



City of San Luis Obispo

2020 General Plan Annual Report



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

City Council

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Erica A. Stewart, Vice Mayor
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The 2020 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 2020 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 basics:

- **Geographic Comprehensiveness:** The general plan must cover all of the territory in the jurisdiction’s boundaries.
- **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.
- **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.
- **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 and specific plans.
- **Long-Term Perspective:** The general plan must address the welfare of current & future generations, although the time-frames may vary between elements. The Housing Element, for instance, must be updated every five to eight 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.

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.

City of San Luis Obispo General Plan Elements

Land Use
*Update Adopted
December 2014*

Circulation
*Update Adopted
December 2014*

Housing
*Update Adopted
November 2020*

Conservation and
Open Space
Revised 2014

Safety
Revised 2012

Parks and
Recreation
Adopted 2001

Water and
Wastewater
Revised 2018

Noise
Adopted 1996

General Plan Element Updates

Parks & Recreation Element and Master Plan Update: Parks + Recreation Blueprint for the Future: 2021-2041

In 2018, the City Parks and Recreation and Community Development Departments engaged consultant services, WRT, for the purposes of the Parks and Recreation Element and Master Plan Update. The Parks and Recreation Commission (PRC) is serving as the primary advisory body for this work effort.



The purpose of the update of the City's Parks and Recreation Element and Master Plan is to address current and future needs for the City of San Luis Obispo's parks, recreation facilities, programs, and services consistent with the objectives outlined in the adopted 2017-2019 and 2019-2021 financial plans. Community engagement, including initial stakeholder meetings, pop-up events, multiple public workshops and forums, and a community survey were conducted 2018-2020. The public will continue to be engaged in a positive and creative way so that the results are representative of community values, desires, and needs. In March 2021, the Public Review Draft General Plan Element and Master Plan Update was released and introduced to the PRC and the public at PRC meetings and a public forum. Parks and Recreation and Planning Commission recommendations will go to City Council late spring/early summer of 2021.

Major City Goals for FY 19-21:

Housing – Facilitate the production of housing with an update of the Housing Element, including an emphasis on affordable housing (including unhoused people) and workforce housing through the lens of climate action and regionalism.

Climate Action – In response to the climate crisis, continue to update and implement the Climate Action Plan for carbon neutrality, including preservation and enhancement of our open space and urban forest and planning for resilience.

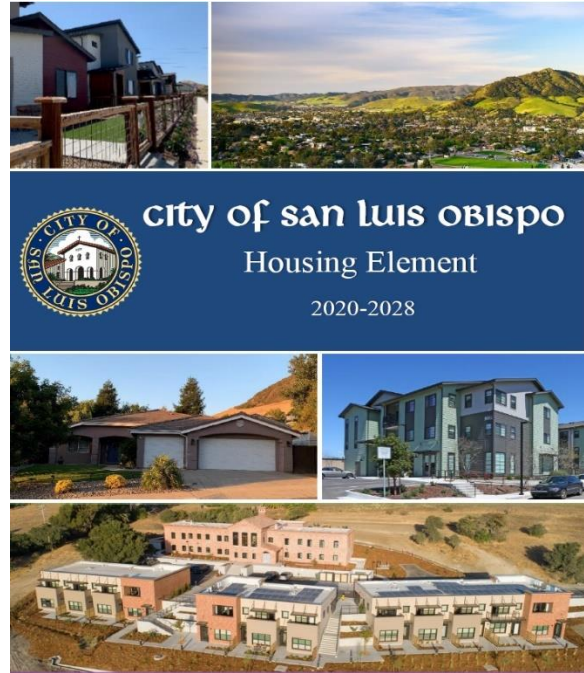
Sustainable Transportation – Enhance accessible regional transit, bicycle, and pedestrian mobility to promote a transition to a car-free or shared-car lifestyle and to reduce greenhouse gases.

Fiscal Sustainability & Responsibility - Continue to implement the City's Fiscal Responsibility Philosophy with a focus on efficiencies, strategic economic development, unfunded liabilities, and infrastructure financing (*Funding the Future*).

Downtown Vitality - Support the economic and cultural heart of the City with attention to safety, maintenance, infrastructure, and amenities.

Housing Element Update

In 2019, the City began work on the 6th Cycle Housing Element update and continued that work through 2020. The update process is a tool to modify housing policies and programs to reflect the changing needs, resources, and conditions in the community, and to respond to changes in state and federal housing law. The Housing Element is the only element that must be updated on a set schedule and then certified by the State. The City does not construct housing but is required by the State to demonstrate that it can accommodate a specific number of units that meet specific income categories within a specific time frame known as the Regional Housing Needs Allocation (RHNA). RHNA is produced by the California Department of Housing and Community Development (HCD) and identifies the projected housing needs in the region as part of the periodic updating of local Housing Elements of the General Plan. HCD finalized its RHNA allocation determination for the San Luis Obispo region at 10,810 units for the 10-year production period (December 31, 2018 to December 31, 2028) and the number of housing units allocated to the City has been identified as 3,354.



The City conducted 12 public meetings and public outreach opportunities including presentations and online surveys over the last year. Most public meetings and outreach events were hosted and attended virtually due to the COVID-19 pandemic. Comments and direction provided at these meetings, as well as through the public engagement process and the Housing Major City Goal, were important for informing proposed modifications to the goals, policies, and programs within the Housing Element. In addition to feedback from the public and advisory bodies, staff worked with HCD to make sure the Housing Element complied with recent changes to Housing State Law.

The Housing Element update includes a residential land capacity analysis that shows that the City can sufficiently meet its RHNA allocation. Based on this analysis, the City has approximately 387 acres of vacant, underutilized, or deteriorated property that can accommodate approximately 4,140 dwelling units. This is well above the 3,354 units allocated to the City. On November 17, 2020, the City Council adopted the updated 6th Cycle Housing Element and staff submitted the adopted Element to HCD. Once a jurisdiction has adopted their housing element, it is required to be submitted for review and certification by HCD. The Housing Element is the only Element in the General Plan that requires this review and certification process. HCD has 90 days to review the adopted Housing Element. The City anticipates that HCD will certify the adopted Housing Element by March 22, 2021.

Safety Element Update

In the Spring of 2020, the City started work on a comprehensive assessment of the community's vulnerability to climate change impacts called "Resilient San Luis Obispo" through a grant awarded from Caltrans in the amount of \$435,250. The City has partnered with the Local Government Commission (LGC), a 501(c)3 non-profit organization who has extensive experience in public engagement in climate change adaptation and in facilitation projects. Additionally, the City is currently participating with the CivicSpark, a statewide program through the LGC for a Fellow to work on the project. The project is also supported by a competitively procured consultant team for technical and climate modeling work,



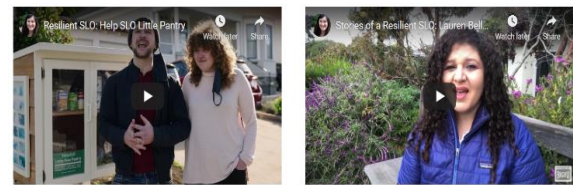
as well as with committed staff resources from the San Luis Obispo Council of Governments. The project includes current and future hazards assessment, comprehensive vulnerability assessment, local and state policy audits, robust community outreach and education, a menu and prioritization of adaptation options and specific integration and work plans. Importantly, the scope of work also includes capacity building for City staff and dissemination to regional partners to ensure implementation. The project, along with the 2019 Hazard Mitigation Plan update, will form the technical foundation for the comprehensive update to the Safety Element of the General Plan in compliance with SB-379, SB-1035 and other state law.

Community outreach activities completed since the project started have included a community wide survey, the first community-wide forum webinar, presentations to community stakeholders, and the solicitation and establishment of a 15-person community Resilience Roundtable supported by community working groups for specific subjects. Through a project feature "Stories of a Resilient SLO" the City continues to solicit stories in various written and video formats to share and promote understanding of how community members have overcome past challenges to inform the project and discuss resiliency.

Read Stories of Resilience from Community Members!



Watch community members share their stories!



Community Outreach - Stories of a Resilient SLO

The stories, Baseline Conditions Report, and other information is posted on the project website (<https://www.lgc.org/resilient-slo/>). The City anticipates that the Safety Element will be renamed the Community Resilience and Public Safety Element and is targeted to be completed in 2022.

Land Use Element and Water and Wastewater Management Element

In August 2020, the City Council adopted amendments to Land Use Element, Policy 1.13.2 and Water and Wastewater Management Element, Program A 7.3.4 broadening the existing language to consider delivery of both non-potable and recycled water supplies outside the City limits through short-term water supply contracts. With the adopted amendments Land Use Element Policy 1.13.2 now states:

*Provision of **non-potable or** recycled water outside of City limits may only be considered in compliance with Water and Wastewater Element Policy A 7.3.4 and the following findings:*

- A. Non-potable/recycled water is necessary to support continued agricultural operations.*
- B. Provision of non-potable/recycled water will not be used to increase development potential of property being served.*
- C. Non-potable/recycled water will not be further treated to make it potable.*
- D. Prior to provision of non-potable/recycled water, the property to be served will record a conservation, open space, Williamson Act, or other easement instrument to maintain the area being served in agriculture and open space while **non-potable**/recycled water is being provided.*

E. Provision of non-potable and recycled water will not impair the City's ability to maintain an adequate water supply that meets projected water demand at buildout under the General Plan including the required reliability reserve.

Water and Wastewater Management Element, Program A 7.3.4 now states:

*Consider the potential to deliver available **non-potable or** recycled water supplies to customers outside the city limits, including analysis of policy issues, technical concerns, and cost recovery, provided it is found to be consistent with the General Plan.*

COVID-19 Pandemic – Local Emergency Response

In response to the global COVID-19 pandemic in 2020, the City's Emergency Operations Plan was implemented which established the City Council as the City's Disaster Council. As part of this plan, the City's Emergency Operations Center (EOC) was activated, in which the City Manager was designated as the Emergency Services Director and a central command of roles was designated as responsible for carrying out disaster management functions. Throughout the 2020 calendar year, the City also adopted several resolutions as the City continued to adapt to the effects of the COVID-19 pandemic locally. Summaries of these resolutions can be seen in **Table 1**. Specific actions that the City implemented in order to prioritize public health and address local economic impacts of the pandemic included delaying late fees and penalties from unpaid transient occupancy taxes for vacation rentals in February and March (Res. 11105), suspension of certain sections of the Municipal Code such as parking regulations & sign regulations (Res. 11116), allowing downtown businesses and restaurants to expand space onto sidewalks and streets to allow customers to maintain social distancing (Res. 11118), suspending parking rates for parking structures and deferring future parking rate increases (Res. 11127), and extending deadlines for discretionary approvals, cannabis operator permits, and building permit applications (Ord. 1683 & Res. 11131). Throughout this report, details are also given about specific actions that each City department enacted in response to the ongoing COVID-19 pandemic throughout 2020.

Table 1 - City Resolutions Adopted Related to the Local Emergency from the COVID-19 Pandemic

Res. 11099 (March 2020)	<ul style="list-style-type: none"> • Proclaiming a local emergency within the City related to the COVID-19 pandemic • Enacting emergency delays on evictions • Prohibiting alcohol serving and sales on St. Patrick’s Day (Proclamation 1)
Res. 11102 (March 2020)	Adopting the federal emergency and federal grant procurement procedures
Res. 11104 (March 2020)	<ul style="list-style-type: none"> • Affirming actions of the emergency services director and expressly affirming actions of the County as applicable and enforceable within City jurisdiction • Closing bars and alcohol establishments due to COVID-19 (Proclamation 2)
Res. 11105 (March 2020)	Authorizing the City’s tax collector to delay late fees and penalties for delinquent transient occupancy tax received for stays during February and March 2020
Res. 11106 (April 2020)	<ul style="list-style-type: none"> • Proclaiming the continuing existence of a local emergency regarding the COVID-19 pandemic • Imposing a city wide safety enhancement zone and penalties up to \$1,000 for violation of public health orders
Res. 11113 (April 2020)	Proclaiming the continuing existence of a local emergency regarding the COVID-19 pandemic, extending the state of local emergency through May 16, 2020
Res. 11116 (May 2020)	Enforcement of portions of the Sign Regulations and the Parking Regulations sections of the City Municipal Code shall be suspended until stay at home & social distancing orders are terminated
Res. 11117 (March 2020)	Authority given to the City Manager to use unassigned fund balance from fiscal year 2018-19 above required reserve levels to be used for emergency measures related to public health & safety
Res. 11118 (May 2020)	<ul style="list-style-type: none"> • Approval of the City Outdoor Public Space Program (Open SLO) • Expanding space to be available on streets and sidewalks for businesses to allow customers to maintain physical distancing
Res. 11127 (June 2020)	<ul style="list-style-type: none"> • Deferment of future parking rates increases, suspending current hourly parking rates for parking structures, and reducing rates for monthly parking programs
Res. 11131 (June 2020)	Extending discretionary approvals, building permit applications, and cannabis permits
Res. 11132 (June 2020)	Affirmation that racism is a public health crisis & urging public health officials to declare racism a public health emergency
Res. 11138 (July 2020)	<ul style="list-style-type: none"> • Affirming actions of the Emergency Services Director • Closing bars for the July 4th weekend and subsequently limiting bar capacities (Proclamation 3)
Res. 11152 (August 2020)	Approval of temporary closures of City streets for special events, construction, or other purposes (Proclamation 5)

Source: City of San Luis Obispo, 2020

Community Development Department

Customer Service and Process Improvements

In 2020, the Community Development Department continued to monitor and improve procedures to ensure the utmost level of efficiency and customer service. In response, the Department launched the following programs throughout the year:

InfoSLO: The City originally launched the portal InfoSLO in 2018 that allows members of the public to search for a variety of information on properties citywide. InfoSLO allows you to search for parcel history including permits, plan cases, inspections, and code cases. Parcels can be searched by address or Assessor's Parcel Number, or by an interactive map to browse parcel information across the City. In 2019, upgrades provided the opportunity to research and export permit and plan history for any address in the City and set up the framework for online permit applications and payment of fees. Building upon the work of the last two years, in 2020 the City launched the ability to submit certain applications online and to pay fees associated with planning entitlements and building permits. This effort was implemented quickly as a result of the COVID-19 pandemic that forced the Planning and Building counters to close to in-person submittals. By allowing online submittals and payments, staff has been able to continue to support and work with the community on various development projects.

