



City of San Luis Obispo
2021 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

Erica A. Stewart, Mayor
Carlyn Christianson, Vice Mayor
Jan Marx
Andy Pease
Michelle Shoresman

Planning Commission

Robert Jorgensen, Chair
Nicholas Quincey, Vice Chair
Hemalata Dandekar
Emily Francis
Michael Hopkins
Steven Kahn
Mike Wulkan

City Manager

Derek Johnson, City Manager

Project Management Team

Project Lead: Graham Bultema, Assistant Planner
Brian Leveille, Senior Planner
Shawna Scott, Senior Planner
Teresa McClish, Housing Policy & Programs Manager

The 2021 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by 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 2021 General Plan Annual Report.

Staff Contributors

Adam Fukushima, Active Transportation Manager
Alexander Fuchs, Parking Services Supervisor
Austin O'Dell, Interim Transit Manager
Brian Amoroso, Operations Captain
Bryan Wheeler, Transportation Planner/Engineer III
Chris Read, Sustainability Manager
Christine Wallace, Neighborhood Outreach Manager
Devin Hyfield, Recreation Manager
Doug Carscaden, Recreation Supervisor
Freddy Otte, City Biologist
Gaven Hussey, Parking Program Manager
Georgina Bailey, Cannabis Program Coordinator
Greg Avakian, Parks and Recreation Director
James Blattler, Administrative Analyst
Rick Scott, Police Chief
Jennifer Metz, Utilities Project Manager
Jennifer Rice, Transportation Planner/Engineer III
John Mezzapesa, Code Enforcement Supervisor
Keith Aggson, Fire Chief
Kelsey Nocket, Homelessness Response Manager
Kyle Bell, Associate Planner
Lee Johnson, Interim Economic Development Manager
Luke Schwartz, Transportation Manager
Matt Horn, Public Works Director
Matheson Bliss, Hazardous Materials Coordinator
Meg Buckingham, Administrative Analyst
Megan Weeks, Transit Coordinator
Meghan Burger, Recreation Manager
Michael Codron, Community Development Director
Molly Cano, Tourism Manager
Owen Goode, Assistant Planner
Robert Hill, Sustainability & Natural Resources Official
Shawna Scott, Senior Planner
Teresa McClish, Housing Policy & Programs Manager
Tyler Corey, Deputy Director
Vanessa Nichols, Permit Services Coordinator

Table of Contents

Community Development Department	2
Our Mission Statement	2
Our Service Philosophy	2
Acknowledgements.....	3
City Council	3
Planning Commission.....	3
City Manager.....	3
Project Management Team	3
Staff Contributors	4
Table of Contents.....	5
List of Figures	6
List of Tables	6
Introduction	7
Background	8
General Plan Element Updates	9
COVID-19 Pandemic – Local Emergency Response	11
Community Development Department	13
Planning and Building Activity.....	15
Regional Housing Needs Allocation (RHNA) Progress	17
Homelessness Solutions.....	21
Housing Element Program Implementation	23
Residential Growth	25
Non-Residential Growth	27
Specific Plan Implementation and Development	28
Municipal Code Updates.....	33
Climate Action Plan.....	36
Economic Development.....	37
Policy Initiatives	39
Water Supply.....	40
Circulation	41
Safety	47
Neighborhood Wellness.....	58
Conservation & Open Space Protection	60
Parks & Recreation.....	62
Conclusion.....	71

List of Figures

Figure 1 - Total Planning Applications Received per Calendar Year, 2019-2021.....	15
Figure 2 - Net Annual Growth Rates of Non-Residential Sectors, 2017-2021.....	27
Figure 3 - Fire Department Twitter Profile Visits, 2019-2021.....	47
Figure 4 - Monthly Noise Party Calls for Service, 2021.....	59

List of Tables

Table 1 – City Local Emergency Resolutions Adopted Related to the COVID-19 Pandemic, 2020	12
Table 2 - Plan Check Applications Submitted, 2019-2021	16
Table 3 - Building Permits Issued, 2019-2021.....	16
Table 4 - Valuation of Construction, 2019-2021.....	16
Table 5 - Progress Towards 6 th Cycle Quantified Objectives, 2019-2028.....	17
Table 6 – Housing Element Program Implementation Progress, 2021	23
Table 7 – LUE Table 3, One Percent City Population Growth Projection	25
Table 8 – Residential Growth Rates, 2015-2021.....	25
Table 9 - Margarita Area Development Status, 2021	28
Table 10 - Orcutt Area Development Status, 2021.....	29
Table 11 - Avila Area Development Status, 2021	30
Table 12 - San Luis Ranch Area Development Status, 2021	31
Table 13 - City Water Resource Availability, 2021.....	40

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 California Governor’s Office of Planning and Research (OPR) publishes General Plan Guidelines, which includes the following basics:

- **Geographic Comprehensiveness:** The general plan must cover all 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 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 2021

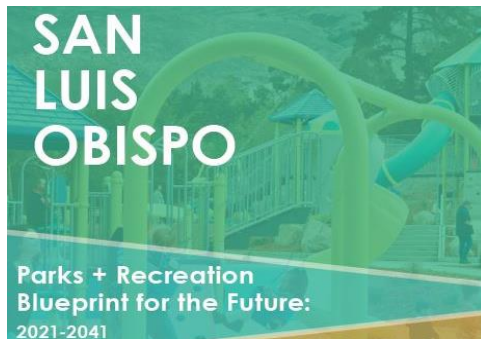
Water and
Wastewater
Revised 2018

Noise
Adopted 1996

General Plan Element Updates

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

On July 6, 2021, City Council adopted the new Parks and Recreation Element and Master Plan Update, now referred to as the Parks and Recreation Blueprint for the Future: 2021-2041. In 2018, the San Luis Obispo Parks and Recreation and Community Development Departments engaged consultant services, WRT, for the purposes of revising and updating the Parks and Recreation Element and Master Plan Update. The Parks and Recreation Commission (PRC) is served as the primary advisory body for this work effort.



The purpose for the update of the City's Parks and Recreation Element and Master Plan was 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 from 2018 to 2021 to ensure the community could 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. Public workshops were held in spring 2021 for additional community input and a Study Session was held at the May 2021 City Council Meeting. Staff presented the final plan for City Council adoption in July 2021.

This General Plan Annual Report falls between a transitional Financial Plan period, thus the Major City Goals for both FY 2017-19 and FY 2019-21 include:

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.

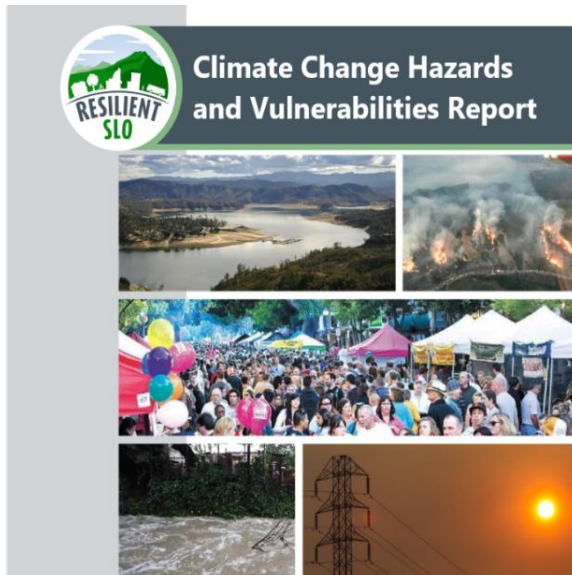
Sustainable Transportation – Enhance accessible regional transit, bicycle, and pedestrian mobility to promote a transition to a car-free or shared-car lifestyle and to reduce greenhouse gases.

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.

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, form the technical foundation for the comprehensive update to the Safety and Community Resiliency Element of the General Plan in compliance with SB-379, SB-1035 and other state laws.

Major City Goals for FY 21-23:

Economic Recovery, Resiliency & Fiscal Sustainability –

In collaboration with local partners, continue to support economic recovery for all from the COVID pandemic and support a thriving local economy by supporting local businesses, arts and culture, downtown vitality, practicing fiscal responsibility, paying down unfunded pension liabilities, and investing in critical infrastructure

Diversity, Equity, Inclusion (DEI) –

In response to our commitment to making San Luis Obispo a more welcoming and inclusive city for all, continue to develop programs and policies to support diversity, equity, and inclusion initiatives and advance the recommendations of the DEI Task Force

Housing and Homelessness - *To expand housing options for all, continue to facilitate the production of housing, including the necessary supporting infrastructure, with an emphasis on affordable and workforce housing. Collaborate with local non-profit partners and the county, the state, and federal governments to discover and implement comprehensive and effective strategies to reduce chronic homelessness.*

Climate Action, Open Space, and Sustainable Transportation -

To proactively address the climate crisis, continue to update and implement the Climate Action Plan for carbon neutrality, including preservation and enhancement of open space and the urban forest, alternative and sustainable transportation, and planning and implementation for resilience.

Community outreach activities completed since the project started have included three community wide surveys, three community-wide forum webinars 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.

The stories, Baseline Conditions Report, Comprehensive Hazards and Vulnerabilities Report, Adaptation strategies 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.

Housing Element Update

On November 17, 2020, City Council adopted the Housing Element (an 8-year plan) and in December 2020, the City submitted the document to Department of Housing and Community Development (HCD) for Final Review and determination of compliance. In March 2021, HCD informed staff that minor, administrative changes were required of the document. Staff worked closely with HCD to complete the necessary changes and submitted the final, revised document for certification in July 2021. On September 3, 2021, the HCD found the City’s adopted 6th Cycle Housing Element in full compliance with State Law. By having a fully compliant Housing Element, the City is eligible for various federal, state, and local funding opportunities for housing.

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.

In response to the pandemic, the City also 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 addressed the local impacts of the pandemic while staying true to the 2019-2020 Major City Goals and the City’s core values. The City’s five current Major City Goals were adopted through the FY 2021-2023 Financial Plan which was approved in June 2021.

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. These resolutions remained in effect throughout 2021. 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 permits, and building permit applications (Ord. 1683 & Res. 11131).

Table 1 – City Local Emergency Resolutions Adopted Related to the COVID-19 Pandemic, 2020

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, 2021

Community Development Department

Customer Service and Process Improvements

In 2021, the Community Development Department continued to monitor and improve procedures to ensure the utmost level of efficiency and customer service.

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, and in 2021 the Community Development Department continued with implementation of this program. By allowing online submittals and payments, staff has been able to continue to support and work with the community on various development projects. This effort was originally implemented quickly as a result of the COVID-19 pandemic that forced City offices to close to in-person submittals and improvements in this area have continued to serve the community during the ongoing pandemic throughout 2021.

Tenant Improvement Permit Processing (TIPP-FAST)

In 2021, the Community Development Department continued to implement 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. There were 28 TIPP-FAST submittals in 2021, an increase from 2020.

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 2021 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's General Plan. The Amended and Restated San Luis Obispo County Regional Airport (SBP) Airport Land Use Plan was adopted by San Luis Obispo County on May 26, 2021.

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

Amtrak-LOSSAN: Community Development staff and other key City staff reviewed and provided comments on the Draft Environmental Impact Report (DEIR) for the Los Angeles-San Diego-San Luis Obispo Rail Corridor Agency (LOSSAN) Central Coast Layover Facility project (CCLF) 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.

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. Continued collaboration among all the cities, SLOCOG, and County with monthly meetings has occurred to implement the region's first "regional chapter" that is a part of all eight local agencies' Housing Elements. This collaboration has assisted housing professionals in each jurisdiction navigate evolving housing issues and legislation such as the implementation of Senate Bill 9 (Atkins).

California Polytechnic State University (Cal Poly): Following up from City staff's work with Cal Poly in 2020 on the Master Plan Update EIR, a memorandum of understanding for future collaboration was agreed upon between the City and Cal Poly. The City entered into updated agreements in April 2021 with Cal Poly related to water and sewer rates and Cal Poly's capacity interest in the City's Water Treatment Plant and Water Resource Recovery Facility stemming from City comments on the Cal Poly Master Plan EIR. The City meets with Cal Poly staff annually to discuss these agreements.

