

# 2014 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

*Report reviewed by the Planning Commission April 8, 2015, and accepted by the City Council on May 5, 2015*

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*The 2014 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by the City Council. The Community Development Department's Long-range Planning Division often takes the lead for staff work involving the General Plan. However, all City departments and advisory bodies are involved in General Plan implementation and have contributed to the 2014 General Plan Annual Report.*

## general plan annual report 2014

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## Introduction

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

Each year, the City publishes an Annual Report on the status of its General Plan and provides an overview of actions taken to implement the Plan during the past year, as provided by California Government Code Section 65400. This report is provided to help citizens and City officials gauge progress towards achieving the City's stated goals and objectives. It is also an opportunity to review how well the Plan's programs are being implemented 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.

## Background

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

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



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

State law says 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.

## City of San Luis Obispo

### General Plan Elements

#### Land Use

*Update Adopted  
December 2014*

#### Circulation

*Update Adopted  
December 2014*

#### Housing

*Update Adopted  
January 2015*

#### Noise

*Adopted 1996*

#### Safety

*Revised 2012*

#### Conservation and Open Space

*Revised 2006*

#### Parks and Recreation

*Adopted 2001*

#### Water and Wastewater

*Revised 2010*

## Land Use and Circulation

The Land Use and Circulation Elements (LUCE) update project entered into the final phases of consideration during 2014 and was approved by the City Council on December 9, 2014. The update effort was funded by an \$880,000 Strategic Growth Council Grant augmented by City General Funds for the associated environmental review work and contract staffing assistance.

In January, 2014, the City Council reviewed the updated draft elements recommended by the Task Force and the Planning Commission and provided additional edits. The updated draft elements combined with the City Council's endorsement of the physical alternatives for consideration formed the basis of the LUCE update project description for the environmental review process.

### Community Workshop

At the end of May, the last community workshop was held to provide residents an opportunity to learn about the project's Environmental Impact Report (EIR) process and public review opportunities. The workshop offered information regarding what kind of analysis would be provided in the EIR, how decision-makers would use the EIR, and how community members could provide comments on the EIR and the General Plan changes under consideration.



The workshop also highlighted potential changes to long-term development in the City and presented modeling results on the effects of proposed circulation system changes. The workshop was advertised through utility mailers, posters on all of the City buses, display ads in the Tribune, New Times, SLO City News, and Tolosa Press, e-blasts to an interested parties list of over 4,000 emails, listings on KSBY and KCBX community calendars, a banner on the library, and a banner over Marsh Street.

The LUCE EIR was released in mid-June. A joint study session with the City Council and Planning Commission was held on July 1<sup>st</sup> to present the findings and information in the EIR and to set the stage for upcoming hearings before the Airport Land Use Commission (ALUC), Architectural Review Commission, Cultural Heritage Committee, Mass Transportation Commission, Parks and Recreation Commission, and Bicycle Advisory Committee, before further hearings with the Planning Commission and Council, as detailed below.

## **Task Force Meetings**

The 15 member resident task force, known as the TF-LUCE, held three meetings during 2014:

In January 2014, the draft Pedestrian Plan was introduced to the TF-LUCE. In response, the task force recommended a more focused community engagement process and recommended the effort proceed independently from the LUCE update. The TF-LUCE met in February 2014 to learn about the environmental review process and the process for the LUCE once the EIR was completed. The final TF-LUCE meeting was held on June 18<sup>th</sup> and provided a recap of the May community workshop, a summary of the EIR findings, and a discussion of next steps in the process for the LUCE update. Mayor Marx presented proclamations for task force members and thanked the members for their outstanding service to the community.

## **Advisory Body Meetings**

The following advisory bodies received presentations and provided feedback on the findings and mitigations proposed in the EIR for the LUCE update:

- |                                    |               |
|------------------------------------|---------------|
| 1. Mass Transportation Committee   | July 9, 2014  |
| 2. Bicycle Advisory Committee      | July 17, 2014 |
| 3. Architectural Review Commission | July 21, 2014 |
| 4. Parks and Recreation Commission | July 22, 2014 |
| 5. Cultural Heritage Committee     | July 28, 2014 |

## **Airport Land Use Commission**

In accordance with Public Utilities Code Section 21676(b), the City referred the LUCE update and EIR to the Airport Land Use Commission (ALUC) in mid-June. By statute, the ALUC has 60 days to review a referred plan. The ALUC determined that the LUCE update was inconsistent with the current Airport Land Use Plan. The ALUC's determination was binding unless overruled by the City Council as provided for in state law.