Tenant Improvement Permit Processing (TIPP-FAST)

In 2020, the Community Development Department implemented the Tenant Improvement Permit Processing (TIPP-FAST) program to streamline the review of tenant improvement (TI) projects. The program was initially designed to assist business and property owners with timely reopening and needed modifications to business operations in response to the COVID-19 pandemic. However, the program is available to all qualifying tenant improvement projects.

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 2020 and coordinated with other agencies on General Plan priorities. Some examples include:

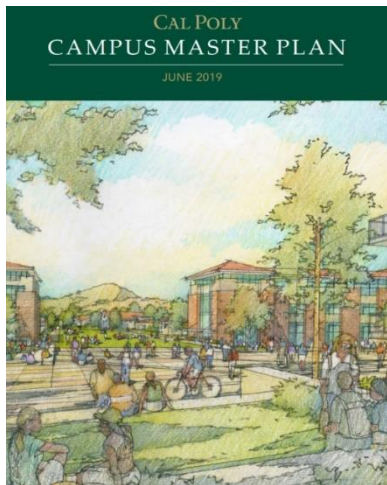
Airport Land Use Commission: City staff reviewed the draft Airport Land Use Plan update and provided comments to the Airport Land Use Commission (ALUC) and their County staff liaison on the need for continued collaboration to ensure ALUP update policies are compatible with the City General Plan. The ALUP update is anticipated to be adopted in the Spring or early summer timeframe of 2021.

County of SLO: City staff provided comments on several projects proposed in the County including an office project, cannabis delivery projects, tentative map proposals, and a proposed hillside development.

Amtrak-LOSSAN: Community Development staff and other key City staff participated in the technical design charette held by the Los Angeles-San Diego-San Luis Obispo Rail Corridor Agency (LOSSAN) for expansion and/or relocation of the existing Amtrak layover facility in San Luis Obispo at the Roundhouse site. The goal of the project is to increase overnight layover and storage capacity to support service goals and objectives outlined for the Amtrak Pacific Surfliner as outlined in the 2018 California State Rail Plan. While the charette was focused on technical and operational aspects of the rail users such as Amtrak and Union Pacific, City staff provided input on key aspects where City infrastructure is affected and commented on compatibility, historic preservation, design, and circulation.

San Luis Obispo Council of Governments: In 2020, SLOCOG was instrumental in obtaining funding for the City through the Regional Early Action Planning Grants (REAP). The funding is provided by the State of California be used for technical assistance, preparation, and adoption of planning documents and process improvements to accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing needs allocation. The City received \$283,003 in grant funding to update the Inclusionary Housing Ordinance and expand the City’s Objective Design Standards.

Regional Housing Action Team: The City, along with the County, and the seven local cities within the county have each updated their Housing Elements for the new 6th Cycle RHNA. The County has taken a lead role in fostering collaboration among all the cities, SLOCOG, and County to develop the region’s first “regional chapter” that is now a part of all eight local agencies’ Housing Elements. The regional chapter contains eight policies that support housing at a regional level.



Cal Poly Master Plan Update 2035

Cal Poly Master Plan Cal Poly Master Plan Update: Through the first half of 2020, City staff worked with Cal Poly staff and their EIR consultants on the updated Draft EIR (published in December 2019) to address previous concerns raised by the City when a Draft EIR was published for the Cal Poly Master Plan Update in 2017. The result was a successful outcome with a memorandum of understanding for future collaboration between the City and Cal Poly in multiple areas such as water and sewer infrastructure, multi-modal transportation, and linking enrollment increases to availability of on campus housing. This is in addition to various ongoing agreements with Cal Poly regarding transit service, water and wastewater, fire protection, and cooperative policing.

California Department of Transportation (Caltrans): Progress continues with preliminary engineering and environmental review for the Prado Road/US 101 Interchange Project, which directly involves a Caltrans facility, and the Prado Road Bridge Replacement over San Luis Obispo Creek, which is funded by a Caltrans Highway Bridge Program grant. The Prado Bridge Project anticipates construction to begin in the 2022-23 fiscal year, with the Prado Interchange following in 2024. The City has also continued collaboration with Caltrans on improving traffic signal coordination between City and Caltrans intersections near the Los Osos Valley Road/US 101 interchange.

Local Agency Formation Commission (LAFCO): In November 2019 and March 2020, respectively, the City Council approved the filing of two applications and requests for LAFCO to initiate proceedings for annexation of the Fiero Lane-Clarion Court and East-Airport areas located within the Airport Area Specific Plan (AASP). The Fiero Lane-Clarion Court annexation area consists of 30 parcels and approximately 39 acres of land and the East Airport annexation area includes 33 parcels, and 58 acres of land. Annexation of these areas was anticipated in the General Plan and AASP, and these areas will support existing and future development including a mix of industrial, manufacturing, commercial, and office uses. LAFCO approved both the Fiero Lane-Clarion Court and East Airport annexations in November 2020.

In September 2020, in addition to the approval of the Froom Ranch Specific Plan, the City Council authorized the filing of the Froom Ranch annexation application and request for LAFCO initiation. This area consists of approximately 110 acres of primarily undeveloped land adjacent to Los Osos Valley Road. This area was anticipated to be annexed and developed and is identified as Madonna on LOVR Special Focus Area 3 in the General Plan. An application with LAFCO was filed in February 2021 and will be considered by LAFCO in Spring 2021.

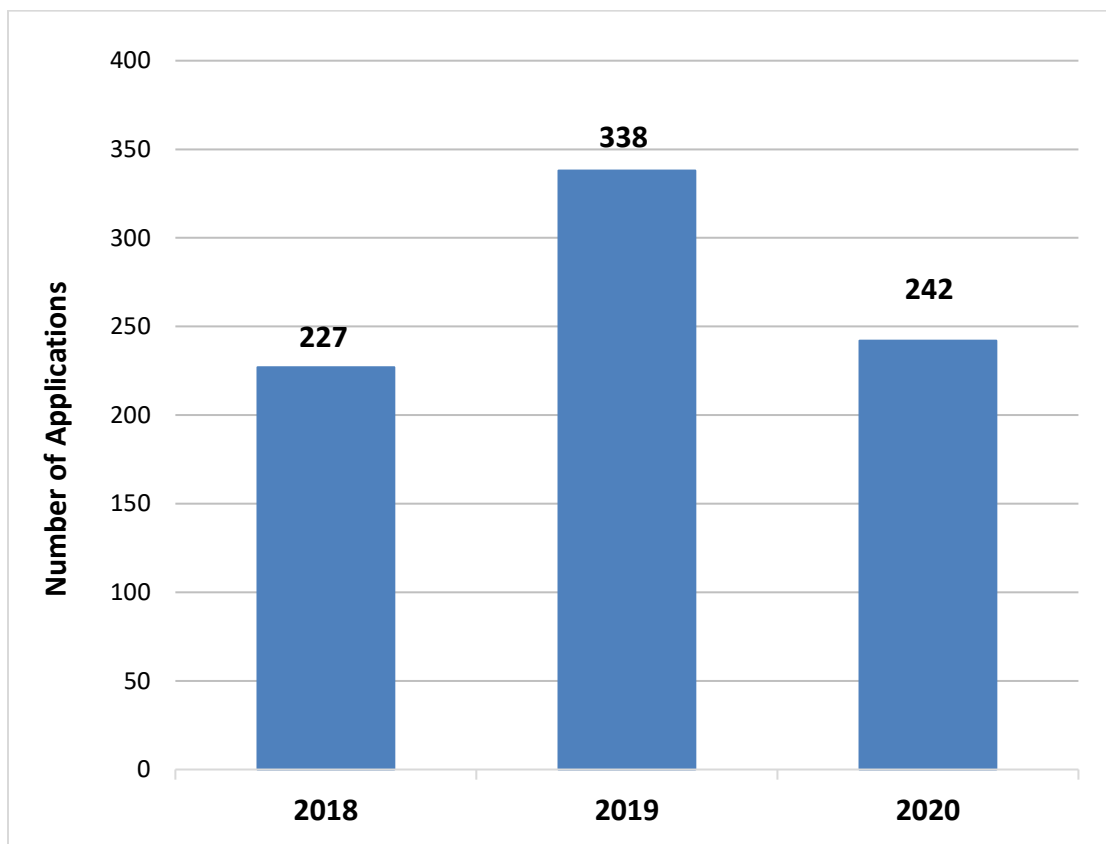
Planning and Building Activity

Application totals are tracked in real-time using live dashboards from our EnerGov permitting system. Tracking of applications and permits serve as an indicator of development trends and a tool for budget forecasting.

Yearly Planning Application Trends

Figure 1 indicates all planning applications received for each calendar year for 2018, 2019, and 2020. Some examples of the types of applications include use permits, architectural reviews, subdivisions, zoning amendments, environmental reviews, and administrative actions. In 2020, the total number of planning applications decreased by nearly 30 percent from 2019. Notable decreases in application types were architectural reviews, Homestay use permits, and tentative subdivision requests, which all decreased by about 50 percent.

Figure 1 - Total Planning Applications Received per Calendar Year, 2018-2020



Source: Community Development Department, 2020

Building Permits and Plan Reviews

Building permits are issued for various projects ranging from the relatively simple (e.g., water heaters, window change outs, reroofing, 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.

Table 2 - Building Permits Issued, 2018-2020

BUILDING PERMITS ISSUED	2020		2019		2018	
	permits	units	permits	units	permits	units
Single Family	297	297	171	171	159	159
Multi Family	20	150	17	340	19	135
Commercial	2	2	12	0	15	0
Residential Additions / Alterations	221	0	369	0	252	0
Commercial Additions / Alterations	92	0	141	0	129	0
Motel Rooms	0	0	0	0	1	113
TOTAL	632	449	710	511	575	407

Source: Community Development Department, 2020

Table 2 depicts the number of building permits issued over the past 3 years. In 2020, 317 permits were issued for single-family and multi-family projects, representing 447 residential units.

Table 3 - Building Division Project Statistics, 2018-2020

PROJECT STATISTIC	2020	2019	2018
Plan Check Applications Submitted	1,438	1,883	1,468

Source: Community Development Department, 2020

Table 3 shows the number of plan check applications conducted by the Building Division over the last 3 years. Development activity remained strong in 2020, despite a decrease in applications received from mid-March thru May. Application submittals are expected to remain strong throughout 2021.

Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. **Table 4** depicts the annual construction valuation over the past 3 years. The total valuation decreased by \$40,759,801 from 2019 to 2020, which reflects the decrease in number of issued permits as displayed in Table 2 above.

Table 4 - Valuation of Construction, 2018-2020

VALUATION OF CONSTRUCTION	2020	2019	2018
Single Family	53,949,613	28,025,973	24,299,569
Multi Family	8,225,494	33,606,072	21,161,540
Commercial	17,475,937	16,980,878	20,430,385
Residential Additions / Alterations	7,834,680	42,924,804	14,780,483
Commercial Additions / Alterations	11,178,790	17,886,588	19,815,863
Total Valuation	\$98,664,514	\$139,424,315	\$100,487,840

Source: Community Development Department, 2020

Regional Housing Needs Allocation (RHNA) Progress

Quantified Objectives

Under State law, each city and county in California is required to develop programs designed to meet their share of the surrounding region's housing needs for all income groups, as determined by the region's council of governments. The State Department of Housing and Community Development (HCD) identifies housing needs for all regions of the State. Councils of governments then apportion the regional housing need among their member jurisdictions. The Regional Housing Needs Allocation (RHNA) process seeks to ensure that each jurisdiction accepts responsibility, within its physical and financial capability to do so, for the housing needs of its residents and for those people who might reasonably be expected to move there. State housing law recognizes that housing need allocations are goals that jurisdictions seek to achieve; however, they are not intended as production quotas. The allocations are included in each jurisdiction's Housing Element so that plans, policies, and standards may be created to help meet housing needs within the element's planning period.

The City has a new total RHNA allocation of 3,354 housing units to plan for in the new 6th Cycle Housing Element. HCD has allowed the City 10 years to meet the new 6th Cycle RHNA allocation. This means that the City is allowed to count all issued building permits from January 1, 2019 until December 31, 2028 as credit towards achieving the 6th Cycle RHNA allocation. Additionally, HCD has allowed the City to count half of the total of newly issued accessory dwelling unit (ADU) permits in the "low income" affordability level count for 2020, due to a market study recently completed by the County of San Luis Obispo. These 30 affordable ADU units, along the other affordability level totals are shown in **Table 5** below.

