long been a function of the traditional 9-1-1 service; however, this functionality was omitted when the City transitioned to the networked-based phone system.

Regarding employee training and preparedness, SLOFD partnered with all departments to provide classroom-based National Incident Management System certified training required for City employees who may have a critical role to play in the event of a disaster.



Firefighter Training

SAFETY

In March 2016, the SLOFD completed an update to the Fire Master Plan, specifically analyzing the impact of southern area annexation and development. The Council approved development triggers designed to position SLOFD for continued rapid emergency response operations to the developing region. The Council also approved greater specificity in the response time goals of SLOFD based on a standard established by the National Fire Protection Agency. The new response time goal stipulates that SLOFD will have a total call processing time of seven minutes or less for 90% all emergencies requiring the use of lights and siren. Total call processing time is broken down into a call processing time of one minute, crew preparation for travel time (“turn out” time) of two minutes, and travel time of four minutes.

SLOFD implemented two critical technological programs in 2016: Electronic Patient Care Reporting (EPCR) and PulsePoint.

EPCR transitions SLOFD from a pen-and-paper means of capturing medical patient documentation to an electronic cloud-based system. This system significantly enhances patient confidentiality, medical quality control, and crew efficiency. The cloud-based system communicates with area receiving hospitals and imports diagnostic data from SLOFD’s cardiac monitor/defibrillators.

PulsePoint is a smartphone application that is free to the end-user. When active on a phone, PulsePoint alerts “citizen rescuers” to assist with patients who have suffered cardiac arrest in a public place. According to the American Heart Association, a cardiac arrest victim’s chance of survival increases 10% for every minute that is saved in providing life-saving care. With a seven-minute total response time standard, PulsePoint can improve the chance of survival by an amazing 70%. The national average for out-of-hospital cardiac arrest survival is just less than 10%.

SLOFD also hosted the annual Open House as part of Fire Prevention week activities and provided emergency preparedness information to residents and visitors.

Hazard Mitigation

In 2016, SLOFD in collaboration with other City departments and community agencies completed the second annual review of the 2014 Local Hazard Mitigation Plan (LHMP). The LHMP provides guidance on how to reduce the community’s vulnerability to natural hazards. This plan calls for annual stakeholder meetings to update progress and identify collaborative opportunities. The results of this annual meeting were brought back to the City Council in early 2017 and included new language to ensure the plan addresses the City’s needs regarding the planned closure of the Diablo Canyon Nuclear Power Plant.

SAFETY

Staff Training

Safety Element Program 9.4 states that the City will train police officers and other City employees to levels appropriate for their tasks and responsibilities.



Training



Firefighter Training

The California Commission on Peace Officer Standards and Training (POST), which mandates minimum content and hours for basic and in-service training, regulates the training of police officers and communication technicians. The Police Department maintained compliance with POST requirements for in-service training hours for required employees. This was accomplished in 2016 by sending employees to POST-certified training courses in various topics, with the associated costs reimbursed by POST, and by providing in-house training for employees.

The San Luis Obispo Police Department (SLOPD) also conducts in-house training through the use of employees who are certified instructors in a variety of police-related job functions, including defensive tactics, mobile field force, active shooter and use of firearms. In addition to the standard police training the department implemented a Peer Support group to help officers after tragic or traumatic events. The Peer Support Team has been trained to deal with a wide variety of potential problems and has the ability to give direct counseling or direct those in need to the proper resources.

Mutual and Automatic Aid

Section 9.10 of the Safety Element indicates that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. In 2016, SLOPD participated in Mobile Field Force joint operations training with Cal Poly University Police. The purpose of this training was to coordinate mutual aid response efforts and action directed towards the gathering of large, unruly crowds that could result in a riot or significant property damage. SLOPD also coordinated efforts with the San Luis Coastal Unified School District in facilitating active shooter training. Both school district staff and law enforcement personnel had an opportunity to be involved in active shooter/multi-casualty scenario-based training and become familiar with each other's policies and practices in the event of an actual significant event.

SAFETY

The City has participated in a regional Special Weapons and Tactics Team (Regional SWAT) since 2008. The Regional SWAT team allows participating cities to leverage limited resources and maximize coordination and special expertise during critical incidents.

SLOFD deployed on several requests for Mutual Aid throughout the State in 2016, including the massive Soberanes Fire, which is a record-breaking fire in California history due to its size, cost, and complexity. Fire personnel deployed to large-scale incidents receive invaluable on-the-job training, and the costs associated with their deployment are reimbursed to the City.

SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazardous Materials Response Team, County Fire Investigation Strike Team, and the County Type III Incident Management Team. These regional teams provide exceptional service to the communities of participating agencies at a fraction of the cost of providing that service autonomously.

Community Action Team (CAT)

2016 marked the fourth year of the Police Department's deployment of the two-officer Community Action Team (CAT). CAT Officers continue to identify problems and crime trends that negatively impact the quality of life of residents, business owners and visitors. CAT Officers have focused on several individuals in our community who are involved in adverse and repetitive criminal activities that negatively impact our community. They have been successful in working with others to find alternatives to incarceration that include enhanced and focused service placement and transitional housing. The program has continued to grow and the relationships in the court system have proven very valuable. Many of the repeat offenders from previous years have now been placed into treatment programs. The others that refused treatment have been given significant sentences to reduce their impacts on the community.

CAT officers work collaboratively with a myriad of individuals and groups, including patrol officers, investigators, the Neighborhood Outreach Manager, other city departments, social service providers, business groups, and other governmental agencies as appropriate.

Multi-Dwelling Property Inspection Program

Under the direction of the Fire Marshal, the Fire Prevention Bureau inspects all multi-dwelling properties (three or more units) in the City to ensure that they meet a reasonable degree of fire and life safety. This state-mandated program helps safeguard residents and visitors who patronize local hotels, and generates approximately \$194,000 in revenue that offsets implementation costs. The Fire Prevention Bureau completed approximately 677 inspections of apartments, hotels, and fraternity and sorority houses in 2016.

Fire and Life Safety Inspections

SLOFD engine companies completed over 1,300 fire and life safety inspections in 2016. In addition, Fire Prevention Bureau staff completed over 200 inspections of schools, hospitals and nursing homes, day care centers and assisted living centers, and large public assembly occupancies. A portion of these inspections resulted in Fire Code operating permits, which generated approximately \$133,000 in revenue.

SAFETY

Hazardous Materials Inspections

The Fire Prevention Bureau serves as a “Participating Agency” in the County’s Certified Unified Program Agency (CUPA). Businesses that use or store hazardous materials in an appreciable quantity, generate hazardous wastes, or operate underground or aboveground petroleum storage tanks are subject to inspection. The Hazardous Materials Coordinator conducted 275 facility inspections in 2016, which generated over \$90,000 in permit fee revenue.

Vegetation Management

While fewer weed complaints were fielded by the Fire Prevention Bureau in 2016, there was again a significant increase in complaints regarding dead pine trees due to the pitch canker epidemic. The Fire Department completed two wildland fuel reduction projects in City-owned open space in 2016. Wildland fuel reduction and chipping projects were conducted in the Irish Hills Open Space off Royal Way, where dead pine trees were removed upslope of homes. Staff also partnered with Public Works to remove 24 hazardous dead pine trees in Laguna Lake Natural Preserve.



Fire Prevention

Critical Facilities Locations and Reducing Structural Hazards

Section 9.19 of the Safety Element tasks the City with identifying and evaluating hazards in existing structures, with the highest priority given to critical facilities. This effort includes maintaining and replacing City facilities, routine code inspections of certain commercial and residential buildings, complaint-based code inspections for all buildings, mitigating hazards associated with unreinforced masonry buildings (URM), and outreach regarding structural safety of private wood-frame buildings.

Unreinforced Masonry Hazard Mitigation

The 2004 URM Ordinance required full strengthening by July 2010 unless partial, Level A, strengthening was completed by July 1, 2007. Where Level A was completed by the deadline, Level B work could be delayed until July 1, 2012. Level A strengthening consists of installation of anchors between building walls and roof, walls and floors, and bracing of any parapets. Level B consists of Level A work plus installation of the steel members that stabilize the storefront and frame. Distinction between Level A and B was established by ordinance to encourage owners to complete this significant portion of the strengthening process as soon as possible. Of the 128 URM buildings in the City, 125 have completed seismic strengthening or were otherwise brought into compliance with the ordinance and the last three are currently under construction. This includes the Hotel Serra project and 796 Higuera Street.

NEIGHBORHOOD WELLNESS

Land Use Element Program 2.14 states the City will help identify neighborhood problems, and undertake a wide range of focused development review, capital improvement, and code enforcement efforts to help residents preserve and enhance their neighborhoods.

Neighborhood Matching Grants

The City Council identified Neighborhood Wellness as a Major City Goal in the 2013-15 Financial Plan and has carried this goal forward into the 2015-17 Financial Plan as an Other Important Council Objective. One of the implementation strategies identified is to support activities to establish or bolster neighborhood cohesiveness. Neighborhood Matching Grants are a mechanism to provide support to neighborhoods for activities and projects that engage neighbors in positive ways.

Final Applications for the first year of the program were due January 8, 2016, and three applications were submitted, totaling \$7,875.41 in grant requests. At the February 2, 2016 meeting, the HRC selected the first two projects for full funding: Islay Park Creek Restoration and Trail Clean Up (\$1,800), and Cerro San Luis Neighborhood's Seasonal Social Gatherings (\$3,437). Islay Park held three works parties in July, and volunteers logged 217 hours of work removing abandoned drip irrigation lines, dead plants, branches and overgrown shrubs along the path. Cerro San Luis completed two of their four events in 2016, the ice cream social and "Halloween in the Neighborhood." The ice cream social included 250 neighborhood participants. The applicant is on track for successful completion of all four events.

Draft applications for the second year of the program were due on October 14, 2016, and five applications were received, totaling \$12,860 in funding requests. Staff worked with applicants to refine their proposals, before final application submittal in January, 2017. Staff provided the HRC (the Advisory Committee charged with awarding grant funds) a program update on December 7, 2016.

Neighborhood Officer Program

In 2013 the Police Department launched a Neighborhood Officer Program that divides the City into 13 distinct "neighborhoods," each with dedicated patrol officers assigned to address City neighborhood issues. The Neighborhood Officers act as liaisons between the Police Department, the community, and a variety of city agencies. The Neighborhood Officers assist with public education, crime prevention, establishing Neighborhood Watch groups, and neighborhood specific problems. The Neighborhood Officer Program offers residents and business owners a personal option when police assistance is needed and an immediate response isn't needed. Residents and businesses can find their Neighborhood Officer on the City webpage and contact them directly either by phone or email.



San Luis Obispo Police

NEIGHBORHOOD WELLNESS

In 2016, Neighborhood Officers along with the Neighborhood Outreach manager attended fifteen (15) neighborhood meetings to help establish neighborhood watch groups and educate residents on important crime prevention techniques.