## **Planning Commission Meetings**

The Planning Commission considered the draft elements and provided direction in response to TF-LUCE recommendations and public comments on September 10<sup>th</sup> and 11<sup>th</sup> and September 17<sup>th</sup> and 18<sup>th</sup>. Finally, on October 8<sup>th</sup>, the Commission reviewed the proposed revisions to the airport policies in the LUCE in response to comments provided by the ALUC and Caltrans Division of Aeronautics, and recommended approval of the update to the City Council.

## City Council Meetings

The City Council took initial steps to overrule the ALUC's determination of inconsistency by adopting a series of findings on August 19<sup>th</sup> which were transmitted to the ALUC and to the State Division of Aeronautics as required under the Public Utilities Code (PUC). The Council held subsequent meetings on September 16<sup>th</sup> (EIR certification and grant close-out) and September 30<sup>th</sup> (airport policies and implementation), October 7<sup>th</sup> (LUCE Fiscal Report), and December 2<sup>nd</sup> during which time the Council provided direction for edits to staff.

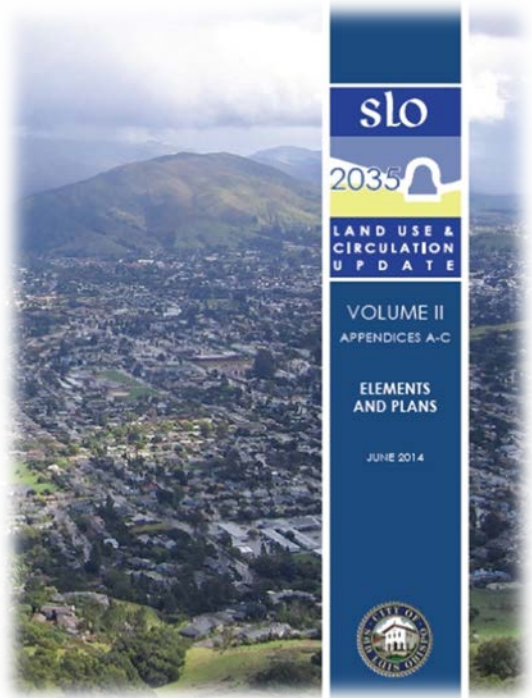
On December 9<sup>th</sup>, the City Council took formal action to overrule the ALUC's determination and approved the LUCE update as allowed under PUC 21676(b). Council also introduced ordinances to implement the zoning changes and changes to the Zoning Code on December 9<sup>th</sup> with final approval following on December 16<sup>th</sup>.

The project was successfully completed and the City received its final grant reimbursement for work accomplished.

## Next steps

The updated elements now have work programs that require implementation. Updating the infrastructure financing/impact fees is an especially important first step as the City's fee structure does not capture all of the improvements identified in the updated elements.

This 2014 annual report reflects the 1994 Land Use and Circulation Element programs because the action to update the elements occurred during the last Council meetings of 2014. The 2015 annual report will reflect the programs (and progress toward implementation) from the updated LUCE



## Community Development Department

### Organizational Assessment

An Organizational Assessment of the Community Development Department was completed in April, 2013. A key component of the Organizational Assessment was improving the development review process, which is a four-phased approach: 1) Implement the Organizational Assessment recommendations, 2) Identify Process Improvements, 3) Implement Improvements, and 4) Monitor Performance.

The process is approximately 90 percent complete with 30 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.



*New Housing at Serra Meadows*

Other improvement tasks currently in progress include:

- Establishing criteria for pre-application reviews.
- Using an agreed-upon entitlement schedule for high priority projects.
- Developing a customer services best practices program.
- Developing a Standard Conditions library and Key Performance Indicators.
- Developing Key Performance Indicators (KPI's), to serve to monitor Department performance in areas identified for improvement.