Table 5 - Progress Towards Meeting 6th Cycle Quantified Objectives (1/1/19 - 12/31/28)

Income Level (% of County Median Income)		6th Cycle RHNA Allocation	Building Permitted Units Issued by Affordability			Total Units by Income Level	Total Units Remaining by Income Level
			Year 1 (2019)	Year 2 (2020)	Years 3 – 10 (2021 - 2028)		
Extremely Low & Very Low	Deed Restricted	825	0	14	-	14	811
	Non-Deed Restricted		0	0	-	0	
Low	Deed Restricted	520	6	0	-	6	484
	Non-Deed Restricted		0	30	-	30	
Moderate	Deed Restricted	603	8	5	-	13	590
	Non-Deed Restricted		0	0	-	0	
Above Moderate		1,406	523	416	-	939	467
Total Units		3,354	537	465	-	1,002	
						Total Remaining for RHNA Period:	2,352

Source: Community Development Department, Building Permits Issued, 2020

Affordable Housing

In 2020, the City continued to implement the Inclusionary Housing Ordinance, and has seven Affordability Agreements in process through the long-term affordability program. To date, the City also has approximately \$81,000 available for assisting future affordable housing construction. Two major highlights from 2020 include the finalization of two new affordable housing projects:

Branch Street Apartments – TMHA

In June 2019, the City Council approved a grant award in the amount of \$330,000 from the City’s Affordable Housing Fund to Transitions-Mental Health Association (TMHA) to assist with the acquisition and rehabilitation of an existing, 6-unit property for new affordable housing. In the Spring of 2020, THMA finished both interior and exterior renovations of the units and moved-in six low-income adults with a mental health diagnosis that were formerly homeless.



Branch Street Apartments

Courtyard at the Meadows – HASLO/SLONP

At the end of 2020, the Housing Authority of San Luis Obispo (HASLO) finalized construction on the Courtyard at the Meadows. This affordable housing development offers 36 new housing units, exclusively available to very-low and low income families. These 1-bd, 2-bd, and 3-bd apartments are tucked against the South Hills Open Space, in the Serra Meadows neighborhood off Prado Road.



Courtyard at the Meadows

Funding and Grant Programs for Housing-Related 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 eight years the CDBG Program has allocated over \$2,700,000 towards affordable housing and approximately \$940,000 towards homeless services. Projects funded for the 2020 Program Year included homeless services and affordable housing land acquisition for a new 100 percent affordable housing project to be owned and managed by Peoples' Self-Help Housing Corporation (PSHH), titled Broad Street Place.
2. *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. The City continued to support the HTF with \$40,000 from the Affordable Housing Fund to help support ongoing operating costs.
3. *SB2 Grant*: The Planning Grants Program provisions of SB2 is intended for the preparation, adoption, and implementation of plans that streamline housing approval and accelerate housing production. The City received a grant of \$160,000 in January 2020 to develop and adopt a flexible density program that would allow for additional, smaller residential units (150-600 sq. ft.) within the Downtown, Upper Monterey and Mid-Higuera planning areas.
4. *Local Early Action Planning (LEAP) Grant*: LEAP provides funding to jurisdictions for the preparation and adoption of planning documents, process improvements that accelerate housing production and facilitate compliance in implementing the sixth cycle of the regional housing need assessment. The City applied and was granted the full amount of \$150,000 in August 2020 to fund staff time to complete the City's 6th Cycle Housing Element update.
5. *Regional Early Action Planning (REAP) Grant*: REAP provides funding for technical assistance, preparation, and adoption of planning documents and process improvements to accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing needs allocation. The City applied and was granted \$283,003 in December 2020 to be used to update the Inclusionary Housing Ordinance and expand the City's objective design standards and revise the development review process to expedite application processing and accelerate housing production.

Homelessness Solutions

With the effects of the COVID-19 pandemic bringing new urgency to the City's goal of addressing homelessness in San Luis Obispo, City Council actions will result in an enhanced, regional effort in 2021. In local government, counties are primarily responsible for leading efforts to address homelessness, yet the impacts often are borne directly by cities. In the past year, the City of San Luis Obispo responded to 32 encampment fires and 516 medical incidents involving people experiencing homelessness, removed 70 tons of trash, and cleaned up 135 illegal encampments. In all, \$679,000 in City funds were spent on cleanup and maintenance activities related to homelessness. The City also provided \$157,000 to the 40 Prado homeless shelter for programs and operations, as well as funding for a part-time social worker to assist homeless persons, be a resource for Downtown businesses and conduct job readiness training. Earlier this month, the City Council approved the hiring of a full-time contract position (for two plus years) to coordinate the City's participation in regional efforts dedicated to addressing homelessness including defining a larger strategy focused on achieving measurable outcomes for the community.

The new contract position has been funded through June 2023. Short term objectives include developing a Homelessness Strategic Plan for the City that is supported by regional efforts and builds upon existing partnerships with the County, cities, and other regional nonprofit partners to maximize services available. During this funding period the determination of long-term resource needs for the City for the preparation of the City's 2023-25 Financial Plan will be assessed. The \$300,000 investment in the new contract position supplements existing City investments and programs including:



Addressing Homelessness - Statistics

Grants-in-Aid Program

The City's Grants-in-Aid program, overseen by the Human Relations Commission, provides financial support to non-profit organizations that promote the economic and social wellbeing of the community including homeless prevention programs, support services, affordable and transitional housing opportunities, hunger and malnutrition prevention, and supportive and development services for children and seniors. The City has allocated \$150,000 to the GIA program annually for Fiscal Years 2019-20 and 2020-21.

Community Action Team

The Community Action Team (CAT) began with the San Luis Obispo Police Department with two officers whose patrol focus was on the Downtown core and contacting homeless individuals. In 2018, social worker John Klevins, MSW, joined CAT through a partnership with Transitions Mental Health (THMA) and the County of SLO. Klevins works side-by-side with SLOPD Officer Tim Koznek focusing on outreach and preventive engagement with the City's most vulnerable populations. Over the last year, CAT engaged with over 500 people, and of those, 127 were treated for mental health, substance abuse, or other issues. CAT also connects people with resources to find housing and other services such as veterans' benefits, social security, and educational opportunities.

Partnerships with Downtown SLO and CAPSLO

The City provides funding for the Downtown Ambassador Program and a Social Enterprise Job Training Initiative. This includes the provision of a part-time social worker to assist homeless persons and be a resource for Downtown businesses. It also allows CAPSLO and the Downtown Ambassador to recruit homeless individuals for basic cleaning duties as part of job training.

Funding for these initiatives come from Local Revenue Measure (Measure G-20) revenue from the current fiscal year. Measure G-20 was passed by the voters as part of the November 2020 election and identified priorities included addressing homelessness. The City of San Luis Obispo implemented the Make Change Count to create awareness about the negative impacts of panhandling and provide an alternative through donation stations. Currently, there are 7 donation meters located throughout downtown San Luis Obispo.

Residential Growth

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 6** (Table 3 in the Land Use Element). 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. Affordable Dwellings restricted to residents with extremely low, very low, low, or moderate incomes, new dwellings in the Downtown Core (C-D zone), and legally established accessory dwelling units are exempt from these regulations (M.C. 17.144.020.D).

Table 6 - LUE Table 3, One Percent City Population Growth Projection

Year	Approximate Maximum Number of Dwelling*	Anticipated Number of People
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.

Based on the Community Development Department’s residential construction permit data, the City has maintained a six-year average annual growth rate of 0.60 percent per year, in compliance with the one percent maximum average annual growth rate, as shown in **Table 7**.

Table 7 - Residential Growth Rates, 2015-2019 & 2020

Year	New Units	Total Units	LUE Estimated Units (1% Growth)	Units Available for Future Allocation
2015-19	445	21,240	21,975	735
Average Growth Rate 2015-19 (%):			0.47%	
2020	261*	21,501	22,190	689
Growth Rate 2020 (%):			1.21%	
Six Year Average Annual Growth Rate			0.60%	

Source: 2020 Building Permits finalized, Community Development Dept.

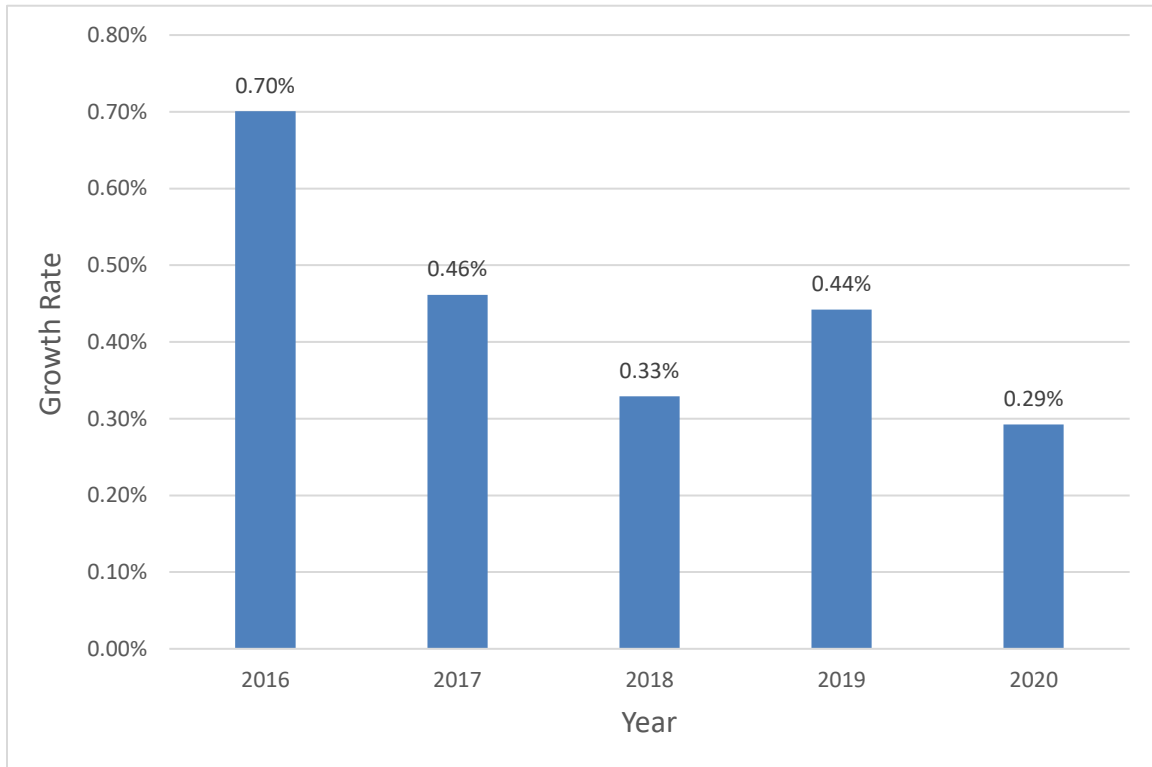
*2020 total units subject to growth management limitations. This total excludes deed-restricted affordable units, accessory dwelling units (ADUs), and new dwellings in the Downtown Commercial (C-D) Zone. The all-encompassing unit total in 2020 was 313 units.

The LUE Policy 1.11.2 (Residential Growth Rate) states that the approved specific plan areas may develop in accordance with the phasing schedule adopted by each specific plan provided thresholds established by LUE Table 3 are not exceeded. In 2020, the City issued permits for 210 new units within specific plan areas (of the 261 total units subject to growth management limitations), which contributed significantly to the 1.21 growth rate for 2020.

Non-Residential Growth

Based on final building permits, 34,352 square feet of net new non-residential floor area was added to the City in 2020, resulting in an annual growth rate of 0.29 percent. **Figure 2** illustrates the net annual non-residential growth rate from 2016 to 2020. Non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

Figure 2 - Net Annual Growth Rates of Non-Residential Sectors, 2016-2020



Source: Building Permits Finaled, Community Development Department, 2020

Note: Demolition of nonresidential square footage included in calculations.

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 2016 through 2020 was 2.23 percent.

Each year, City 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. Since the five-year growth rate is less than five percent (2.23 percent) establishing limits to new non-residential floor area is not necessary at this time.

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 is located in southern San Luis Obispo and is bounded by South Higuera Street, Broad Street, Tank Farm Road, and the ridge of the South Hills. Primarily envisioned for residential development with another 68 acres slated for residential and business park uses. Proposals for the Margarita area thus far have included mainly single-family homes with portions of open space and pedestrian network advancing.

The Margarita Area is ideally suited to accommodate San Luis Obispo’s planned residential growth for the near future as the area provides convenient access for residents to employment, shopping, and recreation. Community goals for this area include up to 868 homes in a wide range of housing types. **Table 8** below displays the status on development in the Margarita Area.

Table 8 - Margarita Area Development Status, 2020

Projects	Address	Commercial	Dwellings	Status
Toscano	3000 Calle Malva	-	168	<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued– Under Construction</i>
Toscano Affordable Housing	3065 Lucca		38	<i>Planning Entitlements - Approved</i>
Serra Meadows	408 Prado	-	169	<i>Construction Complete</i>
Serra Meadows Prado Frontage	3420 Serra Meadows	-	31	<i>Construction Complete</i>
Courtyard at Serra Meadows	3725 Orcutt	-	36	<i>Construction Complete</i>
Prado Business Park	301 Prado	159,663	-	<i>Planning Entitlements – Approved Public Improvements - Under Review Building Permits – Under Review</i>
Total		159,663	442	

Source: Community Development Department, 2020

Orcutt Area Specific Plan

Nestled at the base of the Santa Lucia foothills, the Orcutt Area provides a variety of scenic resources for residents of the area and travelers along Orcutt Road and Tank Farm Road, including views of Righetti Hill, Islay Hill and the Santa Lucia foothills.

Located along the southwestern edge of the city limits of San Luis Obispo and bounded by Orcutt Road, railroad and Tank Farm Road, the area encompasses 230 acres of land at the base of Righetti Hill. The Orcutt Area Specific Plan calls for a residential neighborhood with up to 979 homes and a variety of housing types, parks and recreational opportunities including bicycle and pedestrian paths, and natural habitat and visual resource protection in open space areas.

