



Sustainable Growth Management

VOLUME 1

Information Series: Sustainable Growth Management - Housing and State Law - How the Development Review Process Works - Current Development Projects - Infrastructure and New Development - Homelessness Response - Code Enforcement - Building and Safety

The City of San Luis Obispo has a vision of a sustainable community, within a diverse natural and agrarian setting. The City maintains its healthy and attractive natural environment valued by residents, its prosperity, and its sense of safety and community, within a compact urban form.

GROWTH MANAGEMENT

Land Use Element (LUE) Policy 1.11.2 Residential/1.11.4 Commercial

The City of San Luis Obispo has carefully planned for future growth. By planning to grow slowly, the City allows for the gradual assimilation of new residents. There are currently 22,018 dwelling units in the City. There is a projected buildout capacity of 3,744 additional housing units, which is planned for under the City's Land Use and Circulation Plans (LUCE) through the year 2035.



MAJOR CURRENT RESIDENTIAL DEVELOPMENTS

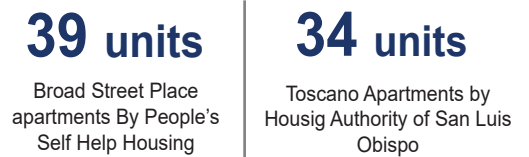
Of 3,744 dwelling unit capacity available to reach LUCE buildout, 2,258 remain to be built in specific plan areas. An additional 1,486 units are available via infill development. By limiting growth to specific plan areas and infill development, the City is preserving scenic corridors and open space.



NEW 100% AFFORDABLE HOUSING PROJECTS

More than 1,201 deed-restricted, affordable units have been built since the adoption of the Inclusionary Housing Ordinance in 1999. The City partners with private developers and nonprofit partners including Housing Authority of San Luis Obispo, Peoples Self Help Housing, Habitat for Humanity SLO County, and Transitions Mental Health Association.

Projects currently in construction



▶ WATER SUPPLY AND DEMAND

Water and Wastewater Element (WWE) Policy A 5.2.2

The City has multiple water sources to support the build-out projections for population and job growth. The City’s projected water demand is called Primary Water Supply and includes both residential and daytime population needs for all uses such as restaurants, hotels, industrial/manufacturing, government/schools, and irrigation. In addition to the Primary Water Supply, the City maintains a Reliability Reserve to provide a buffer for unforeseen long-term impacts such as climate change, and a Secondary Water Supply for short-term impacts such as low rainfall years. Cal Poly maintains its own water supply, so on campus usage does not impact the City’s water supply.

Primary Water Supply

=117 gpcd x City Build-out population
 =117gpcd x 57,200 x 365 days x Acre-ft/
 325,851 gal
7,496 Acre-ft per year

Reliability Reserve

=117 gpcd x City population
 =117gpcd x 46,724 x 365 days x
 Acre-ft/ 325,851 gal x 20%
1,207 Acre-ft per year

Secondary Water Supply

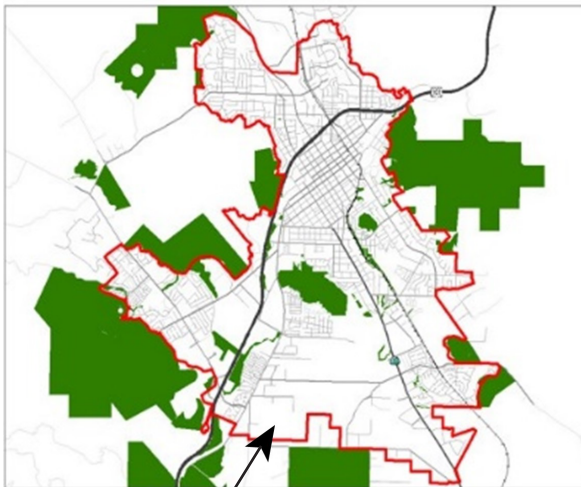
=Current Annual Availability – Primary Water
 Supply - Reliable Reserve
 = 10,130 Acre-ft per year – 7,496 Acre-ft per
 year – 1,225 Acre-ft per year
1,437 Acre-ft per year

*gpcd= gallons per capita per day
 Source: 2022 Water Resources Status Report, May 3, 2022

▶ OPEN SPACE PRESERVATION

Conservation and Open Space Element (COSE) Policy 8.2.1

The City has an aggressive greenbelt protection program to protect the natural beauty and habitat value of its surroundings while preventing sprawl. Non-urban agricultural, open space, and wildlife corridors are also encouraged within the urban reserve.



Urban Reserve Line

Total Greenbelt Area	54,766 acres
City Greenbelt Properties	4,100 acres
City Open Space or Conservation Easements	3,500 acres
Public Lands	9,500 acres
Williamson Act Contracts	15,000 acres
Other Conservation and Open Space Lands (Land Conservancy, SLO County)	1,350 acres

Urban Reserve Line (URL) is the boundary between areas that the City has decided may be appropriate for urban development and land to remain in open-space and rural uses. Agricultural and