In 2016 the Neighborhood Officers conducted neighborhood walks where they contacted a variety of residents within their assigned areas to introduce themselves, discuss the Neighborhood Officer program and make themselves available as needed. In the neighborhoods near Cal Poly, the Code Enforcement Neighborhood Services Specialists joined the Neighborhood Officers to help educate residents to the Neighborhood Enhancement Ordinance. These walks will continue on a regular basis to keep open lines of communication with the residents in these neighborhoods.



San Luis Obispo Police

Code Enforcement – Community Development Department

The City's Code Enforcement Office, which reports directly to the Community Development Department's Chief Building Official, deals primarily with violations of building codes and zoning regulations. Examples of code violations that impact neighborhood quality include:

- Property Maintenance Violations
- Sign Violations
- Unpermitted Construction
- Substandard Buildings
- Occupancy Violations
- Land Use Violations
- Homestay Violations

In 2016, there were 282 code enforcement cases opened in response to requests for field investigations and proactive enforcement. These included land use and zoning violations, property maintenance and substandard building violations, among others.

In addition, there were 763 Neighborhood Services code enforcement cases, which included violations such as visible storage, failure to screen waste containers, dead or overgrown vegetation and yard parking. Neighborhood Services conducts proactive outreach and enforcement measures in residential areas throughout the city and attends numerous outreach events at Cal Poly, Cuesta, The San Luis Obispo Board of Realtors, as well as regular Neighborhood Wellness and RQN meetings. These outreach efforts are ongoing.

In January 2016, the Rental Housing Inspection Program was launched. The Rental Housing Inspection Program requires all single family, duplexes and some condominium residential rentals to register annually and have exterior and interior inspections once every three years. As of December 31, 2016 there were 3326 units registered in the program and 851 inspections had been performed.

NEIGHBORHOOD WELLNESS

Code Enforcement and Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement in neighborhoods during evening hours. In 2016 they issued 2,498 parking citations for violations in residential parking permit districts. SNAP issues Disturbance Advisory Cards (DACs) which are formal warnings, in response to substantiated noise party complaints. In 2016, SNAP issued 597 DACs. SNAP also assists with graffiti abatement and identifying abandoned vehicles for towing.

In response to the need for non-adversarial processes that address community conflicts, the City of San Luis Obispo, Cal Poly, Cuesta College, and Creative Mediation, a local non-profit, developed the SLO Solutions Program in 2004 to offer free conflict resolution and mediation to City residents. The program served 1,214 residents in 2016.

Neighborhood Wellness meetings were discontinued in 2015 as attendance had dropped off considerably. In its place, the police department will now be providing bi-annual “Neighborhood Forum” to continue to provide the community with information on neighborhood initiatives, crime prevention techniques and upcoming projects. The first Neighborhood Forum, held on October 27, 2016 was well attended. The next Neighborhood Forum will be held in Spring 2017.

OPEN SPACE PROTECTION

The General Plan contains many goals, policies and programs focused on open space protection. The policies apply to sensitive lands within the City's urban reserve as well as land in the greenbelt area that is protected for its biological, agricultural, aesthetic and/or watershed protection value. The Land Use and Circulation Element and Conservation and Open Space Element address this subject in detail.

The highlights of 2016 include

1. Completed the Natural Resources Roundtable: the 20th Anniversary Proceedings of the San Luis Obispo Greenbelt.
2. The City Council approved the acquisition of the Waddell Ranch, representing an additional 154 acres to be added to the Irish Hills Natural Reserve and providing outstanding new trail opportunities.
3. Continued implementation of the Calle Joaquin Agricultural Reserve Master Plan with Central Coast Grown, for educational and local agriculture production purposes.
4. The City's Ranger Service program, in partnership with the Central Coast Concerned Mountain Bikers (CCCMB) and other volunteers, continued to expand both single-use and multi-use trails in the Irish Hills Natural Reserve, as well as through the neighboring Bureau of Land Management (BLM) parcel under a Memorandum of Agreement with BLM, increasing the hiking, trail running and mountain biking opportunities in that open space by several miles.
5. The Stenner Springs Natural Reserve continued to be expanded upon and improved through volunteer and Ranger work days, including the installation of the new Stenner Flow trail.
6. A new loop trail was installed at Reservoir Canyon Natural Reserve.



Waddell Ranch Open Space



The New Reservoir Canyon Loop Trail

OPEN SPACE PROTECTION

7. Continued invasive species vegetation control along Froom Creek and San Luis Obispo Creek and continued planting native plants to restore the habitat, including a native oak volunteer planting day at Bishop Peak Natural Reserve.
8. Continued to implement the Stormwater Management Plan as required by the Regional Water Quality Control Board (RWQCB). The Plan focuses on improving stormwater quality through Best Management Practices (BMPs), including: construction site monitoring, municipal operations, development review, and public participation to reduce pollution run-off.
9. Participated in planning and implementation of several important ongoing City projects, including: Chevron Tank Farm Remediation and Redevelopment Plan; Los Osos Valley Road/ Hwy 101 interchange project; and the Margarita Area and Orcutt Area Specific Plans.
10. Continued steelhead trout (*Oncorhynchus mykiss*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Wildlife.
11. The Ranger Service and the Natural Resources Program prepared the City of San Luis Obispo 2015 Open Space Maintenance Plan as part of the Open Space Major City Goal. The Open Space Maintenance Plan provides a comprehensive strategy for day-to-day maintenance activities, as well as long-term improvements and enhancements, including items such as signs and kiosks, gates and fencing, or parking and trash. The Open Space Maintenance Plan also includes two technical appendices: The City of San Luis Obispo Vegetation Management Plan: The Wildland–Urban Interface and Integrated Vegetation Management Plan for Open Space Lands of the City of San Luis Obispo 2015-2020. Substantial progress towards implementation of the Open Space Maintenance Plan was completed in 2016, including new trailhead kiosks, trash receptacles, and Mutt-Mitt™ stations.
12. The 2015-17 Council objective to “Initiate Implementation of the Laguna Lake Natural Reserve Conservation Plan” is underway. To that end, a comprehensive consultant team led by MNS Engineers is designing dredging and sediment management options, developing financing options, completing environmental review and securing regulatory agency permits. City Council provided direction in September 2016 for selection of the preferred design and financing alternative, leading towards a “shovel ready” project anticipated for the 2017-19 financial plan period.

PARKS AND RECREATION

In 2016, the Parks and Recreation Department continued to offer a wide variety of programs and activities that enhance the quality of life in the community. The following tasks were accomplished implementing the Parks & Recreation Element of the General Plan:

Collaborative Programs

Sports

The City provides recreation sports opportunities for youth, adults and seniors. The City collaborated with the San Luis Obispo County YMCA to provide activities for over 1,100 local children through their combined efforts. The City partnered with the Giants Baseball Corporation to bring the Jr. Giants Program to our community. Junior Giants is a non-competitive baseball program that focuses on building confidence, teamwork, integrity, and leadership skills. The City continues to work collaboratively with the Youth Sports Association and San Luis Coastal Unified School District to meet the needs of youth. Adult recreational sports include adult softball, adult soccer, ultimate Frisbee, table tennis and volleyball programs. Senior sport activities (55+) include Pickleball programs and Boomer Softball. In 2016, Pickleball changed its status from a pilot program to an ongoing regular recreational program offered by the City which is currently played weekly at three City locations.



Pickleball

Community Programs

City-sponsored community programs help to gather citizens in a healthy, positive environment. Over 1,000 youth at Meadow Park participated in a food donation-based walking Halloween Parade called “Boo Bash”. Other community programs in 2016 included Movie Nights, Reindeer Run, Bike Rodeo, September Scramble, Gobble Wobble, and Garden Clean-up Days. Additional collaborations, from Health and Wellness Seminars and Senior Center Contract Classes, have provided much needed services and programs to the community, especially underserved populations. Community Gardens are provided at four locations. There are 100+ garden plots available to City residents to lease with a fifth community garden location planned at the Laguna Lake Golf Course in 2017. The Parks and Recreation Department continues to offer online program registration, facility reservations, and satisfaction surveys to its customers; in 2016 the Department continued to enhance its web and social media presence.



SLO Senior Center

PARKS AND RECREATION

Historic Jack House and Gardens

The Historic Jack House and Gardens located at 536 Marsh Street provides guided history tours, programming, and special events. In 2016, the Jack House was rented for 50+ weddings and other events. In 2016, the number of visitors to the hours nearly double and volunteer docents provided tours for approximately 400 individuals or groups from May to December with the addition of Art-After-Dark at the Jack House; a program that provides monthly opportunities for locals and visitors alike to view touring art exhibits (every 1st Friday of the Month) and learn more about the Jack family estate. The Jack House closed from December to April for annual maintenance.



The Jack House

SLO Triathlon

In 2016 the City sponsored the 37th annual SLO Triathlon. The SLO Tri occurred on the fourth Sunday in July at Sinsheimer Park and included a .5-mile swim, 15-mile bike and 3.1 mile run course. Approximately 200+ community volunteers made this annual event possible. The SLO Triathlon focuses on completion, rather than competition, and draws over 1,000 participants state-wide annually to the event.



SLO Triathlon

PARKS AND RECREATION

SLO Skatepark

The SLO Skate Park project at Santa Rosa Park was completed in 2015 and celebrated its one-year anniversary in 2016. The 15,500-square-foot concrete skate park is already an invaluable addition to the City. With now over a year in service, the skate park sees an average of 50-100+ locals and visitors alike on a daily basis. Programming in 2016 included Winter and Spring Break Skate Camps, summer events, Friday Night Skates and DJ and the County-wide Monster Skate series.



SLO Skatepark

Youth Services

The Transitional Kinder (TK) (Kindergarten), Sun 'N Fun (Grades 1 – 3), Club STAR (Grades 4-6), and SLO Teens (Grades 7-8) programs continue to provide necessary child care and social experiences for over 1,000 elementary and middle school aged youth, incorporating character development, community service, academic support, tools for resiliency and making positive choices, in a safe and nurturing environment. In the 2016-17 school year, Youth Services provided programming at five school sites in support of the Joint Use Agreement with the San Luis Coastal Unified School District.

Other programs during the school year included two Teacher Work Day Camps, a week-long Spring Break Camp for school-aged youth, two All STAR Fun Zones (open to all local youth in grades 4-6), one Kids' Night Out (serving TK-6 grade), as well as numerous on-site special events.