The City envisions the area including hillside and creek open space areas with bike and pedestrian paths, and a public park surrounded by residential neighborhoods. **Table 9** below displays the status on development in the Orcutt Area.

Table 9 - Orcutt Area Development Status, 2020

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Bullock Ranch	3580 Bullock	192	585	<i>Planning Entitlements – Under Review</i>
Pratt Property	3750 Bullock	35	3,400	<i>Planning Entitlements - Approved Public Improvements - Under Review Building Permits – Under Review</i>
Imel Ranch	3777 Orcutt	18		<i>Construction Complete</i>
South Morros	3725 Orcutt	53		<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction</i>
Vinifera	3700 Ranch House	40		<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Righetti Ranch Subdivision	3987 Orcutt	304		<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction</i>
Tiburon Place (Affordable)	3750 Bullock	68		<i>Planning Entitlements - Approved Building Permits – Under Review</i>
Jones Subdivision	3761 Orcutt	65		<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction</i>
Jones Mixed-Use	3806 Ranch House	9	10,400	<i>Planning Entitlements – Approved</i>
West Creek: Vintage	1355 Orcutt	105		<i>Construction Complete</i>
West Creek: Noveno	1355 Orcutt	67		<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction</i>
Total		956	14,385	

Source: Community Development Department, 2020

Airport Area Specific Plan

Avila Ranch Development Plan

In 2017, the City Council approved the Avila Ranch project to enable the development of 720 residential units and 15,000 square feet of neighborhood commercial uses on a 150-acre site north of Buckley Road within the boundaries of the Airport Area Specific Plan (“AASP”).



Avila Ranch Site Plan

An application for Major Development review of Phases 1 through 3 of development was submitted in December 2020. This area would include up to 297 dwelling units in the R-2 zone portion of the plan area. This application is still undergoing staff review and has not yet been scheduled for Architectural Review Commission or Planning Commission consideration. **Table 10** below displays the status on development in the Avila Area.

Table 10 - Avila Area Development Status, 2020

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Avila Ranch SFR	175 Venture	297	-	Planning Entitlements – Under Review

Source: Community Development Department, 2020

Northwest Corner Project

The Northwest Corner mixed-use project consists of an assisted living and commercial center component at the corner of Broad Street and Tank Farm Road. On September 15, 2020, the City Council approved the 133 unit Westmont Assisted Living Facility and approved a rezone and General Plan Amendment to be consistent with the Community-Commercial and Special Focus General Plan designation. Council’s approval also consisted of adoption of an Mitigated Negative Declaration of Environmental Impact (MND) and approval of a subdivision that anticipated subsequent development of a commercial center along Broad Street and at the Corner of Broad Street and Tank Farm Road. An application for the commercial center is now under review with 61,000 square feet in four buildings including an Integrated Cancer Care Center and three restaurant and retail pads.

650 Tank Farm

In 2019, the City Council adopted a Resolution adopting the Final IS-MND for the 650 Tank Farm Mixed-Use Project which included an Airport Area Specific Plan Amendment, General Plan Amendment, an associated mobile home park conversion, and conceptual site plan; and adopted an Ordinance changing the zoning of the subject property from Business Park (BP-SP) and Medium Density Residential (R-2-SP) to Service Commercial with the Specific Plan overlay (C-S-SP) to be consistent with the General Plan and Airport Area Specific Plan.

In 2020, the applicant submitted their detailed architectural and site plans for the rezoned, project site. The mixed-use project includes a 17,500 square foot, two-story commercial structure, 249 residential units that are housed within 18 three-story structures, and a 4,325 square-foot single story clubhouse. On October 14, 2020, the Planning Commission reviewed the detailed architectural and site plan and supported the recommendations of the Tree Committee and the Architectural Review Commission to approve the project design. The City is currently reviewing building plans for the project.

600 Tank Farm

On December 9, 2020, the Planning Commission held a public scoping meeting to discuss the scope of the Environmental Impact Report (EIR) being prepared for the 600 Tank Farm Road Residential Mixed-Use Project located immediately north of Tank Farm Road, near its intersection with Santa Fe Road. The Project EIR is currently under review, and it is anticipated that the Planning Commission will be in a position to hold a public hearing on the Draft EIR in 2021.

The project application includes proposals for a General Plan Map Amendment to rezone the property from Business Park (BP-SP) to Commercial Services (C-S-SP) zone and an Airport Area Specific Plan (AASP) Amendment to allow for a mixed-use project. The BP zone as well as the AASP prohibit residential uses at this location. The project application proposes to amend the AASP and rezone the property to Commercial Services (C-S-SP) zone to allow for a mixed-use project, similar to what has been proposed on the adjacent property 650 Tank Farm. The proposed mixed-use project consists of 280 residential units and approximately 12,500 square feet (SF) of commercial space. The residential units are provided within three different housing types: 140 townhomes, 100 stacked flat units, and 40 studio and one-bedroom units over the commercial structures. The townhome and stacked flat units are intended as ownership units, while the mixed-use units will likely be a rental product.

San Luis Ranch Specific Plan

The San Luis Ranch Specific Plan project includes a mix of 657 residential units up to 114,300 square feet of general commercial/retail space, 150,000 square feet of office development, and a 200-room hotel. Public Improvement Plans (PIPs) have been approved for onsite improvements associated with VTTM 3096, and improvements are underway, including the extension of backbone roadways and utilities through the site. Much of the extension of Dalidio Drive into the site is completed, and the extension of Froom Ranch Way through the site will likely be completed by Spring 2021.



San Luis Ranch Site Plan

PIPs have also been approved for offsite improvements associated with Froom Ranch Way west of the site to its intersection with Los Osos Valley Road. **Table 12** below displays the status on development in the San Luis Ranch Area.

Table 11 - San Luis Ranch Area Development Status, 2020

Projects	Address	Dwellings	Commercial Sq. Ft.	Hotel Rooms	Status
Commercial Center	1035 Madonna	77	114,300		<i>Planning Entitlements – Pending Public Improvements - Under Review Building Permits – Pending</i>
SpringHill Suites		-		200	<i>Planning Entitlements - Approved Public Improvements - Under Review Building Permits – Under Review</i>
NG-10 Single-Unit Residences		198			<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits – Under Construction</i>
NG-23 Single-Unit Residences		83			<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits – Under Construction</i>
The Orchard		296			<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits – Under Construction</i>
Total		654	114,300	200	

Source: Community Development Department, 2020

Froom Ranch Specific Plan (Madonna on LOVR)

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 conceptual project was presented to the City Planning Commission and City Council in 2015 and 2016. In 2017, several advisory bodies were introduced to the Specific Plan, and staff and the applicant received preliminary comments from the Parks and Recreation Commission, Cultural Heritage Committee, and Architectural Review Commission. The Notice of Preparation of an Environmental Impact Report (EIR) scoping meeting was held at a Planning Commission hearing in July 2017.



Froom Ranch Site Plan

Preparation of the Draft Environmental Impact Report was initiated in 2018 by City-consultant AMEC Foster-Wheeler (Wood Environment & Infrastructure Solutions, Inc.), including: preparation of the EIR Project Description, peer reviews of applicant-prepared technical studies, submittal of supplemental technical reports by the applicant in response to the peer reviews, preparation of administrative draft EIR sections, and consultation with Native American tribal representatives. Review steps in 2019 included additional advisory body review and preparation and circulation of the Draft EIR. The Final EIR was released in June 2020, and following advisory body hearings, the City Council certified the Final EIR and approved the Specific Plan, General Plan Amendment, Pre-zoning of the property, and the associated Vesting Tentative Tract Map in September 2020. The City Council also authorized initiation of an annexation application with LAFCO, which is anticipated to be considered by LAFCO in spring 2021.

A major component of the Froom Ranch Specific Plan, as approved by the City Council, is a Life Plan Community (LPC) known as Villaggio, which would provide a variety of independent and assisted senior living units, memory care beds; skilled nursing beds; and a wellness center and ancillary services. In addition to the LPC, the Specific Plan includes: approximately 174 multi-family units; 100,000 square feet of commercial retail uses; a 3.6-acre trailhead park, which would incorporate onsite historic structures; and over 60 acres of land designated for conservation/open space.

Municipal Code Updates

Zoning Regulations – Accessory Dwelling Unit Ordinance Amendments

In February of 2020, the City Council adopted updates to the Accessory Dwelling Unit (ADU) Ordinance in response to changes in California state law. Properties where ADUs can be established were expanded to include non-owner-occupied properties, lots with multiple existing units, and within existing or proposed multifamily structures. Due to these changes, the Community Development Department received nearly double the number of building permit applications for ADUs, with approximately 70 applications in 2020 compared to 35 in 2019. These numbers do not include ADUs proposed with the constructing of a primary residence on the same permit, which have also increased.

Building Code & Reach Code Updates (Clean Energy Choice Program for New Buildings)

The Clean Energy Choice Program for New Buildings supports all-electric and low GHG emissions new buildings with requirements for fossil fuel powered buildings to be more efficient and for solar panels to be installed on nonresidential buildings (among other minor provisions). The program also includes incentives and technical support. In September 2019, City Council adopted Resolution R-11044 (2019 Series) stating its preference for all-electric buildings. In July of 2020, City Council adopted Ordinance No. 1684 and No. 1685 to add local amendments to the Energy Code in Title 15 and to amend Title 17 to provide limited term regulatory flexibility to support all-electric new buildings. At the time of this report, the majority of new building permits have been for all-electric new buildings. Staff will return to Council with a program participation update in summer of 2021 and again in 2022 concurrent with the state triennial code update.

Climate Action Plan

The Climate Action Plan for Community Recovery (CAP) was adopted in September 2020. City staff spent much of 2020 preparing for CAP adoption. The Plan contains quantified strategies to reduce greenhouse gas (GHG) emissions that effectively lays the groundwork to achieve Council’s adopted goal of community carbon neutrality by 2035. It also serves as the City’s CEQA Qualified Community GHG Reduction Strategy and includes CEQA GHG Emissions Threshold and Guidance and Checklist for plans and projects to demonstrate consistency with the Climate Action Plan’s GHG emissions reduction strategy, and if consistent, allow tiering from the existing programmatic environmental review contained in the adopted IS-ND for the Climate Action Plan.



Foundational actions detailed in the CAP include a combination of programs, projects, and initiatives that stimulate emissions reductions across six decarbonization pillars and facilitates implementation of several policies in the Land Use, Circulation, Conservation and Open Space Elements. The CAP was drafted amidst a robust community outreach process, and staff intend to continue engagement throughout the implementation process. The City anticipates updating the CAP every three years to expand existing foundational actions and add new ones based on emerging emissions reduction strategies and technologies.

The community identified Climate Action as a Major City Goal for the 2019-21 Financial Plan. The Climate Action Major City Goal in the 2019-2021 Financial Plan was focused on building agency and community capacity to implement climate action at the speed and scale needed to address the climate crises and to begin work centered on adaptation and resilience. The City also joined Central Coast Community Energy (3CE, formerly Monterey Bay Community Power) in January 2020. Since becoming a member jurisdiction, staff have worked with 3CE staff and the City’s representative board members to support programs and initiatives that benefit San Luis Obispo.

In the Fall of 2020, research and planning for a comprehensive building retrofit program was initiated. City staff convened a cohort of peer cities across the central coast to collaborate on existing building decarbonization strategy development, community outreach, and technical building stock analysis. Seeking technical support and project funding, staff presented the cohort as a practical approach to piloting existing building decarbonization strategies to various agencies and nonprofit organizations. City staff reconvened the interdepartmental Green Team for the Lead by Example initiative in the Fall of 2020. Staff engaged with participants from each department to introduce the council-adopted goal of carbon neutral City operations by 2030, collaboratively identify priorities, develop near and long-term emissions reduction measures, and execute tasks. Various immediate tasks staff supported include the CIP proposal process, the Fleet Replacement Policy Update, and the employee bicycle payroll financing program.

Economic Development

The City's Economic Development Strategic Plan (EDSP) was adopted by City Council 2012 and was revised in 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

The EDSP was scheduled to be updated in 2020, but due to the COVID-19 pandemic, the update has been postponed until 2021 or 2022. While the majority of the Economic Development efforts in 2020 were focused on local response to the COVID-19 pandemic, many of those efforts also contributed to the goals outlined in the EDSP. Examples of this include programs initiated to speed tenant improvements, breaking down barriers to job creation, and working with partners such as Downtown SLO, the Chamber of Commerce, and the Hothouse on communication and education built on regional partnerships.

Public Infrastructure Financing

In April 2018, the City adopted updated development impact fees that are charged to new development for a range of transportation, parks, public safety, and water and sewer capital facilities and infrastructure that are important to the City's future and quality of life. The economic vitality of the City is linked to critical investment in its urban infrastructure system. The City's changing economic circumstances, approval of new Specific Plans, and implementation of the City's Public Infrastructure Financing Framework policies, which warranted the update of existing fees and the creation of new fees. In addition, the City has implemented two different Community Facilities Districts. The first is in the Avila Ranch Area for the purpose of funding maintenance services on public infrastructure. The second is in the San Luis Ranch Area for the purpose of funding construction of public infrastructure. New budget policies in the 2019-21 Financial Plan guide City decision-making with respect to these types of land-based financings.

Tourism and Community Promotions

The City’s Tourism and Community Promotions activities remain a vital economic development function for the City of San Luis Obispo, however the effects from the ongoing COVID-19 pandemic have had a significant impact on these efforts. Travel into San Luis Obispo abruptly stopped in March 2020, something that this region has never experienced before. After experiencing strong growth in transient occupancy tax (TOT) over a 10-year period, the City saw a sharp decline of approximately 38 percent in TOT collections in 2020 resulting in just under \$5 million dollars of tax revenue – the smallest collection since 2010. The decline in TOT can be directly attributed to the decline in occupancy. In 2020, the annual average occupancy rate of 49 percent compared to 70 percent in 2019. The most impacted months were March through May and then again in December.