Upcoming related tasks to improve the development review process include utilizing “dashboards” to display the status of projects, developing key performance measures for both internal and external participants in the process, and possible reorganization efforts to improve efficiency and effectiveness.

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. Looking ahead, the Council’s Major City Goal of Housing, for the 2015-2017 Financial Plan, further places emphasis on the need to be effective and efficient in the review of engineering, planning and building permit applications.

### **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 2014. Some examples include:

County: The 2005 Memorandum of Agreement endorsed by the County Board of Supervisors and the City Council sets out a process by which the County informs the City of projects proposed within the City’s Sphere of Influence or Greenbelt areas. This referral process enables the City to provide input regarding how well proposed projects meet City policy objectives and whether there are impact fees that may apply to projects. There were ten projects proposed outside of the City’s boundaries but within the City’s Greenbelt area to which City staff provided responses in 2014.

Cal Poly: Staff provided detailed technical responses to both the draft and final Environmental Impact Report (EIR) prepared for Cal Poly’s proposed new dorm project on campus, called Housing South. The proposed 1,475 bed dorm project triggered multiple policies – the project fulfills City policy that encourages more on-campus housing, but the physical location and design of the project immediately adjacent to a low-density residential neighborhood in the City prompted concerns about consistency with neighborhood protection and compatibility policies.

Airport Land Use Commission (ALUC): City staff has been actively participating in the update of the San Luis Obispo County Airport Land Use Plan. While this plan is adopted by the independent ALUC, the City has been sharing technical information (from a City-hired aviation consultant), and has been participating in ALUC hearings. This collaboration is vital to ensure that the City’s policies that direct future development to occur within the City’s urban reserve line are informed by a data-driven understanding of the noise and safety constraints associated with future aircraft operations.