Summer programming also provided essential care for over 500 families. KidVENTURE's Ultimate Day Camp provided traditional camp experiences to school-age campers and a training opportunity for the 14-16 aged Counselors-in-Training (CIT). The Teen Spot Camp, open to 14-16 year olds, gave teens a place to safely recreate while focusing on technology, leadership devel-



Summer Programs

PARKS AND RECREATION

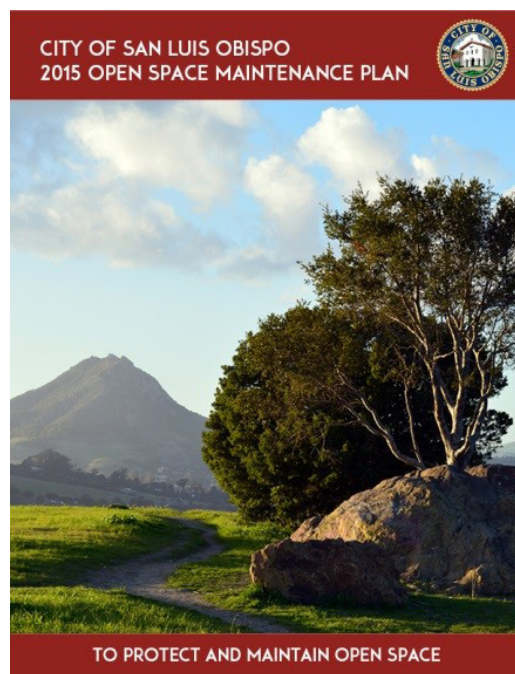
Volunteers

Over 20,000 volunteer hours in a variety of programs and events were logged in 2016. Volunteers supported services at the Senior Center, Laguna Lake Golf Course, and Jack House, and events and activities such as Junior Giants, SLO Triathlon, Movie Night, Youth Sports, Reindeer Run, Bike Rodeo, and Ranger Work Days. Quest program participants provided volunteer assistance to the Department to gain work experience and become engaged in positive behaviors.

Open Space Maintenance

The City's Ranger Service program employs full-time rangers and other part time staff that actively maintain the City's open spaces. Over 22 tons of trash was removed from San Luis Obispo Creek and City open spaces by staff and volunteers, with the largest amounts of material collected during the annual Creek Day clean-up event.

In 2016, park rangers led 14 hikes through City open spaces, and held 75 work days. City parks, open spaces, and joint use facilities were patrolled nearly every day of the year. Staff provided environmental education courses through the City's STAR and Sun 'N Fun programs and had two one-week Junior Ranger Activity Camps that were attended by children ages 7-10.



Collaboration with the public and the Central Coast Concerned Mountain Bikers (3CMB) resulted in new trail being construction at Cerro San Luis, Stenner Springs, and Reservoir Canyon, and miles of trails being maintained throughout the City's open space network. Hundreds of volunteers turned out for multiple events and provided thousands of hours of service taking care of the City's open spaces.



In 2016, The City of San Luis Obispo Parks and Recreation department received an Award of Excellence from the California Park & Recreation Society for the #PixOnPeaks Campaign. #PixOnPeaks is an Instagram based social media campaign geared at making the public aware of many of the City of SLO's lesser known open spaces and trails and a conservation effort aimed at reducing foot-traffic on highly traveled trails.

PARKS AND RECREATION

Park Improvement Projects

Meadow Park Lighting Replacement

Completed in early December 2016, eight path light fixtures were replaced along the pathway through Meadow Park. The existing fixtures were last replaced in 2001 and were energy inefficient and deteriorated. Three of the light fixtures had collapsed, creating an unsafe condition on the pathway. All of the existing fixtures were replaced with new energy-efficient LED lighting that provides more light coverage and reduced energy usage. A small LED spot light was attached to one path light pole to provide continuous nighttime illumination of the flag pole near the parking lot.



New Lighting

Also replaced were five poles for the lighting of the basketball court, the two sand volleyball courts and the horseshoe pit. The existing decorative wood utility poles were severely deteriorated from dry rot and beetle infestation, and some were on the verge of collapse. The wood poles were removed and replaced with new metal poles and the existing metal halide lighting fixtures were reused.



New Lighting

PARKS AND RECREATION

Sinsheimer Pool Re-Plastering

The Sinsheimer Pool Re-plastering project was completed on January 8, 2016. This project consisted of re-plastering, retiling, and re-marking the swimming pool. Other pool improvements included replacing the existing pool lights with new energy efficient LED light fixtures and a drain system safety upgrade.

Project Completion was critical for the protection of the pool's steel reinforced concrete structure. Pool water is highly corrosive and pool liner failure would lead to expensive repairs. The project was funded through the half cent sales tax approved by City residents.

The SLO Swim Center has agreements for pool use with the SeaHawks, San Luis Obispo Unified School District, YMCA, Club Polo and Scuba clubs. Swim lessons are provided year-round to individuals of all ages and abilities. Recreational swim opportunities are provided during Spring Break and summer while lap swimming is available year-round. The SLO Swim Center had approximately 83,000 visitors in 2016.



Sinsheimer Pool

Laguna Lake Golf Course

Golf Course Restroom Replacement: The City completed work on the Laguna Lake Golf Course Restroom Replacement project. The project scope consisted of the construction of a new, standalone restroom building, which replaced the deteriorated restrooms at the Laguna Lake Golf Course.

The previously existing restrooms were constructed in 1966 and were in need of an upgrade. In addition to being over 50 years old, the previous facility was not compliant with the access requirements of the Americans with Disabilities Act (ADA).



Laguna Lake Golf Course Restrooms

All improvements are compliant with the ADA, including a new pathway which provides an accessible route from the golf course buildings to the existing sidewalk adjacent to Los Osos Valley Road. The project also incorporates numerous drainage improvements to the exterior of the restroom facility as well as the adjacent pro shop building.

PARKS AND RECREATION

Golf operations at Laguna Lake includes the management of the pro-shop and golf round sales, driving range, concessionaire food services, lessons, contract classes and special events (such as night golf and tournaments). Parks and Recreation maintenance staff manages the expansive and diverse turf areas and specialized equipment. The Laguna Lake Golf course provided 36,000 rounds of golf in 2016. A new community event, September Scramble, was added in 2016. Over 400 kids and families participated in the September Scramble Adventure Course as a creative way to get kids healthy, active and at the golf course.

Jack House Elevator Removal:

In 1973 descendants of the Jack Family had an elevator lift constructed on the exterior of what is now known as the Jack House. It was installed for a family member who could no longer navigate the stairs to the second floor of the house. With the installation, it removed the Dining Room bay window and the window of the Master Bedroom above.

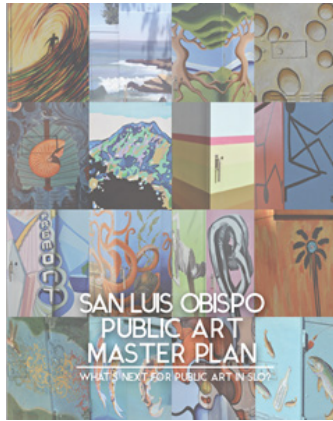
Since the City took ownership of the Jack House in 1975, members of the Jack House Committee and Friends of the Jack House Organization have been petitioning to have the elevator structure removed from the House and to have the exterior restored to its original appearance.

Now, over 40 years later, the original bay window and bedroom window above have been restored. In May 2016, the Jack House was restored to its original structure with the removal of the elevator lift and restoration of the facade. This required fabrication of a new window, rebuilding an existing window, installing a new roof over the bay window and milling of wood siding and trim to match the existing. Once all the improvements were installed, it was all appropriately painted to match the existing colors of the rest of the House.



The Jack House

PUBLIC ART PROGRAM AND MASTER PLAN



In 2016, the City of San Luis Obispo adopted its first ever Public Art Master Plan. The Public Art Program began in May 1990 and today enjoys a robust public art collection of 76 public art pieces (both temporary and permanent). The primary objective of the Public Art Master Plan is to assess and update the vision, goals and concepts related to public art in San Luis Obispo in order to provide a road map for future public art projects.

In 2016 after Council's adoption of the Utility Box Art Policy, another phase of utility box art murals was added to the City's collection of temporary public art. Currently there are 36 traffic signal utility boxes that boast beautiful art murals city-wide. The Instagram media campaign #ThinkOutsideTheBox was created to generate community awareness about the City's box art program by encouraging locals and tourists to visit the painted boxes for a prize.



CONCLUSION

The City's General Plan guides the use and protection of the City's various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by state law. The General Plan is published in separately adopted elements, each containing policies and implementing programs. The General Plan Annual Report summarizes the major programs in these elements that saw activity in 2016.

One outcome of an annual report is the evaluation of whether actions that have occurred indicate a change in the general vision of the community that requires a more comprehensive update of the General Plan. The most prominent activities undertaken by the City in 2016 related to efforts to begin implementation of four key elements of the General Plan that were most recently updated: Land Use, Circulation, Housing, and Water and Wastewater. The input received as part of these update processes helped align the General Plan with the community's vision. That vision was in part reflected in the City Council's adopted Major City Goals and Other Important Objectives for FY 2015-17 as described on page 12 of this report. Staff will continue to implement these goals and objectives in 2016, and they will be further reported on in the 2016 Annual Report.

A status list of all General Plan programs is included in the following technical appendix.