In response to the pandemic, the City implemented a COVID-19 Response Plan in March 2020 through the work of the Tourism Business Improvement District Board (TBID). This plan was revised in September 2020 to include steps for immediate actions, actions for large-scale outbreaks or a citywide shutdown, as well as a recovery marketing plan. Although these plans were in place, tourism advertising for the City was completely stopped from March through August to protect community health and safety. In the fall of 2020, the City began advertising, but paused efforts again in December in response to the Statewide Regional Stay-at-Home order.

During this same period, the Promotional Coordinating Committee (PCC) continued their commitment to enhance the San Luis Obispo experience for residents. The PCC initiated beautification efforts in the downtown, such as the “SLO Happy You’re Here” mural, as well as the continuation of the community-wide light pole banner program. Additionally, the PCC modified the City’s Cultural Grants-in-Aid (GIA) program in response to COVID-19 restrictions. The PCC provided a reimagined program to contribute vital promotional grants to local non-profit organizations for virtual, passive or hybrid experiences as a way to enrich the social, cultural, and diverse community events and activities available during this time. In 2020, the PCC also implemented a robust “Support Local” campaign in response to the COVID-19 pandemic that included a multi-channel paid advertising plan, local public relations, social media content strategy and business support. Since its launch in spring of 2020 to the end of the 2020 calendar year, the campaign earned over 1 million impressions across the full program elements.



Archway to Happiness - Marsh Parking Garage

Homestay Rentals

In 2015, the City Council adopted Ordinance No. 1611 (2015 Series) which specifies rules and requirements for short-term rentals (commonly referred to as the Homestay program). This program was established to provide an expanded type of lodging available within the City and in order to protect the viability and availability of the City's housing stock. Vacation Rentals are illegal in the City of San Luis Obispo to preserve housing stock for residential uses. To ensure that Homestays do not reduce the amount of housing available for residents, they may only be established at a property owner's primary residence.

Since the ordinance's adoption, the City has approved over 125 Homestay Permits. In an effort to ensure that Homestays are operating in compliance with the ordinance, the Community Development Department began proactive compliance enforcement. This work effort consists of maintaining a database of active permitted and unpermitted homestay within the City's jurisdiction; ongoing monitoring for compliance with zoning and permit compliance, including systematic outreach to non-compliant homestay property owners; and tax remittance monitoring. Since August 2018, to further support the ongoing tax remittance, the City reached an agreement with Airbnb to collect Transient Occupancy Taxes (TOT) and any other required assessments, including Tourism Marketing District (TMD) and Tourism Business Improvement District (TBID) assessments, that are generated by the operation of a homestay.

Policy Initiatives

Cannabis Ordinance

On November 25, 2019, the City's first non-storefront retail (delivery) cannabis business opened and has since been operating. On August 1, 2020, the City's first retail storefront cannabis business opened and has since been operating. Cannabis was deemed by the State of California to be an essential service during the statewide Stay-at-Home Order in response to the COVID-19 pandemic, which went into effect on March 19, 2020. As such, operators in the City have been able to stay open throughout the COVID-19 pandemic. The State and City have also provided an avenue for cannabis operators to conduct curbside pickup, however, retailers are also able to continue in person shopping in compliance with public health guidelines.

The remaining two permitted retail storefront operators are at various stages of the permitting process. One retail storefront has completed the land use permitting process and is expected to open by April 2021. The other retail storefront operator is working through the land use permit process. The City's first microbusiness is expected to be open by June of 2021. The City permitted an additional two cannabis non-storefront retail businesses from two application periods in 2020, one from January and the other from the annual application period in July.

On January 19, 2021 City Council received an annual cannabis update from the 2020 calendar year and adopted updates to the cannabis program. The City Council adopted an operator permit renewal fee of \$39,634.38 for all cannabis operators in the City, which was a significant reduction to the operator permit fees initially adopted by City Council in 2018. Likewise, City Council adopted a minor update to Chapter 9.10 and 5.10 of the Municipal Code which places all cannabis operators on an operator permit renewal cycle in line with the Fiscal Year. Additionally, the City annexed a non-storefront cannabis business into the City, approved through the Fiero Lane Annexation. This was the first existing cannabis business annexed into the City and City staff met with the business multiple times to discuss the annexation process and approach to bring the business under the City's cannabis regulations. Furthermore, City Council approved waiving the annexed business' operator permit renewal fee obligation from the time of annexation to July 1, 2021 in order to support the successful transition and continued operation of the existing business in the City's jurisdiction.

Water Supply

During the 2020 Water Year (October 1, 2019 to September 30, 2020), the City obtained water from four sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; and recycled water from the City’s Water Resource Recovery Facility (WRRF).

Table 12 - City Water Resource Availability, 2020

Water Resource	2020 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	4,910 AF	Safe Annual Yield ¹
Nacimiento Reservoir	5,482 AF	Dependable Yield ²
Recycled Water	215 AF	2020 Annual
Siltation to 2060	(500 AF)	WWME Policy ⁴
TOTAL	10,107 AF	

Source: 2020 Water Resources Status Report, Utilities Department, 2019.

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. The City’s Safe Annual Yield Model was updated in 2018 to reflect drought conditions that ended in 2017.

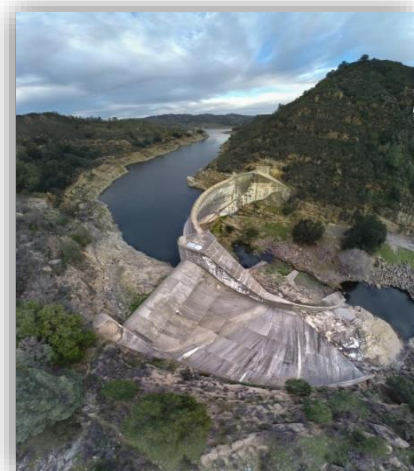
²Dependable Yield is the contractual amount of water the City has right to from Nacimiento Reservoir.

³The quantity of recycled water included is the actual prior year’s recycled water usage (2019) 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.

In 2020, availability from these sources equaled 10,107 acre-feet, as shown in **Table 12**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,204 acre-feet for a reliability reserve and a secondary water supply of 1,407 acre-feet.

The primary water supply was calculated using the City’s build-out population (57,200 people)¹ and the water use rate of 117 gallons per capita. The reliability reserve was calculated using the City’s 2020, population (45,920) and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources. Additional information is available in the City’s annual *Water Resources Status Report*. The 2020 Report is available at the Utilities Department website: <https://www.slocity.org/government/department-directory/utilities-department/documents-and-files>.



Santa Margarita Lake

¹The City’s population projection of 57,200 persons, from the General Plan Land Use Element, is based one percent growth annually between 2014 and 2035. By policy, certain housing types and areas are excluded from this growth rate and projection (affordable housing, etc.). The City’s estimated Primary Water Supply need is based on projected population but encompasses all water demand in the City (residential, non-residential, and irrigation). During the 2020 Water Year, single-family and multi-family residential water demand was 65.8 percent of total City water demand.

Circulation

Transportation Improvements

The following transportation planning/engineering projects and programs were implemented in 2020, consistent with goals and policies in the Circulation Element of the General Plan.

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 including striping modifications and sign replacements, such as installing stop signs at the intersections of Johnson/Toro, Victoria/Caudill, Cuesta/Dartmouth and Calle Malva/Calle Lupita.
- Design for signal upgrades at the Marsh/Broad Street intersection underway, with plans to add signal poles with mast arms in 2021.
- Coordinated design review and construction support for several traffic signal modifications required by new private development, including modifications to existing signal equipment and/or new traffic signal installations at the intersections of Madonna/Dalidio, Los Osos Valley Road/Froom Ranch, Tank Farm/Long and Orcutt/Sacramento.
- The City's Transportation Impact Study Guidelines and CEQA impact thresholds were updated consistent with State Senate Bill 743, to transition from auto congestion/level of service to vehicle miles traveled (VMT) as the primary metric for evaluating transportation impacts under CEQA.
- Installed five new streetlights as part of the City's Annual Streetlight Installation Program.
- Design for the roundabout at California and Taft Streets is underway. Acquisition of right-of-way is currently in progress.
- Design for the roundabout at Orcutt and Tank Farm is complete. Right-of-way acquisition, utility relocations and environmental permitting underway, with construction planned to begin during summer of 2021.
- A new roundabout was constructed at the intersection of Orcutt & Ranch House Road as part of the West Creek development project.



New Roundabout at Righetti Ranch Rd & Tank Farm Rd

- Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City’s radar sign program.

- Progress continues with preliminary engineering and environmental review for the Prado Rd / US 101 Interchange Project and Prado Road Bridge Replacement over San Luis Obispo Creek. The Prado Bridge Project anticipates construction to begin in 2022, with the Prado Interchange following in 2024.



Rendering of the Prado Road / Highway 101 Overpass

- As part of improvements for the San Luis Ranch development, a new bridge along Froom Ranch Way crossing Prefumo Creek began construction.
- The Marsh Street Bridge Replacement project began construction and was completed in January 2021.

Bicycle / Pedestrian

- Roadway resealing efforts in neighborhoods between South Street, S. Higuera, Santa Rosa, and Marsh Streets. Improvements included a new buffered bike lane on Pismo St., and new neighborhood greenways on Nipomo and Islay Streets.



New Bike Lane on Pismo Street



New Painted Curb Extension at Islay & Morro Streets

- As part of resealing efforts, new public art installations were completed along Nipomo, Morro, Islay & Pismo Streets, including painted curb extensions (“bulbouts”) and pedestrian barriers featuring artwork by local artists.

- The next phases of the Anholm Neighborhood Greenway Plan are currently in design, including a multiuse pathway through the Latter Day Saint's Church property connecting Foothill Blvd. to Ramona Dr., and separated bicycle facilities along Ramona, Broad and Chorro Streets connecting into the downtown. Pedestrian improvements include sidewalk extensions, curb ramps and high visibility crosswalks at several intersections. Construction is planned to begin in the second half of 2021.



Rendering of the Anholm bike path along Chorro St



New RRFB Beacon installed at Monterey & Buena Vista

- A rapid rectangular flashing beacon (RRFB) was installed at the intersection of Monterey/Buena Vista to improve pedestrian crossing comfort and driver visibility. Additional pedestrian crossing enhancements are in design and planned for construction in 2021 at locations such as South/King, Tank Farm/Poinsettia, Johnson/Sydney, Islay/Broad and Islay/Osos.

- Staff continued progress with developing the City's first Active Transportation Plan, a comprehensive blueprint to guide future bicycle and pedestrian projects and programs citywide. A public review draft was released in November of 2020 in preparation of a final draft release in early 2021. Activities included several public outreach events, including formal evening workshops and casual neighborhood "pop-up" events to encourage participation from community-members who may not typically attend formal weeknight meetings, as well as over 19 meetings with the Active Transportation Committee.



Active Transportation Plan community workshop

- A construction contract for a pedestrian hybrid beacon (PHB) installation on Broad Street at Woodbridge has been awarded. Construction is scheduled to begin the end of the summer 2021, providing an often-requested controlled pedestrian crossing along the South Broad Street Corridor.
- Construction efforts began for the Railroad Safety Trail (Taft to Pepper) project, with completion scheduled for summer of 2021.
- Due to the ongoing COVID-19 pandemic, many annual educational activities were put on hold during 2020, including the Bike Rodeo, Walk & Bike to School Days, Bike Month, Rideshare Week, and the Bike Light Education Pop-up.
- Several pedestrian and bicycle improvements required as part of the San the Luis Ranch development project began construction, including a new shared-use path on Madonna Road between Oceanaire and El Mercado, a bicycle protected intersection at Madonna/Dalidio, and a pedestrian hybrid beacon (PHB) at Madonna/Laguna Lake. These improvements are expected to be completed in early 2021, with construction set to begin by spring of 2021 on extension of the Madonna Road shared-use path between El Mercado and the Madonna Inn entrance.
- In response to the COVID-19 pandemic, the City activated the “Open SLO” project to initiate a suite of activities to support businesses and public health by allowing flexible use of public right-of-way to support outdoor business use and increase public space. Activities included temporary pedestrianization of downtown streets during nights and weekends, installation of nearly 40 parklets, providing outdoor seating for takeout dining in Mission Plaza, loaning temporary barricades to multiple restaurants to support outdoor dining within private parking lots, installation of a pilot road diet and buffered bike lane on Higuera Street to better support safe outdoor dining and mobility, temporary half-closure of Monterey Street to increase space for outdoor dining, bicycle parking and public art, and allowing additional flexibility for sidewalk dining throughout the city.
- 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.
- Due to the ongoing COVID-19 pandemic, Bike valet parking service at the Thursday night Farmers Market and other events were postponed.



Open SLO - Sidewalk & Street Dining

- In response to the ongoing COVID-19 pandemic, the City responded by converting many pedestrian signals from push-button actuation to touchless activation to reduce the probability of viral spread in the community.
- The Transportation Division completed a focused study on the feasibility of launching a bikeshare program in the City. Due to the downturn in the industry as a result of the ongoing COVID-19 pandemic, staff is monitoring bikeshare efforts in other cities for opportunities to consider a launch at a later date.