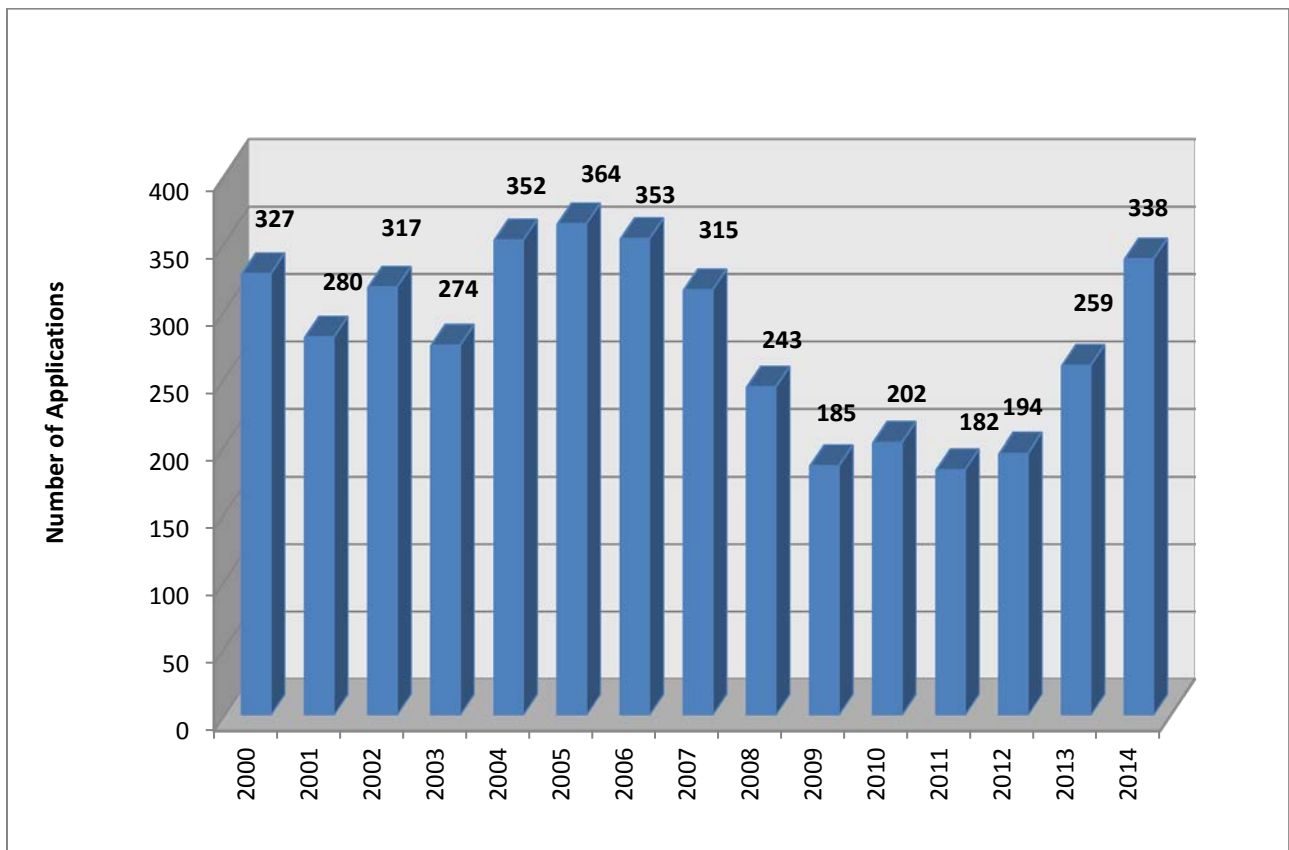
## Planning and Building Activity

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

### Yearly Planning Application Trends

Planning applications include use permits, architectural reviews, subdivisions, zoning amendments, and administrative actions. Figure 1 below shows the planning application totals over a 15-year period with the historic highs of 2004-2006, the effects of the economic downturn starting in 2008, and the solid development recovery in 2013-2014. 2014 has the highest number of planning applications (338) since 2006.

**Figure 1, Total Planning Applications Received Per Calendar Year**

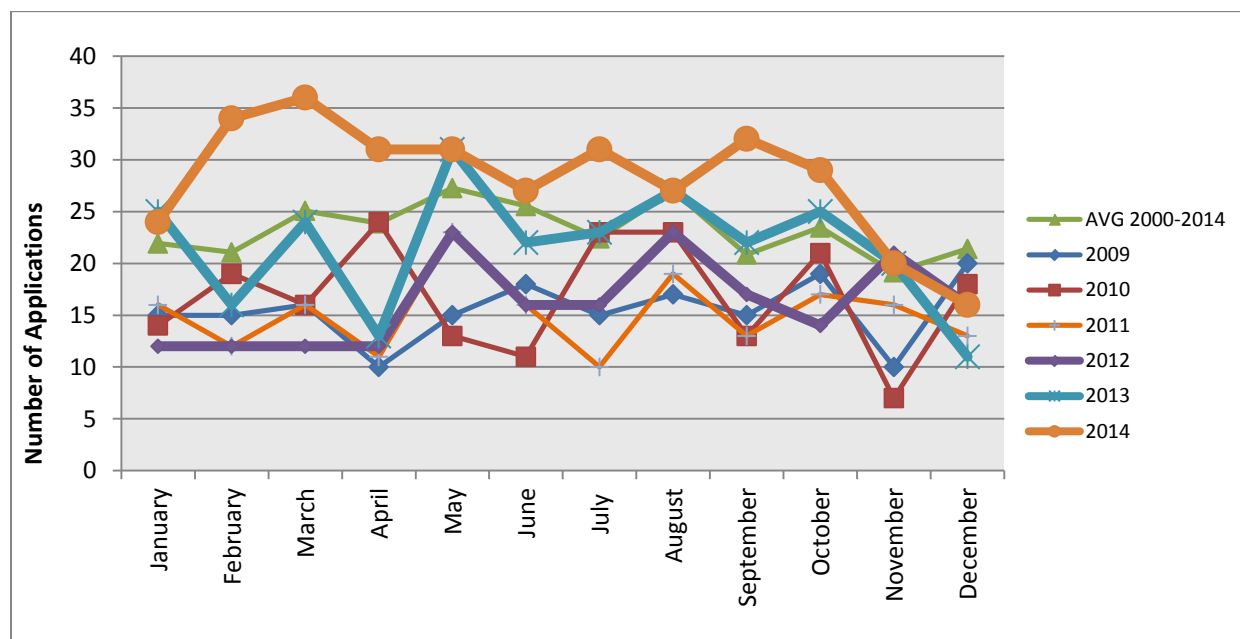


Source: Community Development Department, 2015

## Monthly Planning Application Trends

Figure 2 below shows planning applications received on a monthly basis for the last 6 years and shows the high volumes of applications in 2014. The number of applications received each month was equal or greater than at any time in the last 5 years for the given month, with the exception of January and December.