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 construction is anticipated to begin in 2023, and the Prado Interchange Project construction is anticipated to begin in 2025. 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 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 was approved by LAFCO in October 2021.

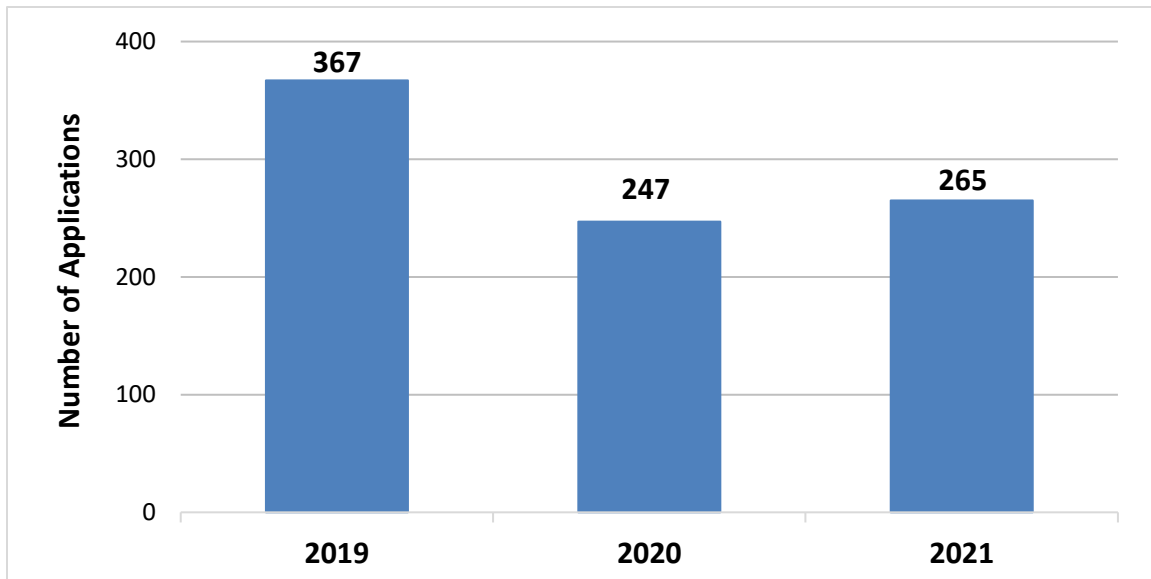
Planning and Building Activity

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 2019, 2020, and 2021. Some examples of the types of applications include use permits, architectural reviews, subdivisions, zoning amendments, environmental reviews, and administrative actions. In 2021, the total number of planning applications increased by approximately 8 percent from 2020. Notable increases in application types were use permits, homestay permits, and tentative subdivision requests.

Figure 1 - Total Planning Applications Received per Calendar Year, 2019-2021



Source: Community Development Department, 2021

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 shows the number of plan check applications conducted by the Building Division over the last 3 years. Development activity remained strong in 2021. Application submittals are expected to continue on this current trend through 2022.

Table 2 - Plan Check Applications Submitted, 2019-2021

	2021	2020	2019
Plan Check Applications Submitted	1,426	1,438	1,883

Source: Community Development Department, 2021

Table 3 depicts the number of building permits issued over the past 3 years. In 2021, 307 permits were issued for new residential projects, representing 617 residential units. Although the number of permits issued decreased slightly in 2021, the number of units added increased.

Table 3 - Building Permits Issued, 2019-2021

BUILDING PERMITS ISSUED	2021		2020		2019	
	permits	units	permits	units	permits	units
New Single Family	198	198	252	252	141	141
New Accessory Dwelling Units (ADUs) ¹	62	93	44	60	25	40
New Multi Family & New Mixed Use	47	326	22	153	18	340
Demolitions ²	22	-3	25	-8	36	-16
New Commercial	3	0	2	0	13	0
Residential Additions / Alterations	199	0	220	0	383	0
Commercial Additions / Alterations	99	0	89	0	150	0
TOTAL	608	614	629	453	730	521

Source: Community Development Department, 2021

¹ADU unit totals come from ADU permits and single family permits, ²includes units lost from demolitions

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 approximately \$3.1 million from 2020 to 2021, which reflects the decrease in number of issued permits as displayed in Table 2 above.

Table 4 - Valuation of Construction, 2019-2021

VALUATION OF CONSTRUCTION	2021	2020	2019
Single Family	34,211,415	53,949,613	28,025,973
Multi Family	46,933,301	8,225,494	33,606,072
Commercial	1,229,510	17,475,937	16,980,878
Residential Additions / Alterations	6,459,062	7,834,680	42,924,804
Commercial Additions / Alterations	6,722,907	11,178,790	17,886,588
Total Valuation	\$95,556,195	\$98,664,514	\$139,424,315

Source: Community Development Department, 2021

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 California 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 total RHNA allocation of 3,354 housing units to plan for in the 6th Cycle Housing Element. HCD has allowed the City 10 years to meet the 6th Cycle RHNA allocation. This means that the City is allowed to count all issued building permits from January 1, 2019 through 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 starting in 2020, due to the results of a market study conducted by the County of San Luis Obispo. These 76 affordable ADU units issued since 2020, as well as all other affordable units, are shown in **Table 5** below.

Table 5 - Progress Towards 6th Cycle Quantified Objectives, 2019-2028

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)	Year 3 (2021)	Years 4 – 10 (2022 - 2028)		
Extremely Low & Very Low	Deed Restricted	825	0	14	35	-	49	776
	Non-Deed Restricted		0	0	0	-	0	
Low	Deed Restricted	520	6	0	56	-	62	382
	Non-Deed Restricted		0	30	46	-	76	
Moderate	Deed Restricted	603	8	5	8	-	21	582
	Non-Deed Restricted		0	0	0	-	0	
Above Moderate		1,406	523	416	472	-	1,411	0
Total Units		3,354	537	465	617	-	1,619	
						Total Remaining for RHNA Period:	1,735	

Source: Community Development Department, Building Permits Issued, 2021

In 2021 the City met its total allocation for “Above Moderate” housing units, issuing 472 permits for that category in 2021 and 1,411 in the last 3 years. This leaves 1,735 units needed to meet the 6th Cycle RHNA allocation, with 44% of the remaining allocation reserved for Extremely Low & Very Low Income, 22% for Low, and 34% for moderate.

Affordable Housing

In 2021, the City continued to implement the Inclusionary Housing Ordinance. Affordable housing highlights from 2021 include the finalization of three new affordable housing projects: the Toscano Inclusionary Housing project, Broad Street Place, and Courtyard at the Meadows.

Toscano Inclusionary Housing

In Spring of 2021, the City Council approved a CDBG grant award in the amount of \$333,506 to assist the Housing Authority of San Luis Obispo (HASLO) in acquiring the land to develop a 38-unit 100% affordable housing project. The City also committed \$335,000 in Affordable Housing Funds to the project and deferred impact fees of up to \$420,000. In December of 2021, the City and HASLO as well as other stakeholders involved in the project, closed escrow and the City was able to issue the building permits for the project.



Toscano Apartments by HASLO

Broad Street Place

In Spring of 2021, Peoples’ Self-Help Housing Corporation received building permit issuances for the mixed-use component (commercial space and four residential units) of a 40-unit, 100% affordable housing project¹ at 3720 Broad Street Place. This development is adjacent to the Iron Works development by HASLO which was also a 100% affordable project. These units will be reserved for Extremely Low- (5), Very Low- (24), and Low-Income (10) residents.

¹ The Broad Street Place Apartments are 100% affordable, not including the managers unit, which is to be rented at market-rate.



Broad Street Place Entrance

Courtyard at the Meadows – HASLO/SLONP

At the beginning of 2021, 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 one-bedroom, two-bedroom, and three-bedroom apartments are located in close proximity South Hills Open Space, in the Serra Meadows neighborhood off of 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 nine years the CDBG Program has allocated over \$3,330,000 towards affordable housing and approximately \$1,015,000 towards homeless services. Projects funded for the 2021 Program Year included homeless services and affordable housing land acquisition for a new 100 percent affordable housing project to be owned and managed by the Housing Authority of San Luis Obispo (HASLO), titled Toscano Family Apartments.
2. *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. The City has completed an administrative draft ordinance and is proceeding with environmental review to incorporate between 320-600 units under 600 sq. ft. into the downtown areas. The project is scheduled to be reviewed prior to the grant deadline of December 2022.
3. *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 submitted their \$150,000 invoice for reimbursement on December 1, 2021. The LEAP Grant will reimburse 1,279 hours of staff time dedicated to updating the City's 6th Cycle Housing Element.
4. *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. Since receiving the grant, the City has been reimbursed \$50,783.18 for work completed by staff and consultants on the Objective Design Standards and the Inclusionary Housing Ordinance.

Homelessness Solutions

Homelessness response was identified as a Major City Goal (Housing and Homelessness) as part of the Fiscal Year 2021-2023 Financial Plan. 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 resulted 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 training.

Strategic Planning for Homelessness

On November 16, 2021, the Homelessness Response Manager provided a Strategic Plan for Homelessness Response to City Council to receive feedback on the approach that was outlined by staff. The report discussed the role of the Homelessness Response Manager and the level of engagement that has been implemented since the onboarding of the new manager. Key Components in the strategic plan include data collection, an improvement of interdepartmental communications, developing pilot programs, regional collaboration and engagement, and funding opportunities. City Council indicated they were supportive of the approach and indicated they would like to see the following groups included in outreach:

- Encampments, mixed-use and commercial neighborhoods
- Cal Poly unions
- Health care providers
- People with disabilities

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 Grants-in-Aid program is extremely competitive and had a total combined funding request of \$303,000 which was \$153,000 more than what was available to the program. The Human Relations Commission reviewed 30 applications and recommended full or partial funding for 25 different organizations. The City has completed the issuance of \$150,000 in grants to those organizations since the approval of the funding recommendations.

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. In 2021, the CAT team engaged with 541 people, and of those, 100 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.

On March 2, 2021 the City Council held a public hearing to consider the HRC's recommendations for the FY2022 Draft Action Plan. During this public hearing, council approved a public services allocation in the amount of \$70,963 to CAPSLO to increase the capacity, range, and efficiency of services offered by CAPSLO. These funds were also used to increase on-site partnerships with community organizations.

Webpage Development

Staff has improved accessibility to resources by developing a detailed webpage in 2021 to keep community members updated on events, activities, and contacts for where services are provided. The Homelessness Prevention and Assistance webpage can be accessed under Living >>Neighborhood>>Homelessness. The webpage will continue to provide the latest news on the City's homelessness response.

Housing Element Program Implementation

Since adopting the Housing Element in November 2020, City staff has implemented a number of Housing Element Programs in alignment with the Housing and Homelessness Major City Goal. **Table 6** displays a list and discussion on programs that were implemented or started in 2021.