Transit

SLO Transit operations performed as follows:

- As result of the ongoing COVID-19 pandemic, in FY 2020, SLO Transit's ridership was down 27 percent from the prior fiscal year and provided 715,380 trips.
- On March 20, 2020, and consistent with other regional transit providers, service levels were adjusted down to match ridership demand. Service levels continue to be monitored and adjusted accordingly.
- At the same time Transit Services also implemented fare-free trips for the remainder of the fiscal year. This is an industry best practice, to aid the community during emergencies and improves safety as it reduces contact points with drivers and customers.
- Despite the negative impacts of the COVID-19 pandemic, the Transit Fund is stable largely due to the infusion of CARES Act supplemental funding which has created an unspent balance of traditional transit funds (FTA 5307, CA TDA and farebox), contributing to the overall health of the fund
- Further, the reduction in service demand and provided service levels during the pandemic have resulted in cost savings that help to offset current losses in revenues.

The Transit program was also able to land a combination of State grants which are being used for the first two purchase of electric buses to replace two of the transit programs oldest diesel engine buses. These are anticipated to be delivered in late 2021.



SLO Transit Buses

Parking Management

Below is a summary of some of the major focus areas related to Parking Management in 2020:

- Economic recovery efforts shaped much of the year for the Parking Division. The division allocated a majority of its resources to support local businesses and downtown initiatives
- The division assisted with the expansion of parklets to support the continued operation of local hospitality businesses
- Metered space and parking structure fees were waived for a period of time to support the return to local businesses for both customers and employees
- Some of the pandemic's impacts addressed by the division were:
 - Reductions to customer base
 - Change in customer behavior
 - Fluctuating staffing levels
- The division also launched a marketing campaign to increase communication with the customer base
- Staff distributed informational flyers to local businesses about changes to parking operations
- Staff completed the installation of parking garage gating and payment HUB equipment and operating software (garage management equipment)
- Staff began the transition from single space meters to multi-space pay-stations to improve the customer experience
- Staff continued ADA adjustments required for the single space meter heights
- Staff initiated the Marsh St. Structure elevator repair (completed in March 2021)
- Staff implemented the Dana Street Parking District and continue to work with community members to address Council's requests



Safety

Emergency Preparedness and Response: Fire Department

Safety Element Policy 9.1 states that there should be adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2020 to meet this policy and have highlighted some of them below.

New E-Bike Program: In 2020 SLOFD made significant improvement to the department's ability to provide rapid aid to individuals encountering medical and traumatic emergencies while utilizing the City's extensive Open Space trail systems. Through a generous donation from the family of the late Matthew Frank, also known as "SLOStringer", the Local 3523 Benevolent and Emergency Assistance Relief (B.E.A.R.) fund was able to purchase and outfit four electronic assist mountain bikes and subsequently donate them to the Fire Department. Staff created a new e-bike program which allows first responders to reach those in need in a fraction of the amount of time it would take via foot travel to provide faster care and rescue.



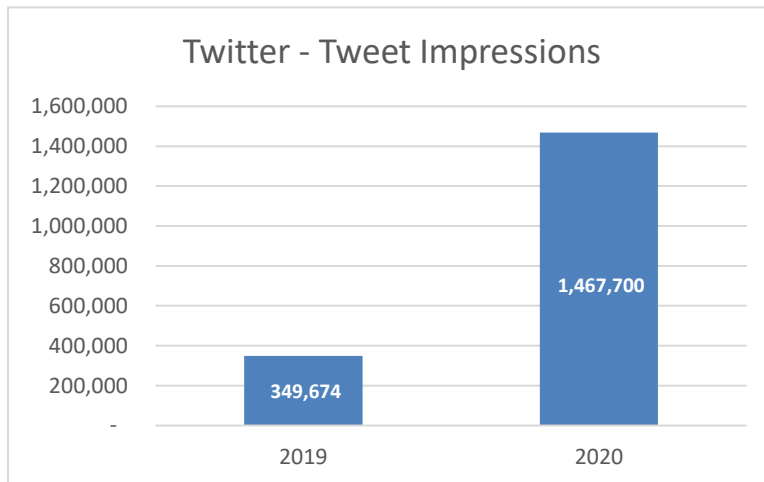
SLO Fire Dept. E-Bike

Emergency Response: In 2020 SLOFD responded to 5,399 incidents from four strategically placed fire stations throughout the City. This number is nearly 11 percent lower than 2019, an anomaly much in part due to the ongoing COVID-19 pandemic. For context, annual call volume has increased, on average, by 3 percent annually for the 10 years prior. Emergency Response was accomplished with daily minimum staffing of 14 sworn personnel. To help maintain the daily minimum of emergency response personnel, the City has continued its investment in two important programs including a functional movement program to reduce the occurrence and severity of physical injuries and a new Peer Support Team Program to maintain behavioral/mental health.

After transitioning to the Fire Department's data and report management system, ImageTrend, in 2017 SLOFD has an increased ability to analyze response data including response times. Safety Element Program 9.3 provides response performance standards for the City which states that the Fire Department has set a response-time objective of four minutes and to meet this standard 95 percent of the time. Staff will be updating this metric as part of the next Safety Element update to reflect Total Response Time (TRT) which includes time from 911 call pickup at the Emergency Communication Center (ECC) to the time the first fire unit arrives at scene. The TRT objective will be 7 minutes or less to 90 percent of all light-and-siren emergency in the City.

Public Information: SLOFD continued to increase the service of Public Information in 2020 by expanding the Department’s social media presence (Instagram, Ring Neighborhoods), establishing a department recorded news line for incidents and newsworthy events in the City of San Luis Obispo and by sending the Department PIO to additional training prior to the onset of the COVID-19 pandemic. With the PIO role being formalized at the end of 2019, the department has increased its ability to provide the media and public with accurate and timely incident information. Public Information plays a critical role in educating the public to reduce the severity of emergencies and allows the public to make the right decisions during an emergency. As shown in **Figure 3**, In 2020, the department’s twitter account saw a 320 percent increase in annual impressions from 2019. The Department PIO also assisted the City’s Emergency Operation Center in 2020 during the COVID-19 Pandemic Activation and support to the response to protests that occurred in the City during June and July.

Figure 3 - Fire Department Twitter Impressions, 2019-2020



Source: SLO Fire Department, 2020

Coordinated Emergency Planning: Safety Element Program 9.6 states that the City will work with the Standardized Emergency Management System (SEMS), an emergency response and coordination system used throughout California. Additionally, the City will participate in periodic disaster-response drills, on a regional basis with all involved jurisdictions and involving the media.

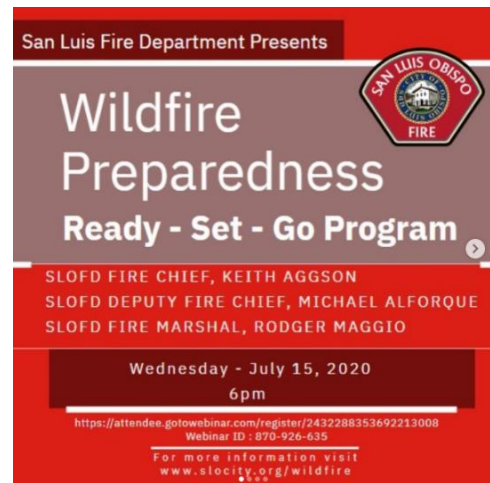
In 2020, the Fire Department conducted Emergency Operation Center (EOC) training to key City Staff to ensure preparedness for EOC activation. This training was critical in preparing staff for the COVID-19 Pandemic activation. The Fire Department continued coordination with every City department to ensure all employees, including City Council, have completed the proper SEMS and National Incident Management System (NIMS) training courses. This training is a requirement to receive Federal Emergency Management Agency (FEMA) assistance during a disaster. City employees are required to take a combination of IS-100, IS-200, IS-700, IS-800, and IS-908 to prepare to be a disaster service worker during an emergency or disaster. Additionally, staff has worked with Human Resources to ensure that new employees complete the necessary training in relation to their job in the City.

Additionally, SLOFD was awarded a FEMA grant to attend a Community Specific Integrated Emergency Management Course to be held at FEMA’s Emergency Management Institute in Emmitsburg, Maryland in July of 2020. This training was postponed to 2022 due to the inability to hold in-person training due the ongoing COVID-19 Pandemic. The Grant offers a weeklong training course in emergency management and emergency operation center activation and disaster recovery. All travel, lodging and tuition expenses for up to 75 staff members and cooperating/partner agencies are covered by the Grant.

Lastly, SLOFD finalized the City’s Update to the Emergency Operations Plan with the creation of the Comprehensive Disaster Leadership Plan (CDLP), which was formally adopted by the City Council in the Spring of 2020. The CDLP is in place to describe the City of San Luis Obispo policies and concepts for responding to major disasters that could affect the health, safety, and property of the public within the City of San Luis Obispo and includes hazard specific annexes including Earthquake, Hazardous Materials, Multiple Casualty, Transportation, Fire, Civil Disturbance-Terrorism-Active Shooter, Diablo Canyon Nuclear Power Plant, Adverse Weather, Extended Utility Disruption and Pandemic. This plan will be reviewed and exercised periodically and revised as necessary to satisfy changing conditions and needs.

Preparedness Education: Safety Element Policy 9.14 states that Citizens should be well informed of hazards and ways to minimize the effects of disasters.

Due to the ongoing pandemic and associated health and safety concerns the Fire Department was forced to cancel the 2020 Fire Prevention Week / Open House and adjust other in-person disaster preparedness workshops for the Public. In the Fall of 2019, the Department held its first public Disaster Preparedness workshop with a plan to deliver additional workshops 2-3 times throughout the year. To adapt to the need of virtual events during the COVID-19 pandemic, the Fire Department Hosted a “Ready-Set-Go: Wildfire Preparedness Webinar” in July where City Staff presented tools available to the public to ensure their preparedness for the next wildfire to occur within the City.



Staff continued to disseminate the many preparedness fliers and videos that were created as part of the “Prepare SLO” campaign to ensure the Public continued to have the most up to date tools and information at their disposal. Preparedness resources are available to the public on the department website and social media accounts.

Hazard Mitigation: Fire Department

In 2020, SLOFD coordinated the completion the 2019 Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was formally adopted by the City Council in June of 2020 after the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (CalOES) reviewed and approved the plan. This HMP will serve as the required update to the City's 2014 Local HMP (LHMP). The LHMP is incorporated by reference into the Safety Element and should be consulted when addressing known hazards to ensure the general health and safety of people within the City of San Luis Obispo. It 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 City is required to maintain a current HMP, which must be updated every five years. Maintaining a current HMP allows the City to apply for State and Federal reimbursement in the event that the City is impacted by a disaster.

Safety Element Policy 9.0 states that the City should take several steps in avoiding and mitigating hazards. As part of hazard mitigation, SLOFD finalized the City's first Community Wildfire Protection Plan (CWPP) in July of 2019 and utilized the plan to take action in 2020 including public education and fuel reduction efforts. City staff continued to provide wildfire preparedness tools to the community through news releases, webinars, social media, and the department website and coordinated with the County Fire Safe Council to conduct extensive fuel reduction efforts in and near the Irish Hills Open Space, a project



Irish Hills / Prefumo Canyon Shaded Fuel Break

with a planned completion date in early 2021. The CWPP is a collaborative plan to guide the City in addressing fire protection planning efforts occurring in the City to minimize wildfire risk to watershed lands, assets, firefighters and the public. The CWPP presents the City's physical and social characteristics, wildfire history, identifies and evaluates landscape-scale fire hazard variables, utilizes priority landscape datasets for evaluating wildfire risk, identifies strategic measures for reducing structural ignitability, public education, and outreach, and identifies strategic fuel reduction goals and techniques for minimizing wildfire risk. The CWPP is intended to be a living document managed and updated by the City Fire Department with stakeholder input and involvement.

Staff Training: Police Department

Safety Element Program 9.4 states that the City will train police officers and other City employees to levels appropriate for their tasks & responsibilities. In 2020, the Police Department employed 61 sworn positions and 26.5 non-sworn positions, for a total of 87.5 full-time employees. As noted in the 2018 Capital Facilities Fee Program Nexus Study (i.e. AB 1600 Nexus Study), the service population (combination of workers and residents) of 72,800. With the current 61 sworn officers, the current service level is a ratio of 0.84 sworn officers per 1,000 service population. At General Plan buildout, the service population is forecasted to grow by approximately 15,500, so if the same service level ratio were applied, the City would need 13 more sworn officers by 2035.



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 2020 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. Due to the ongoing COVID-19 pandemic, many courses were cancelled or held in an on-line capacity.

In 2020 we continued our commitment to having 100 percent of our staff trained in Crisis Intervention Training (CIT). As new employees are hired, they are sent to CIT training as soon as possible to maintain our commitment to having a fully trained CIT staff. The primary goals of CIT is to reduce injuries to officers and mental health consumers during contacts, and to appropriately redirect mental health consumers from the judicial system to the services and support needed to stabilize consumers and reduce contact with police.

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 successfully completed our second year with a robust Peer Support Team 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. They have implemented a monthly employee wellness newsletter providing outreach and information on a regular basis to staff. Peer Support has provided their expertise to surrounding Law Enforcement agencies over the past year in response to critical incidents in those jurisdictions.

Staff Training: Fire Department

Safety Element Program 9.4 states that the will train fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their tasks and responsibilities. In 2020, the fire department employed 45 sworn positions and 12 non-sworn positions for a total of 57 full-time employees.

Sworn employees logged 10,631 hours of training in 2020, a 662 hour increase over the previous year. Employees who participated in the Joint Apprenticeship Committee (JAC) registered 4,074 hours; a decrease of nearly 3,300 hours from 2019 due to the Recruit Academy that was held that year. JAC provides reimbursable funds back to the department. The JAC training resulted in over \$13,000 in funds returned to the department in 2020. Increased training results in a higher skilled and educated professional firefighter.