GENERAL PLAN

ANNUAL REPORT



Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
LAND USE ELEMENT			
1	Growth Management		
1.14.1	The City will monitor reports from the County "resource management system" and advocate for adherence to that system.	O	CDD/Utilities
1.14.2	The City shall advocate and help arrange quarterly coordination meetings among planning directors of local jurisdictions to discuss regional issues.	O	CDD/Admin
1.14.3.	The City will participate with the County in reviewing and providing input on County projects and general plan amendments that have potential to impact the City or be inconsistent with City policies.	O	CDD
1.14.4.	The City shall seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.		
1.14.5.	The City shall maintain a memorandum with the County, pledging that neither agency approve a substantial amendment to its plan for San Luis Obispo's planning area without considering the recommendation of the other agency	O	CDD
1.14.6.	The City shall prepare and maintain a Planning Area Map in the General Plan. The City will establish and maintain County concurrence for the map, which applies to the City's Planning Area outside the urban reserve.	O	CDD
1.14.7.	The City shall maintain a development fee program that covers costs associated with City services and facilities. Periodic review of the fees collected will ensure they are adequate to cover City costs.	O	CDD
2.1	Conservation and Development of Residential Neighborhoods		
2.10.1.	The City shall review, revise if deemed necessary, and actively enforce noise, parking, and property-development and property-maintenance standards.	O	CDD
2.10.2.	The City shall implement, and regularly review and update property-maintenance regulations focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles.	O	CDD
2.11.1	The City shall evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.	O	CDD
2.11.2.	The City shall review, and revise, if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.	O	CDD
2.12.	The City shall adopt special development standards to guide addition of dwellings within Downtown residential areas to implement Policy 2.8.	O	CDD
2.13.	The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.	O	CDD
2.14.	The City shall implement Neighborhood Wellness Action Plans to help residents preserve and enhance their neighborhoods.	O	CDD
2.15.	The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height, parking, and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.	O	CDD
2.16.	The City shall evaluate the potential to use portions of City-owned parking lots and structures for residents' parking.	O	CDD/PW
2.17.	The City shall require new housing projects in the Downtown area to provide residents with information and services to off-set vehicle needs, such as providing transit passes, providing space for hourly car rental services, and providing on-site bicycle storage facilities.		
2.18.	The City shall evaluate the potential for development fees to fund new parking spaces in an additional parking structure for residents of new housing projects in the Downtown core.	O	CDD
3	Commercial & Industrial Development		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
3.9.	The City shall amend its Zoning Regulations to implement the changes included in the 2014 General Plan update program.	O	CDD
3.10.	Zoning Regulations and Community Design Guidelines will include measures such as location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; noise attenuation measures along property lines to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses.	O	CDD
3.11.	The City shall investigate ways to encourage more cohesion between the existing shopping centers on Madonna Road.	O	CDD
3.12.	The City shall amend the Community Design Guidelines to address transitions between neighborhood commercial development and adjacent residential neighborhoods.	O	CDD
3.13.	The City shall review zoning regulations to consider allowing visitor-service uses in office zones adjacent to community commercial zones in the Downtown and adjacent to Monterey Street between Johnson and Santa Rosa.	O	CDD
3.14.	The City will investigate emerging technologies and trends to evaluate whether updates to zoning regulations are needed.	O	CDD
3.15.	The City shall implement appropriate strategies for business retention and expansion with a focus on those providing head-of-household jobs.	O	Admin
3.16.	The City shall provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.		
4 Downtown			
4.24.	The City shall update the Downtown Concept Plan by 2016 and shall regularly update the plan as required to address significant changes in or affecting the Downtown area including the opportunity for meaningful public input.	O	CDD
4.25.	The City shall consider features of "A Conceptual Physical Plan for the City's Center" (Downtown Concept Plan) in the approval of projects in the Downtown, recognizing that the plan is a concept and is intended to be flexible.	O	CDD
4.26.	The City shall undertake a study of visual resources within the Downtown core area to identify potential locations for new public-owned open places with access to views of important scenic resources. The City will consider acquisition of one or more of these open places as resources permit.	O	CDD
4.27.	The City shall explore the full or partial closure and re-design of Broad Street between Palm and Monterey Streets, and Monterey Street between the two connections with Broad Street to effectively extend, either permanently or for special events.	O	PW
4.28.	The City shall modify zoning regulations to allow efficiency units and variable density in the Downtown Core.	O	CDD
4.29.	The City shall work with the Downtown businesses and residents, the BID, and Chamber of Commerce to manage impacts from downtown drinking establishments, and if necessary, enact additional regulations to ensure that the late night environment in and near Downtown is safe and pleasant.	O	CDD, Admin
4.30.	The City shall develop a master plan for San Luis Obispo Creek in the Downtown area.		
4.31.	The City shall prepare an inventory of uses in the Downtown Core. Particular attention shall be given to identifying uses at the street level as these uses directly impact the pedestrian experience and vibrancy of the Downtown. This information shall be used to target business support and attraction.	O	CDD
4.32.	The City shall incorporate into its zoning regulations specific criteria for evaluating use permits for bars/taverns, night clubs and late night drinking establishments.	O	CDD
4.33.	The City will modify its Community Design Guidelines to enhance Safety and Crime Prevention through Environmental Design.	O	CDD
4.34.	The City, working with the Downtown Association, businesses, landlords, and residents will consider emergency callboxes at strategic locations in the Downtown.		
4.35.	The City working with the Downtown Association, Downtown businesses and residents shall develop a program to encourage lighted storefronts and street frontages throughout the night.		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
4.36.	All specific plans shall identify design features utilized to enhance public safety.	O	CDD
4.37.	The City shall conduct a nighttime safety audit of key areas of the City to see where deficiencies in environmental design may exist and should be improved. Key Areas should be defined as areas experiencing higher crime than City average by SLOPD.		
5 Public & Cultural Facilities			
5.3.	The City shall continue to work to develop a plan for meeting additional space needs in the Downtown. The City shall work with the County to coordinate site selection, building design, circulation and utility services, parking, trip reduction, and funding.		
5.4.	The City, Cal Poly, and the Foundation for the Performing Arts will jointly manage the performing arts center on the Cal Poly campus.	O	Admin
5.5.	The City shall undertake a study of its surplus facilities for possible reuse by cultural and non-profit groups.		
5.6.	The City shall consider incentives to support establishment of social service facilities in the city.		
6 Resource Protection			
6.2.1.	The City shall prepare and maintain geographic information systems-based maps of the city, the urban reserve, and the planning area to guide in land use designations and decision-making.	O	CDD/IT
6.2.2.	The City shall seek to protect resource areas deemed worthy of permanent protection by fee acquisition, easement, or other means.	O	CDD/Admin
6.5.1.	Subdivision approval in hillside planning areas shall include designation of "sensitive sites," which shall be subject to architectural review.	O	CDD
6.5.2.	The City shall create and maintain a GIS layer to accurately document development limit lines as they are applied in the General Plan.		
6.5.3.	Consistent with the Community Design guidelines, all hillside areas are considered sensitive sites, and architectural review is required for new development. The Community Development Director will screen all proposals to identify any which do not need architectural review.	O	CDD
6.7.1.	The City shall ensure new development complies with the City's flood plain ordinance, setbacks, specific plans, and design standards to minimize flood damage and flood plain encroachment.	O	CDD
6.7.2.	The City shall administer the National Flood Insurance Program standards.	O	CDD/PW
6.7.3.	The City shall notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.	O	CDD/PW
6.7.4.	The City shall evaluate the feasibility of establishing a financing district or districts to address flood concerns in affected areas.		
7 Airport Area			
7.13.	The City shall continue to work with the County and regional airlines to assure that regional airline services are continued and expanded to adequately serve the needs of the population in the service area of the airport.	O	CDD
7.14.	The City will annex the Airport area denoted in the Airport Area Specific Plan and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.		
7.15.	In approving development proposals, the City will assure that Airport Area properties noted in the Airport Area Specific Plan secure protection for any on-site resources identified in the Conservation and Open Space Element. To help maintain the greenbelt, properties shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed.	O	CDD/Admin

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
7.16.	The City shall create an Airport Overlay Zone to reflect the boundaries of the San Luis Obispo County Regional Airport Land Use Plan within the City limits. The purpose of the Airport Overlay Zone is to codify airport compatibility criteria in areas for which the City may override the Airport Land Use Commission determination to ensure compliance with the requirements of the California State Aeronautics Act (Cal. Pub. Utilities Code, Section 21670, et. seq.)	C	CDD
7.17.	The City shall update its Zoning Regulations to address allowable uses and development standards for areas the City may override a determination of inconsistency. Zoning regulations shall be consistent with the requirements of the State Aeronautics Act, use guidance from the Caltrans Airport Land Use Planning Handbook and comply with related state and federal requirements relating to airport land use compatibility.	C	CDD
7.18.	The City shall review of General and Specific Plans and Amendments, Zoning ordinance or amendments, or Building code changes within the San Luis Obispo County Regional Airport Land Use Plan boundary. As well as including referral to the Airport Land Use Commission as specified in Section 21676(b) of the Public Utilities Code for a determination of consistency with the San Luis Obispo County Airport Land Use Plan.	O	CDD
8 Special Focus Areas			
8.3.	The City will review and update Ordinance 1130 and involve residents to ensure that neighborhood concerns are addressed.	O	CDD
8.4.	The City will update the Mid-Higuera Area Plan for this multi-block commercial area to reflect current needs and changes that have occurred since the 2001 plan was adopted.		
8.5.	The Caltrans site is planned for redevelopment from a Caltrans office and yard complex to a mixed use development. Commercial uses will be described under the Tourist Commercial designation, and redevelopment plans shall consider the suitability of realignment of the Madonna/South Higuera intersection. The site should be developed to serve as a gateway into the community, with consideration of additional open space uses, retention and rehabilitation of the Master List historic structure, and retention of Heritage Trees on the site. The site shall also include a park site north of Madonna Road.		
8.6.	Lands behind the General Hospital building that are inside the City's Urban Reserve line will be designated as Public (for existing public facility) and a range of residential uses (Low Density and Medium Density Residential) and will include the ability to support residential care, transitional care use, and other residential uses consistent with the adjacent areas. The remaining site outside the City's Urban Reserve line will remain as Open Space. The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal.		
8.7.	The City shall implement the South Broad Street Area Plan to create a safe, attractive and economically vital neighborhood with a mix of complementary land uses.	O	CDD
8.8.	The Madonna Inn Area includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park. This area may be developed further only if surrounding hillsides including area outside the Urban Reserve Line are permanently protected as open space.		
8.9.	The 38-acre area of the Sunset Drive-in Theater / Prado Road Area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Once flooding, access, and agricultural preservation issues are resolved, the area would be suitable for development as a mixed use development with a mix of Commercial uses. Permanent open space shall be required. A full assessment of the Drive-in Theater site's potential as a historic resource will need to be evaluated and addressed. Bicycle connectivity for this area is an important component for future development.		
8.10.	The Pacific Beach area is planned for redevelopment from current use as a continuation school, school office and park uses to commercial retail uses along Los Osos Valley Road and Froom Ranch Road and the remaining site maintained under a Park designation.		
8.11.	Development of Calle Joaquin Auto Sales Area is suitable for commercial mixed use and other uses in the Tourist Commercial designation. Development of the area must address preservation of and transition to the agricultural parcels/uses to the northwest; connectivity to the Dalidio Ranch area; viewshed preservation; and treatment as a gateway to the City visible from Highway 101.	O	CDD