Table 6 – Housing Element Program Implementation Progress, 2021

<p>Update the Inclusionary Housing Ordinance: City staff began work with a consultant on a feasibility analysis (based on the Nexus Study completed in 2020) and preliminary draft of the Inclusionary Housing Ordinance Update. The preliminary draft was presented to Council in March 2022. Based on Council’s direction, staff will be moving forward with community outreach and preparing a final draft of the Ordinance in 2022.</p>	
<p>Program 2.13</p>	<p>Update the Inclusionary Housing Ordinance, including Table 2A, based on findings and recommendations in the 2020 Affordable Housing Nexus Study and conduct further feasibility analysis in order to evaluate the City’s ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.</p>
<p>Flexible Density Program: The City has completed an administrative draft ordinance and is proceeding with environmental review. The project is scheduled to be reviewed prior to the grant deadline of December 2022.</p>	
<p>Program 2.15</p>	<p>Evaluate a flexible density pilot program and initiate an update of the Zoning Regulations and Community Design Guidelines to incorporate flexible density development options in Downtown Core and portions of Upper Monterey and Mid-Higuera Special Focus Areas to support the production of 50 smaller residential units (150 to 600 square feet) per year during the planning period.</p>
<p>Adoption of Objective Design Standards (ODS): On November 2, 2021, the City Council adopted Ordinance No. 1703 (2021 Series) amending the Zoning Regulations with Objective Design Standards for qualifying residential projects. The provisions of this amendment apply to all residential projects, in all zones, that qualify for streamlined, ministerial processing per SB 35 (Government Code Section 65913.4), or that are a “use by right” residential project (these include any projects that comply with HE Programs 2.17 and 2.18).</p>	
<p>Program 6.22</p>	<p>Update the City’s municipal code to expand objective design standards within one year of the adoption of the Housing Element Update.</p>
<p>Program 2.17</p>	<p>In order to provide adequate sites for lower income households on non-vacant and vacant sites previously identified in the Housing Element (Table E-2), the City will, within one (1) year of the adoption of the Housing Element Update, allow developments (including mixed-use projects) that include at least 20 percent of the residential units as affordable to lower income households, by right (no discretionary review).</p>
<p>Program 2.18</p>	<p>Utilize objective design standards to allow residential uses by right (no discretionary review) for those developments (including mixed-use projects) that include at least 20 percent of the residential units as affordable to low income households.</p>

<p>Zoning Regulations Update: On November 16, 2021 and December 7, 2021 the City Council introduced and adopted an ordinance to Title 17 of the City’s Municipal Code (Zoning Regulations). Those updates included all the changes outline in HE Programs 5.5, 6.23, 8.18 and 8.23. The Ordinance became effective in February 2022 upon concurrence with the San Luis Obispo County Airport Land Use Committee.</p>	
<p>Program 5.5</p>	<p>Update the Zoning Regulations to allow mixed-use development within Service Commercial (C-S) and Manufacturing (M) zones without a use permit within one year of the adoption of the Housing Element.</p>
<p>Program 6.23</p>	<p>Update the development review process and expand the thresholds of each review level (minor, moderate, and major) to eliminate or reduce the number of public hearings required for housing projects within one year of adopting the Housing Element.</p>
<p>Program 8.18</p>	<p>Review and amend the Zoning Regulations within one year of Housing Element adoption to ensure compliance with: 1) the Supportive Housing Streamlining Act (AB 2162) to allow supportive housing a use-by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed development meets specified criteria; and 2) AB 101, to allow Low Barrier Navigation Centers by-right in all residential zones, areas zoned for mixed-uses, and nonresidential zones permitting multifamily uses.</p>
<p>Program 8.23</p>	<p>Update Zoning Regulations, within two years of Housing Element adoption, to be consistent with the Employee Housing Act; including: 1) an update of Table 2-1 to allow single-unit dwellings without a Conditional Use Permit within the Open Space and Conservation (C/OS) zone and employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household within the C/OS and AG zones, and 2) remove Chapter 17.148 - High-Occupancy Residential Use Regulations.</p>

Source: Community Development Department, 2021

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 7** (Table 3 in the Land Use Element). This policy was modified in 2010 under Ordinance No. 1550 to an annual average population growth rate of one percent per year. 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 7 – 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 building permit data, the City has maintained an average annual growth rate of **0.81** percent per year since 2015, in compliance with the one percent maximum average annual growth rate, as shown in **Table 8**.

Table 8 – Residential Growth Rates, 2015-2021

Calendar Year Period	New Units	Average Annual Growth Rate	Total Units in the City in 2021	LUE Estimated Units in 2021 (1% Growth)
2021	429*	0.81%	22,018*	22,416
2015 - 2021	1,207*			

Source: 2021 Building Permits finalized, Community Development Department

*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 2021 was 22,432 units.

From 2015 to 2021, the City granted occupancy to 1,621 newly constructed residential units (also accounting for the 36 units that were demolished between 2015 and 2021). Of the 1,621 units constructed between 2015-2021, 1,207 units were subject to growth management limitations. Of the units exempt from the growth management ordinance, 230 units were deed restricted for affordable housing, 181 units were identified as Accessory Dwelling Units or Junior Accessory Dwelling Units, and 3 units were located within the Downtown Commercial (C-D) zone. As of 2021, there are a total of 22,018 residential units subject to the growth management ordinance within the City (as identified in **Table 8** on the previous page), where the 2015 LUE estimated 22,416 units for 2021.

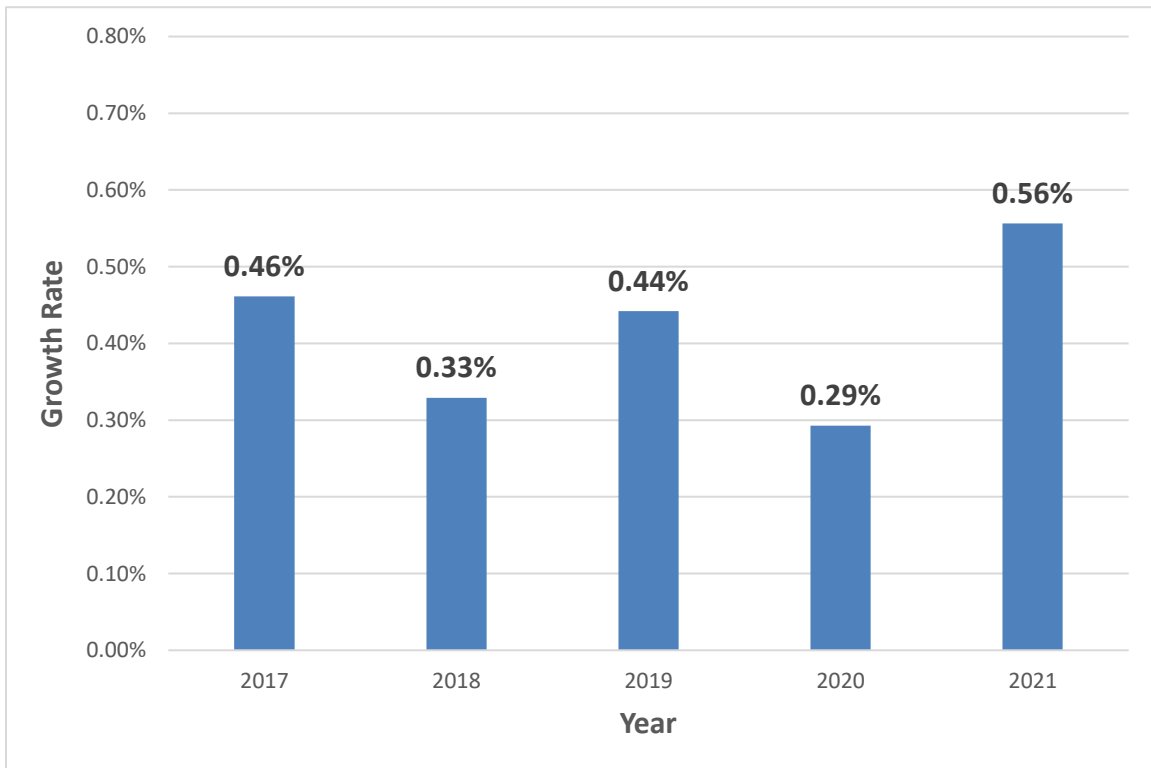
The City updated the General Plan Land Use and Circulation Elements in 2015, however, some of the housing construction occurring today within the Orcutt Area and the Margarita Area was planned for in the previous General Plan. Due to a variety of factors, some of the development originally planned in the 1994 General Plan is only now under construction. 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 that thresholds established by LUE Table 3 are not exceeded. Of the 1,621 units granted occupancy from 2015 to 2021, 692 of the units were located within Specific Plan areas.

Housing production has been a Major City Goal for several financial plans and the City has prioritized policies that support new housing production. Lack of affordable housing and workforce housing continues to be an obstacle for many residents in San Luis Obispo. The good news is that the City is purposefully growing in alignment with the community's long-range plans and highest priorities. Current levels of residential growth are consistent with the City's Growth Management Ordinance and the City's obligations to accommodate its Regional Housing Needs Allocation. The City has planned its resources to support a "build out" population of 57,200 residents, while the current State population estimate for the City is 46,058 residents as of January 1, 2021.

Non-Residential Growth

Based on final building permits, 65,510 square feet of net new non-residential floor area was added to the City in 2021, resulting in an annual growth rate of 0.56 percent. **Figure 2** illustrates the net annual non-residential growth rate from 2017 to 2021. Non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

Figure 2 - Net Annual Growth Rates of Non-Residential Sectors, 2017-2021



Source: Building Permits Finaled, Community Development Department, 2021

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 2017 through 2021 was 2.08 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 (2.08 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 9** below displays the status on development in the Margarita Area.

Table 9 - Margarita Area Development Status, 2021

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, 2021

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 nearby open space areas. **Table 10** below displays the status on development in the Orcutt Area.

Table 10 - Orcutt Area Development Status, 2021

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Bullock Ranch	3580 Bullock	192	585	<i>Planning Entitlements – Approved</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 - Approved Building Permits Issued – Under Construction</i>
Vinifera	3700 Ranch House	40		<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Righetti Ranch Subdivision	3987 Orcutt	304		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete (Phases 1 and 2), Under Construction (Phase 3) 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 - Substantially Complete Building Permits Issued – Under Construction</i>
Jones Mixed-Use	3806 Ranch House	15	7,600	<i>Planning Entitlements – Approved (Modification Entitlement in process)</i>
West Creek: Vintage	1355 Orcutt	105		<i>Construction Complete</i>
West Creek: Noveno	1355 Orcutt	67		<i>Planning Entitlements - Approved Public Improvements - Approved Building Permits Issued – Under Construction</i>
Total		956	11,585	

Source: Community Development Department, 2021

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 1-3 was submitted in December 2020. This area would include up to 297 dwelling units in the R-2 zone portion of the plan area. The application was reviewed by the Architectural Review Commission and approved by the Planning Commission in September 2021. Building permits for this part of the project are under review and anticipated to be issued in early 2022. **Table 11** shows the status on development in the Avila Area.

Table 11 - Avila Area Development Status, 2021

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Avila Ranch SFR	175 Venture	297	-	Building permits under review

Source: Community Development Department, 2021

600 Tank Farm

The 600 Tank Farm project is a Residential Mixed-Use Project located immediately north of Tank Farm Road, near its intersection with Santa Fe Road within the Business Park (BP-SP) zone and within the Airport Area. The mixed-use project consists of 280 residential units and approximately 12,500 square feet 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.

Both the Business Park (BP-SP) zone and the Airport Area Specific Plan (AASP) prohibit residential uses at the project location. The project proposes a General Plan Map Amendment to rezone the 600 Tank Farm property from Business Park (BP-SP) to Commercial Services (C-S-SP) zone, as well as an Airport Area Specific Plan (AASP) Amendment to allow for a mixed-use project, similar to the approved mixed-use project on the adjacent property 650 Tank Farm Road.

The Planning Commission recommended approval of the 600 Tank Farm Road Residential Mixed-Use Project in November 2021, and the project was subsequently approved by City Council in February 2022.

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. Backbone infrastructure including roadways and utilities throughout the site have been completed including the extension of Dalidio Drive into the site and the extension of Froom Ranch Way through the site was completed in 2021. Planning entitlements were also completed in 2021 for the Agricultural Heritage and Learning Center which includes several new commercial buildings and the rehabilitation of historic structures.