**Figure 2, Total Planning Applications Received Per Month by Calendar Year**



Source: Community Development Department, 2015

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

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

## Building Permits and Plan Reviews

Building permits are issued for various projects ranging from the relatively simple (e.g. water heaters, window change outs, 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 1, Building Permits Issued 2011-2014 Comparison**

BUILDING PERMITS ISSUED	2014		2013		2012		2011	
	<i>units</i>		<i>units</i>		<i>units</i>		<i>units</i>	
Single Family ( <i>Units</i> )	81	100	54	54	32	68	6	6
Multi Family ( <i>Units</i> )	22	115	9	43	8	25	7	20
Commercial ( <i>Units</i> )	5	-	9	2	6	9	5	
Public-New Buildings & Alterations	0	-	0		0		0	
Residential Additions/Alterations ( <i>Units</i> )	249	1	324	3	282	1	271	
Commercial Additions/Alterations ( <i>Units</i> )	180	-	156		170		132	1
Motel Rooms	0	-	0					
<b>Total Building Permits (<i>Units</i>)</b>	<b>537</b>	<b>216</b>	<b>552</b>	<b>102</b>	<b>498</b>	<b>103</b>	<b>451</b>	

Source: Community Development Department, 2015

Table 1 depicts the number of building permits issued over the past 4 years. In 2014, more than 100 permits were issued for single-family and multi-family projects. This represents 216 residential units overall, 100 of these units being permitted in December alone. This level of residential activity is more than double the level in 2013, for both number of permits and total overall units.

### Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. Table 2 depicts the annual construction valuation over the past 4 years. Calendar year 2014 was the fourth year in a row to see a notable increase in this area.

**Table 2, Valuation of Construction, 2011-2014 Comparison**

VALUATION OF CONSTRUCTION	2014	2013	2012	2011
Single Family	26,906,240	14,152,752	11,380,280	1,163,948
Multi Family	16,088,664	6,661,543	2,301,857	2,945,343
Commercial	3,739,324	14,856,188	2,515,368	4,395,583
Public-New Buildings & Alteration	0	0	0	0
Residential Additions/ Alterations	7,053,269	7,429,135	7,228,496	4,955,707
Commercial Additions/Alterations	16,169,065	12,859,158	10,719,880	12,421,274
<b>Total Valuation</b>	<b>69,956,562</b>	<b>55,958,776</b>	<b>34,145,884</b>	<b>25,881,857</b>

PROJECT STATISTICS	2014	2013	2012	2011
Plan Check Applications Submitted	684	687	507	515
Inspections Conducted	7,240	10,698	9,856	13,727

Source: Community Development Department, 2015

The Building Division has added a full time building inspector position, a full time plans examiner position, and a contract permit technician to help with the continued rise of permit applications as well as bringing a third plan review consultant on board for the more complex and large projects such as Chinatown, SLO Brew, Bridge Tract, Foothill Plaza, University Square, and South Street Housing Project.



*Future Chinatown Development*

## **Community Development Department**

### **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 2015-16, additional resources funded by increased revenue are proposed. Full Time Equivalent (FTE) = 1,703 productive annual staff hours.*

### **BUILDING**

Projected workload: 15.5 FTE  
Authorized resources: 13.5 FTE  
Needed resources: 2 FTE<sup>1</sup>

### **DEPARTMENT ADMIN**

Projected workload: 6 FTE  
Authorized resources: 5 FTE  
Needed resources: 1 FTE<sup>1</sup>

### **DEVELOPMENT REVIEW**

Projected workload: 7.5 FTE  
Authorized resources: 4 FTE  
Needed resources: 3.5 FTE<sup>1</sup>

### **ENGINEERING**

Projected workload: 6.2 FTE  
Authorized resources: 3 FTE  
Needed resources: 3.2 FTE<sup>1</sup>