Fire Department Training Exercise

Non-sworn employees attended several key trainings to maintain levels appropriate for their tasks and responsibilities in 2020. Some of these trainings include: attendance at the bi-annual California Conference of Arson Investigators, State fire investigation training, and introduction to incident information. Two fire inspectors have earned international certification as Fire Investigation Technicians, and the Fire Marshal has earned Certified Fire Investigator with both the International Association of Arson Investigators and the California Conference of Arson Investigators.

California Incident Command Certification System (CICCS): The California Incident Command Certification System (CICCS) is a cooperative effort between the State Fire Marshal's Office and the California Governor's Office of Emergency Services, Fire and Rescue Branch. CICCS is an all-hazard qualification and certification system that enhances the ability of the State of California to deploy firefighting resources to complex and catastrophic incidents with trained and qualified personnel. Development of personnel in key field positions minimum training standards, qualification, and experience requirements when assigned to wildland/urban interface incidents. These expanded roles allow for a greater depth of knowledge and qualification that further improves personnel capabilities.

Mutual and Automatic Aid: Police

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 2020 there were no requests for mutual-aid to the San Luis Obispo Police Department for natural disasters. The Police Department provides Officers to assist surrounding Law Enforcement agencies with various special events including parades, protests, special events and large-scale investigations. Typically, our Officers assist many local Police Departments including Santa Maria, Pismo Beach, Paso Robles, Morro Bay, Atascadero, California Highway Patrol, and the Sheriff's Department. In return, many of these agencies assist the San Luis Obispo Police Department in several of our large scale events including the Women's March and the Holiday Parade. Due to the ongoing COVID-19 pandemic, many of the special events throughout the County were cancelled and our assistance was not needed. Conversely, the City of San Luis Obispo has hosted over 70 protests, marches and rallies related to social justice and Law Enforcement reform. As a result of these activities, the City has received a large number of sworn personnel to assist the San Luis Obispo Police Department in the policing of these events.

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. In 2020, the SWAT team responded to 7 incidents throughout the County and conducted monthly training exercises along with three scenario-based training days in conjunction with the City's Crisis Negotiation Team.

Mutual and Automatic Aid: Fire

Safety Element Program 9.10 states that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. SLOFD deployed on many requests for Mutual Aid throughout the State for the historic Fire Season encountered in 2020. Locally, SLOFD assisted with fires in Pismo Beach and the Creston Area. In total, the Fire Department sent 30 different staff members, some to multiple incidents, who spent a total of 16,601 personnel hours committed to mutual aid incidents, which equates to over 691 24-hour days.

Fire personnel who are deployed to large-scale incidents receive invaluable on-the-job training, and the costs associated with their deployment are reimbursed to the City. The statewide mutual aid system that redeploys SLOFD personnel to assist communities in need is the same system that sends non-local fire crews to our area when we are in need of assistance.

SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazardous Materials Response Team, County Fire Investigation Strike Team, County Critical Incident Stress Debriefing Team, and Incident Command on the County Type III XSL 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)

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. This past year the department completed our second year of service working with a Transitions Mental Health Association specialist on the CAT team. This partnership has brought the mental health services with the community to a higher level and has been extremely successful. This added resource has helped tremendously support the growing needs of the many chronic offenders who suffer from mental health disorders.



Community Action Team Officers John Klevins & Tim Koznek

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. The ongoing COVID-19 pandemic has presented the City with many challenges related to homelessness and the increase of camps. The CAT Team organized a social services fair to extend services and resources to some of the most vulnerable in our community.

Multi-Dwelling Property Inspection Program

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 \$309,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau subsequently completed about 365 inspections of apartments, hotels, and fraternity/sorority houses in 2020.

Fire and Life Safety Inspections

Fire and Life Safety Inspections: SLOFD completed only 62 fire and life safety inspections in 2020 due to a stand-down order in response to the ongoing COVID-19 pandemic. In addition, Fire Prevention Bureau staff completed only 55 inspections of industrial facilities, 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 generates about \$100,000 in annual revenue.

Hazardous Materials Inspections

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 139 facility inspections in 2020, a decrease from 2019 due to the retirement and subsequent vacancy of the Hazardous Material Coordinator position.



Vegetation Management Efforts in 2020

Vegetation Management

Vegetation Management: While fewer weed complaints were fielded by the Fire Prevention Bureau in 2020, there was again a significant increase in complaints regarding dead pine trees due to the pitch canker epidemic. The Fire Department continued to support Natural Resources and Ranger Service in the fuel reduction projects in City-owned Open Space. In 2020, fuel reductions efforts were continued in the Bowden Ranch Open Space and the Irish Hills Natural Reserve helping reduce the threat of wildfire and were aligned with Safety Element Policy 9.0 by not significantly impacting the environment, including wildlife habitats and views.

Critical Facilities Locations and Reducing Structural Hazards

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.

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 Officer Program – Police Department

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. Neighborhood officers have continued to be a consistent “go to” for residents needing assistance with a variety of quality of life concerns. Neighborhood officers also provided crime prevention help to Neighborhood Watch groups throughout the city. In 2020, the Neighborhood Officer program was a strong resource for the Police Department in communicating directly with residents who needed additional education related to pandemic requirements related to the Shelter and Stay at Home orders.

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 2020, 143 code enforcement cases were opened in response to request 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 562 Neighborhood Services code enforcement cases, which included violation such as visible storage, failure to screen waste containers, overgrown vegetation, and yard parking.

The marked decrease in the number of code cases from 2019 to 2020, reflects the City’s response to the pandemic and the implementation of the County’s public health order. Proactive enforcement, code cases not involving immediate health and safety violations, and sandwich board sign enforcement was temporarily suspended. In coordination with the Police Department and Economic Development, Code Enforcement focused on providing education and outreach during the first few months of the pandemic. As the County move through the different tiers, Neighborhood Services gradually re-started proactive enforcement, and code enforcement pivoted to ensuring the public health order was followed. Outside of regular code inquiries, code enforcement staff handled upwards of 700 calls related to business restrictions and compliance.

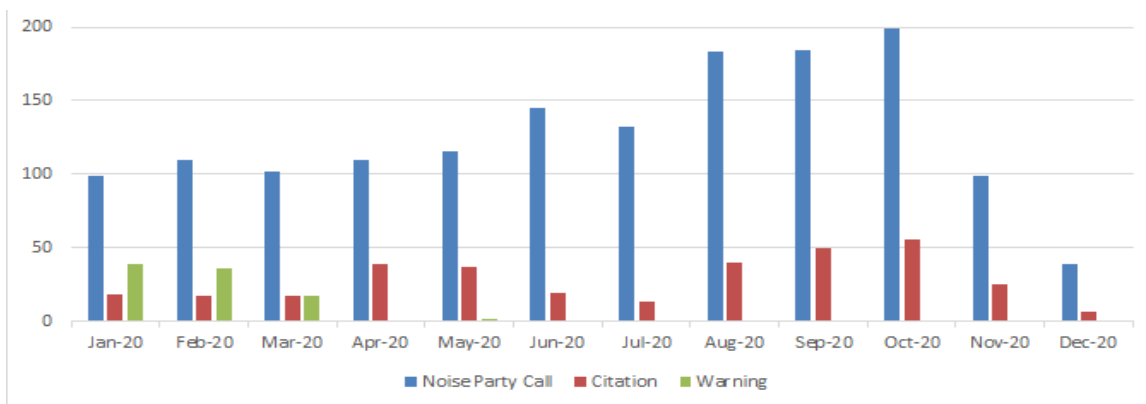
Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement in neighborhoods during evening hours. The pandemic response changed the way the Police Department managed noise complaints and, in an effort to limit SNAP staff exposure to the public, SNAP did not work for several months. However, in June 2020, SNAP staff returned to assist with verifying noise complaints and parking enforcement in the neighborhoods. SNAP typically issue noise warnings; however, since mid-March 2020, warnings were not being offered to offending residents, citations for noise and violations of the public health order were issued by patrol. Prior to the shift in noise response, SNAP issued 69 noise warnings. In 2020, SNAP issued 1,766 residential parking district violations (no permit, fire lanes, fire hydrants, parking in disabled spaces, etc.).

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 987 residents in 2020. This is a 10 percent decrease from the year prior which is being attributed to the mass exodus of students in March and April of 2020. Challenges typically occurring between student aged residents, their housemates and neighbors weren't happening and SLO Solutions services weren't required.

The pandemic created uncharted territory for every facet of life and the change in patrol noise response was coupled with the temporary suspension of the party registration program. With the Shelter and Stay at Home orders, more people were at home. Sensitivity to noise and group gatherings played a part in the increase of noise complaint calls received by the Police Department and were also amplified by complaints of violations of the public health order of no gatherings. In addition, the Disaster Council adopt an emergency safety enhancement zone on April 7, 2020 which doubled fines for violations of noise and unruly gatherings. The Police Department received 1,518 complaints of noise in 2020, a 23 percent increase from the previous year. **Figure 4** below provides a monthly overview of noise complaints, Disturbance Advisement Card warnings and citations issued over the year.

Figure 4 - Monthly Noise Party Calls for Service, 2020



Source: San Luis Obispo Police Department, 2020

Conservation & 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 2020 include:

1. The City purchased a new 266-acre property for conservation purposes that is now being called *Mioossi Open Space* in 2018. The acquisition protects six different special status wildlife species and six different special status botanical species, while also serving as critical area of the upper San Luis Obispo Creek watershed and as a key wildlife migration corridor along Cuesta Ridge. City Council approved the conservation plan for the property in 2019, and Natural Resources and Ranger Service staff are now currently working on implementing the necessary steps to open the property to the public for compatible passive recreational uses – formal opening of Mioossi Open Space is anticipated in Spring 2021.
2. The City received a dedication of Righetti Hill within the Orcutt Area Specific Plan and Natural Resources and Ranger Service staff are now working on plans to establish a trail system with associated standard open space amenities. A new boundary fence was established in winter 2020 on the northern side of the parcel – a key step in defining the property area for natural resources protection and public safety, as well as the neighbor's privacy.
3. The City completed the on-site conservation easement at San Luis Ranch that will permanently protect prime farmland. The City also supported and partnered with City Farm SLO to deliver sustainable agriculture education for students and the community, while producing healthy local food.
4. Continued invasive species vegetation control along Froom Creek and San Luis Obispo Creek and continued planting native plants to restore the habitat, including butterfly gardens in City parks in support of the Mayors Monarch Pledge; a partnership with the National Wildlife Federation.
5. Continued to implement the *Stormwater Management Program* 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, litter control, and public participation to reduce pollution run-off.
6. Continued steelhead trout (*Oncorhynchus mykiss*) and Pacific lamprey (*Entosphenus tridentatus*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Also, initiated baseline monitoring of the endangered Chorro Creek bog thistle (*Cirsium fontinale var. obispoense*) in several City open space properties in collaboration with Cal Poly botanists.

7. Natural Resources program staff supported an internship and Cal Poly Master's Project that evaluated opportunities for enhancing wildlife crossings of U.S. Highway 101 in the Cuesta Grade / Cuesta Pass area – a major migration corridor in the northern portion of the City's Greenbelt proximate to the Los Padres National Forest and Santa Lucia Wilderness.
8. City staff has partnered with the California Conservation Corps (CCC) with the Greenhouse Gas Reduction Fund program where the City receives members to help implement the Wildland-Urban Interface and Integrated Vegetation Management Plan for Open Space Lands of San Luis Obispo. The CCC worked in the Irish Hills, Terrace Hill, Prefumo Creek and Bowden Ranch to reduce and remove dead and down material and ladder fuels to prevent the start and spread of wildfire. Staff are also working with City Fire and the FireSafe Council to further identify projects to increase the community's protection along the WUI.



The Panorama Trail at Miossi Open Space

Parks & Recreation

In 2020, the Parks and Recreation Department showed resiliency in the ability to be nimble and pivot in order to serve the community through providing recreational programming amidst challenging times. The following sections highlight the work completed in 2020 related to response efforts to the ongoing COVID-19 pandemic and how that work is interconnected with implementing the Parks & Recreation Element of the General Plan:

Collaborative Programs

Sports: The City provides recreation sports opportunities for youth, adults, and seniors. In March 2020, all youth and adult sports leagues were paused due to safety guidelines in response to the ongoing COVID-19 pandemic, and as a few resumed remotely (Jr. Giants) – the majority did not return through 2020. In September 2020, Parks and Recreation staff created Youth Sports Clinics following all COVID-19 safety measures and have served over 760 children in the community.

The Parks and Recreation Sports Division looks forward to the continued collaboration with local community groups (such as the San Luis Obispo County YMCA and San Francisco Jr. Giants Baseball program) to form partnerships in effort to provide recreational activities for over 1,200 local children through youth basketball, futsal (indoor soccer), Jr. Giants Baseball Program and the Major League Baseball Youth Camp. The City’s recreational programming 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, volleyball, and dodgeball programs, as well as the introduction of a drop-in basketball league. Senior sport activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity with the total number of participants playing on a regular basis steadily increasing.



Tennis competitors in adult recreational sports



Pickleball Practice

Community Programs: Parks and Recreation provides high quality programs that are responsive to industry trends and changing community needs.

In 2020, Community Services pivoted quickly to fulfill the recreation needs of the community during the COVID-19 pandemic by offering virtual and creative independent recreation programming in lieu of previously scheduled in-person offerings. Chief among the newly developed programs was the creation and implementation of the Virtual Rec. Center. The Virtual Rec. Center is a free one-stop-shop for virtual activities such as physical fitness, crafts, recipes, education and more. The Virtual Rec. Center was created during the March 2020 stay-at-home order as a means for the community to keep active and have fun while staying safe at home.