San Luis Ranch Site Plan

Table 12 - San Luis Ranch Area Development Status, 2021

Projects	Address	Dwellings	Commercial Sq. Ft.	Hotel Rooms	Status
Commercial Center	1035 Madonna	77	114,300		Planning Entitlements – Approved Public Improvements – partially Complete
SpringHill Suites		-		200	Planning Entitlements - Approved Public Improvements - Under Review Building Permits – Under Review
NG-10 Single-Unit Residences		198			Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction
NG-23 Single-Unit Residences		83			Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction
The Orchard		296			Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued – Under Construction
Agricultural Heritage and Learning Center		-		31,200	
Total		654	114,300	200	

Source: Community Development Department, 2021

Froom Ranch Specific Plan (Madonna on LOVR)

A major component of the Froom Ranch Specific Plan 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. Consideration of the project included preparation of an EIR.



Froom Ranch Site Plan

The City Council certified the Final EIR and approved the Specific Plan, General Plan Amendment, Pre-zoning of the property, the associated Vesting Tentative Tract Map, and authorized submittal of an annexation application to LAFCO in September 2020. An annexation application was filed in February 2021 and was approved by LAFCO in October 2021.

Municipal Code Updates

Zoning Regulations - 2021 Update

On December 7, 2021, the City Council adopted an ordinance to amend several sections of the City's Zoning Regulations to implement several Housing Element Policies, ensure consistency with the 2021 San Luis Obispo's Airport Land Use Plan Update and to address several sections of code identified for clarification during the period since a comprehensive Zoning Ordinance update was completed in 2018.

6th Cycle Housing Element Implementation

With the November 17, 2020 adoption of the 6th Cycle Housing Element by the City and the September 3, 2021 state certification of compliance from HCD, several programs were required to be implemented in the City's Zoning Regulations within one-year of adoption to maintain consistency with General Plan and state law. Housing Element programs that were implemented with this ordinance update included changes to Zoning Regulations in Title 17 of the Municipal Code implementing the following:

- **Program 5.5:** Update the Zoning Regulations to allow mixed-use development within Service Commercial (C-S) and Manufacturing (M) zones without a use permit within one year of the adoption of the Housing Element.
- **Program 6.23:** Update the development review process and expand the thresholds of each review level (minor, moderate, and major) to eliminate or reduce the number of public hearing required for housing projects within one year of adopting the Housing Element.
- **Program 8.18:** Review and amend the Zoning Regulations within one year of Housing Element adoption to ensure compliance with: 1) the Supportive Housing Streamlining Act (AB 2162) to allow supportive housing a use-by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed development meets specified criteria; and 2) AB 101, to allow Low Barrier Navigation Centers by-right in all residential zones, areas zoned for mixed-uses, and nonresidential zones permitting multifamily uses.
- **Program 8.23:** To address conflicts of the City's code and the Employee Housing Act, proposed amendments to the Zoning Regulations include: 1) An update of Table 2-1 to allow Single-Unit Dwellings without a CUP within the Open Space and Conservation (C/OS) zone and allow employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household within the C/OS and AG zones; and 2) remove Section 17.148 (High Occupancy Residential Use Regulations), to be consistent with the intent of the Employee Housing Act (Government Code Section 17021.5 and 17021.6) and to be consistent with the Uniform Housing Code which regulates occupancy limits, as confirmed in the case of *Briseno v. City of Santa Ana*.

San Luis Obispo County Airport Land Use Update Consistency

The San Luis Obispo County Regional Airport (SBP) Airport Land Use Plan was officially amended and restated on May 26, 2021. As a result, in accordance with the State Aeronautics Act, the City updated regulations within 180 days to maintain consistency with this plan for land use changes within the airport area. The Zoning Regulations update required continued referral of certain projects to the San Luis Obispo County Airport Land Use Commission and clarified procedure in accordance with the Airport Land Use Plan update.

Miscellaneous Changes to Zoning Regulations (Title 17)

After more than 18 months of implementation of the 2018 Zoning Regulations Update and additional updates since, pertaining to Accessory Dwelling Units, as well as a recognition of refinements needed with changing business operations during the COVID-19 pandemic, a number of minor changes and corrections were also included in the Zoning Regulations update to add clarification to development review processes and more efficiently implement policies and programs of the General Plan.

Objective Design Standards (Chapter 17.69)

Design review for most new construction is accomplished through a discretionary process based on the City's Community Design Guidelines (CDG), with either the Community Development Director or the Planning Commission granting final approval depending on the size of the proposed project. However recent state law requires that cities review specific qualified housing projects through a ministerial review process and base review on objective standards. Ministerial review allows qualifying projects to proceed straight to a building permit application without first going through a discretionary review process. The Housing Element Update, adopted in 2020, included Program 6.22 that directs the City to update the municipal code to include objective design standards for qualifying residential projects subject to ministerial approval within one year of the adoption of the 6th Cycle Housing Element.

The Objective Design Standards (ODS) were developed by City staff with the help of a subcommittee of the Architectural Review Commission (ARC). The ODS were subsequently reviewed by the full ARC and the Planning Commission. Staff also conducted public outreach with the Chamber of Commerce and other stakeholders in the development process consistent with the City's public engagement manual.

On November 2, 2021, the City Council voted 5 - 0 to introduce Ordinance No. 1703 (2021 Series) to amend Title 17 of the Municipal Code adding Objective Design Standards Chapter 17.69 for qualifying residential projects. The second reading of the ordinance was approved on December 7, 2021 and the ODS became effective on January 5, 2022. With the adoption of objective design standards, the City will be in a better position to accomplish its policies for new construction while providing a streamlined approval process consistent with state law.

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.

In December 2021, staff analyzed permit data for the first year of the program and found that over the one-year study period, the program has led to a substantial number of new all-electric residential units (204 out of 333 units, 61 percent of total units). It is important to note, though, that 153 all-electric units submitted as part of the San Luis Ranch project were subject to a Development Agreement requiring all electric new building. Another consideration is that 68 mixed-fuel units built in the Righetti Ranch subdivision were exempt from the program because of the effective date of the ordinance. For a more accurate comparison, staff has removed San Luis Ranch and the Righetti Ranch/Orcutt Area Specific Plan permit applications from the analysis to reflect only those permits that were subject to the program and where the developer had the option to choose between fuel types. Of these remaining 112 units, 51 are all-electric and 61 are mixed-fuel (46 percent and 54 percent, respectively).

Climate Action Plan

Climate action was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2021-2023 Financial 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 intends 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. Staff kicked off the most current update in January 2022 and expects to adopt the update plan in Fall of 2022.

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. This collaborative process led to adoption of the Lead by Example plan in summer of 2021, which lays out a direct path to carbon neutral government operations by 2030.

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

In response to the economic impacts of the COVID-19 pandemic, the City identified Economic Recovery, Resiliency, and Fiscal Sustainability as a Major City Goal for the Fiscal Year 2021-2023 Financial Plan. The EDSP was scheduled to be updated in 2020, but due to the COVID-19 pandemic, the update has been postponed until 2022. While the majority of the Economic Development efforts in 2020 and 2021 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.

Tourism and Community Promotions

The importance of City's Tourism and Community Promotions activities as an economic development function for the City of San Luis Obispo was ever present during 2021. Although the tourism industry was one of the hardest impacted in 2020 by the COVID-19 pandemic, tourism in San Luis Obispo began to experience a strong recovery in 2021 resulting in \$9 million dollars in transient occupancy tax (TOT), a 43% increase compared to the prior year. This recovery in TOT can be directly attributed to higher-than-normal Average Daily Rate (ADR) at \$186 –in all 27% higher than the year prior, as well as a return turn in occupancy which was 65% for the annual total - 34% higher than the previous year however still lower when compared to 70% in 2019. The strongest months of the year was July, when the City collected \$1.2 million in TOT, the first time in City history to ever exceed \$1million in TOT revenue in a single month. While the trajectory of recovery for San Luis Obispo was impactful, the continuation may be fleeting as more tourism destinations become to reopen and consumer confidence to travel further increases.



During this same period, the Promotional Coordinating Committee (PCC) continued their commitment to enhance the San Luis Obispo experience for residents as well as visitors. The PCC expanded the community-wide light pole banner program adding a total of four series to the banner inventory as well as expanding it up Monterey Street and throughout downtown and the

Railroad District. In total there are nearly 150 banner placements through the community along with colorful artwork to displayed quarterly. Additionally, the PCC continued with the modified the City’s Cultural Grants-in-Aid (GIA) program in response to COVID-19 restrictions. The PCC provided vital promotional grants to local non-profit organizations for virtual, passive or hybrid experiences to enrich the social, cultural, and diverse community events and activities available during this time. Additionally, the PCC established a pilot program called Plaza Pop-Ups for the months of April – August 2021 which featured month-long installations in Mission Plaza to drive beatification, community placemaking and engagement in the Downtown through partnerships with various non-profit partners.

Throughout 2021, the PCC also directed the “Support Local” campaign through the Economic Development program 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. As well as the implementation of the shopping incentive program called Buy Local Bonus. Over the course of the year, the Buy Local Bonus ran twice, Winter 2021 and Holiday 2021. Since the initial program launch in mid-December 2020, the program resulted in \$1.6 million dollars in direct local spending and engaged nearly 9,000 shoppers between the two sessions.

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 156 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

The City currently has three cannabis businesses open and operating in the City, one retail storefront, and two delivery businesses. The City expects two additional cannabis businesses will open in 2022, one retail storefront, and one delivery business.

During 2021, three cannabis operators, two delivery businesses, and one retail storefront, stopped moving through the City's Cannabis Operator Permit process. One of the delivery businesses decided to stop pursuing a Cannabis Operator Permit, and the other delivery business' Cannabis Operator Permit automatically lapsed in line with 9.10.070 D due to the business' untimely permit activation. The retail storefront was automatically disqualified from activating, obtaining or holding a Cannabis Operator Permit as a result of the business' submission of false or misleading information in obtaining and maintaining a Cannabis Operator Permit. A maximum of three retail storefront businesses are allowed in the City, and as a result of one of the retail storefront's Cannabis Operator Permit termination, the City will reopen a cannabis application period to permit a third retail storefront business.

Since the City Council has adopted the cannabis business program, staff has provided an annual update with recommendations for improvements. In 2022, City staff will bring additional cannabis program updates to City Council for consideration and direction during a regularly scheduled City Council Meeting.

Water Supply

During the 2021 calendar year, 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 13 - City Water Resource Availability, 2021

Water Resource	2021 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	245 AF	2020 Annual
Siltation to 2060	(500 AF)	WWME Policy ⁴
TOTAL	10,137 AF	

Source: Utilities Department, 2021

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 (2020) 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 2021, availability from the City’s water sources equaled 10,137 acre-feet, as shown in **Table 13**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,207 acre-feet for a reliability reserve and a secondary water supply of 1,434 acre-feet.

The primary water supply was calculated using the City’s build-out population (57,200 people)² and the water use rate of 117 gallons per capita. The reliability reserve was calculated using the City’s 2021, population (46,058) 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*.

²The 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

Sustainable transportation was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2021-2023 Financial Plan. The following transportation planning/engineering projects and programs were implemented in 2021 as part of the City's sustainable transportation Major City Goal, 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 to address collision trends and resident safety concerns, including striping modifications and sign replacements, such as installing stop signs at the intersections of Johnson Avenue and Palm Street, Righetti Ranch Road and Twin Creek Road, and sight distance improvements at several intersections, including Broad Street and High Street.
- Signal modifications completed at several intersections to address collision trends and improve traffic operations, such as addition of a mast arm pole for increased visibility at the Marsh Street & Broad Street intersection, protected left turn phasing at Los Osos Valley Road and Calle Joaquin intersection, addition of lead pedestrian crossing intervals at several intersections.
- Coordinated design review and construction support for 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 Road and Dalidio Drive, Los Osos Valley Road and Froom Ranch Road, Tank Farm Road and Long Street, Foothill Boulevard and Chorro Street, and Orcutt Road and Sacramento Drive.
- 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 and final design is currently in progress.
- Construction began on the Orcutt and Tank Farm Roundabout. The project is estimated to be complete Spring of 2022 and will include public art as a gateway element into the City.
- Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City's radar sign program.



