



2013

Annual Report on the General Plan



Work continued on the General Plan Land Use and Circulation Element Updates, anticipated to be completed in October, 2014.

Community Development Department

Our Mission Statement

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

Our Service Philosophy

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

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



Acknowledgements

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and accepted by the City Council on May 6, 2014.*

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

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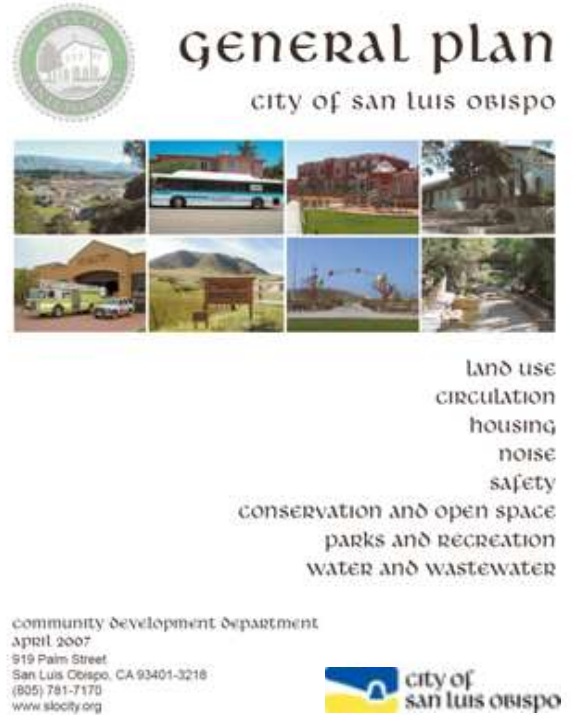
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Introduction

The General Plan is a comprehensive statement of the City's goals and how those goals will be achieved over the long-run. 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 and determine if the programs are still relevant or if priorities should be reassigned. The Annual Report fulfills the requirements of State law, and the General Plan itself, which call for an annual report.



Administration of the General Plan

General Plan Status

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 that they provide a long-term perspective. The Governor's Office of Planning and Research publishes the General Plan Guidelines, which includes the following general plan basics:

1. Geographic Comprehensiveness: The general plan must cover all of the territory within the jurisdiction's boundaries.
2. Regionalism: The general plan must take into account regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.
3. Issue Comprehensiveness: General plans must address the jurisdiction's physical development over the long term, but because the general plan is the most comprehensive expression of the general welfare, it should also recognize social and economic concerns.

4. Internal Consistency: All of the general plan elements must be internally consistent. Each element's data, analyses, goals, policies and programs must be consistent and complement one another. This includes consistency with area plans and specific plans.
5. Long-Term Perspective: The general plan must address the welfare of current and future generations, although the time-frames may vary among the different elements. The Housing Element, for instance, must be updated every five years.

State law says the 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 is triggered by private applications or by direction from the City Council. Changes to the 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.

Land Use and Circulation Element Update

The Land Use and Circulation Elements (LUCE) update project was in full swing during 2013 and included a wide variety of community outreach activities and progress in defining the draft elements and physical changes to review through the environmental review process. At the end of 2013, the Planning Commission had endorsed, with minor changes, the Task Force's recommendations for updates to the Land Use and Circulation Elements and forwarded their recommendations to City Council. The updated draft elements combined with the City Council's endorsement of the physical alternatives for consideration will form the basis of the LUCE update project description.

City of SLO General Plan Elements

Land Use

*Update underway
with adoption
anticipated in 2014*

Housing

*Update underway
with adoption
anticipated in 2014*

Circulation

*Update underway
with adoption
anticipated in 2014*

Noise

Adopted 1996

Conservation and Open Space

Revised 2006

Safety

Revised 2012

Parks and Recreation

Adopted 2001

Water and Wastewater

Revised 2010

To garner community input on the update, programs included virtual town halls using MindMixer (Ran for six months from Fall 2012 – May 2013 with 240 registered participants, 1,039 unique visitors, 18,000 page views, and > 230 ideas generated), e-Blasts messages on upcoming events and progress (group e-mail messages – 21 were sent in 2013 with an average of 1,000 read each time), public service announcements and media coverage (including Theater PSAs that ran for 12 weeks from November 2012 – January 2013 at the Cinemark downtown – all screens, with about 20,000 impressions), website and social media (including Spanish language outreach), public workshops, advisory body meetings, and 25 meetings of the resident Task Force (TF-LUCE). For a full list of outreach conducted to date, please see www.slo2035.com/community-involvement.

Public events and hearings associated with the LUCE update included:

Public Workshops (#signed-in does not include staff and consultant team)

Future Fair 2 (June 1, 2013) > 130 signed-in

Purpose of this workshop was to promote input from residents on Land Use and Circulation Physical alternatives/changes to circulation and land use designations.

Future Fair 3 (December 7, 2013) > 125 signed-in

Purpose of this workshop was to provide information regarding policy and alternatives recommendations of the Task Force, Planning Commission, and City Council, to provide information on the upcoming environmental review process and receive resident input and comments.

City Council Meetings

The City Council reviewed progress and recommendations of the TF-LUCE and Planning Commission on April 2, 2013 regarding neighborhood boundaries and guiding principles of the update. During this meeting, the City Council confirmed the use of the existing goals as the guiding principles and that definitive neighborhood boundaries were not desired. On October 15, 2013, the Council reviewed recommendations of the TF-LUCE and Planning Commission and endorsed a set of physical alternatives for further evaluation through the Environmental Impact Report (EIR).

Planning Commission Meetings

On May 8, 2013, the Planning Commission reviewed the sites and land use and circulation alternatives being considered by the TF-LUCE to provide direction regarding those alternatives that presented a reasonable range for the community to consider at Future Fair 2 on June 1, 2013. Then, on July 24 and August 14, 2013, the Commission reviewed TF-LUCE recommendations on physical alternatives for both land use and provided a recommendation on a preferred set of alternatives for the City Council's consideration. Finally, on December 12 and December 16, 2013, the Commission reviewed the TF-LUCE's recommendations regarding policy language changes and additions to the Land Use and Circulation Elements. The Planning Commission received public testimony on revisions and provided a recommendation for the City Council's consideration.

Task Force Meetings

The 15 member resident task force, known as the TF-LUCE, held 25 meetings during 2013. During the first quarter, three meetings were held and involved discussion of Neighborhood Areas and Guiding Principles for alternatives development. During the second quarter, five meetings were held to discuss choosing alternative sites for potential Land Use and Circulation changes. During the third quarter, three meetings were held to review physical alternatives (changes in land use and circulation). The fourth quarter included fourteen meetings in which policy changes to the Land Use and Circulation Elements were discussed and revised.

The TF-LUCE meeting on December 10, 2013 culminated in a recommendation on a set of updates to the LUCE that was forwarded on to the Planning Commission and City Council for consideration.

Advisory Committee Meetings

Mass Transportation Commission	July 10, 2013
Bicycle Advisory Committee	July 18, 2013
Parks and Recreation Commission	August 21, 2013
Bicycle Advisory Committee	September 19, 2013

The update process included development of materials to inform advisory body recommendations regarding the draft elements and associated environmental review process including:

San Luis Obispo Airport Land Use Compatibility Report. The City worked with a consultant to develop an evaluation of safety and noise considerations associated with airport operations. This document will be used by the General Plan Team to support the LUCE Update EIR and evaluation of potential development.

Nightlife Safety Whitepaper. This whitepaper included a discussion of alcohol outlets and regulation as well as concepts of safety through environmental design. The final draft whitepaper was provided to the TF-LUCE and was also reviewed by the Planning Commission.

Downtown Pedestrian Study. The consulting team prepared and submitted a draft (December 2013) version of the Downtown Pedestrian Plan. This study will be further refined with public input in the spring of 2014.