### **LONG RANGE**

Projected workload: 6.13 FTE  
Authorized resources: 5.5 FTE  
Needed resources: 2.13 FTE<sup>1</sup>

*<sup>1</sup>As described in the SOPC budget request, additional consultant and staff resources are proposed to be funded as part of the 2015-2017 Financial Plan to meet workload demand and major city goals.*

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

## Housing and Residential Growth

The 2010 Census estimated the City’s population to be 45,119, as shown in Table 3. This equates to 2.1 percent growth since the 2000 Census when the City’s population was estimated to be 44,174. Total housing units grew by 6.5 percent in the ten-year period between 2000 and 2010.

**Table 3, Housing & Population**

<b>Housing and Population</b>	<b>2000</b>	<b>2010</b>
Total Housing Units	19,306	20,553
occupied	18,639	19,193
vacant	667	1,360
Total Population	44,174	45,119

Source: U.S. Census Bureau

The Land Use Element policy related to residential growth (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 Table 4, from the Land Use Element:

**Table 4, Anticipated City Population Growth**

<b>Year</b>	<b>Approximate Maximum Number of Dwellings</b>	<b>Anticipated Number of People based on 2.3 persons per dwelling</b>
2009	20,222 <sup>1</sup>	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

<sup>1</sup> 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.

Based on the Community Development Department’s running total of residential construction permits, there were a total of 20,893 housing units in the City at the end of 2014. As shown in Table 5 the annual growth rate in 2014 was 0.44 percent, which includes new single-family and multi-family market-rate residential construction. This is well within the limit of the 1 percent annual residential growth rate identified in the Land Use Element.

Over the last 10 years, the City has experienced a total growth in housing units of 2.88 percent, while the average annual growth rate for the last decade was 0.29 percent. State law requires that affordable units deed-restricted to extremely low, very low, or low income households are not factored into residential growth rate calculations. Nonetheless, if those units are added, the average annual growth rate for the last decade was still only 0.39 percent.

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

**Table 5, Residential Units Added to the City (01/01/04 – 12/31/14)**

Year	SFR Detach		SFR Attach		MFR		Annex Units	Total Units	Net Mkt	Net Mkt Growth Rate
	Mkt	Aff	Mkt	Aff	Mkt	Aff				
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%
2014	67	0	0	0	25	22		114	92	0.44%
<b>10-yr Total</b>	<b>268</b>	<b>9</b>	<b>100</b>	<b>12</b>	<b>486</b>	<b>271</b>	<b>18</b>	<b>1,164</b>	<b>872</b>	<b>2.88%</b>

Source: Building Permits Finaled, Community Development Department

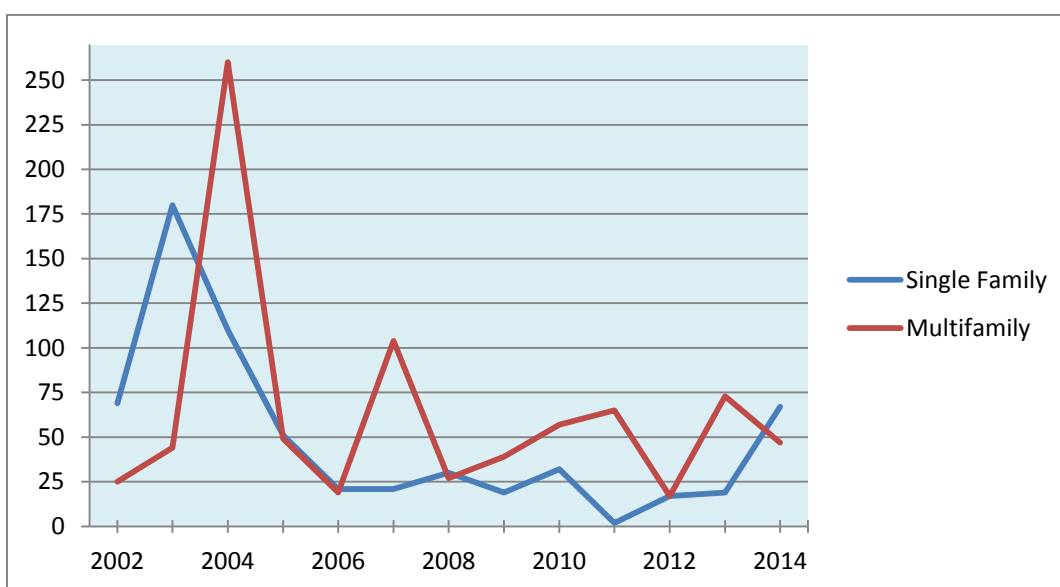
Note: Units shown are net totals accounting for demolitions.