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
8.12.	Flooding and access issues must be resolved for the LOVR Creekside Area prior to developing Medium High Density Residential. Agricultural Designations must be maintained along the west side of site. Compatibility with adjacent residential areas to the east will be required. Permanent protection of the adjacent San Luis Obispo Creek will need to be addressed. The south side of the site will need to accommodate relocation of LOVR right-of-way and changes related to the planned Highway 101 interchange.		
8.13.	The Broad Street at Tank farm Road Site will be used as a mixed use site and provide a strong commercial presence at the intersection. Areas along the creek on the western edge of the site will be appropriately buffered to provide creek protections. Attention to connectivity, safety and comfort of bicycle and pedestrian circulation will be especially important in the development of this corner.		
8.14.	In regards to the CalFire / Cal Poly-owned property on Highway 1, the City shall collaborate with Cal Poly in updating the Master Plan for development of campus property. The master Plan shall address sensitive visual and habitat resources, circulation issues, impacts to City services, transition and potential impacts to surrounding neighborhoods.	O	CDD
8.15.	Future development of the North Side of Foothill (Bishop Knoll) shall address open space requirements under Policy 1.13.8 and open space buffers in accordance with Conservation and Open Space Element Policy 8.3.2. The steep hillside should be dedicated as Open Space and residential lots grouped at the bottom of the hill closer to Foothill. Development shall provide a parking lot and trail access to Bishops Peak. Circulation connectivity shall be provided to Los Cerros Drive as feasible. Density shall be limited to 7 units / acre.		
8.16.	Future development of the Alrita Properties shall address hillside planning requirements under Policy 6.4.7C. Additional analysis will need to occur in the LUCE EIR to evaluate potential water service issues, and additional analysis is needed to determine if the City's water distribution system can adequately serve development in this area. Density shall be limited to 7 units/acre as modified for slope under the Zoning Ordinance.		
9 Sustainability			
9.10.	The City shall update master tree plan and develop recommendations to renew and maintain the urban forest and plant more trees.		
9.11.	The City shall review and regularly update the Climate Action Plan and shall annually report to the City Council on implementation of the Climate Action Plan.	O	CDD
9.12.	The City shall regularly review and update its building codes and ordinances to identify revisions that promote energy efficient building design and construction practices.	O	CDD
9.13.	The City shall consider the feasibility of providing incentives for new and renovated projects that incorporate sustainable design features such as constructing new buildings that are solar ready, or off-setting significant operational energy use through use of solar water heating, photovoltaic systems, geothermal or wind energy systems.	O	CDD
9.14.	The City shall design all new City facilities to meet the requirements specified for certification as LEED Silver construction or equivalent rating system.		
9.15.	The City shall promote and pursue a wide range of renewable energy financing options including a renewable energy fund or loan program.	C	CDD
9.16.	The City shall evaluate the feasibility of a regional Community Choice Aggregation program to procure electricity from renewable resources.	O	Admin
10 Healthy Community			
10.6.	The City shall regularly review and update master plans for City parks to designate areas for community gardens where appropriate.		
10.7.	The City shall update the Community Design Guidelines to encourage the inclusion of communal gardens within multi-family residential developments with 10 or more units.		
10.8.	The City shall work with the community to develop a resource guide to facilitate design that promotes a healthy and active lifestyle.		
CIRCULATION			
2 Traffic Reduction			

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
2.2.1.	In coordination with county agencies, the City shall support efforts in establishing county-wide trip reduction programs.	O	PW
2.2.2.	The City shall maintain and where cost effective improve a trip reduction plan for City employees.	O	PW
2.2.3.	The City shall work with employers to establish a voluntary commuter benefit options program that provides commute options for employees.	O	PW
2.2.4.	The City shall continue to work with Cal Poly, Cuesta College, and other educational institutions to provide incentives to all students, faculty and staff to use alternative forms of transportation.	O	PW
3 Transit Service			
3.2.1.	The City shall continue to implement the Short Range Transit Plan (5-year time frame) and coordinate with SLOCOG on implementing the Long Range Transit Plan (20-year time frame).	O	PW
3.2.2	The City shall make available bulk rate transit passes to all groups.	C	PW
3.2.3.	The City shall work with the San Luis Obispo Regional Transit Authority (RTA) to maintain and expand commuter bus service to and from the City of San Luis Obispo during peak demand periods.	O	PW
3.2.4.	The City shall coordinate with the San Luis Obispo Regional Transit Authority (RTA) to evaluate the benefits and drawbacks of consolidated service.	O	PW
3.2.5.	The City shall develop and maintain a comprehensive marketing and promotion program to reach individual target audiences.	O	PW
3.2.6	The City shall update its Short Range Transit Plan to evaluate adding mass transit stops at the high school and the middle school.	C	PW
3.2.7.	When evaluating transportation impacts, the City shall use a Multimodal Level of Service analysis.	C	PW
3.2.8.	The City shall work with other agencies to develop a regional transit center downtown.	O	PW
4 Bicycle Transportation			
4.2.1.	The City shall evaluate a bike share program in coordination with Cal Poly and other educational institutions.	O	PW
4.2.2.	The City shall maintain and regularly update its Bicycle Transportation Plan as needed to reflect changes in state law and/or future conditions consistent with the objectives, policies and standards of this Circulation Element. Future revisions to the Bicycle Transportation Plan shall consider Safe Routes to School	O	PW
4.2.3.	The City shall work with Cal Poly and Cuesta College to de-emphasize the use of automobiles and promote the use of alternative forms of transportation in their master plans.	O	PW
4.2.4.	The City shall revise its zoning regulations to establish and maintain standards for secured bicycle parking and ancillary facilities.	O	PW
4.2.5.	The City should obtain railroad right-of-way and easements to establish a separated bike path and pedestrian trail through San Luis Obispo.	O	PW
4.2.6.	The City shall maintain its GOLD level award designation as a Bicycle Friendly Community and pursue a gold level designation.	O	PW
4.2.7.	The City shall collaborate with SLO County to coordinate planning and development of county bikeways to support a regional bicycle network.	O	PW
4.2.8.	The City should consider expanding and maintaining its bicycle licensing program to address bicycle loss, theft, and safety problems.	O	PD
5 Walking			
5.2.1.	The City shall adopt and regularly update a Downtown Pedestrian Plan to encourage walking and to expand facilities that provide pedestrian linkages throughout the Downtown. The plan shall include pedestrian safety assessments in accordance with State and Federal guidelines.	O	PW
5.2.2.	Areas outside of the Downtown, the City shall implement its program for installation of a continuous and connected pedestrian network giving areas with the heaviest existing or potential pedestrian traffic priority in funding.	O	PW

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
5.2.3.	The City shall continue to implement its annual program of enhancing existing curbs with ADA compliant ramps.	O	PW
5.2.4.	The City shall continue to coordinate with SLOCOG and local schools to pursue Safe Routes to School programs and grant opportunities.	O	PW
5.2.5.	The City shall consider the benefits and costs of consolidating the Bicycle Transportation Plan with a citywide Pedestrian Plan.	O	PW
6 Multi-Modal Circulation			
6.2.1.	As funding permits the City shall biennially complete a traffic count program for pedestrians, bikes, vehicles and transit to maintain and update its database of transportation conditions and to evaluate the state of the transportation system.	O	PW
7 Traffic Management			
7.2.1.	Those traffic programs identified in the Circulation Element that have the greatest potential to reduce traffic increases shall have priority for implementation.	O	PW
7.2.3.	On a bi-annual basis, as funding permits the City shall implement an ongoing and comprehensive transportation monitoring program.	O	PW
7.2.4.	The City shall regularly, as funding permits, conduct a travel behavior survey of residents to estimate their use of different types of transportation.	O	PW
7.2.5.	The City shall work with the County to jointly develop and adopt design and construction standards for streets within the City's Urban Reserve.	O	PW
7.2.6.	The City shall revise its Subdivision Regulations to include right-of-way and design standards.	O	PW
7.2.7.	The City shall adopt an access management policy to control location, spacing, design and operation of driveways, median openings, crosswalks, interchanges and street connections to a particular roadway including navigation routes to direct traffic to preserve the safety and efficiency of the transportation system.	O	PW
7.2.8.	The City shall cooperate with State and regional agencies in evaluating the effectiveness of high occupancy vehicle (HOV) lanes on State highways.	O	PW
7.2.9.	The City shall develop and adopt guidelines that implement Policy 7.1.4 concurrent with the 2015-17 Financial Plan.	C	PW
8 Neighborhood Traffic Management			
8.2.1.	As funding permits the City shall provide neighborhood traffic management services for residential areas that have traffic volumes or speeds which exceed the thresholds established in Table 4.	O	PW
8.2.2.	The City will undertake measures to control traffic in residential areas where traffic speeds or volumes exceed standards set by Table 4, Street Classification Descriptions and Standards.	O	PW
8.2.3.	The City shall analyze residential streets for their livability with regards to multi-modal traffic noise, volumes, speed, and safety as well as the amount of pedestrian and bicycle traffic and potential excess right-of-way pavement.	O	PW
8.2.4.	The City shall identify and address regional cut-through traffic issues in the City.	O	PW
9 Street Network Changes			
9.2.1.	The City will establish building setback lines for routes listed on Table 5.	O	PW
9.2.2.	The City shall ensure that changes to Prado Road (Projects 1, 2, and 19 on Table 5) are implemented in a sequence that satisfies circulation demands caused by area development. Sponsors of development projects that contribute to the need for the Prado Road interchange or overpass will be required to prepare or fund the preparation of a Project Study Report.	O	PW
9.2.3.	The City shall adopt and regularly update a plan and standards for the installation and maintenance of landscaped medians, parkways, signs, utilities, street furniture, sidewalks and bicycle lanes. Within the Downtown, street amenities shall be consistent with the Downtown Pedestrian Plan design guidelines.	O	PW

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
9.2.4.	The City will evaluate complete street designs to maximize the shared right of way for all users as a method of achieving an overall objective for the Conceptual Physical Plan of the City's Center to improve the pedestrian environment in the downtown.	O	PW, CDD
9.2.5.	As part of any proposal to further develop the Dalidio-Madonna Area, the alignment and design of extensions of Froom Ranch Way connecting with Prado Road (west of Route 101) shall be evaluated and established if consistent with the Agricultural Master Plan for Calle Joaquin Reserve.	O	PW
9.2.6.	The City shall promote the creation of "streetscapes" and linear scenic parkways or corridors that promote the city's visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts.	O	PW
10 Truck Transportation			
10.2.1.	Trucks should turn off motors when parked. The City shall work with the Air Pollution Control District (APCD) for guidance in establishing standards that address air and noise pollution from idling trucks.	O	PW
10.2.2.	The City's Home Occupation Permit Regulations should be amended to ensure that commercial trucks are not used to make regular deliveries to home occupations in residential areas.	O	PW
10.2.3.	The City shall continue to provide reserved commercial truck loading zones in appropriate downtown areas.	O	PW
10.2.4.	The City shall adopt an ordinance regulating the movement of heavy vehicles.		
11 Air Transportation			
11.2.1.	The City shall work with the County Airport to encourage the use of quieter and more environmentally sensitive aircraft.	O	Admin
11.2.2.	The City shall work with the County Airport to support the further development of airport facilities and attract additional passenger airline services.	O	Admin
11.2.3.	The City shall work with the County Airport to pursue funding opportunities, such as Airport Improvement Program grants.	O	PW
11.2.4.	The City shall work with the County Airport Land Use Commission to complete updates of the Airport Land Use Plan for the San Luis Obispo County Airport in regard to significant changes in noise, adjacent land impacts, and safety zones.	O	CDD
12 Rail Transportation			
12.2.1.	The City supports maintaining and increasing daily train service connecting San Luis Obispo with points north and south, with departures and arrivals in the morning, mid-afternoon and evening.	O	PW
12.2.2.	The City shall support San Luis Obispo Council of Governments in evaluating the feasibility of passenger rail service to connect points within the county.	O	PW
12.2.3.	The City shall coordinate railroad facility infrastructure maintenance with the Union Pacific Railroad and the Public Utilities Commission. In addition, the City shall work with the Air Pollution Control District and others to discourage idling train engines in San Luis Obispo.	O	CDD
12.2.4.	The City shall monitor and respond to changes, or proposed changes in passenger and freight rail traffic that may impact the safety and well-being of residents of the community including the transport of combustible materials.	O	PW
12.2.5.	The City shall discourage the transportation of oil and other combustible hydrocarbons through the City.	O	Admin
13 Parking Management			
13.2.1.	The City shall maintain and regularly update its Access and Parking Management Plan (every 5 years) including parking demand reduction strategies and consider emerging best practices.	O	PW
13.2.2.	The City shall regularly monitor the use of public parking in the downtown.	O	PW
13.2.3.	The City shall coordinate with SLOCOG during periodic updates to SLOCOG's Park and Ride Lot Development report to evaluate the need for and location of park-and-ride lots to serve commuters.	O	PW