Notice of Preparation. On December 5, 2013, the City issued a Notice of Preparation of an Environmental Impact Report (EIR), designed to gain public and agency input on the content of the LUCE Update EIR. An informal scoping meeting was held during Future Fair 3 on December 7, 2013, with an official scoping hearing held as part of a regularly scheduled Planning Commission meeting on January 8, 2014. The initial review period ran until January 24, 2014.

Next steps in the process

In 2014, the draft EIR and draft LUCE will be referred to the Airport Land Use Commission and reviewed by the advisory bodies and Council with final adoption anticipated in October 2014.

Community Development Department Organizational Assessment

A key component of the Organizational Assessment is improving the development review process; 33 recommendations of the Assessment are directly related to development review. Improving the development review process is a four-phased approach: 1) Implement Organizational Assessment recommendations, 2) Identify Process Improvements, 3) Implement Improvements, and 4) Monitor Performance. The process is approximately 70% complete with 21 tasks completed or ongoing, including the following:

- Established weekly training for plan check, inspection, and code enforcement personnel.
- Formalized the Development Review Team meetings with agendas and follow-up action.
- Revised the agenda schedules to get the Advisory Reports out earlier to the public.
- Published cycle times standards for major permit types on the website.
- Assigned a full-time Building Division Permit Technician to cover the counter 40 hours per week.
- Moved the Public Works Engineering Development Review Division into the Community Development Department.
- Improved the “completeness” letter template.
- Increased collaboration between Long Range and Development Review Divisions.
- Increased public contact and availability for the public with inspection staff.

Other improvement tasks currently in progress include:

- Establishing criteria for Pre-Application reviews.
- Using an agreed-upon entitlement schedule for projects determined to be of high priority.
- Developing a customer services best practices program.
- Developing a Standard Conditions library and Key Performance Indicators.

Improving the development review process will help carry out one of the major goals of the City Economic Development Strategic Plan which is to streamline the process and remove barriers to job creation. The Developers Roundtable – a cross-representation of local architects, engineers, planners, and project representatives – has been a valuable partner in reviewing process improvements.

Housing & Population

2010 Census (4/1/2010)

Total Population	45,119
Total Housing Units	20,553
Occupied	19,193
Vacant	1,360

2000 Census (4/1/2000)

Total Population	44,174
Total Housing Units	19,306
Occupied	18,639
Vacant	667

Based on the Community Development Department’s running total of residential construction permits there were a total of 20,779 housing units in the City at the end of 2013. This is within the limit of the 1% annual residential growth rate identified in the Land Use Element. In 2013, the actual net annual growth rate was 0.38% for residential structures. Anticipated growth projections provided in the Land Use Element are the basis for many other assumptions in the General Plan, such as transportation needs. Since the actual growth rate is lower than the projection, assumptions based on these projected rates should still be sound.

Residential Growth Management

The Land Use Element policy related to residential growth rate (LUE 1.10.2) states that the City’s housing supply shall grow no faster than one percent per year, on average, based on established thresholds in the following Land Use Element table:

Anticipated City Population Growth

Year	Approximate Maximum Number of Dwellings	Anticipated Number of People based on 2.3 persons per dwelling
2009	20,222 ¹	44,521
2014	21,253	48,881
2019	22,337	51,375
2024	23,477	53,997
2029	24,674	56,750
Estimated urban reserve capacity:		57,200

Source: Land Use Element, City of San Luis Obispo, Community Development Department

¹ Actual number from 2009 Housing Element.

This policy was modified in 2010 to an average of one percent per year over the five-year Housing Element planning period. The policy change responded to slow residential growth trends combined with the phasing and financing plans incorporated into the Margarita and Orcutt Specific Plan Areas. The Residential Growth Management Regulations (MC 17.88)

requires each specific plan area to adopt a phasing schedule for residential growth to ensure that established thresholds in the Land Use Element are not exceeded.

Residential Units Added to the City (01/01/03 – 12/31/13)

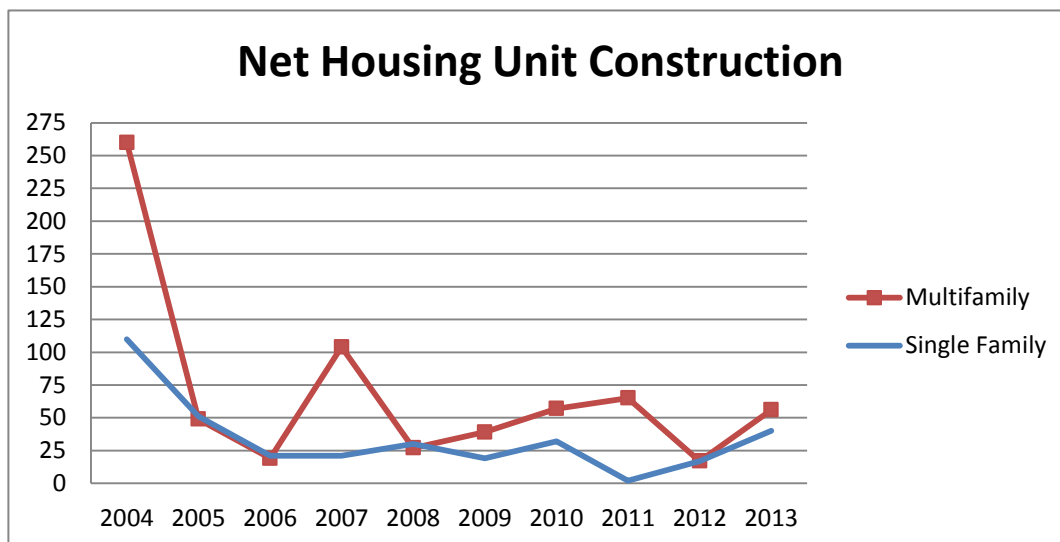
Year	SFR - Detach		SFR - Attach		MFR		Annex Units	Total Units	Net Mkt	Growth Rate
	Mkt	Aff	Mkt	Aff	Mkt	Aff				
2004	71	4	25	10	190	70		370	286	1.43%
2005	27	0	22	2	9	40		100	58	0.29%
2006	17	0	4	0	9	10		40	30	0.15%
2007	16	0	5	0	99	5		125	120	0.60%
2008	7	0	23	0	-1	28		57	29	0.14%
2009	16	0	3	0	29	10		58	48	0.24%
2010	15	0	17	0	23	34		89	55	0.27%
2011	0	2	0	0	23	42	18	85	41	0.20%
2012	16	0	1	0	17	0		34	34	0.17%
2013	16	3	0	0	63	10		92	79	0.38%
10-yr Total	201	9	100	12	461	249	18	1050	780	3.87%

Source: Building Permits Finaled, Community Development Department

Note: Units shown are net totals accounting for demolitions.

In 2013, the growth rate was 0.38%, which includes new single-family and multi-family construction. The City's net annual residential growth rate has exceeded one percent only once (2004) since 2002. The average annual growth rate for the last decade was .39%. State law requires that affordable units deed-restricted to extremely low, very low, or low income households are not factored into residential growth rate calculations. Nonetheless, if those units are added, the average annual growth rate for the last decade was 0.52%.

New housing types in 2013 consisted mainly of multifamily units. This is consistent with most recent years multi-family units constructed has exceeded single family residential unit construction. A total of 92 net new residential units were granted final occupancy in 2013.



Source: SLO Community Development

Thirteen affordable units were added to the City’s housing stock in 2013. Ten multi-family units were dedicated at the “low” affordability level and three single-family units were dedicated at the “very low” level for a Habitat for Humanity project on Rockview Place.