With the ongoing COVID-19 pandemic upending traditional in-person special events, Parks and Recreation had to get creative with the design and implementation of our regular offerings. Following all County Health and Safety guidelines Community Services was able to retain many regular events such as Night Golf, Pix-On-Peaks, and Kids Play Free at the Golf Course. However, it was necessary to create a new hybrid and/or virtual model to conduct events to keep the community safe while being healthy and active. For example, Community Services took a traditional in-person event like the Family Campout and created a backyard-style campout where families were encouraged to share their photos from their own home campout. Other hybrid and virtual events included the Holiday Home Light Map, virtual contests such as the Halloween pumpkin decoration and costume contest, the SLO Skatepark holiday ugly sweater contest, the gingerbread house building contest, the holiday hike challenge, and the hunt for holidays around the world. In addition, Community Services created several home and neighborhood scavenger-themed events during the holidays. These scavenger hunts were geared toward safe family fun at home and in the neighborhood.

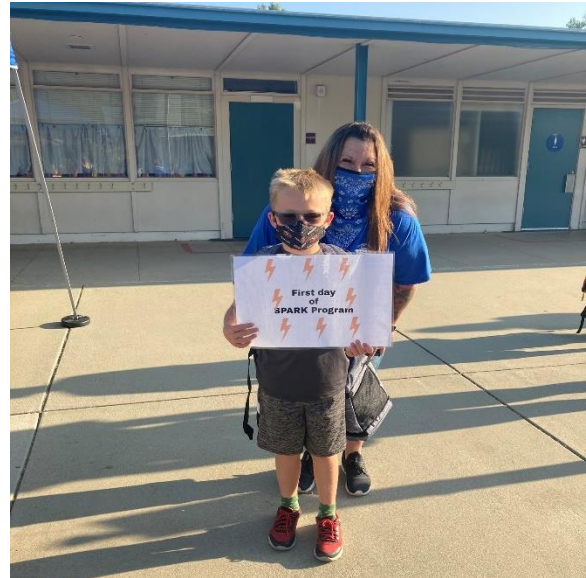
Although special events needed to be revamped due to the pandemic, the Community Gardens were a safe haven for our community. There are five Community Garden locations throughout San Luis Obispo, with 100+ garden plots available to City residents to lease. The Parks and Recreation Department continues to offer online program registration and satisfaction surveys to its customers.

SLO Triathlon: Due to safety guidelines in response to the ongoing COVID-19 pandemic, the City made the difficult decision to cancel the 41st annual SLO Triathlon. The SLO Tri occurs on the fourth Sunday in July at Sinsheimer Park and includes a .5-mile swim, 15-mile bike and 3.1 mile run course. Approximately 200+ community volunteers make this annual event possible. The SLO Triathlon focuses on completion, rather than competition, and draws over 800 participants state-wide annually to the event.



Youth Services: In March of 2020, all traditional City childcare programs closed in alignment with San Luis Coastal Unified School District (SLCSUD) closures and shelter-in-place order. Prior to program closures, Youth Services staff provided before and after-school care for over 700 children at the five City school sites.

Between March and May, Youth Services continued to collaborate with community partners: SLCUSD, CAPSLO, and closely monitor state guidance in preparation for childcare programming. In June, Youth Services staff reopened essential childcare programs in the form of a modified summer camp. Summer Fun Day Camp provided full-day care to 110 school age children at three school sites. Program safety was enhanced with a Safety Monitor who checked children in, completed daily health screening, and sanitized rooms and equipment each hour and this role was filled by all Parks and Rec team members, including Recreation Managers and Supervisors, Coordinators and Specialists from Administration, Community Services, Rangers, and Sports Divisions.



SPARK Summer Camp



SLCUSD Childcare Program

As SLCUSD continued to provide virtual learning for students at the beginning of the 2020-21 school year, Youth Services staff developed a full day childcare program at three school sites, serving 126 children. The staff have continued to “duck and weave” as the district has reopened some in person learning opportunities, shifting care needs, staff needs, and schedules with only a few days’ notice, due to the speed in which all decisions are being made. Staff have added many duties to their role of childcare providers, including: supporting children in their classroom

Zoom sessions, navigating technical difficulties, serving as liaisons between classroom teachers and families, and reminding children to keep 6-foot distancing, wear masks and wash their hands repeatedly, and being there to support the children when the challenges of on-line learning and the pandemic become “too much”.

The City and SLCUSD's already strong partnership has grown even stronger during this time and both agencies provided cost relief to families faced with increased childcare costs. Other community partners have included CAPSLO, Child Care Resource Center and other local childcare agencies who have worked together in finding answers and creative solutions when faced with changing guidance and regulations.

Childcare programming has looked different during the ongoing COVID-19 pandemic, including small cohort groups, whole session pre-registration (eliminating more traditional and flexible drop-in care), strict staff to child ratios and regulations on staff assignments to only one cohort (meaning less options for substitutes throughout any given day), and excessive cleaning and separation of children. Regardless, Youth Services staff have worked to ensure children and families feel the same nurturing and engaging environment they have come to expect in the past many years. Program staff have continued to find new ways of doing business to keep staff teams connected, trained on essential practices, and regenerated after long workdays.

Youth Services staff team are looking ahead to the return to in-person learning in the Spring of 2021, which will result in the shift of programming yet again. Additionally, focus on registration for the 2021-22 school year which will also begin in the Spring. Staff also are preparing for Summer 2021 programming, whether under a typical model or the 2020 pandemic model.

All Youth Services programs are made possible with the work of up to 70 supplemental staff (reduced to only 50 staff due to the ongoing COVID-19 pandemic), ranging from entry level Aides to Site Specialists (limited benefit positions). Staff are provided ongoing staff development to ensure programs are consistent with Department and State Licensing standards. Topics include Positive Guidance, Safety and Accountability, Enriching Curriculum and Mandated Child Abuse Reporting, and pediatric CPR/First Aid.

Volunteers & Training

With limited numbers of people allowed to gather in 2020 parks and recreation still had volunteers who supported services and programming at the Laguna Lake Golf Course, Garden workdays and Ranger Workdays. Parks and Recreation continues to demonstrate a culture of valuing human capital and expecting the best from all team members. In 2020, Parks and Recreation staff participated in trainings provided by the Center for Organizational Effectiveness, the California Professional Recreation Society (CPRS), and the American Red Cross.



Parks & Recreation Staff Training

Open Space Maintenance

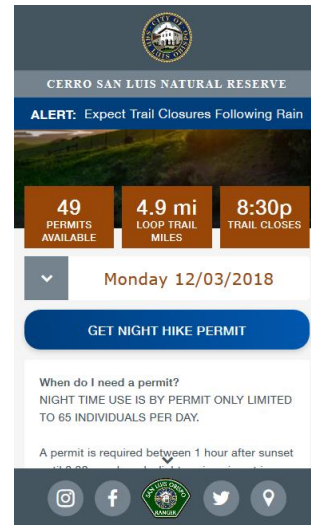
Ranger Service works to provide both educational and recreational opportunities to the community of San Luis Obispo. The City's 4,040 acres of designated open space promise to have something for everyone including rugged hiking trails, challenging mountain biking and leisurely scenic pathways just minutes from downtown.



Parks & Recreation Department Ranger Service, 2020

The City's Ranger Service program employs full-time rangers and other part-time staff that actively maintain the City's open spaces. Approximately 28.8036.48 tons of trash were removed from San Luis Obispo Creek and City open spaces by staff and contractors. In 2020, Ranger Service led educational hikes through City open spaces and held 15 workdays. City parks, open spaces, were patrolled nearly every day of the year. In 2020, a total of 1,140 hours were devoted to public education focusing on conservation and promoting laws during the ongoing COVID-19 pandemic. In 2020, over 1,000 dog leashes were given away at trail entrances and bike bells were also provided to keep users safe. Ranger added 1 way directional signage at loop trails to promote social distancing during the pandemic.

New Trailhead kiosks, informative and education panel inserts were added in 2020. Collaboration with the public and the Central Coast Concerned Mountain Bikers (3CMB) resulted in trail maintenance at Bishop Peak, Irish Hills, and Bob Jones Trail, and miles of trails being maintained throughout the City's open space network. New trails were constructed this year at Whale Rock Reservoir and the Miossi open space. The Pilot Program at Cerro San Luis Natural Reserve during the Winters of 2017-18 and 2018-19 was extended for 2019-20 season.



San Luis Obispo Open Space Evening Access Pilot Program

In response to prior Council discussion and direction, staff implemented a pilot program at the 118-acre Cerro San Luis Natural Reserve (the “Reserve”) that would allow extended evening hours of use for passive recreational purposes along approximately 4.9 miles of trails during the winter months when daylight savings time is not in effect. The pilot program is taking place during the winter season of 2018-19 (Sunday, November 5 to Sunday, March 11) and 2018-19 (Sunday November 4 to Sunday March 10) and 2019-20 (Sunday, November 1st to Sunday, March 14). During these time periods, public use will be one hour before sunrise until 8:30 PM. During daylight savings time, the hours of use for the public would return to one hour before sunrise through one hour after sunset. Nighttime use is by permit only and limited to 65 people per evening. Permits for biking and hiking are allowed up to 1 week before and available through the City website. Rangers will be present, checking permits and educating the public on this program.

Islay Park Playground Replacement Project

The Islay Park Playground construction was completed in September 2020. The playground upgrade includes shade structures over the play amenities, addition of picnic tables, more diverse play equipment and enhanced safety fencing.



Islay Park Playground – Completed September 2020

SLO Swim Center Program Changes

After a closure in March 2020 due to the ongoing COVID-19 pandemic, the SLO Swim Center reopened in July 2020 under modified conditions. For the safety of both staff and public, new safety protocols were enacted including designs for social distancing, restroom and locker room use and overall infrastructure of the swim center. Recreational swim and summer swim lessons were cancelled. An online reservation system was implemented for swimmers to reserve their individual lap lane or area of the therapy pool on an hourly basis. Initially, only one swimmer was allowed per lane, but extended to two per lane from same social circles. The therapy pool occupancy was limited to 6 participants per hour. To provide younger participants an opportunity to swim, a Family Rec Swim program was introduced in November allowing a group of up to eight individuals from one social circles a one-hour use of the therapy pool. Private swim lessons were offered in the Fall following all safety protocols.

North of Broad Street Neighborhood Park

In June 2018, City Council, as part of the adopted budget, approved a project for the North Broad Street Neighborhood Park that will develop a new park facility in the location of the existing community garden. Multiple public engagement sessions with neighbors of the North Broad Street were held in 2019 to assess priority amenities and feedback on initial concepts and designs. As a part of the park design, a portion will remain to be used as a community garden. A final design concept was presented to the Parks and Recreation Commission for approval in November 2019. An environmental review process was conducted in 2020 based on the conceptual park design to support the recommendation for City Council to approve a general plan amendment and rezone of the parcel for the creation of a neighborhood park. Council approval of the design and rezone process is planned for April 2021 with construction beginning in late Summer 2021.

Public Art Program

In 2020, the City's Public Art Program focused on placemaking and temporary art. In the spring of 2020 amidst the ongoing COVID-19 pandemic, indoor dining was mandated to stop. In support of local restaurants and businesses, the City of San Luis Obispo created parklets for additional outdoor seating outside many restaurants in the downtown core using k-rail and water-filled barriers. Seeing the barriers as another opportunity to bring color and vibrancy to the city, banner covers were created using the color palette established in the hanging banners. Again, seeing an opportunity to display and celebrate the diversity found in San Luis Obispo, patterns were chosen based on Chinese, Japanese, Jewish, Muslim, Latinx, Black, and Chumash cultures.

A group of local artists transformed Mission Plaza, with a temporary mural honoring the late Maxine Lewis, a steward for the community. Lewis was best known for her work as an activist on behalf of community members in need in San Luis Obispo. The quote being used in the design from Maxine Lewis: "give them a flower while they live — not when they are dead." "We're just trying to bring a little sunshine into someone's life. Or just to let them know we care". 8 daisies in the artwork represent her 8 children. Daisies signify motherhood and hope.



Maxine Lewis Mural at Mission Plaza

Downtown San Luis Obispo is a bit more colorful thanks to a new public art project at the entry to the Marsh Street Parking Structure (871 Marsh Street). The city-led project, titled the Archway to Happiness was the joint-work of the City's Promotional Coordinating Committee, Parking Division, and the Public Art Program. The team at Canned Pineapple Co. designed the artwork to celebrate San Luis Obispo's dynamic community and create an entry into downtown. Their vision was to emote a warm San Luis Obispo welcome, using imagery that embodies the spirit of the community. In 2020, The City's Public Art Program continues a long-standing collaboration with the San Luis Obispo County Arts Council, the Cultural Arts Committee with the Downtown Association, Cal Poly, Cuesta Art Gallery, and the SLO Museum of Art.



Archway to Happiness - Marsh St. Parking Garage

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 2020.

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. Activities undertaken by the City in 2020 related to implementation efforts of key General Plan elements. These efforts were taken in pursuit of the City Council's Major City Goals for FY 2019-2021 as described on page 9. Although these five Major City Goals were the City's top priority at the beginning of 2020, the City's goals and efforts shifted in response to the global COVID-19 pandemic. In response locally to the pandemic, the City adjusted the Strategic Plan and Major City Goals in June 2020 as part of the Adopted Supplemental Budget to the 2019-2021 Financial Plan. The Strategic Plan was reorganized into one Meta Goal for 2020-2021 focused on economic and social recovery and building resiliency for the future. This goal addresses the local impacts of the pandemic while staying true to the 2019-2020 Major City Goals and the City's core values. Staff will continue to implement goals and objectives related to the Meta Goal of Economic Stability, Recovery, and Resiliency throughout the duration of the pandemic, which will be further reported on in the 2021 Annual Report.