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		Completed or Ongoing	
13.2.4.	The City shall only approve construction of additional public parking structures after considering the findings and results of a parking supply and demand study.	O	PW
13.2.5.	The City shall continue to work with the Downtown Association to evaluate the use of curb space in the downtown and identify opportunities for creating additional parking spaces.	O	PW
13.2.6.	The City shall continue to operate the downtown trolley as a parking management tool to reduce congestion.	O	PW
14 Neighborhood Parking Management			
14.2.1.	Upon request from residents or other agencies, the City will evaluate the need for neighborhood parking permit programs or other parking management strategies in particular residential areas.	O	PW
14.2.2.	The City will investigate the feasibility and desirability of establishing parking financing districts.	O	PW
15 Scenic Roadways			
15.2.1.	The City will participate with Caltrans, the County and other cities to establish a program for enhancing the visual character of the Highway 101 corridor consistent with the US 101 Aesthetic Study for San Luis Obispo County.	O	PW
15.2.2.	The City shall revise its Community Design Guidelines to incorporate concern for the protection of views and vistas from scenic roadways.		CDD
15.2.3.	The City shall adopt a street corridor landscaping plan for scenic roadways. Indigenous species will be used unless shown to be inappropriate.	O	PW
15.2.4.	Both the City and the County should enforce an amortization program for the removal of billboards along scenic roadways.	O	CDD
16 Circulation Element Implementation, Program Funding and Management			
16.2.1.	Transportation Work Program shall be regularly updated as part of the City Financial Plan, and must be consistent with the Circulation Element. Will cover a five-year period, shall be updated to include modified projects and costs if warranted.	O	PW
16.2.2.	The City shall update its multimodal transportation impact fee ordinance in accordance with State Law (AB1600).	O	PW
16.2.3.	Prior to implementation of a project identified in this element, the City shall reevaluate its need and include an analysis of alternatives that can achieve the desired results at lower costs and with less environmental impacts.	O	PW
16.2.4.	Major development proposals to the City will include displays of the proposal's interfaces with nearby neighborhoods, and indicate expected significant qualitative transportation effects on the entire community.	O	PW
HOUSING			
1 Safety			
1.4.	Provide financial assistance for rehabilitation of affordable rental and ownership units using Federal, state and local housing funds	O	CDD
1.5.	Continue Code enforcement to expedite removal of illegal/unsafe dwellings.	O	CDD
1.6.	Enact a rental inspection program to improve condition of housing stock.	O	CDD
1.7.	Continue to support local & regional solutions to homelessness by funding programs such as Maxine Lewis and Prado Center.	O	CDD
1.8.	Create educational campaign to encourage owners of older residences to conduct seismic upgrades		CDD
2 Affordability			
2.5.	Continue to manage the Affordable Housing Fund to serve as a sustainable resource for supporting affordable housing development and as a source of both grant funding and below-market financing for affordable housing projects.	O	CDD
2.6.	Continually review existing and proposed building, planning, engineering and fire policies and standards as housing developments are reviewed, which determine whether changes are possible that could assist the production of affordable housing.	O	CDD

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Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
2.7	Continue to implement existing procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects	O	CDD
2.8.	Continue to pursue outside funding sources for City impact fees so that new dwellings that meet the City's affordable housing standards can mitigate their facility and service impacts.	O	CDD
2.9.	Maintain exemptions for extremely-low, very-low and low-income households.	O	CDD
2.11.	Continue to assist with issuance of bonds, tax credit financing, loan underwriting or other financial tools to help develop or preserve affordable units through various programs.	O	CDD
2.12.	Consider incorporating HOA fees and a standard allowance for utilities in the calculation for affordable rents and home sales prices.		CDD
2.13.	In conjunction with the Housing Authority and local housing agencies, continue to preserve at-risk units by providing technical assistance and education to tenants, property owners and the community.	O	CDD
2.14.	In conjunction with local housing providers and the local residential design community, continue to provide technical assistance as requested by the public, builders, design professionals and developers regarding design strategies to achieve affordable housing.	O	CDD
2.15.	Evaluate the Inclusionary Housing Ordinance requirements and the effect of Table 2A on the City's ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.		CDD
2.16.	The City will evaluate and consider including a workforce level of affordability in its Affordable Housing Standards to increase housing options in the City for those making between 121 percent and 160 percent of the San Luis Obispo County median income.	O	CDD
2.17.	Continue to consider increasing residential densities above state density bonus allowances for low, very low and extremely low income households.	O	CDD
3 Housing Conservation			
3.8.	Adopt an ordinance that implements policy 3.2 to discourage removal or replacement of affordable housing.		CDD
3.9.	Through collaboration of agencies offering rehabilitation programs, the city will use State, Federal, or housing funds to correct unsafe and unsanitary housing conditions, improve accessibility and energy efficiency.	O	CDD
3.10.	Continue to encourage the creation of dwellings in the Downtown Core (C-D Zone) and the Downtown Planning Area by continuing the "no net housing loss" program.	O	CDD
3.11.	Continue to identify residential properties and districts eligible for local, State or Federal historic listing in accordance with guidelines and standards to help property owners repair, rehabilitate and improve properties.	O	CDD
3.12.	Annually monitor and track affordable housing units at-risk of being converted to market rate housing, to provide resources to support the Housing Authority, and local housing agencies.	O	CDD
3.13.	Work with non-profit organizations, faith-based organizations, or the Housing Authority of the City of San Luis Obispo, to encourage rehabilitation of residential, commercial or industrial buildings.	O	CDD
4 Mixed-Income Housing			
4.5.	Review new development proposals for compliance with City regulations and revise projects or establish conditions of approval to implement the mixed-income policies.	O	CDD
4.6.	Consider amending the City's Inclusionary Housing Ordinance and Affordable Housing Incentives to require that affordable units in a development be of similar number of bedrooms, character and basic quality.	O	CDD
5 Housing Variety and Tenure			
5.5.	Review new developments for compliance with City regulations and revise projects or establish conditions of approval as needed to implement the housing variety and tenure policies.	O	CDD
6 Housing Production			
6.11.	Maintain the General Plan and Residential Growth Management Regulations (SLOMC 17.88) exemption for new housing in the Downtown Core that is enforceably restricted for extremely-low, very low, low- and moderate income households.	O	CDD

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		Completed or Ongoing	
6.12.	Continue to allow flexible parking regulations for housing development, especially in the Downtown Core and possibly use city parking facilities by Downtown residents, where appropriate guarantees limit occupancies to persons without motor vehicles or who provide proof of reserved, off-site parking.	O	CDD
6.13.	Continue to develop incentives to encourage additional housing in the Downtown Core, particularly in mixed-use developments. Explorer projects density based on average unit size to encourage development of smaller efficiency units.	O	CDD
6.15.	Consider General Plan amendments to rezone commercial, manufacturing or public facility zoned areas for higher-density, infill or mixed use housing where land development patterns are suitable and impact to Low-Density Residential areas is minimal.	O	CDD
6.16	Continue to provide resources that support the SLO County Housing Trust fund's efforts to provide below-market financing and technical assistance to affordable housing developers to increase affordable housing production in the City of San Luis Obispo.	O	CDD
6.17.	Encourage residential development through infill development and densification within City Limits and in designated expansion areas over new annexation of land.	O	CDD
6.18.	Seek opportunities with other public agencies and public utilities to identify, surplus land for housing, to convert vacant or underutilized public, utility or institutional buildings to housing.	O	CDD
6.19.	Continue to incentivize affordable housing development with density bonuses, parking reductions, development incentives, and City financial assistance.	O	CDD
6.2.	Continue to financially assist in the development of affordable housing to extremely low, very-low, low- or moderate income households using State, Federal and local funding sources, while giving priority to projects that result in the maximum housing benefits for the lowest household income levels.	O	CDD
6.21.	Actively seek new revenue sources, including State, Federal and private/non-profit sources, to assist affordable housing development for different income households and first-time homebuyers.	O	CDD
6.22.	Continue to exempt the rehabilitation or remodeling of 4 dwellings up to 1200 square feet each from Architectural Review Commission review. New multi-unit housing may be allowed with "Minor or Incidental" or staff level architectural review, unless located on a sensitive or historically sensitive site.	O	CDD
6.23.	Assist in the production of affordable housing by identifying vacant or underutilized City-owned property suitable for housing, and dedicate public property, where feasible and appropriate for such purposes.	O	CDD
6.24.	Community Development staff will proactively provide information for properties suitable for housing as identified in the Land Use and Housing Elements.	O	CDD
6.25.	Consider amending the General Plan to designate the 46 acres associated with the former County General Hospital as a "Special Considerations" zone, suitable for housing development on areas of the site of less than 20 percent average slope, including open space dedication and public improvements are part of the project.	O	CDD
6.26	Continue to update the Affordable Housing Incentives (Chapter 17.90, SLOMC) and Zoning Regulations to ensure density bonus incentives are consistent with State Law.	O	CDD
6.27	Evaluate and consider increasing the residential density allowed in the Neighborhood-Commercial (CN), Office (O) and Downtown Commercial (CD) zoning districts.	O	CDD
6.28.	Evaluate how lot patterns (i.e. size, shape, slope) in the City's multi-family zones affect the City's ability to meet housing production policies.	O	CDD
6.29.	Continue to pursue incentives to encourage development of Secondary Dwelling Units.	O	CDD
6.3.	Consider adopting Subdivision and Zoning Regulation changes to support small lot subdivisions, ownership of bungalow court developments, and eliminate the one acre minimum lot area for PD overlay zoning, and other subdivision design alternatives.	O	CDD
6.31.	Consider scaling development impact fees for residential development based on size, number of bedrooms, and room counts.	O	CDD
6.32.	Continue to submit annual Housing Element progress reports to the State Department of Housing and Community Development per Government Code Section 65400.	O	CDD