Quantified Objectives

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

Progress towards Meeting Quantified Objectives (01/01/10 to 12/31/14)

Income Category (% of County Median Income)	Regional Housing Need Allocation					
	SFH	SFH Built	MFH	MFH Built	Total	Total Built ¹
Extremely Low (< 30%)	0	0	185	5	185	5
Very Low (30-50%)	0	5	185	29	185	34
Low (51-80%)	104	0	155	50	259	50
Moderate (81-120%)	118	0	177	2	295	2
Above Moderate (> 120%)	266	73	399	116	665	189
TOTAL UNITS	488	78	1,101	202	1,589	280

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

¹ Reflects net units constructed 01/01/10 thru 12/31/13.

About 20% of all housing units added in the City since 2010 were affordable to extremely-low, very-low, low and moderate income households, but the City has not yet achieved the quantified objectives outlined in the table. Achieving the quantified objective is not a requirement, yet it is a way to measure how effective the City has been in terms of housing programs and policy to advance the construction of affordable housing. Market conditions and the financing environment are the primary drivers that determine the production of affordable housing. Since the fourth year of the planning period has just completed, and housing production is coming off its lowest level in more than a decade, achieving the quantified objectives is likely to see more significant progress towards the end of the planning period.

Affordable Housing

In 2004, the City established a Housing Programs Manager position to focus on affordable housing development and other important General Plan Housing Element goals. The

Housing Manager serves on the Board of Directors for the Workforce Housing Coalition, the Funding Commission for the SLO County Housing Trust Fund, and contributes to the work of the Homeless Services Oversight Council. These efforts contribute to an improved environment for planning and development of affordable housing in the City of San Luis Obispo. The following is a list of program accomplishments for 2013:

1. *Moylan Terrace (851 Humbert Avenue)*: The Moylan Terrace housing development located at 851 Humbert Street has completed and sold Phase 1 of the development. The project includes 80 residential townhomes and a building with a community room and one rental apartment. Of the 81 units, 49 are deed-restricted under the City's long-term affordability program with the remainder to be sold as "workforce housing" (between 120% and 160% of the County median income). The project includes a mix of affordability for the 49 deed-restricted units, including 2 very-low, 14 low and 33 at the moderate income levels. Phase 2 of 7 is under construction with completion expected in spring of 2014. The City contributed an Affordable Housing Fund grant of \$709,900 for property acquisition and development review and citywide impact fee waivers for the affordable units.
2. *Transitions Mental Health Association (TMHA)*: On October 15th, Transitions Mental Health Association of San Luis Obispo County (TMHA), City officials and a number of community partners attended an open house and guided tour of "Hope House", TMHA's recently constructed permanent supportive housing development located at 1306 Nipomo Street. The project included the renovation of an existing 2,333 square foot home into two studio units and a wellness center and construction of a new two-story building with six studio units and vehicle parking. All eight units are fully furnished and residential support services for the tenants are provided on-site in the wellness center. These units are deed-restricted for rent by very-low income individuals under the City's long-term affordability program. The City contributed development review and citywide impact fee waivers to the project.
3. *Habitat for Humanity*: On September 27th, Habitat for Humanity of San Luis Obispo County (HFH), City officials and a number of community partners attended a home dedication ceremony for the families of HFH's affordable housing development located at 3212 Rockview Place. The site is approximately 12,000 square feet in area and the project included the development of three single-family homes. These homes are deed restricted for purchase by very-low income families under the City's long-term affordability program. Each home occupies its own lot and includes approximately 1,000 square feet of living area with three-bedrooms and 1½ baths. The Habitat families that purchased the homes have performed over 500 hours of sweat equity on their home. They purchased the homes with a no-interest loan and their monthly mortgage payments will be used to support Habitat's work throughout the County. The City contributed a Community Development Block Grant of \$241,217 and an Affordable Housing Fund grant of \$38,783 for property acquisition and site clearance and remediation.

4. *313 South Street:* Staff continued to work closely with HASLO, ROEM Development Corporation, HTF and the County on a proposal to assist the 313 South Street Family Apartment project be successful in receiving state tax credits in March 2014. This project has received multi-year CDBG and HOME funding allocations as well as a City Affordable Housing Fund award to support the acquisition and development of a 43-unit apartment project for low and very-low income households.
5. *Orcutt Area Specific Plan:* The first development proposal in the Orcutt Area Specific Plan was approved. The project includes 146 dwelling units with a mix of affordability and housing types. Approximately 25% of the units are affordable to very-low, low, and moderate income households, far exceeding the project's Inclusionary Housing requirement.
6. *1550 Madonna Road:* In 2012, The City helped developers of this 120-unit affordable housing project acquire a 4% tax credit award, tax exempt bonds, and 90 project-based HUD vouchers, to purchase and rehabilitate the property and units. The project was completed in the Spring of 2013. Assisting with the preservation of affordable housing units is often times more cost effective than building new affordable housing capacity.
7. *Margarita Area Specific Plan (MASP):* Staff is collaborating with HASLO regarding their option to develop affordable housing in the Margarita Area Specific Plan (MASP). HASLO is in the preliminary stages of developing plans to construct affordable housing on a two acre property that is required to be dedicated by the property owner/developer of the subdivision.
8. *Housing Trust Fund (HTF):* On November 19th, Council approved an Affordable Housing Fund award for the Housing Trust Fund (HTF) in the amount of \$30,000 to support the HTF's operating expenses for 2014. The HTF provides three key services that benefit affordable housing in the City of San Luis Obispo: 1) financing, 2) technical assistance and 3) advocacy. The HTF provides funding for affordable housing projects, including property acquisition, construction and refinancing. HTF staff also serves as a resource to City staff working with developers on affordable housing projects.
9. *Community Development Block Grant Program (CDBG):* The City received a total of seven CDBG funding applications requesting a total of \$754,695. The City anticipates receiving approximately \$460,000 for the upcoming year.
10. *Affordable Housing Equity Share Program:* To increase homeownership opportunities available and affordable to very-low, low and moderate-income households the City partnered with HASLO and Goldfarb and Lipman to prepare documents that implement the City's Equity Share purchase program as provided for in Chapter 17.91.150 of the Zoning Regulations. This program allows buyers of affordable units to enter into an agreement with the City that upon resale of the property, the City's equity share in the property is returned to the City for use in other affordable housing developments. In discussions with HASLO, the City

anticipates this program being utilized in future phases of the Moylan Terrace project.