New Roundabout at Righetti Ranch Rd & Tank Farm Rd

- 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 construction is anticipated to begin in 2023, and the Prado Interchange Project construction is anticipated to begin in 2025.



Rendering of the Prado Road / Highway 101 Overpass

- The transportation improvements related to the San Luis Ranch development project were substantially completed in 2021, including extension of Froom Ranch Way with a new bridge over Prefumo Creek, three new roundabouts along Froom Ranch Way, extension/widening of Dalidio Drive, new shared-use pedestrian/bicycle paths along Froom Ranch Way, Dalidio Drive, and Madonna Road.
- Several improvements required as part of the Avila Ranch development were completed or initiated construction in 2021, including a right turn lane extension at the intersection of Higuera Street and South Street, intersection capacity improvements at Tank Farm Road and Higuera Street, and extension of Buckley Road from Vachell to S. Higuera Street.

Bicycle / Pedestrian

- The Railroad Safety Trail (RRST) from Taft Street to Pepper Street is nearly complete and on schedule to be open in early 2022. This segment of the RRST continues the trail from the dead end at Taft Street across Highway 101, behind the California Highway Patrol office, and crosses the Union Pacific Railroad at Pepper Street with a new pedestrian/bicycle bridge. The route provides bicyclists and pedestrians with a direct route separate from motor vehicles from the downtown neighborhoods to Cal Poly. This project was the product of extensive collaboration between the City, Caltrans, Union Pacific Railroad and CHP.



Railroad Safety Trail from Taft Street to Pepper Street

- The 2021 Downtown Paving Project, which is nearing completion in early 2022, implements numerous traffic safety elements to improve mobility for all roadway users in the downtown consistent with the Circulation Element, Active Transportation Plan, Downtown Concept Plan, and Vision Zero Policy. Improvements include installing one mile of protected bike lanes on Marsh Street and Higuera Street, three flashing beacon pedestrian crossings, new accessible curb ramps and accessible on-street parking stalls.

- The city was awarded \$1.7M grant from the California Natural Resource Agency for an Urban Greening Grant to fund a portion of the Cerro San Luis Greenway (previously called “Anholm Neighborhood Greenway”). The grant provides the opportunity to include many elements of the Cerro San Luis Greenway Plan, including not only the 1.7-mile bicycle/pedestrian route (most of it a separated bikeway), but also 15 accessible curb ramps and hi-visibility crosswalks, bioretention areas, 60 new street trees, path lighting and gateway elements at the Chorro Underpass. Design for the project is at 50% complete with construction planned for fall 2022.



Rendering of the Anholm bike path along Chorro St

- Construction was completed on a Pedestrian Hybrid Beacon at the intersection of Broad Street and Woodbridge Street. This signalized bicycle and pedestrian crossing supports the City’s Active Transportation Plan and South Broad Street Area Corridor Plan by providing improving access for pedestrians and cyclists to homes, shopping and restaurants, Meadow Park, and the King-Nipomo Neighborhood Greenway which provides a low-stress pedestrian and bicycle route to Hawthorne Elementary School.
- A rapid rectangular flashing beacon (RRFB) was installed at the intersection of Tank Farm/Poinsettia to improve pedestrian crossing comfort and visibility. Additional pedestrian crossing enhancements are planned at Johnson/Sydney, South/King, Islay/Broad, Islay/Osos and Ramona/Foothill Plaza, which are in the final stages of design and are planned for construction in 2022.

- The City adopted its first Active Transportation Plan in 2021, a comprehensive blueprint to guide future bicycle and pedestrian projects and programs citywide. The Plan was recognized by the American Planning Association, Central Coast Chapter with an Award of Excellence. Activities for the Plan 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. The Plan identifies priority infrastructure projects and programs needed to make significant progress towards achieving the City’s goal of reaching 20% of all trips by bike and 18% of all trips by foot by 2030.



Active Transportation Plan community workshop

- After taking a hiatus in 2020, annual transportation safety educational activities resumed in 2021, including Walk & Bike to School Days, Bike Month, Rideshare Week, and the Bike Light Education Pop-up, and ongoing coordination with educational programs led by Bike SLO County.
- Several pedestrian and bicycle improvements required as part of the San the Luis Ranch development project completed construction in 2021, including new shared-use paths along Madonna Road, Dalidio Drive and Froom Ranch Way, a bicycle protected intersection at Madonna/Dalidio and Los Osos Valley Road/Froom Ranch Way, and a pedestrian hybrid beacon (PHB) at Madonna/Laguna Lake.
- In response to the COVID-19 pandemic, the City activated the “Open SLO” pilot program 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 initiated in 2020 and extending into 2021 included providing almost 40 temporary parklets, providing outdoor seating for takeout dining in Mission Plaza, loaning temporary barricades to multiple restaurants to support outdoor dining within private parking lots, retaining a pilot road diet and buffered bike lanes 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.
- Bike valet parking service resumed at the Thursday night Farmers Market and Concerts in the Plaza.



Open SLO - Sidewalk & Street Dining

Transit

SLO Transit operations in 2021 included the following:

- SLO Transit began restoring service to accommodate the return of students. Due to driver shortages, shared by transit operators nationwide, SLO Transit was not able to operate at full service in 2021.
- SLO Transit's ridership was 179,456 in the prior fiscal year. The decrease in ridership is attributed to economic and campus shutdowns. It is anticipated that ridership will increase from the prior year as result of the return of students and economic recovery. Service levels continue to be monitored and adjusted accordingly.
- SLO Transit resumed fare collection in July 2020.
- 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 is underway with the charging infrastructure at the bus yard to support the two electric buses on order. The anticipated delivery of these buses is late 2022.



SLO Transit Buses

Parking Management

Below is a summary of some of the major focus areas related to Parking Management in 2021:

- Economic recovery efforts continued to shape much of the year for the Parking Division who allocated a significant amount of its resources to support local businesses and downtown initiatives.
- The division continued to assist with the parklets program to support the operation of local hospitality businesses throughout 2021.
- The division continues to assist with the Safe Parking Program, located at Railroad Square, which was relaunched in November 2021.
- Parking structure fees were waived on specific days during the holiday season of 2021 to support the return to local businesses for both customers and employees.
- The daily max rate at the parking structures was reduced from \$12.50 to \$6 to incentivize employee parking at off street locations.
- The division launched several mobile parking applications which allow customers to start and extend on-street parking sessions from the convenience of their mobile device.
- The division was able to complete the first half of the multi-space pay station installation which replaced the failing single space credit card capable parking meters.
- The division continues to expand its marketing campaign to increase communication with the community including distribution of informational flyers to downtown businesses about changes to parking.
- Staff completed landscape improvements at all parking structures and surface lots in 2021.
- Staff completed a much-needed restoration of the Marsh Street Parking Structure public restrooms in 2021.
- Staff completed ADA improvements required for all single space meter pole heights in 2021.
- Staff implemented the Dana Street Parking District and continues to work with community members to address Council's requests for permitted parking.



Morro Street & Palm Street Parking Structure

Safety

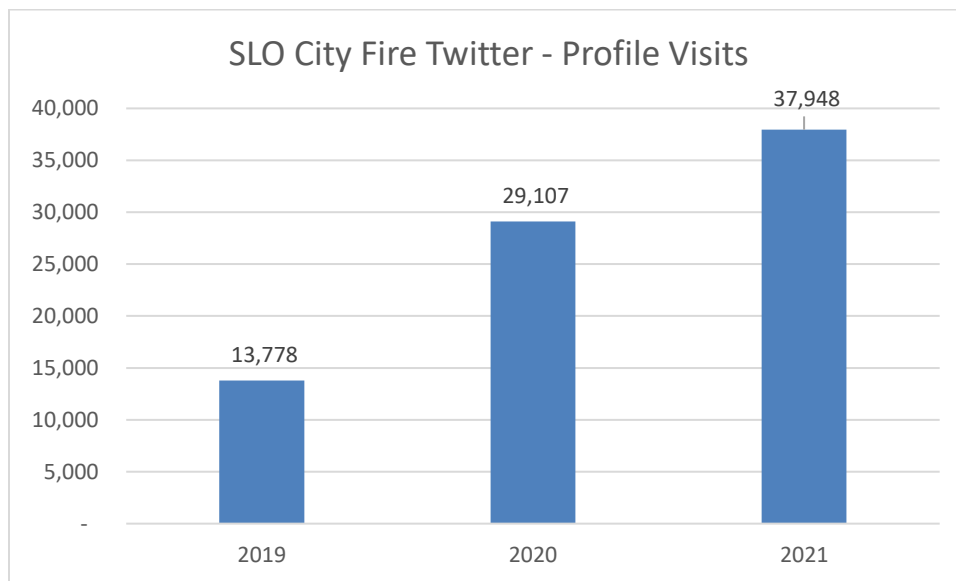
Fire Department

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 2021 to meet this policy and have highlighted some of them below.

Administration

Public Information: SLOFD continued to increase the service of Public Information in 2021 by expanding the Department’s communication through increased social media presence and activity, utilizing the department recorded news line for incidents and newsworthy events in the City, and by sending the Department PIO to additional training provided at no cost to the City by the California Specialized Training Institute through the California OES. Additionally, the department established an ongoing bi-weekly standing segment with KVEC radio to discuss department programs, safety tips, and disaster preparedness information. 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 2021, the department’s twitter account saw a 30 percent increase in annual profile visits from 2020.

Figure 3 - Fire Department Twitter Profile Visits, 2019-2021



Source: SLO Fire Department, 2021

Implementing Lexipol Policy Program: In 2021 the fire department initiated a project to transition the department’s policies over to a policy management software operated by Lexipol, who also manages the policies for the City’s Police Department. Lexipol software helps reduce liability for the department to ensure department polices are in-line with regional, state, and

national standards and includes the ability to ensure all personnel that are impacted by the policy have read it. After kicking off the project in the fall of 2021, staff continue to work towards transitioning existing policies to the new system and updating them to the new format before the software can be fully utilized.

Operations

Emergency Response: In 2021, SLOFD responded to 6,223 incidents from four strategically placed fire stations throughout the City. This number is over 12 percent higher than 2020, however only 1% higher than 2019 as the department saw a significant decrease in call volume in 2020 due in part to the ongoing COVID-19 pandemic. 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 Peer Support Team Program to maintain behavioral/mental health.

In 2017, after transitioning to ImageTrend, the Fire Department's data and report management system, 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 emergencies in the City.

Open Space Rescue & Expanded Technical Rescue Team: In 2021 the Fire Department continued to build on the success of the Urban Search and Rescue (USAR) team and added 3 additional members to the team for a total of 6. With the City of SLO being surrounded by Open Space, lakes, creeks, and other hazards, the USAR team members were utilized many times in responding to over a dozen rescues on Bishop Peak and Cerro San Luis Obispo alone last year. Some of the rescues involved twisted ankles and hikers that were not able to remove themselves from the mountain while others were more serious and required Helicopter Extrication and Paramedic Care by highly trained paramedics.

The Fire Department's open space rescue programs continue to develop. Two key contributors to success have been both the E-Bike Program, which was implemented in 2020, and the Utility Terrain Vehicle (UTV) program. Both Pieces of equipment have been invaluable to locating, transporting, and caring for people in open space in a very timely manner. Our UTV program is also utilized through Mutual Aid to assist our neighboring fire departments.



Open Space Rescue and Expanded Technical Rescue Team

Mobile Crisis Unit: The Mobile Crisis Unit has been funded for a two-year trial period. Generally, Law Enforcement (LE) and Fire Service (FS) resources are often summoned for persons in crisis within our community as a one size fits all solution for a broad spectrum of problems ranging from homelessness to mental illness to addiction and often these individuals in crisis do not get connected to the best resources available to them for assistance. To help provide a more tailor-fitted service to community members in crisis, the MCU pairs a mental health professional with an emergency medical technician to respond to these types of incidents. The benefits of this new service increase the level of service to those in need and decrease the reliance on emergency law enforcement and fire service resources who have limited options and tools to address the individual in crisis.