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		Completed or Ongoing	
7 Neighborhood Quality			
7.9.	Continue to implement strategies, as early notification through electronic media, website improvements, neighborhood outreach meetings, to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods.	O	CDD
7.1.	Continue to work with neighborhood groups and individuals to address concerns, problems, trends and opportunities for improvements of specific neighborhoods.	O	CDD
7.11.	Continue to fund neighborhood improvements, including sidewalks, traffic calming devices, crosswalks, parkways, street trees and street lighting to improve aesthetics, safety and accessibility.	O	PW
7.12.	Continue to develop and implement neighborhood parking strategies, including parking districts, to address the lack of on- and off-street parking in residential areas.	O	CDD/PW
7.13.	Continue the City's Neighborhood Services and proactive enforcement programs to support neighborhood wellness.	O	CDD
8 Special Housing Needs			
8.13.	Continue to provide resources that support local and regional solutions to meeting the needs of the homeless and displaced women and children and other agencies	O	CDD
8.14.	Continue the mobile home rent stabilization program to minimize increases in the cost of mobile home park rents.	O	CDD
8.15.	Continue to look for opportunities in specific plan areas suitable for tenant-owned mobile-home parks, cooperative or limited equity housing, manufactured housing, self-help housing, or other types of housing that meet special needs.	O	CDD
8.16.	Advocate developing more housing and refurbishing campus housing at Cal Poly University.	O	CDD
8.17.	Work with Cal Poly University Administration to secure designation of on-campus fraternity/sorority living groups.	O	CDD
8.18.	Jointly develop and implement a student housing plan and continue to support "good neighbor programs" with Cal Poly State University, Cuesta College and City residents, and improve communication and cooperation between the City and the schools.	O	CDD
8.19.	Provide public educational information at the Community Development Department public counter on universal design concepts for new and existing residential dwellings.	O	CDD
8.2.	Continue to allow the establishment of transitional and supportive housing in all zoning districts where residential uses are allowed.	O	CDD
8.21.	Continually look for (land, retail or commercial space, motels, apartments, housing units, mobile home parks) that can be acquired and converted to affordable permanent housing and permanent supportive housing for homeless persons and families.	O	CDD
8.22.	Consider an overlay zone to existing and future mobile home and trailer park sites to provide additional requirements, such as rent stabilization and a mobile home park conversion ordinance.		CDD
8.23.	Encourage the creation of housing for persons with developmental disabilities. The City will seek grant opportunities for housing construction and rehabilitation.	O	CDD
8.24.	Continue to coordinate with the County, social services providers and non-profit organizations for delivery of existing, improved and expanded services, including case management, drug, alcohol, detoxification, and mental health services.	O	CDD
8.25.	Continue to engage Homeless Services Oversight Council and Friends of Prado Day Center to identify, evaluate, and implement strategies to reduce the impacts of homelessness.	O	CDD
9 Sustainable Housing, Site, and Neighborhood Design			
9.7.	Continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan. Staff shall work with applicants to achieve the City's energy conservation goals.	O	CDD

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		Completed or Ongoing	
9.8.	Continue to provide long-term solar access for new or remodeled housing and adjacent properties, consistent with historic preservation guidelines, and revise regulations found to be inadequate.	O	CDD
9.9.	Continue to implement the Water Quality Control Board's "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region", to reduce the amount of impermeable surface.	O	CDD
9.1.	Implement Climate Action Plan programs to increase production of "green" housing units and projects and require sustainable and/or renewable materials, water and energy technologies.	O	CDD
9.11.	Continue to promote building materials reuse and recycling in site development and residential construction, including flexible standards for use of salvaged, recycled, and "green" building materials. Continue the City's construction and demolition debris recycling program (Chapter 8.05 - Municipal Code)	O	CDD
9.12.	Consider incentivizing dwelling units to a minimum size of 150 square feet, consistent with the California Building Code, by reduced impact fees and property development standards.	O	CDD
9.13.	Consider participating in financing programs for sustainable home improvements such as solar panels, heating and cooling systems, water conservation and energy efficient windows.	O	CDD
10 Local Preference			
10.3.	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.	O	CDD
10.4.	Encourage residential developers to sell or rent their projects to those residing or employed in the City first before outside markets.	O	CDD
10.5.	Work with Cal Poly to address the link between enrollment and the expansion of campus housing programs at Cal Poly University to reduce pressure on the City's housing supply.	O	CDD
10.6.	Work with other jurisdictions to advocate for State legislation that would: 1) provide funding to help Cal Poly University provide adequate on-campus student housing, and 2) allow State universities and community colleges to enter public-private partnerships to construct student housing.	O	CDD
11 Suitability			
11.3.	The City will continue to ensure the ability of legal, non-conforming uses to continue where new development is proposed.	O	CDD
NOISE			
1.12.	Review public and private development proposals for Noise Element conformance.	O	CDD
1.13.	Require noise studies early in the review process when project noise may exceed allowable limits.	O	CDD
1.14.	Assure that noise mitigation measures are carried-out during construction.	O	CDD
1.15.	Monitor compliance with mitigation measures after project completion.	O	CDD
1.16.	The city will work with the California Highway Patrol and the County Sheriff's Office to enforce loud vehicle exhaust systems and sound amplication systems.		
1.17.	The city will purchase and pursue alternatives to the use of noisy equipment for city operations.		
1.18.	The will periodically review and update the Noise Element.		
1.19.	the City will make the Noise Guidebook available to anyone involved in project design and review.		
CONSERVATION AND OPEN SPACE			
2 Air			

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		Completed or Ongoing	
2.3.1.	Employ best available practices in City operations.	O	UT
2.3.2.	Consult with APCD on significant development proposals.	O	CDD
2.3.3.	Promote alternative transportation/land use strategies.	O	CDD
2.3.4.	Provide alternative transportation incentives.	O	PW
2.3.5.	Amend the General Plan as needed to achieve air quality goals.	O	CDD
3 Cultural Heritage			
3.6.1.	Promote public awareness of cultural resources through activities, including tours & clean-up events.	C	ADM
3.6.2.	Provide financial assistance and incentives for historic preservation.	O	CDD
3.6.3.	Expand ARC guidelines to address specific guidance for new buildings in historic districts.	C	CDD
3.6.4.	Prepare post-disaster historic preservation standards.		
3.6.5.	Assist the CHC in preparing archaeological resource guidelines.	C	ADM
3.6.6.	Provide cultural resource awareness public educational programs, which display artifacts which illuminate past cultures.	C	ADM
3.6.7.	Encourage partnering for preservation.	O	ADM
3.6.8.	Promote adaptive reuse of historic buildings.	O	CDD
3.6.9.	Rehabilitate and maintain City-owned adobes and historic structures.	O	ADM
3.6.10.	Implement Cultural Heritage Committee Whitepaper.	C	CDD
4 Energy			
4.6.1.	Promote efficient City energy use.	O	UT
4.6.2.	Manage City operations for energy self-reliance.		
4.6.3.	Promote Sustainable design in City facilities.	O	PW
4.6.4.	Reduce obstacles to energy conservation.	O	CDD
4.6.5.	Encourage sustainable employee commuting practices.	O	HR
4.6.6.	Promote energy conservation education.	O	UT
4.6.7.	Administer State Building Energy Standards.	O	CDD
4.6.8.	Encourage energy-efficient design in private development projects.	O	CDD
4.6.9.	Address solar access in new development.	O	CDD
4.6.10.	Retrofit City facilities for energy savings.	O	UT
4.6.11.	Seek financial assistance for energy efficiency improvements in City facilities.	O	UT
4.6.12.	Monitor energy use in City facilities and prepare biannual report for City Council.	O	UT
4.6.13.	Prepare energy conservation plan for City facilities.		CDD
4.6.14.	Adopt green building standards.	O	CDD
4.6.15.	Consider City-owned green energy utility.		UT
4.6.16.	Promote technology and energy conservation businesses.	O	ADM
4.6.17.	Require solar power for new dwellings.	O	CDD

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Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
4.6.18.	Seek Air Pollution Control District support for maintaining air quality.	O	CDD
5	Materials		
5.5.1.	Use materials efficiently in City operations (computer technology and copying)	O	UT
5.5.2.	Promote City materials reuse and recycling.	O	UT
5.5.3.	Coordinate waste reduction and recycling efforts.	O	UT
5.5.4.	Use materials with reduced environmental impacts in City operations and facilities.	O	PW
5.5.5.	Maintain inventory of recycling businesses and services.	O	UT
5.5.6.	Expand City public information efforts on energy and materials conservation goals.	O	UT
5.5.7.	Encourage energy efficiency and Green Building in new development.	O	CDD
5.5.8.	Ensure new development projects include space for materials recycling/storage.	O	CDD
7	Natural Communities		
7.7.1.	Protect natural communities.	O	ADM
7.7.2.	Implement the Natural Communities policies from program.	O	ADM
7.7.3.	Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S.Endangered Species Act.	O	ADM
7.7.4.	Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.	O	ADM, CDD
7.7.5.	Develop and maintain current benchmark information on habitat types and conditions.	O	ADM
7.7.6.	Replace invasive non-native vegetation with native vegetation.	O	ADM
7.7.7.	Preserve ecotones through changes to or conditions on new development.	O	ADM
7.7.8.	Protect wildlife corridors through changes to or conditions on new development.	O	ADM
7.7.9.	Adopt creek setback requirements.	C	CDD
7.7.10.	Implement natural communities policies through the Tree Committee.	O	PW
8	Open Space		
8.7.1.	Protect open space resources.	O	ADM
8.7.2.	Enhance and restore open space.	O	ADM
9	Views		
9.3.1.	Locate and design public facilities and utilities consistent with General Plan.	O	PW
9.3.2.	Update community design guidelines to address views from scenic routes.		
9.3.3.	Maintain and apply Sign Regulations consistent with the General Plan.	O	CDD
9.3.4.	Conduct environmental and architectural review consistent with General Plan.	O	CDD
9.3.5.	Require visual assessments for projects affecting important scenic resources and views from public places.	O	CDD
9.3.6.	Determine that view blockage along a scenic roadway is a significant impact.	O	CDD
9.3.7.	Review development in unincorporated County for consistency with General Plan.	O	CDD