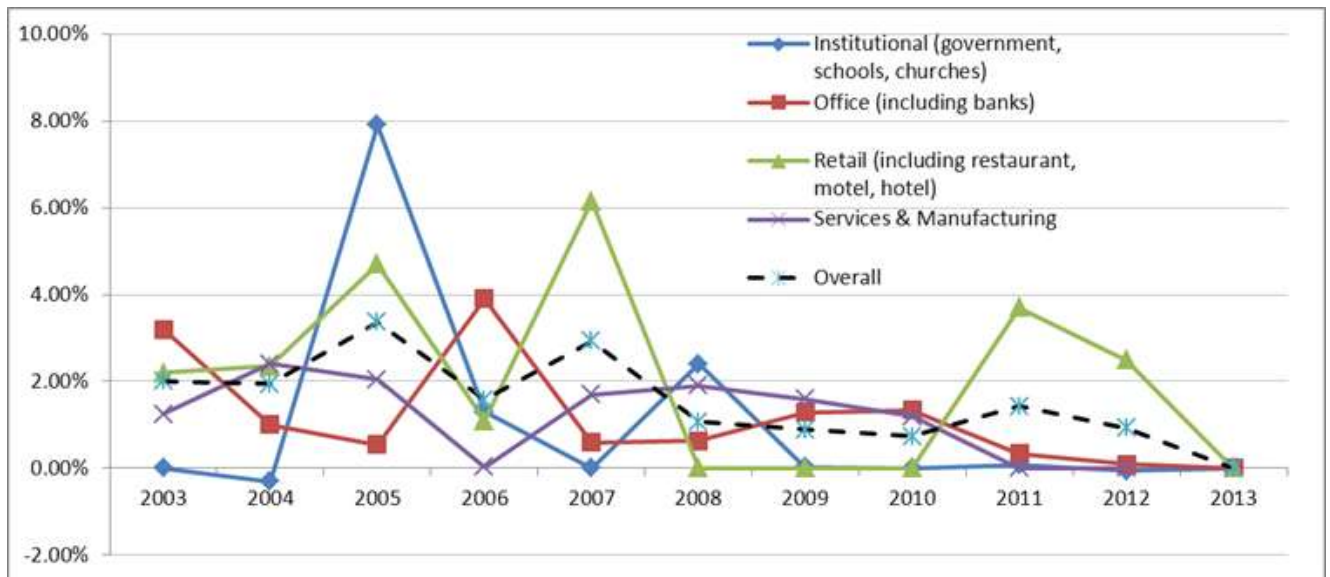
11. *Inclusionary Housing*: The City secured 13 affordable rental housing units (10 low and 3 very-low income) through long-term affordability agreements (Habitat for Humanity – 3 units, Moylan Terrace – 2 units, Transitions Mental Health – 8 units).
12. *Homeless Services Center*: The City worked closely with CAPSLO to address facility impacts, including modifications to delivery of homeless services and programs, consideration for reducing the number of shelter beds, development of a good-neighbor policy to reduce impacts on the surrounding neighborhood, and consideration of alternative site locations.
13. *Safe Parking Pilot Program*: On October 1, 2013, Council approved amendments to Title 17 (Zoning Regulations) of the Municipal Code to permit and provide standards for the operation of safe parking facilities on private properties within the City. The Ordinance provides a limited exception to allow safe parking facilities on property located outside of the public right-of-way in certain zoning districts subject to permit requirements; performance standards and use permit considerations to ensure that safe parking facilities will be compatible with surrounding uses and effective at facilitating participants' transition to permanent housing.
14. *Homeless Issues Working Group*: The City has a Homeless Issues Working Group to support and implement the 10-Year Plan and to identify, evaluate, and implement strategies to reduce the impacts of homelessness on the City. The Working Group meets bi-monthly and is made up of executive team members that have programmatic responsibility in areas that serve the homeless population, or serve community members that are impacted by homelessness.
15. *2013 Homeless Enumeration Report*: Staff was actively involved with the 2013 Homeless Enumeration Report. Every two years, all jurisdictions receiving federal funding to provide housing and services for the homeless are required by HUD to conduct a point-in-time count of sheltered and unsheltered homeless persons at a single time during the last ten days of January. The data collected through these counts help the federal government and local jurisdictions better understand the nature and extent of homelessness and plan for needed programs and services. Additionally, local jurisdictions use the findings of their point-in-time count to apply for federal funding for homeless programs. In 2013, the San Luis Obispo County Continuum of Care is expected to receive approximately \$1 million in federal funds for homeless services.
16. *Homeless Services Oversight Council (HSOC)*: In 2013, the County's Homeless Services Oversight Council (HSOC) voted to make Housing First its top priority for 2014, and voted to join the 100,000 Homes Campaign. This program uses the Housing First approach to assist the most vulnerable, chronically homeless persons who are at risk of dying on the streets. In response to HSOC's action,

HASLO offered to make available 50 Housing Choice Vouchers to house the most vulnerable homeless persons. On November 5, 2013, the County Board of Supervisors authorized funding for case management services to implement the program. The City submitted a letter and provided testimony in support of this action. County staff is currently working on developing an RFP for qualified homeless service providers to assist 50 of the County’s most vulnerable homeless receive and retain permanent housing. County staff expects the program to begin this summer.

Nonresidential

Based on final building permits finalized in 2013, 12,710 square feet of net new commercial floor area was added to the City for a nonresidential growth rate of .01%. This compares with approximately 106,000 square feet of nonresidential space in 2012, which represented a net annual nonresidential growth rate of .93%. A significant increase in net new nonresidential floor area is anticipated in 2014 with 170,000 square feet of floor area already under construction. There are a number of other projects which are under building permit review and/or anticipated to be submitted for final building permit review in the near future including the Monterey Place mixed use project and the initial phase of Chinatown. The table below describes projects in the review process. Not all of these will see construction start in 2014.

Net Annual Growth Rates of Nonresidential Sectors (01/01/02 – 12/31/13)



Source: Building Permits Finalized, Community Development Department

Note 1: The first 300,000 sq. ft. of floor area constructed after 1994 is excluded from calculations per LUE 1.10.4.

Note 2: Annexed floor area excluded from growth rate calculations: 1999: 71,000 sq. ft. services & manufacturing; 2000: 4,000 sq. ft. service & manufacturing; 2001: 35,000 sq. ft., office and institutional; 2008: Airport Area.

Projects in the Pipeline with Nonresidential Square Footage

Project Name	Address	Nonres. Sq. Ft.	Type	Status
<i>Mixed Use (Residential and Commercial)</i>				
Chinatown	861 Palm	46,140	Retail, Hotel	Entitled
Ah Louis	800 Palm	21,000	Office, Retail	Entitled
Garden Street Terraces	1119 Garden	25,047	Retail, Hotel	Entitled
Monterey Place (Leitcher)	667 Monterey	25,000	Office, Retail	Entitled
Broad St. mixed	3049 Broad	7,200	Office, Retail	In Planning
Marsh Street Commons	595-577 Marsh	8,000	Retail	Under Construction
Marsh Street Mixed Use	590 Marsh	7,400	Office, Retail	Entitled
Pacific Courtyards	1327 Osos	8,000	Office, Retail	In Planning
<i>Commercial</i>				
Airport Business Center	4450 & 4460 Broad	47,000	Service-Commercial	Under Construction
Art Center	1010 Broad	22,000	Offices, Institutional	Entitled
Long-Bonetti Ranch	3897 S. Higuera	52,350	Service-Commercial	Entitled
SESLOC	3807 Broad	40,000	Office, Retail	Under Construction
French Hospital	1911 Johnson	22,900	Office, Institutional	Under construction
Mind Body	651 Tank Farm	60,000	Office	Under construction
Old Mission School	774 Palm	4,000	Institutional	Under construction
Buffalo Wild Wings	309 Madonna	6,000	Retail	Entitled
1865 Monterey	1865 Monterey	60,000	Retail. Hotel	In Planning
Digital West	600 Tank Farm	80,000	Service-Commercial	In Planning
Aerovista Office	892 Aerovista	44,000	Office	Entitled
Volny Office	862 Aerovista	37,000	Office	Entitled

Source: Community Development Department, 2013.

Commercial and Industrial Growth Management

Land Use Element Policy 1.10.4 states that each year, the Council will evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any five-year period exceeds five percent. The five-year growth rate for 2009 through 2013 was 4.09%, and the five-year annual average growth rate was 0.82%. According to the policy, any limits so established shall not apply to:

- A. Changed operations or employment levels, or relocation of ownership change, of any business existing within the City at the time the limit is set;
- B. Additional nonresidential floor area within the downtown core;
- C. Public agencies;
- D. Manufacturing, light industrial, or research businesses.

The actual increase in nonresidential floor area has exceeded five percent for every five-year period since 1995. Each year the Council has considered whether or not to implement limits to new nonresidential 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. The City is nearing build-

out of the regional retail development envisioned by the General Plan with completion of major anchor stores in the Prefumo Creek Commons Shopping Center. An application has recently been received requesting Council authorization to proceed with an application to annex and develop the Dalidio property with up to 500 dwelling units and up to 350,000 square feet of commercial floor area, and a 200 room hotel and conference center. Staff will be evaluating this area adjacent to Home Depot for potential residential or mixed use development, as directed by Council, as part of the Land Use Element update.

Jobs-Housing Balance

The jobs-housing ratio is a measure of employment compared to housing in the City limits. It is a planning tool to determine whether a roughly equal number of jobs and housing units (households) exist. According to planning literature, the common target is a jobs to housing units ratio of 1.5:1, which reflects that there is more than one worker in the average household.