Mobile Crisis Unit Vehicle

A leading MCU goal is to provide an alternative resource program to handle non-emergency 911 calls for service to increase capacity of both police officers for more urgent criminal emergencies and fire personnel for higher acuity emergencies. The program seeks to respond to the root issues through shelter, medical care, or behavioral health support and services to decrease the number of arrests, county jail time, fines, hospitalization, and nuisance fires.

During the trial period, the MCU will be staffed during peak activity hours of 8am to 5pm Monday through Friday reflective of current SLOPD and SLOFD response data. An eventual implementation of a 24/7 service may be warranted based on the impact of the program ability to meet the needs of the community, reduce LE/FS resource impacts, and to decrease hospitalization and arrest/jail time. In addition, the program may become regional and overseen by SLO County Mental Health Services Department.

In 2021, much work has been done researching the program goal, objectives, developing policy, job descriptions, RFP's and securing the logistical needs of the program. Staff anticipates implementation by April 1st, 2022.

Training

Safety Element Program 9.4 states that they will train fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their tasks and responsibilities. In 2021, the fire department employed 45 sworn positions and 12 non-sworn positions for a total of 57 full-time employees.

Sworn employees logged 15,253 hours of training in 2021, a 4,622-hour increase over the previous year. Employees who participated in the Joint Apprenticeship Committee (JAC) registered 6,705 hours in 2021; an increase of 2,631 hours from 2020 due to the Recruit Academy

that was held this year. JAC provides reimbursable funds back to the department. The JAC training resulted in over \$21,000 in funds returned to the department in 2021. These funds are held by the JAC program and can be utilized to support the department's training program upon approval from the sub-JAC committee which is comprised of department and labor group leadership. Increased training results in a higher skilled and educated professional firefighter.

Non-sworn employees attended several key trainings to maintain levels appropriate for their tasks and responsibilities in 2021. Some of these trainings included attendance at the bi-annual California Conference of Arson Investigators, and State fire investigation training. The recently hired Hazardous Materials Coordinator completed State Fire Marshal Fire Inspector I training and completed the last two modules of hazardous materials training to become certified as a Hazardous Materials Specialist.

New Training Officer: As part of the 2021-23 Financial plan, the Fire Department added a full time 40-hour Staff Fire Training and Safety Officer. The position, which was filled in August 2021, assumed a wide range of training duties including planning, scheduling, supervising, and administering a comprehensive fire training program and coordinating the in-service training and safety programs for the Fire Department. The Training Officer also assists in the operation and coordination of in-service training and safety programs with shift Battalion Chiefs. The new positions help provide consistent and reliable administration and coordination of all mandatory, recertification and recommended in-service training and safety programs for emergency response, which is necessary as the complexity and changing service demands call for specialized instruction. In addition, the Fire Training and Safety Officer responds to emergency incidents in the primary role of operational support and as the incident safety officer to identify and cease preventable accidents or potentially unsafe situations.

Recruit Academy: The SLOFD Recruit Fire Academy is ten weeks long and is delivered through a distributed learning model. The curriculum covers 15 areas of core firefighter competencies within five blocks of instruction, with each block consisting of two weeks. Each block of instruction is delivered through classroom lecture and daily manipulative skills on the drill ground. At the end of each block, recruits are tested utilizing a block written examination and multiple manipulative skills examinations. Each block of instruction builds upon the previous block and becomes increasingly more difficult. Throughout the ten-week academy, recruits are evaluated within the three domains of learning: cognitive, psychomotor, and affective. This is to ensure proper retention, recognition, and application through real time scenarios and live burn operations throughout the academy and gives them opportunity to apply and perform their newly attained skills in high stress situations. Upon successful completion, the recruit firefighter has met the NFPA 1001 standard for professional qualifications for firefighting.

Wellness and Fitness Initiative (WFI): The WFI program was created in 2018 to help improve the fitness, health, and wellness of fire department emergency response staff, improving the department's ability to provide service to the community. In 2021, the WFI team was able bring nutritional programming to the department as well as remote learning from a platform developed by a local gym, which caters to the physical demands of our profession. The team was able to create a software program that will track the department annual physical assessments. With this tool, staff will monitor fitness, mobility, strength, and other health measures; data

reports have ability to show positive or negative trends for individuals, age groups, and department as a whole. COVID precautions have currently pushed back scheduled assessment which has been tentatively rescheduled to be performed in Spring 2022. In 2021, the WFI team was asked to present the department's "Mobility" program at a regional California Joint Powers Insurance Authority (CJPIA) conference, where staff shared the alternative approach to reducing injuries and improving members' job satisfaction. The WFI team continues to assess the program to ensure long-term success and participation. Department workers compensation hours continued to decline in 2021. Fiscal year 2020-21 showed a 9% decrease in overtime hours associated with workers compensation, in comparison to 2018 when the program was implemented. Overall, that is a 19% decrease and has resulted in decreased costs related to worker's compensation backfill overtime. The WFI program will continue to bring more training aimed at strengthening and improving individual fitness, additional muscle recovery equipment, improving cardiac health through nutritional consulting and training, and last, identifying and possibly implementing the use of infrared saunas to reduce the likelihood of job-related cancer.

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. The system includes 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.

Emergency Management

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 2021 to meet this policy and have highlighted some of them below.

Coordinated Emergency Planning and Training: Safety Element Program 9.6 states that the City will work within 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 2021, the Fire Department conducted Emergency Operation Center (EOC) training to key City Staff to ensure preparedness for EOC 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.

Staff Training continued to be a primary focus and several trainings were held in 2021 including 5 internal EOC trainings. Additionally, 2 “Nuke 101” trainings were provided by the County of San Luis Obispo to help staff prepare for incidents related to the Diablo Canyon Nuclear Power Plant. One highlight in 2021 was a tabletop exercise related to an EOC activation for a storm event impacting the city that was held for City Leadership team members. This training helped identify opportunities to improve the City’s ability to respond to large scale emergencies impacting the city and the continuity of essential services to the community.

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 in response 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.

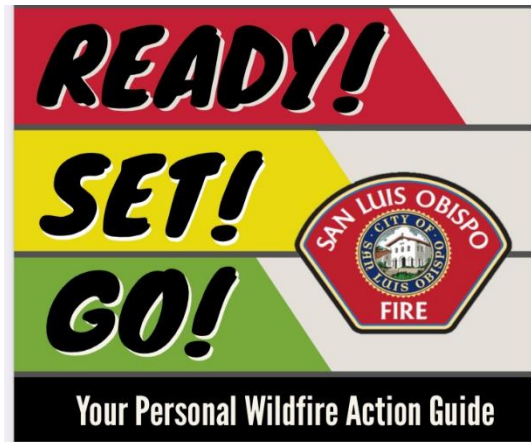
Lastly, the City’s update to the Emergency Operations Plan with the creation of the Comprehensive Disaster Leadership Plan (CDLP) was formally adopted by the City Council in the Spring of 2020. The CDLP is in place to describe the City of San Luis Obispo policies and concepts for responding to major 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.



Coordinated Emergency Planning and Training – Emergency Management Institute

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 2021 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.



SLO Fire Dept. Preparedness Education

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. Additionally, during the bi-weekly department appearance on the local KVEC First Take radio show, staff provide important safety and disaster preparedness tips to the community.

Risk Reduction & Fire Prevention

Hazard Mitigation: The most recent update of the City’s Hazard Mitigation Plan was completed in 2020 as the 2019 Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was formally adopted by the City Council in 2020 after the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (CalOES) reviewed and approved the plan. This HMP serves as the mandatory 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. In 2021, COVID-19 delayed stakeholder meetings and the County of San Luis Obispo has plans to re-engage with all stakeholders in 2022. 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 act in 2021, 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 that was completed date in January 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.

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 \$320,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau subsequently completed about 405 inspections of apartments, hotels, and fraternity/sorority houses in 2021.

Fire and Life Safety Inspections: SLOFD completed 1,360 fire and life safety inspections for businesses and multi-dwelling facilities in 2021. Of this inspection total, Fire Prevention Bureau staff completed 92 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.

Fire and Life Safety Self-Inspection Program: In January of 2021 the Fire Department implemented the Fire and Life Safety Self-Inspection Program which allows certain business in San Luis Obispo complete these inspections in lieu of a fire department staff member or engine company. Businesses that qualify for this program have been chosen due to the low hazard associated with their business practices. These include small professional offices and some low hazard retail establishments. In its first year 168 of the 800, or 21%, qualified businesses completed a self-inspection and staff are working on communication increase program participation in 2022



Fire and Life Safety Self Inspection Program

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 174 facility inspections in 2021, an increase from 2020 due to a previous temporary vacancy of the Hazardous Material Coordinator position being filled.

Vegetation Management: Fewer weed complaints were fielded by the Fire Prevention Bureau in 2021. Most complaints dealt with dead trees or overgrown yards as many of the vacant parcels are being developed. The Fire Department continued to support Natural Resources and Ranger Service in the fuel reduction projects in City-owned Open Space. In 2020, City staff also undertook

a project along the Bob Jones Bike Trail and San Luis Obispo Creek between Prado Road and Los Osos Valley Road, removing dead and down material from the creek as well as removing smaller vegetation creating a shaded fuel break along the creek corridor behind the Water Resource Recovery Facility. In 2021, fuel reductions efforts were continued in the Bowden Ranch Open Space, Cerro San Luis Natural Reserve, and the Irish Hills Natural Reserve with help from the California Conservation Corps crews. These efforts 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. Also in 2021, V&C funds supported hazardous tree removal focusing on eucalyptus trees, reducing a significant threat in several locations around the City.

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.

Mutual and Automatic Aid

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 2021. In total, the Fire Department sent 25 different staff members, some to multiple incidents, who spent a total of 8,311 personnel hours committed to mutual aid incidents, which equates to over 346 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 need 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.

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 2021, the Police Department employed 60 sworn positions and 31 non-sworn positions, for a total of 91 full-time employees. As noted in the 2018 Capital Facilities Fee Program Nexus Study (i.e. AB 1600 Nexus Study), the service population totals to a combination of 72,800 workers and residents. With the current 60 sworn officers, the current service level is a ratio of 0.82 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.

Staff Training: The California Commission on Peace Officer Standards and Training (POST), which mandates minimum content and hours for basic and in-service training, also 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 COVID-19 pandemic, many courses were cancelled or held in an on-line capacity.

In 2021 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 goal 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 using 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 can 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 its expertise to surrounding Law Enforcement agencies over the past year in response to critical incidents in those jurisdictions.

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 2021 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. The SWAT team has responded to 7 incidents throughout the County since the beginning of 2020 and has conducted monthly training exercises along with three scenario-based training days in conjunction with the City's Crisis Negotiation Team.

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. In 2021, the CAT team engaged with 541 individuals and 100 of them elected to receive mental health and substance abuse services. They have been successful in working with others to find alternatives to



Community Action Team Officers John Klevins & Tim Koznek

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. In 2021, the CAT team provided nine Behavioral Health Trainings with approximately 250 people attending. This past year the department completed our third 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. In the first quarter of 2022, the department will add another CAT officer and is currently working with Transitions Mental Health Association to hire one more social worker. It is the departments' goal to have the new personnel in place by the second quarter.

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.

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.

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 2021, Code Enforcement staff responded to 460 requests for investigation resulting in 155 code enforcement cases relating to violations regarding land use, zoning, property maintenance, substandard building, and public health (COVID) violations among others. In addition, there were 518 Neighborhood Services code enforcement cases, which included violations such as visible storage, failure to screen waste containers, overgrown vegetation, and yard parking.

Code Enforcement has also been impacted by the City’s response to the pandemic and the implementation of the County’s public health order. As part of the City’s response to the COVID-19 pandemic, enforcement of certain sign regulations was suspended while under State Public Health Orders. In coordination with the Police Department and the Economic Development Department, Code Enforcement continued to ensure all public health orders were followed. As part of regular code inquiries, code enforcement staff handled approximately 122 phone calls related to COVID restrictions and compliance.