New housing types in 2014 consisted of a mix between detached single family (67) and attached multi-family units (47) with approximately 20 percent deed-restricted for affordability. Twenty multi-family units were dedicated at the “low” affordability level and two multi-family units were dedicated at the “moderate” affordability level.

It should be noted that over the past 10 years, 65 percent of new housing construction was in the form of attached multi-family development, with 36 percent deed restricted for affordability. A total of 114 net new residential units were granted final occupancy in 2014; this is the most new residential construction since 2007.

Figure 3 shows the construction trends of single family and multi-family housing since 2002.

**Figure 3, Housing Unit Construction Based on Permits Filed**



Source: Community Development Department, 2015

## 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.

**Table 6, Progress towards Meeting Quantified Objectives (01/01/10 to 12/31/14)**

Income Category (% of County Median Income)	Regional Housing Need Allocation					
	SFH QO <sup>2</sup>	SFH Built <sup>1</sup>	MFH QO <sup>2</sup>	MFH Built <sup>1</sup>	Total QO <sup>2</sup>	Total Built <sup>1</sup>
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	70	259	70
Moderate (81-120%)	118	0	177	4	295	4
Above Moderate (> 120%)	266	140	399	141	665	281
<b>TOTAL UNITS</b>	<b>488</b>	<b>145</b>	<b>1,101</b>	<b>249</b>	<b>1,589</b>	<b>394</b>

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

<sup>1</sup> Reflects net units constructed 01/01/10 thru 12/31/14.

<sup>2</sup> Reflects Quantified Objectives for each category

About 27 percent 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 did not achieve the quantified objectives outlined in Table 6 for the planning period. Achieving the quantified objective is not a requirement, yet it is a way to measure how effective the City has been in terms of housing programs and policies to advance the construction of affordable housing. It should be noted, however, that market conditions and the financing environment are the primary drivers that determine the production of affordable housing.

## Affordable Housing

The City’s Housing Programs Manager (HPM) focuses on affordable housing development and other important General Plan Housing Element goals. The HPM serves on the Board of Directors for the Workforce Housing Coalition, the Funding Commission for the SLO County Housing Trust Fund, and contributes to the work of the Homeless Services Oversight Council. These efforts contribute to an improved environment for planning and development of affordable housing in the City of San Luis Obispo. The following is a list of program accomplishments for 2014:

1. *Housing Element Update*: The Housing Element is a state required element of the General Plan that must be updated every five years. Updating the Housing Element is a key step in the City’s efforts to expand affordable housing opportunities. On January 20, 2015, the City Council adopted an update to the City’s Housing Element that will guide City housing actions through 2019. The Housing Element was updated in response to input received through two community workshops and meetings with eight different groups and organizations, as well as other input received beginning in

Fall 2013. On November 12, 2014, the Planning Commission recommended the City Council approve the Negative Declaration of Environmental Impact and adopt the proposed Housing Element. The update process was a tool to modify housing policies and programs to reflect the changing needs, resources and conditions in the community, and to respond to changes in state and federal housing law.