Jobs-Housing Balance

Estimated jobs in City limits	33,451
Housing units	20,779
Jobs to housing ratio	1.6:1
Cal Poly jobs (not in City)	2,278
California Men's Colony jobs (not in City)	1,899
Jobs to housing ratio including neighboring major employers (Poly and Men's Colony)	1.8:1

Sources: 2007 Economic Census; Cal Poly, CMC, 2011; Comm. Development, 2013.

Balancing jobs and housing goes well beyond numerical equality. The type of jobs (head-of-household versus service), and residency of workers is not captured in the equation. However, the City's jobs-housing balance does indicate that many residents have the opportunity to live close to where they work.

Major Implementation Plans

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

Council Goals

Implementation of the General Plan ties directly to Council Goals adopted in the 2013-15 Financial Plan:

Implement strategies to address homelessness

Continue and enhance neighborhood wellness initiatives

Continue to provide essential services and sustain the City's short term and long term fiscal health

Expand bicycle and pedestrian paths

Implement the Economic Strategic Plan and create head of household jobs.

Assess and renew the downtown by supporting cultural attractions & reduce incidents of illegal activity and adverse

Complete construction of a skate park

Expand open space and provide resources to enhance open space quality and amenities

Enhance maintenance of City infrastructure

Improve transportation including prioritizing construction of Los Osos Valley Road overpass, and improve walkability of the City's neighborhoods and commercial districts.

supersede the Zoning Regulations, or lead to amendments to the Municipal Code. The process for adopting a specific plan is similar to the process for adopting or amending a section of the General Plan.

Margarita Area Specific Plan

The Margarita Area Specific Plan (MASP) was approved on October 12, 2004. The remaining portions of the Margarita Area in the County were annexed into the City in 2008. In 2013, construction continued on the Serra Meadows project and Council approved modifications to conditions of approval for the project. Tract 2342 includes 56 single-family lots and 10 work-live units. Council approval of modifications of conditions for Tracts 2353 & 2428 with a total of 320 residential units is pending final Council approval.

Airport Area Specific Plan

The Airport Area Specific Plan (AASP) was adopted by the City Council in August, 2005. Phase one of the Airport Area Annexation occurred in 2008. A proposed amendment of the AASP was ongoing in 2013 to respond to the Chevron Tank Farm redevelopment and remediation proposal. The remediation portion of the project is projected to take up to 3 years and the development portion of the project could include up to 800,000 square feet of commercial floor area. The Final EIR for the Chevron project was released in December 2013 following several years of project development and environmental analysis. It is anticipated that certification of the EIR and an evaluation of the project entitlements from both the City and County of San Luis Obispo will continue into 2014.

Orcutt Area Specific Plan

The Atelier development was approved in 2013 for 144 residential units and includes a mix of single-family units, townhomes, flats, and senior housing. Preliminary plans for the Righetti Ranch project were submitted in 2013, requesting to initiate Specific Plan and General Plan amendments. The Righetti Ranch project includes +/- 144 acres of the Orcutt Area Specific Plan (OASP) and includes the Righetti Hill open space. The OASP's estimated residential yield for the Righetti property is 288-319 units.

Railroad District Plan

Phase Two of the Railroad Square project was completed. The project successfully melds modern building additions with historic features of the Master List Channel Commercial Warehouse Building. The adaptive re-use of the Freight Warehouse has been completed and the Railroad Museum group has completed their tenant improvements to the building and celebrated their grand opening. Other new commercial developments have been completed in the district which has assisted with the implementation of plan elements such as sidewalks, lighting and other improvements.

South Broad Street Area Plan

The South Broad Street Area Plan has been in process since 2006. In 2012, the Area Plan was reformatted and streamlined into a graphic-based document that is easier to read. The draft Area Plan was unanimously endorsed by the Planning Commission in November 2012, and after early 2013 review and revision by the Council was endorsed to move forward as part of the LUCE update. Draft plans estimate approximately 400 new dwelling units that

would result from implementation of the plan.

Climate Action Plan

Development of a Climate Action Plan began in 2009 and finished in 2012. The Plan contains quantified strategies to reduce greenhouse gas emissions (GHG) from the community and City operations. It will also serve as the City's Qualified GHG Reduction Strategy. Several strategies from the Climate Action Plan have been included in the draft LUCE update and others are being pursued through staff work and other actions, such as progress toward upgrading the City's Waste Water Reclamation Facility.

Historic Preservation

The City was granted Certified Local Government (CLG) status by the Office of Historic Preservation (OHP) in 2012. In May 2012, a competitive grant in the amount of \$17,500 was awarded to the City through the CLG program to hire a consultant to prepare a Historic Context Statement. The Context Statement outlines the City's significant historic themes, establishes the time frames and event associated with these themes, and identifies the architectural elements that are unique to each. The document was completed and published in December 2013. The context statement provides a valuable tool to staff and residents in the awareness, identification, and status of significant historic properties. The document also provides valuable information that will help to define the boundaries of existing and future historic districts.

Open Space Protection

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



Irish Hills Natural Reserve

CDD Resource Forecast

CDD is made up of five divisions: *Building, Engineering, Development Review Planning, Long Range Planning and Department Administration.*

To meet projected workloads for FY 2014-15 additional resources funded by increased revenues are proposed. Full Time Equivalent (FTE) =1,703 productive annual staff hours.

BUILDING

Projected workload: 14.10
Actual resources: 11.5
Needed resources: 2.6 FTE

DEPARTMENT ADMIN.

Projected workload: 6 FTE
Actual resources: 4.75 FTE
Needed resources: 1.25 FTE

DEVELOPMENT REVIEW

Projected workload: 6.25 FTE
Actual resources: 4 FTE
Needed resources: 2.25 FTE

ENGINEERING

Projected workload: 5.25 FTE
Actual resources: 3.25 FTE
Needed resources: 2.0 FTE

LONG RANGE

Projected workload: 5.5 FTE
Actual resources: 5 FTE
Needed resources: .5 FTE

Temporary staff and consultant services are proposed to be funded as part of the 2014-2015 budget supplement to provide adequate resources for each division..

These costs will be offset by increased revenues which exceed anticipated 2013-14 Development Services Allocation.

A full breakdown of CDD resource allocation is in the appendix.

The highlights of 2013 include:

1. Implementation of the Calle Joaquin Agricultural Reserve Master Plan with Central Coast Ag Network for educational and local agriculture production purposes, including the installation of a new irrigation well and distribution system.
2. City Rangers in partnership with the Central Coast Concerned Mountain Bikers (CCCMB) and other volunteers continued to expand multiuse trails in the Froom Ranch portion of the Irish Hills Natural Reserve occurred, increasing the hiking, trail running and mountain biking opportunities in that open space by several miles.
3. The Skills Course at the Stenner Springs Natural Reserve continued to be expanded upon and improved through volunteer and Ranger work days. All new construction balanced resource protection and recreation as appropriate.
4. Continued exotic vegetation control along San Luis Obispo Creek and planting of native plants to restore the habitat.
5. Continued to implement the Stormwater Management Plan under requirements from the Regional Water Quality Control Board (RWQCB). The Plan focuses on improving stormwater quality through Best Management Practices (BMPs), including: construction site monitoring, municipal operations, development review, and public participation to reduce pollution run-off.
6. Participated in planning and implementation of several important ongoing City projects, including: Chevron Tank Farm Remediation and Redevelopment Plan; Los Osos Valley Road/101 interchange project; and the Orcutt Area Specific Plan.
7. Collaborated with Public Works and Utilities on infrastructure and maintenance projects to protect resources onsite and enhance resources off site through mitigation programs identified and overseen by the Natural Resources Program.
8. Continued steelhead trout (*Oncorhynchus mykiss*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Game.
9. Completed the *Reservoir Canyon Natural Reserve Conservation Plan* and began implementation with City Rangers by retrofitting the foot bridge across the creek and re-routing an erosive trail.
10. *Irish Hills Natural Reserve Conservation Plan* measures were implemented, including the decommissioning of Froom Road.