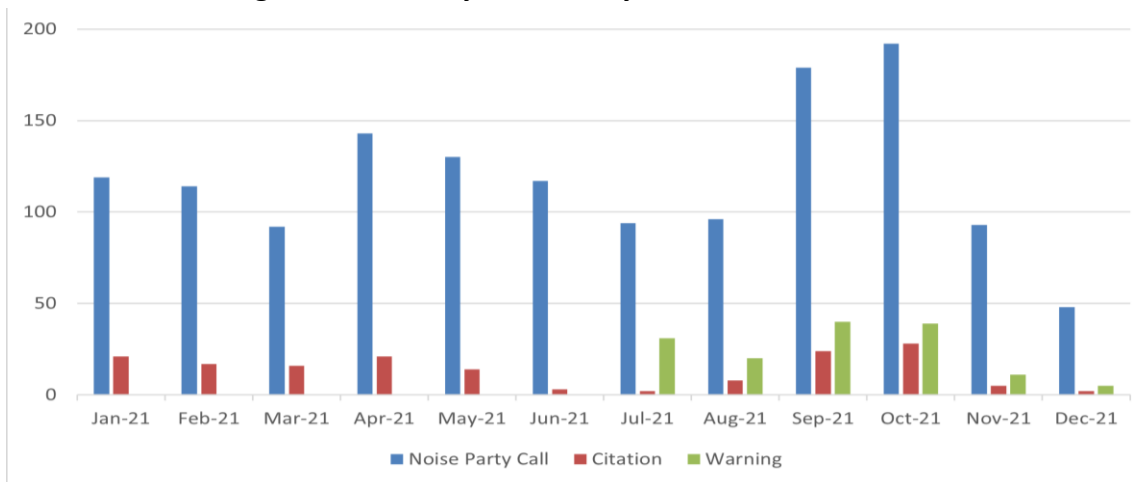
Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement and respond to noise complaints in neighborhoods during evening hours. The pandemic response restricted noise complaint response to patrol staff until July 2021 at which time SNAP began to give formal warnings to noisy residents in the neighborhoods. From July to the end of the calendar year, SNAP issued 95 Disturbance Advisement Card warnings (in supplement to the warnings and citations being issued by patrol.) There was no disruption to parking enforcement in 2021 and SNAP issued 1,379 citations in the neighborhoods (no permit, fire lanes, blocking hydrants, parking in disabled spaces without placard, 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. SLO Solutions also provides training to Cal Poly, Cuesta and local residents who are seeking to benefit from extensive communication and conflict resolution education. In 2021, the program served 685 residents. This is a 25% decrease in residents served since the previous year and SLO Solutions staff attributes this to the pandemic, specifically the amount of training they were not able to provide because of significant staff changes.

The pandemic safety enhancement zone, adopted in April 2020, was lifted on July 7, 2021. At that time, Disturbance Advisement Card warnings were once again used to mitigate noise violations in the neighborhoods (not just citations.) Additionally, the lifting of the safety enhancement zone once again allowed the police department to provide the party registration program that had been suspended as part of pandemic response. **Figure 4** below provides a monthly overview of noise complaints, Disturbance Advisement Card warnings and citations issued over the year. Overall, noise calls decreased 7% from 2020 to 2021. Party registration continues to be an excellent tool for residents who choose to have social gatherings at their homes. In 2021, 169 party registration applications were approved resulting in just 22 warning phone calls and 4 subsequent citations.

Figure 4 - Monthly Noise Party Calls for Service, 2021



Source: San Luis Obispo Police Department, 2021

Conservation & Open Space Protection

Conservation and open space protection was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2021-2023 Financial Plan. 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. Conservation and open space highlights for 2021 include:

1. The City purchased the 266-acre property for conservation purposes that is now being called *Miozzi 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. The formal opening of Miozzi Open Space is anticipated in Spring 2022. A trail agreement was secured with Cal Poly in November 2021 that will allow the City to create a trail connection from Miozzi Open Space to Poly Canyon Road, thereby greatly improving overall trail connectivity in the area, as well as providing opportunities for student research.
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. Cultural resources are underway in early 2022 that are required prior to installation of a trail system, which is expected to be started in spring 2022.
3. The City continued to support and partner with City Farm SLO to deliver sustainable agriculture education for students and the community, while producing healthy local food. In early 2022, a 40-year lease extension was granted to City Farm SLO reflecting the successful long-term partnership and City Farm SLO's plans for significant capital improvements at the property.
4. Continued invasive species vegetation control along Froom, Prefumo and San Luis Obispo Creeks and continued planting native plants and trees 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. The Office of Sustainability and Natural Resources program staff continue to engage with different professors and classes from Cal Poly to further educate with the "Learn by Doing" mantra in open space monitoring and restoration projects. This is a wonderful opportunity for collaboration and capacity building.

6. Continued to support the Utilities Department and the coordination transitioned to Environmental Programs to lead 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.
7. Continued steelhead trout (*Oncorhynchus mykiss*) and Pacific lamprey (*Entosphenus tridentatus*) surveys along San Luis Obispo and Stenner Creeks with biologists from California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Also, began cataloging where new oak trees can be planted to expand the current oak forest in several City open space properties in collaboration with the California Conservation Corps.
8. City staff has partnered with the California Conservation Corps (CCC) with the Greenhouse Gas Reduction Fund (GGRF) 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, Cerro San Luis, 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 continuing to work 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

Throughout 2021, the Parks and Recreation Department continued to provide modified programs and activities to adhere to pandemic guidelines in order to serve the community through recreational programming amidst challenging times. The following sections highlight the work completed in 2021 related to response efforts to the ongoing COVID-19 pandemic and how that work is interconnected with supporting the Major City Goals and the Parks & Recreation Element of the General Plan: Parks and Recreation Blueprint for the Future.

Collaborative Programs

Youth Sports: The City provides recreation sports opportunities for youth, adults, and seniors. 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 community youth. In September 2020, Parks and Recreation staff created Youth Sports Clinics following all COVID-19 safety measures. In 2021, Parks and Recreation staff continued to provide sports clinics adhering to updated CDC guidance. These clinics included: pickleball (12 clinics), speed and agility camps (8 clinics), disc golf (2 clinics), and soccer (14 clinics) serving 555 youth athletes. Additionally, staff provided a week-long sports camp during SLCUSD Spring Break, benefitting 30 youth.



Parks and Rec Youth Sports Clinic

In the summer of 2021, the Sports Division brought back the San Francisco Junior Giants program. 220 children and over 40 volunteer coaches participated in this free, non-competitive 8-week program focused on skills and drills, training, and game play. The program incorporated sport skills as well as more focused lessons to build resiliency, including: education, teamwork, confidence, leadership, and integrity. In September 2021, the annual San Luis Obispo County YMCA and Parks and Recreation partnership was relaunched as the youth basketball league reopened for registration. Over 500 children were enrolled in the 56-team program which began in January 2022. The partnership will continue throughout 2022.

Adult Sports

Adult recreational sports returned to the community in May 2021 once CDC guidelines allowed the sports to resume. These sports include: drop-in Boomer Softball, ultimate Frisbee, table tennis, volleyball, dodgeball, and basketball. Programmed activities include adult soccer through partners Central Coast Soccer and pickleball with partners SLO Pickleball Club.



Tennis competitors in adult recreational sports

Parks and Recreation staff manage the year-round softball league. In typical years, there are three seasons; however, in 2021, staff provided two seasons (summer and fall) and look forward to providing three seasons again in 2022. 113 teams participated in the league in 2021 with over 1,700 rostered players. Senior sports activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity with the total number of participants playing on a regular 7-days a week basis and steadily increasing.

Community Programs: Parks and Recreation provides high quality programs and services that are responsive to industry trends and changing community needs. As stay-at-home orders lifted and schools returned to in-person, so did Parks and Recreation programs, albeit slowly and mindful of changing CDC guidance, which led to a variety of hybrid solutions. Parks and Recreation Staff planned and implemented a new version of the Farmer’s Market “Leprechaun Lost” event using Cal Poly student volunteers.



Haunted Walk Costume Contest – Halloween 2022

The summer months provided opportunity to bring back the series “Movies at the Jack House”. Throughout the summer, Parks and Recreation staff coordinated five “Monday Meet-Ups” showcasing a different park each month, where food truck vendors provided food options and Parks and Recreation staff brought outdoor activities and music. The first in-person Community Special Event to be hosted by Parks and Recreation was the Haunted Walk (a take on the annual Boo Bash) at Meadow Park, an all-outdoor event with spooks and tricks for youth of all ages. An estimated 2,000 participants attended the successful event in waves throughout the evening. This event showcased local food trucks and the SLO County Food Bank. The event was made possible through Cal Poly’s RPTA-210 class and 20 student volunteers.

Being mindful of the community’s differing comfort levels with outdoor events, the Parks and Recreation team continued to provide virtual and hybrid events including, a pumpkin carving contest, an independently completed Tall Tales (book reading in the park scavenger hunt), an “Egg Hunt to Go” event and a virtual Gobble Wobble (in partnership with the Food Bank). The Department also brought games and activities to the Mission over the summer months allowing 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.

Contract Classes: With in-person programs returned, the City’s outside instructor partners returned to providing classes for youth and adults, with both in-person and virtual class options. City staff coordinated 260 classes, with 150 that were registered for by 1,200 participants.

Community Gardens: Although special events needed to be revamped due to the pandemic, the Community Gardens continued to be a safe haven for our community throughout 2021. 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 Skate Park: The Skate Park remained open to the public throughout 2021 and the community continued to actively utilize the skate park and rink. Skate Park ambassadors continued to remind skaters of proper etiquette and safety when using the City facility. As roller sports have become more and more popular, City staff also played a role in supporting all user groups to enjoy the park. Throughout 2021 the Skatepark celebrated



SLO Skate Park

its birthday with a Skating Bash in February 2021, participated in the SLO County Monster Skate Program, and held a Ramp N’ Roll event in August 2021 to introduce the sport of skateboarding.

SLO Senior Center: The Senior Center remained closed through June 2021. Reopening with limited hours, the Senior Center Board navigated rules and regulations to ensure the safety of all members. The Senior Center board continues to organize book clubs, bridge, brain aerobics, and other programs geared at engaging the senior community in San Luis Obispo.

Jack House and Gardens: While the Jack House remained closed to public tours throughout 2021, the docents and advisory committee continued to stay focused on projects regarding art restoration and property maintenance. In December 2021, the docents hosted an in-person event, the Victorian Christmas, with four tour dates offered over two weekends. Over 150 individuals came through the Jack House and enjoyed crafts for kids in the gardens.

SLO Triathlon: Due to safety guidelines in response to the ongoing COVID-19 pandemic, the City made the difficult decision to cancel the annual SLO Triathlon for the second year in a row. The SLO Tri traditionally occurs on the fourth Sunday in July at Sinsheimer Park and includes a 0.5-mile swim, 15-mile bike ride, and a 3.1 mile run. Over 150 community volunteers make this annual event possible. The SLO Triathlon focuses on completion rather than competition, and draws an average of 600 participants annually, of which 30% are San Luis Obispo residents.

Youth Services: As the San Luis Coastal Unified School District (SLCUSD) continued to provide virtual learning for students at the beginning of the 2020-21 school year, Youth Services staff developed a revised full day childcare program at three school sites, serving 126 children.

In January 2021, schools reopened their campuses to hybrid learning options in waves. Hybrid learning is defined as part-time in-person instruction and part-time virtual instruction. Wave 1 included TK programs at CL Smith, followed by Kindergarten, first grade, second grade, and eventually third grade through sixth grade. Not long after, Sinsheimer Elementary also resumed a hybrid learning option for their TK and Kindergarten students. Because the schools’ schedules

continued to change and not all children were in school at the same time, staff spent the day facilitating children between in-person learning and childcare programs. Students in the childcare programs were required to complete their on-line schoolwork and staff became supporters of their virtual instruction as well as childcare providers with up to 18 children in a childcare room all possibly completing different instructions. Staff continued to assign children to childcare pods based on family and friend groups to minimize the spread of COVID-19.