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		Completed or Ongoing	
9.3.8.	Advocate State and County scenic highway designations and protective programs for scenic routes connecting San Luis Obispo with other communities.	O	CDD
9.3.9.	Place underground existing overhead utilities, with highest priority for scenic roadways, entries to the City, and historic districts.	O	PW
9.3.10.	Prohibit billboards.	C	CDD
9.3.11.	Remove existing billboards through amortization, conditions of development approval and grants for enhancing open space and transportation corridors.	O	CDD
9.3.12.	Preserve the Morros, in cooperation with other government agencies, non-profit land trusts and property owners.	O	ADM
9.3.13.	Establish and maintain a program of describing and monitoring viewsheds within and adjacent to City limits to establish a photographic baseline of visual setting.		
10	Water		
10.3.1.	Efficient water use	O	UT
10.3.2.	Maintain Water quality	O	UT
SAFETY			
8	Hazardous Trees		
8.1.	Identify and maintain or remove hazardous trees for City property and assist property owners.	O	PW
8.2.5. B	Review emergency response plans of utilities and transportation agencies.	O	FD
9	Avoiding and Preparing For Emergencies In General		
9.2.	Maintain and annually update emergency response plan.	O	FD
9.3.	Evaluate fire-flow and identify deficiencies.	C	UT
9.3. A	Meet response-time objective of four minutes.	O	FD
9.3. B	Set response-time objective for Public Works.	C	PW
9.3. C	Set response-time objective for Utilities.	C	UT
9.4. A	Train fire fighters, police, building inspectors, public works, & utilities staff.	O	FD
9.4. B	Train building & planning staff in lessons from previous disaster areas.	O	CDD
9.4. C	Conduct non-nuclear disaster-response exercises.	O	FD
9.5.	Obtain information about specific location & type of fire & toxic hazards.	O	FD
9.6. A	Participate in periodic regional disaster-response drills.	O	FD
9.6. B	The city will review the hazard assessment studies and emergency response plans of utilities and transportation agencies.		
9.6. C	Work w/CalTrans on hazardous materials approved routes and related safety precautions.	O	FD
9.7	Establish emergency operation center in Fire Station 1 and backups sites.	C	FD
9.8.	Expand and keep current safety-related information.	O	FD
9.9.	Keep Multi-hazard Emergency Response Plans current.	O	FD
9.10.	Work with other jurisdictions on mutual-aid & automatic-aid agreements.	O	FD
9.11.	Prepare for post-disaster recovery.	O	FD
9.15. A	Develop program to familiarize residents with fire hazards and appropriate responses.	O	FD
9.15. B	Promote efforts of the Fire Safe Council.	O	FD

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		Completed or Ongoing	
9.15. C	Continue CERT training program.	O	FD
9.15. D	Support education programs for lower grades to teach fire hazards.	O	FD
9.16.	Help organizations that provide emergency outreach & education.	O	FD
9.17.	Encourage & participate in individual home inspection programs.	O	FD
9.19. A	Identify & evaluate facility hazards for City owned property.	C	PW
9.19. B	Establish routine code inspections for commercial, industrial, public-assembly, & group housing.	O	CDD
9.19. C	Establish complaint-based code compliance for all buildings.	C	CDD
9.19. D	Implement City-adopted program on Unreinforced masonry buildings.	C	CDD
9.19. E	Provide outreach program for earthquake bracing of wood-frame buildings.	O	CDD
9.20.	Administer zoning, subdivision, & Architectural standards consistent with police & fire recommendations.	O	CDD
9.21.	Fire, police, public works, & utilities review development applications for safety objectives.	O	CDD
9.22. A	Maintain & administer building regulations in conformance with State requirements.	O	CDD
9.22. B	Maintain & administer fire regulations in conformance with State requirements.	O	FD
9.23.	Conduct fire & hazardous materials inspections in commercial, industrial, & multifamily buildings.	O	FD
PARKS AND RECREATION			
3 Parks and Recreation Facilities			
3.14.2.	Partner with schools and other joint users to renovate existing sports fields.	O	P&R
3.14.5.	As space becomes available, additional fields will be added in the vicinity of Damon-Garcia Sports Complex.	O	P&R
3.16.2.	Acquire property and construct a community center.		P&R
3.16.3.	Update & improve indoor facilities.	C	P&R
3.17.1.	Implement the revised Laguna Lake Park Master Plan.	O	P&R
3.18.1.1	Implement the revised Sinsheimer Park Master Plan.	O	P&R
3.18.1.2.	Construct a therapy pool at the SLO Swim Center.	C	P&R
3.19.1.	Continue the Playground Equipment Replacement Program.	O	P&R
3.19.2.	Pursue joint use of SLO High School swimming pool.	C	P&R
4 Parks and Recreation Activities			
4.2.2.1.	Regularly evaluate demand and need and modify as appropriate.	O	P&R
4.2.2.2.	Conduct periodic public evaluations of services.	O	P&R
4.2.2.3.	Regularly publicize recreational opportunities.	O	P&R
4.2.2.4.	Consider needs of underserved groups.	O	P&R
4.2.4.	Avoid offering recreation activities classes or activities that unnecessarily duplicate commercial programs.	O	P&R
4.2.8.	Collaborate with groups providing high risk programs in open space areas.	O	P&R
4.3.2.1	Recruit at-risk youth to participate in activities.	O	P&R
4.3.2.2.	Collaborate with other agencies in serving at-risk youth.	O	P&R
4.3.3.1.	Evaluate services to determine benefits	O	P&R
4.3.3.2.	Accommodate schedules of working people.	O	P&R
4.3.3.3.	Prioritize new activities from results of public input.	O	P&R

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		Completed or Ongoing	
4.3.6.	Continue to maintain publicly accessible open space trails.	O	P&R
5	Financing		
5.1.1.	Develop collaborative fee exchange with S.L.C.U.S.D.	C	P&R
6	Implementation		
6.0.1.	Continue to improve existing fields.	O	PW
6.0.2.	Transition from multi-use to single use fields.	O	P&R
6.0.3.	Develop joint use agreements with other agencies in addition to schools.	C	P&R
6.0.4.	Develop new programs to not conflict with existing field use.	O	P&R
6.0.5.	Ensure athletic fields are provided within new residential development.	O	P&R
6.0.6.	Add fields in Damon-Garcia Sports Complex.	C	P&R
6.0.6.	Consider additional fields for needs not addressed with Damon Garcia fields.	O	P&R
6.1.1.	Upgrade Recreation Center to provide interim community center.	C	P&R
6.1.2.	Secure funding for a therapy pool to be located at the SLO Aquatics Center.	C	P&R
6.1.3.	Consider revenue enhancement to fund new community center.	O	P&R
6.2.1.	Construct mini-parks at Purple Sage Drive and at Marsh & Santa Rosa.	C	P&R
6.2.2.	Support neighbor efforts to develop mini-parks.	O	P&R
6.3.1.	Acquire open space property to construct trails.	O	P&R
6.3.2.	Use a variety of techniques to acquire open space.	O	P&R
6.3.3.	Design new parks so they can connect to recreational trails.	O	P&R
6.3.4.	Connect existing parks & open space with trails.	O	P&R
6.4.1.	Schedule "unmet needs" projects through the CIP process.	O	P&R
6.4.2.	Look for alternatives to address unmet needs projects.	O	P&R
6.5.1.	Complete implementation of existing master plans, such as those for Sinsheimer and Laguna Lake Parks.	O	P&R
WATER AND WASTEWATER			
A 2	Water Management (Multi-Source Water Supply)		
A 2.3.1.	Work cooperatively on regional water issues & resource planning.	O	UT
	Participate with SLO County in Integrated Regional Water Management Plan.	O	UT
A 2.3.3.	Participate with other appropriate agencies in controlling invasive species which could impact water supplies.	O	UT
A 2.3.4.	Work with agencies to minimize water quality impacts.	O	UT
A 2.3.5.	Continue to work with SLO County-operation of Salinas Reservoir & Nacimiento project.	O	UT
A 2.3.6.	Complete sanitary surveys for Salinas & Whale Rock reservoirs every five years.	O	UT
A 3	Water Management (Water Resource Availability)		
A 3.3.1.	Provide water resource update to Council as part of annual report.	O	UT

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
A 3.3.2.	Update safe annual yield computer model for Salinas & Whale Rock reservoirs following drought periods.	C	UT
A 3.3.3.	Monitor ongoing research for potential long term impacts to water supplies from climate change.	O	UT
A 4 Water Management (Siltation)			
A 4.3.1.	Work with other agencies to implement Best Management Practices to reduce siltation.	O	UT
A 4.3.2.	Continue education & outreach to owners in watersheds to reduce siltation.	O	UT
A 4.3.3.	Consider periodic siltation studies at each reservoir.		UT
A 4.3.4.	Provide annual update on siltation to Council.	O	UT
A 5 Water Management (Water Supply Accounting and Demand Projection)			
A 5.3.1.	Provide annual update on water supply & demand projections to Council.	O	UT
A 5.3.2.	Conduct periodic updates to water development impact fees.	O	UT
A 5.3.3.	Prepare Urban Water Management Plan every five years.	O	UT
A 5.3.4.	Prepare water supply assessments for large new developments.	O	UT
A 5.3.5.	Analyze water efficiency program impacts to overall reduction in water demand.	O	UT
A 6 Water Management (Water Conservation)			
A 6.3.1.	Work with SLO County water agencies to identify cooperative water efficiency measures.	O	UT
A 6.3.2.	Participate in state & regional water conservation efforts.	O	UT
A 6.3.3.	Implement Water Shortage Contingency Plan as required.	O	UT
A 7 Water Management (Recycled Water)			
A 7.3.1.	Expand recycled water distribution system.	O	UT
A 7.3.2.	Review development projects to ensure recycled water is used appropriately.	O	UT
A 7.3.3.	Present annual recycled water use as part of annual report to Council.	O	UT
A 7.3.4.	Consider delivery of recycled water to customers outside City limits.	O	UT
A 7.3.5.	Continue to explore potable reuse consistent with statewide regulations.	O	UT
B 2 Wastewater Management (Wastewater Service)			
B 2.3.1.	Expand capacity in collection system and Water Resource Recovery Facility.	O	UT
B 2.3.2.	Evaluate wastewater flows of proposed projects.	O	UT
B 2.3.3.	Conduct periodic updates to wastewater development impact fees.	O	UT
B 3 Wastewater Management (Wastewater Treatment)			
B 3.3.1.	Prepare & implement Water Resource Recovery Facility master plan.	O	UT
B 3.3.2.	Work cooperatively on regional water quality issues.	O	UT
B 4 Wastewater Management (Collection System)			
B 4.3.1.	Investigate cost-effective methods for reducing infiltration and inflow to the wastewater collection system.	O	UT
B 4.3.2.	Provide education and outreach regarding infiltration and inflow.	O	UT
B 4.3.3.	Support retrofit of sewer laterals to reduce infiltration and inflow.	O	UT

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2016	Lead Dept
		Completed or Ongoing	
B 4.3.4.	Update Sewer System Management Plan to maintain its applicability.	O	UT
B 4.3.5.	Maintain master plans for wastewater service to developing areas of City.	O	UT
B 4.3.6.	Review development proposals to ensure necessary infrastructure is in place.	O	UT
B 4.3.7.	Provide a Pretreatment Program pursuant to Clean Water Act.	O	UT