Water Supply

The City Council adopted an update to the Water and Wastewater Management Element of the General Plan in July 2010. The revision included updated goals, policy language and programs related to water supply, demand, wastewater treatment and other emerging issues.

The City obtains water from five sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; recycled water from the City's Water Reclamation Facility (WRF); and groundwater.

2014 City Water Resource Availability

Water Resource	2014 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	6,940 AF	Safe Annual Yield ¹
Nacimiento Reservoir	3,380 AF	Dependable Yield ²
Recycled Water	177 AF	2013 Annual Usage ³
Siltation to 2060	(500 AF)	WWME Policy A 4.2.2 ⁴
TOTAL	9,997 AF	

Source: Water and Wastewater Management Element, 2010, Utilities Department, 2014.

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

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

³ The quantity of recycled water included is the actual prior year's recycled water usage (2013) per WWEA7.2.2.

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

In 2014, availability from these sources equal 9,997 acre-feet. This supply meets the projected primary water supply need at General Plan build out of 7,122 acre-feet, plus an additional 1,208 acre-feet for a reliability reserve and a secondary water supply of 1,667 acre-feet. The primary water supply was calculated using the City's buildout population (53,700 people) and the water use rate of 118 gallons per capita per day (a ten-year running average of the City's actual per capita water use). The Reliability Reserve was calculated using the City's 2013 population and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources available in 2013.

Circulation

Transportation Network Improvements

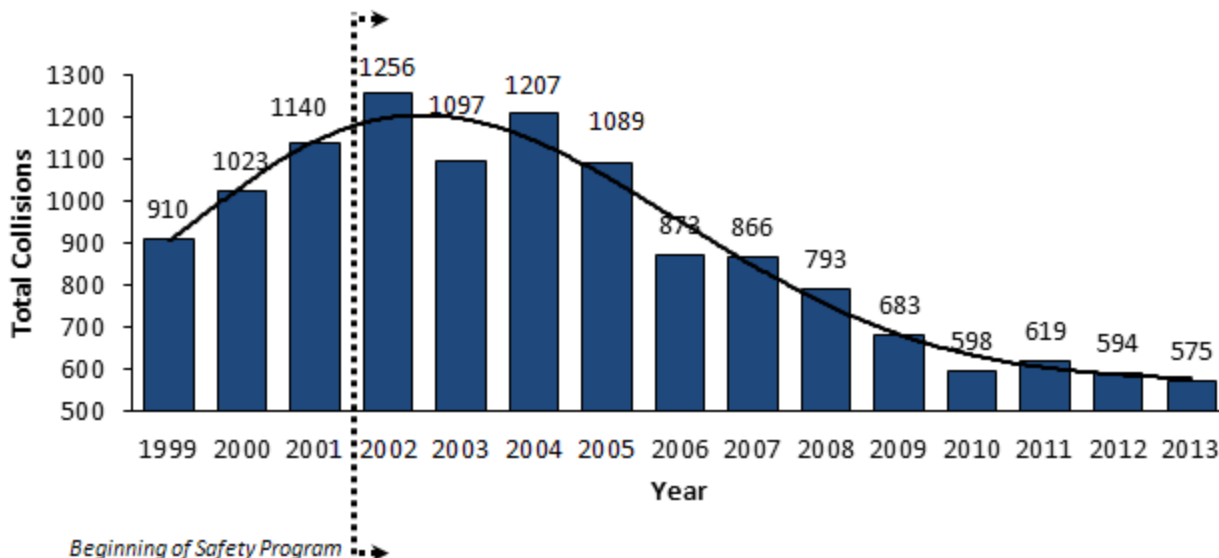
The General Plan defines "level of service" as the quality of traffic during the peak traffic hour of the day. Level of service A is free-flowing traffic while level of service F is extreme congestion. At the end of 2013, approximately 95% of the City's major intersections were within acceptable levels of service as established in the Circulation Element. As of 2013, total annual traffic collisions have declined to 575, which is the lowest level in on record. In 2013, the following transportation network accomplishments implemented the Circulation Element of the General Plan:

Vehicular

1. Conversion of the old Hwy 227 Caltrans traffic signal equipment and electronics was completed in March of 2014.
2. Although production of the bi-annual traffic operations report has been suspended since 2011 due to operating budget cuts numerous traffic signal and intersection

optimization improvements were completed as part of the City's Traffic Operations Program and ongoing traffic signal management responsibilities.

3. Although production of the annual traffic safety report has been suspended since 2011 due to operating budget cuts in the 2010/11 Financial Plan numerous traffic safety improvements were implemented as part of the City's Traffic Safety Program. The total number of collisions in 2013 is the lowest on record.



4. Construction plans for the Los Osos Valley Road interchange project are 90% complete.
5. Major construction and improvements at the intersections of Higuera and Pismo/High, Higuera and Marsh, and Broad and Tank Farm have been completed.
6. A mobile speed feedback trailer was deployed at over 50 locations consistent with the City's radar sign program.
7. A major segment of the Prado Rd. extension has been opened including construction of the City's first multi-lane roundabout.

Bicycle

8. Construction of an extension of the Railroad Safety Trail Class I bikeway was completed on the southwest side California Boulevard between Hathaway and Taft Streets.
9. Green bike lanes were installed on California Boulevard at the northbound Highway 101 ramps.
10. Construction of the Bob Jones Trail connection to Los Osos Valley began.
11. 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.
12. Bike valet parking service continued at the weekly Thursday night Farmer's Market and the service was re-established at the summertime Concerts in the Plaza.

Transit

1. SLO Transit saw a 1.15% increase in ridership from 2012 (1,120,720), transporting 1,133,704 during calendar year 2013. This represents a new all-time record high in ridership for SLO Transit.
2. Cal Poly faculty and students made 667,022 trips through the student transit access program, representing 56.4% of total ridership.
3. The agreement with Cal Poly to subsidize student's trips was renewed for a three year period. This means Cal Poly will continue to contribute their collected student parking fees to SLO Transit operations which in turn will allow students to benefit from unlimited transit services.
4. 13,939 trips were taken on with the Downtown Access pass by downtown employees. This is a pass designed to mitigate parking congestion issues in downtown SLO.
5. In 2011 the City received \$1,214,000 to replace three 1997 model transit vehicles using Federal Transit Administration (FTA), State Prop 1B, and Transportation Development Act (TDA) funding. The first vehicle was delivered in 2012, while the remaining two vehicles from this order were delivered in March of 2013. One bus in particular features luggage racks to assist transient populations travel with their belongings to resource centers.
6. SLO Transit commenced its solar lighting bus stop retrofit to improve the safety, security and visibility of bus stops with funds awarded by CalEMA, amounting to \$27,579. This project of retrofitting around 25 individual stops with solar lights will continue into 2014/15.
7. SLO Transit commenced the development of the scope of work for the Joint Short Range Transit plan to be submitted and approved by CalTrans. Once accepted, SLO Transit & RTA will go out to bid for consultant services to develop a plan to help further develop enhanced and complementing transit services.

Transportation Planning Accomplishments

The following transportation planning projects were implemented in 2012, consistent with programs in the Circulation Element of the General Plan.

Vehicular

1. Work continued on the City's Circulation Element update.
2. The City began its 2013/14 citywide traffic count project. This data is used for virtually all transportation studies and assessments in the City.
3. Railroad Square parking studies were completed and work has continued to analyzing that data. Public workshops are planned in 2014 with the goal of developing a new parking plan for the facility.

Bicycle/Pedestrian

4. The City completed a Caltrans Transportation Planning grant for the planning of the Bob Jones Trail segment from the Octagon Barn to Los Osos Valley Road.