Meanwhile at the other school sites, staff continued to provide full day childcare with students, spending their entire school day on Zoom. Throughout this time, staff continued to work closely with community partners CAPSLO, SLCUSD, Public Health, and state licensing to ensure all changing guidance was implemented at the program sites. Program safety was enhanced with a Safety Monitor who checked children in, completed daily health screening, and sanitized rooms and equipment each hour.



San Luis Coastal Childcare Program

In March 2021, all schools resumed a hybrid learning option for all students. This meant that staff returned to providing care at four out of five typical school sites. This allowed the YMCA to remain at Hawthorne Elementary School with the intention of providing a consistent experience for the children. Agreements were made to ensure all children who had been using childcare during the hybrid program continued to have access if they moved school sites and with the agreement that the City would return to normal programming at Hawthorne Elementary School in the fall of 2021. Staff provided 2-3 childcare rooms at each of the school sites, totaling 10 rooms and serving 120 children each week based on COVID safety ratios.

Due to the intensity of the program needs for over a year, childcare staff opted not to run its typical Spring Break Camp, allowing program staff to refresh after 12 months of responding to accommodate all the changing school district schedules, CDC guidance, and COVID reporting. To compensate for the Youth Services staff not conducting the spring break camp, Community Services staff coordinated a spring break camp at Meadow Park. During this time and for the foreseeable future, Youth Services administrative staff became experts in managing COVID exposures and positive cases. Staff spent countless hours reporting with Public Health, school district partners, and families to complete contact-tracing and reporting. These tasks did not fall within the standard workday and staff would often be reporting during evenings and weekends.

As the school year concluded in 2021, staff provided a more traditional summer camp experience compared to 2020, while remaining mindful of all pandemic guidance. Field trips were limited to the SLO Swim Center and local hikes – no bussing was used during the summer. The summer camp was held at C.L Smith Elementary School (the summer school option) and at Sinsheimer Elementary (the full day option: 8am – 5pm, Monday through Friday) for 7 weeks. Over 120 children used this program each week.



Youth Summer Camp

With the start of the 2021-22 school year, childcare staff returned to a traditional way of providing City childcare: Sun N’ Fun and Club STAR. Families were able to register for drop-in care (paying only for the time that their child attends) and more families were able to utilize this service. Children have resumed full days of school. Programs continue to be offered in the traditional time frames: before school, middle of the day for TK and Kindergarteners, and after school. Due to continued nationwide staffing shortages, programs continue to manage waitlists adhering to the State Licensing mandate of 1 staff member to 14 children.

The strong partnership between the City and SLCUSD continued in 2021 and into 2022. Other community partners have included CAPSLO, the Child Care Resource Center, and other local childcare agencies who have worked together in finding answers and creative solutions while facing changing guidance and regulations. The City received grants from local partners such as CAPSLO to support the scholarship program. With the City scholarship program and the CAPSLO subsidized care program, 66 youth have received additional childcare fee subsidies.

All Youth Services programs are made possible with the work of up to 70 supplemental staff (currently only 30-40 staff members due to ongoing hiring challenges), ranging from entry level aides to Child Care Head Teachers and full time Site Directors. Staff turnover since Fall 2021 has been higher than ever before with 43 part-time staff hired during the year and 40 staff separations. Staff are provided ongoing instruction to ensure programs are consistent with Department and State Licensing standards. Topics include Positive Guidance, Safety and Accountability, Mandated Child Abuse Reporting, and Pediatric CPR/First Aid.



Parks & Rec Dept. Youth Services Team

Volunteers & Training

Despite pandemic guidelines limiting the number of people allowed to gather, Parks and Recreation staff was still able to utilize volunteers to support services and programming at the Garden workdays and Ranger Workdays, as well as some smaller community events in 2021. Parks and Recreation staff continues to demonstrate a culture of valuing humans and expecting the best from all team members. In 2021, 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, as well as industry specific trainings.



Parks & Recreation Staff Training

Open Space Maintenance

Throughout 2021, Ranger Service continued to provide educational and recreational opportunities to the community of San Luis Obispo. The City's 4,040 acres of designated open space is designed to provide access for a variety of abilities and experiences including rugged hiking trails, challenging mountain biking, and scenic pathways within minutes of community residences and businesses.



Parks & Recreation Department Ranger Service

The City's Ranger Service program employs full-time rangers and other part-time staff that actively maintain the City's open spaces. Over 50 tons of trash were removed from San Luis Obispo Creek and City open spaces by staff and contractors in 2021. Ranger Service led educational hikes through City open spaces, held 15 workdays, and promoted Wilderness Wednesdays via social media to engage and educate our community. City parks and open spaces were patrolled nearly every day of the year. In 2021, a total of 1,140 hours were devoted to public education focusing on conservation and promoting laws during the ongoing COVID-19 pandemic. In 2021, over 1,000 dog leashes were given away at trail entrances and bike bells were also provided to keep users safe. Rangers also added one-way directional signage at loop trails to promote social distancing during the pandemic. New trailhead kiosks and educational panel inserts were installed along City trails in 2021. Collaboration with the public and with the Central Coast Concerned Mountain Bikers (CCOMB) resulted in trail maintenance projects at Bishop Peak, Irish Hills, Bob Jones Trail within the City's open space trail network. New trails broke ground this year at Whale Rock Reservoir and the Miossi Open Space.

The Pilot Program at Cerro San Luis Natural Reserve which began in the winter months of 2017 and 2018 continued through 2021. In response to prior City Council discussion and direction, staff implemented the 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 (November – March) when daylight savings time is not in effect. During these time periods, public use was extended to one hour before sunrise and until 8:30 PM. During daylight savings time, the hours of use for the public return to one hour before sunrise through one hour after sunset. Nighttime use is by permit only and limited to 65 people per evening based on prior conservation review. Permits for biking and hiking are allowed up to 1-week before and available through the City website. Rangers are present, checking permits and educating the public during the Winter Evening Access program.

Emerson Fitness Park Equipment Replacement Project

Progress on planning for the Emerson Fitness Park replacement project continued in 2021. The existing fitness park located within Emerson Park has become outdated and in poor shape. This project will remove the existing fitness park and install an updated fitness circuit. The new fitness park will be low maintenance and ADA friendly, and will allow fitness tracking and workouts through a dedicated mobile application which the Parks and Recreation Department has received through a \$25,000 grant award to help fulfill the City’s goal of a revitalized Emerson Park. The project was completed in February 2022.



Emerson Park fitness court model

North Broad Street Neighborhood Park

In June 2018, City Council approved the North Broad Street Neighborhood Park project to develop a new park facility in the location of the existing community garden. Multiple public engagement sessions with neighbors of North Broad Street were held throughout 2019 to assess priority amenities and feedback on initial concepts and designs. As a part of the park design, a portion of the park 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 the parcel for the creation of a neighborhood park. City Council approved the rezone and the process was completed in April 2021. The project design is expected to be finalized in Spring 2022 with construction anticipated to begin in Fall 2022.

Orcutt Area Parks

In July 2021, City Council approved the development of several park in the Orcutt Area, specifically within the Righetti Ranch Neighborhood. These parks will be developed and designed over the next few years to provide new amenities to the community. Proposed parks in this area include a community park, a linear park, a pocket park, and a trail junction park. The tentatively planned recreation amenities for these parks include pickleball and tennis courts, basketball court(s), a playground, restrooms, athletic turf fields, a dog park, and community gardens. Multiple public engagement sessions with neighbors will be conducted in 2022 to assess priority amenities in each park location.

SLO Swim Center

The SLO Swim Center reopened in July 2020 for the first time since the closure in March 2020. The SLO Swim Center opened with modified conditions, including enforcing social distancing protocols and hourly lane reservations. In July 2021, the SLO Swim Center returned to standard summer programming with the return of Recreational Swim and group lessons. The SLO Swim Center continued to enforce general precaution as recommended by the County and California Department of Public Health. After an extended maintenance pool closure to repair pool plaster and expansion joint for the 50-meter pool from August to September 2021, the SLO Swim Center reopened to a modified programming schedule due to County-wide lifeguard shortages. Lap swim and therapy pool hours were modified based on staff availability. Recruitment and retention efforts were focused throughout the remainder of 2021 with an expectation of returning to traditional hours of operation for winter and spring 2022.



San Luis Obispo City lifeguards

Laguna Lake Golf Course

The Laguna Lake Golf Course (LLGC) continued to provide affordable recreational golf opportunities to the San Luis Obispo community throughout 2021. Conditions at the course varied throughout the 2021 calendar year due to aging irrigation infrastructure. Leaks and irrigation controller issues lead to sporadic course watering resulting in less-than-ideal course conditions. Staff completed a major irrigation re-wiring project on Hole #1 that required many lines of trenching to be dug, miles of wires laid connecting all sprinklers, repairing leaks withing the system, then backfilling all trenches holes by hand. In August 2021, the golf course received a hydro excavation unit, which has reduced the time needed to expose and repair leaks while condensing the time the irrigation system is offline. The golf course continued offering alternative programs including weekly night golf and monthly night disc golf. The long-term concessionaire, Achievement House's 11th Hole Grill, ceased operations in June 2021 and a Request for Proposal was submitted in September 2021. A new concessionaire will be implemented in early 2022.

Public Art Program

Public art continues to be a City priority through the Major City Goal of Diversity, Equity, and Inclusion (DEI). In 2021, an agreement was established for a two year contract with San Luis Obispo Museum of Art (SLOMA) for art installations throughout the downtown corridor, upcoming transportation roundabouts, and the Cerro San Luis Greenway project (formerly titled the “Anholm Greenway”).

The SLOMA staff have focused on bringing artists from outside of the Central Coast region to install temporary art pieces which celebrate diversity, equity and inclusion. Maria Molteni’s Seven Sisters mural on the backside of the Fremont Theater was the largest mural to have been installed within the City, taking almost a month, numerous assistants, and two scaffolds to complete. The completion of this mural in November 2021 set the stage for future partnered projects to come in 2022, including the upcoming sculpture for the roundabout at Tank Farm Road and Orcutt Road. SLOMA also contracted for a sculpture installation to be located on the lawn outside the museum adjacent to Mission Plaza.



Seven Sisters Mural

In August 2021, Mamma Mobius was installed as a temporary year-long art installation which will be replaced in August 2022.

Local artists within San Luis Obispo County were also hired to paint a mural on the newly finished Marsh Street bridge. With continued commercial and residential development, City staff continue to support developers with public art installations as required by the City, managing art juries and giving feedback to the Community Development Director. City Staff also worked with local contractors to clean, prepare, and repair tiles in the "Double Luck Joy" public art mosaic in time for the Lunar New Year in 2021.



Poppies – Marsh Street Bridge

In 2021, the City’s Public Art Program continues a long-standing collaboration with the SLO Museum of Art, San Luis Obispo County Arts Council, the Cultural Arts Committee with the Downtown Association, Cal Poly, and Cuesta Art Gallery.

Conclusion

The City's General Plan guides the use and protection of the City's various resources to meet community purposes. The General Plan 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 its own policies and programs. The 2021 General Plan Annual Report summarizes progress made in 2021 for major programs specified in the elements of the General Plan.

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. Significant progress was made by the City in 2021 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 and for FY 2021-2023 as described on pages 9 and 10. City staff will continue to implement goals and objectives related to; Economic Recovery, Resiliency and Fiscal Sustainability; Diversity, Equity, and Inclusion; Housing and Homelessness; and Climate Action, Open Space, and Sustainable Transportation. Progress on implementation of these goals and objectives will be further reported on in the 2022 General Plan Annual Report.