5. The City continued its planning for the Railroad Safety Trail segment Taft to Pepper.
6. The City Council adopted the 2013 Bicycle Transportation Plan developed by the Bicycle Advisory Committee.
7. Utilizing Bicycle Coalition volunteers, abandoned bicycles in the downtown are being identified and removed to maintain the availability of short-term bicycle parking.
8. In September, the City's Police and Parks and Recreation Departments held its annual Bicycle Rodeo instructing City youth on safe bicycling techniques and proper riding habits.
9. In May, the City participated in Bike to Work Month activities encouraging the public to use alternative transportation.
10. The City collaborated with the San Luis Obispo Bicycle Coalition and other community volunteers to offer bicycle safety education training.
11. The Public Works Department targeted Cal Poly's Week of Welcome (WOW) for the promotion of bicycle-on transit use.
12. The City conducted its eighth annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.

Parking Management



Parking was a major focus area in 2013, as the City completed its first year of parking meter rate changes, the use of credit card meters, annual fees for residential parking permits, Sunday parking operations, and a neighborhood parking enforcement officer. Sixteen new public parking spaces were added to the City's inventory temporarily as a result of the Chinatown project's removal of the Yung Building. Also the City implemented its Citywide overnight parking/camping restrictions.

Neighborhood Traffic Management (NTM)

The Fixilini NTM project is under development in collaboration with the School District to address SLO High School impacts to the area. An action plan has been developed in cooperation with neighborhood representatives and will be presented to the neighborhood for a vote in 2014.

In the 2011-13 Financial Plan, all new NTM funding was suspended as part of budget balancing. Although NTM funding has been reestablished in the current financial plan a backlog of neighborhoods requesting traffic calming had developed as a result. The queue of neighborhoods is listed below in the order they have been received.

1. Fixilini
2. Chorro (Broad to Buchon)
3. High (Higuera to Broad)
4. Eto Cir / Devaul Ranch
5. Augusta (Sinsheimer to Laurel)
6. Broad (High to Pismo)

Safety

Emergency Preparedness and Response

Fire Department staff conducted an Emergency Operations Center (EOC) drill for numerous key City employees. The focus was on establishing and defining positions necessary to successfully operate an EOC. The Fire Department also held two Community Emergency Response Team (CERT) classes, one in the spring and one in the fall. This program trains local citizens how to prepare for disasters and mitigate smaller hazards after an event until emergency responders become available. 27 citizens completed the spring training and 16 citizens completed Fall training and received certificates. The Fire Department received a \$101,000 FEMA grant to fund and implement a program to improve fire and fall prevention education for senior citizens and others at risk. This grant-funded program also allowed the fire department to purchase both standard smoke alarms, and alarms for the hearing impaired. Fire department staff have been conducting home safety inspections for seniors and installing these smoke alarms. The fire department conducted a fire drill at Las Brisas senior living facility in the fall and re-established their annual Open House as part of Fire Prevention week activities.

Staff Training

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

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

The Department also conducts in-house training through the use of employees that are certified instructors in a variety of police related job functions to include defensive tactics and use of firearms.

Mutual and Automatic Aid

Section 9.10 of the Safety Element indicates that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. The City has participated in a regional Special Weapons and Tactics Team (Regional SWAT) since 2008. The Regional SWAT team allows participating cities to leverage limited resources and maximize coordination and special expertise during critical incidents. In 2013, members of the Regional SWAT Team participated in specialized training, with additional training for team members responsible for precision rifle duties. The Fire Department deployed on several requests for Mutual Aid throughout the State in 2013, including the Rim Fire which was the 3rd largest fire in California history. Fire personnel deployed to large-scale incidents receive invaluable on-the-job training, and the costs associated with their deployment are reimbursed to the City. Additionally, SLOFD improved and expanded their Automatic Aid

agreement with CAL FIRE. Under this agreement, the closest emergency response crew will be dispatched to fire and medical emergencies, regardless of jurisdiction. This provides quicker intervention while still confirming City Fire cross-trained firefighter paramedics provide that enhanced level of care. SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazardous Materials Response Team, County Fire Investigation Strike Team, and the County Type III Incident Management Team.

Community Action Team (CAT)

In 2013 the Police Department implemented a two officer Community Action Team (CAT). CAT Officers are charged with identifying problems and crime trends that negatively impact the quality of life for residents, business owners and visitors to the City of San Luis Obispo. CAT Officers are tasked with focusing on individuals who are involved in adverse and repetitive criminal activities that negatively impact our community and are expected to look beyond strictly enforcement and identify other solution options.

CAT officers work collaboratively with a myriad of individuals and groups to problem solve to include patrol officers, investigators, the Neighborhood Outreach Manager, other City Departments including the Rangers, social service providers, business groups, and other governmental agencies as appropriate.

Multi-Dwelling Property Inspection Program

Under the direction of the Fire Marshal, the Fire Prevention Bureau is inspecting 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 \$192,000 in revenue that offsets implementation costs. The Fire Prevention Bureau completed approximately 500 inspections of apartments, hotels, and fraternity and sorority houses in 2013.

Fire and Life Safety Inspections

The engine companies completed over 200 fire and life safety inspections in 2013. In addition, Fire Prevention Bureau staff completed over 200 inspections of schools, hospitals and nursing homes, day care centers and assisted living centers, and large public assembly occupancies. A portion of these inspections resulted in Fire Code operating permits, which generated approximately \$130,000 in revenue.

Hazardous Materials Inspections

The Fire Prevention Bureau serves as a "Participating Agency" in the County's Certified Unified Program Agency (CUPA). Businesses that use or store hazardous materials in an appreciable quantity, generate hazardous wastes, or operate underground or aboveground petroleum storage tanks are subject to inspection. The Hazardous Materials Coordinator conducted 275 facility inspections in 2013, which generated \$102,000 in permit fee revenue.

Critical Facilities Locations and Reducing Structural Hazards

Section S 8.6.1 of the Safety Element tasks the City with identifying and evaluating hazards in existing structures, with the highest priority given to critical facilities. This effort includes maintaining and replacing City facilities, routine code inspections of certain commercial and

residential buildings, complaint-based code inspections for all buildings, mitigating hazards associated with unreinforced masonry buildings (URM), and outreach regarding structural safety of private wood-frame buildings.

Unreinforced Masonry Hazard Mitigation

The 2004 URM Ordinance required full strengthening by July 2010 unless partial, Level A, strengthening was completed by July 1, 2007. Where Level A was completed by the deadline, Level B work could be delayed until July 1, 2012. Level A strengthening consists of installation of anchors between the building's walls and roof, walls and floors, and bracing of any parapets. Level B consists of Level A work plus installation of the steel members that stabilize the storefront and frame. Distinction between Level A and B was established by ordinance to encourage owners to complete this significant portion of the strengthening process as soon as possible.

Of the 126 URM buildings in the City, 112 have completed seismic strengthening or were otherwise brought into compliance with the ordinance and eight are currently under construction. Mitigation for the remaining six buildings are expected as part of pending development projects such as the future Garden Street Terrace and Chinatown Projects.

Neighborhood Wellness

Land Use Element Policy 2.15 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.

Zoning Regulations Amendments

Zoning code amendments were approved in 2013 that focused on establishment of regulations for mechanical parking lifts, garage sales, and flexibility was added for secondary dwelling units to provide required parking within the driveway area of primary residences. An update to Housing Incentives was also approved for consistency with State law.

Mobile Vendors Ordinance

Based on Council direction in 2011, staff prepared an ordinance to govern mobile vendors, including food trucks. Staff reviewed legal issues, case law, and ordinances from numerous other cities. Public outreach was conducted with downtown interest groups, neighborhood organizations, mobile food vendors, and an attorney representing the mobile food industry. The Ordinance supplements existing state law and County Department of Health regulations and is designed to minimize risks to public safety. Under the Ordinance, a mobile vendor is a vehicle that sells or distributes merchandise, food, or services to the public directly from the vehicle while parked in the public right-of-way.

Two important court cases limit the ability of jurisdictions to regulate mobile vendors, particularly in the prohibition of mobile vendors in residential areas and excluding vendors within certain distances of established restaurants.

The City may regulate mobile food vendors to protect health and safety, but it cannot prohibit their operation. Vehicle Code §22455 limits a local authority in adopting additional

requirements for mobile vendors to address specific health and safety issues. The proposed ordinance has relatively few specific locational criteria (compared to other cities) based on the requirement for a health and safety nexus and the two court cases cited above. Nevertheless, the Ordinance contains ten health and safety findings and a dozen locational criteria, including the prohibition of mobile vendors in residential zones from 7:00 p.m. to 7:00 a.m. and in posted school zones.

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. The Neighborhood Officers assist with public education, crime prevention, and neighborhood specific problems. The Neighborhood Officer Program offers residents and business owners a personal option when police assistance is needed and an immediate response isn’t needed. Residents and businesses can find their Neighborhood Officer on the City webpage and contact them directly either by phone or email.

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

406 confirmed code enforcement cases were opened in response to requests for field investigations and proactive enforcement during 2013, for a total of 772 code violations which consisted of 69 property maintenance, 191 sign and encroachment, 115 unpermitted construction, 194 substandard building, 112 land use, and 79 occupancy violations.

Neighborhood Services conducted proactive outreach and enforcement measures in residential areas throughout the city and attended numerous outreach events at Cal Poly, Cuesta, The San Luis Obispo Board of Realtors, as well as regular Neighborhood Wellness and RQN meetings. These outreach efforts are also ongoing. Combined efforts to prevent and quickly remove dumped items are ongoing with the Utilities Department and San Luis Garbage. 883 Neighborhood Service Specialist proactive enforcement cases were opened for a total of 1,157 violations which consisted of 326 visible storage, 18 furniture on roofs, 16 broken or unsound fences, 467 failure to screen waste containers, 12 damaged paint, 117 dead or overgrown vegetation, 114 yard parking, 28 inoperable or unregistered vehicles, 20

abandoned items in the public right of way and 10 abandoned vehicles in the public right of way violations.

Code Enforcement and Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement in the neighborhoods during evening hours. In 2013 they issued 2211 parking citations for violations in residential parking permit districts. SNAP also issues Disturbance Advisory Cards (DACs) which are formal warnings, in response to substantiated noise party complaints. In 2013, SNAP issued 304 DACs. SNAP also assists with graffiti abatement and identifying abandoned vehicles for towing.

In response to the need for non-adversarial processes that address community conflicts, the City of San Luis Obispo, Cal Poly, Cuesta College, and Creative Mediation, a local non-profit, developed the SLO Solutions Program in 2004 to offer free conflict resolution and mediation to City residents. The program served 1,239 residents in 2013.

Neighborhood Wellness meetings were held bi-monthly in 2013 which gave staff the opportunity to share information about neighborhood initiatives and projects. The meetings also gave residents the opportunity to ask questions and share concerns. Average attendance at the Neighborhood Wellness meetings was 20, including city staff.

Downtown Alcohol Outlets

General Plan policy supporting neighborhood wellness calls for resident involvement in reviewing public and private projects that could have neighborhood impacts (LUE 2.15). The Police Department continues to attend the Downtown Association meetings and gives constructive feedback addressing law enforcement concerns and community safety issues. The Police Department has also works hand in hand with the Community Development Department in reviewing all new alcohol licenses and assisting with changes to the Use Permit requirements for new businesses in accordance with the Deemed Approved Ordinance.

Parks & Recreation

In 2013, the Parks and Recreation Department staff continued to offer a wide variety of programs and activities that enhance the quality of life in the community. The following tasks were accomplished implementing the Parks & Recreation Element of the General Plan:

Collaborative Programs

Sports

The successful collaboration between the City and the San Luis Obispo County YMCA continued through 2013. Indoor Soccer, Basketball, and Flag Football provided activities for over 1,100 local children through the combined efforts of both the City and YMCA. The City continues to work collaboratively with the Youth Sports Association and San Luis Coastal Unified School District to develop and renovate sports fields to meet the needs of the youth.

Further collaborations with CCC Soccer resulted in an adult soccer program and Ultimate Frisbee began in the evenings for adults.

Community

Co-sponsorship with the Mindful Mothers provided over 1000 youth at Meadow Park a food donation based walking Halloween Parade. Additional collaborations from Health and Wellness Seminars and Senior Cooking Classes have provided much needed services and programs to the community, especially underserved populations. The Parks and Recreation Department continues to offer online program registration, facility reservations, and satisfaction surveys to its customers; in the past year the Department has continued to enhance the use of the website and social media sites.



Jack House, 536 Marsh Street

Youth

The STAR, Sun N' Fun, and SLO Teens programs continue to provide experiences for elementary and middle school aged youth by teaching values, developing responsibility, making positive choices, and instilling confidence. The Quest program was designed to provide an opportunity for teens between the ages of 13-16 to learn life skills in a hands-on environment through interactive sessions and community exploration. The Counselors in Training (CIT) program is offered to ages 14-16 during the summer Adventure Day Camp program. CIT's shadowed the lead camp counselors and assisted with activities, field trips, and daily job responsibilities.

Volunteers

Over 20,000 volunteer hours in a variety of programs and events were logged in 2013. Volunteers supported services at the Senior Center, Laguna Lake Golf Course, and Jack House, and events and activities such as Junior Giants, SLO Triathlon, Movie Night, Youth Sports, Reindeer Run, Bike Rodeo, and Ranger Work Days. Quest program participants provided volunteer assistance to the Department to gain work experience and become engaged in positive behaviors.



Volunteer trail work day at Irish Hills

Open Space Management

The City's newly hired full time Ranger was on staff in 2013. The new full time Ranger and other part time staff actively maintain the City's Open Space. Over 24 tons of trash was removed from the San Luis Obispo creek watershed and open spaces by staff and volunteers with the largest amounts of materials collected at Creek Day. Fourteen hikes were led through City open spaces and park rangers scheduled 22 work days. City parks, open spaces, and joint use facilities were patrolled nearly every day of the year. Staff provided environmental education courses through the City's STAR and Sun 'N Fun programs and had two one-week Junior Ranger Activity Camps that were attended by children ages 7-10.

Collaboration with the public and the Central Coast Concerned Mountain Bikers resulted in new trails being constructed at From Ranch and Irish Hills and miles of trails being maintained throughout the City's open space network. Hundreds of volunteers turned out for multiple events and provided thousands of hours of service in stewardship of the City of San Luis Obispo's open space.

Park Facilities

The Playground Equipment Replacement program continues to be implemented. Emerson Park saw a colorful whimsical five and under playground installation in 2013. With the adoption of the 2013-15 Financial Plan, funding was allocated by Council for the construction of the Santa Rosa Skate Park in 2014. The Therapy/Tot Pool continues to benefit youth and seniors and contribute to the increased use totals at the Swim Center. The main pool continues to be in high demand for lap swimming and aqua aerobics for adults and seniors, and swim lessons are a well-established program outside of the traditional summer months. 2013 saw the replacement of the outdated pool boilers, a lengthy but much appreciated enhancement to this key facility.



SLO Swim Center, 902 Southwood Drive

Conclusion

The General Plan contains an array of policies and implementing programs covering most types of City actions. This report touches on the major programs that saw activity in 2013. General Plan amendments over the last several years have shown areas where minor adjustments have been needed, and these areas are being discussed in the ongoing LUCE update. None of these amendments have indicated that the policies in the General Plan no longer represent the general vision of the community. As a result, the LUCE process is a

focused update that will enhance the community's vision through policy and program additions and revisions. The expected completion date of the LUCE update is October 2014.

The written portion of this report touches on the major programs that saw activity in 2013. A status list of all General Plan programs is included in the following technical appendix.