2. *HASLO Moylan Terrace (851 Humbert Avenue)*: The Moylan Terrace housing development located at 851 Humbert Avenue has completed and sold the first three phases (36 units) of the project. The project includes 80 residential townhomes and a building with a community room and one rental apartment. Of the 81 units, 27 are deed-restricted (34%) for very-low, low and moderate income families. Phases 4 and 5 of the development (24 units) are under construction with completion expected in spring of 2015. The City contributed an Affordable Housing Fund grant of \$709,900 for property acquisition and an impact fee loan deferral for the affordable units.
3. *313 South Street*: In December 2014, South Street Family Apartments closed escrow on property located at 313 South Street for the development of a 43 unit multi-family rental apartment project. This project has a very complex financing package including federal, state and local funding sources. The City provided a loan in the amount of \$650,000 from the Affordable Housing Fund and a development impact fee deferral loan in the amount of \$716,166. The project has received a building permit and construction is slated to begin in spring 2015.
4. *HASLO Affordable Housing Rental Project*: HASLO is proposing an affordable housing project located at 860 Humbert Street that will include 20 rental units. The project proposes 9 studio, 10 one-bedroom and 1 two-bedroom units for low and very-low income individuals with the goal of housing the County's veteran population. The project has received all necessary land use entitlements and will be applying to the state for tax credits in July 2015.
5. *Iron Works Affordable Housing Rental Project*: The City has received a planning application for a 46-unit 100% affordable housing development located at 3680 Broad Street. The City is currently reviewing land use entitlement requests and the applicant anticipates applying to the state for tax credits in July 2015.
6. *Orcutt Area Specific Plan*: There are currently four development projects proposed in the Orcutt Area Specific Plan. One project has received all necessary land use entitlements and includes 146 units with 25% of the units affordable to very-low, low, and moderate income households, far exceeding the project's Inclusionary Housing requirements. The remaining three projects are currently in City review and include a total of 534 units with mix of housing types and affordability.
7. *Rehabilitation*: The City received an Affordable Housing Fund request from HASLO to rehabilitate property located at 1379 Sydney Street. The property consists of a 5-bedroom home with a secondary dwelling unit that provides housing for six formerly

homeless individuals through a shared housing agreement. Residents receive case management and related services through Transitions Mental Health Agency.

8. *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 in the process of being dedicated by the property owner/developer of the subdivision.
9. *Housing Trust Fund (HTF)*: The San Luis Obispo County Housing Trust Fund (HTF) is a Community Development Financial Institution (CDFI) that provides financing, technical assistance and advocacy to increase the supply of affordable housing in the City. The HTF provides short-term or gap financing 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.

Since 2005, the HTF has provided over \$13 million in financing for affordable housing projects county-wide, contributing to the creation or preservation of 432 affordable dwelling units. More than \$2.3 million was loaned for projects in the City, contributing to the creation or preservation of 112 affordable dwelling units. The Affordable Housing Fund (AHF) has been used to help support the operating costs of the HTF over the past 11 years, for a total of \$300,000.

10. *Community Development Block Grant Program (CDBG)*: The CDBG program provides annual funding for eligible affordable housing projects and support for the homeless shelter. Over the past five years the CDBG Program has provided over \$1,250,000 towards affordable housing and approximately \$500,000 towards homeless services. Projects funded for the 2014 Program Year included homeless services, transitional housing and emergency shelter rehabilitation.
11. *Inclusionary Housing*: The City secured 22 affordable rental housing units (20 low and 2 moderate income) through long-term and equity-share affordability agreements (3229 Broad Street – 8 units, Moylan Terrace – 8 units, Transitions Mental Health – 8 units).
12. *Homeless Services Center*: In October 2014, CAPSLO submitted a planning application for a Planning Commission Use Permit and Architectural Review to allow the development of a Homeless Services Center (HSC) at 40 Prado Road. The facility would combine services currently provided at the Maxine Lewis Memorial Shelter and Prado Day Center, consistent with the 10-Year Plan. The site was purchased in June 2014, by CAPSLO and the San Luis Obispo Regional Transit Authority (RTA) for the establishment of a HSC and regional transit facility. On December 10, 2014, the Planning Commission approved the use permit.



13. *Safe Parking Pilot Program*: On March 20, 2012, the City Council authorized CAPSLO to operate a safe parking pilot program for up to five vehicles on a portion of the property located at 43 Prado Road adjacent to the Prado Day Center. The program provides homeless persons with vehicles a safe place to temporarily park with the goal of eventually transitioning them into permanent housing. On October 22, 2014, the Planning Commission approved a use permit to allow for a permanent program and increased the vehicle allowance from five spaces to seven.
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. *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. On August 26, 2014, the County awarded a \$1.86 million contract over a three year period to Transitions Mental Health Association (TMHA), in conjunction with partnership agencies, to implement the 50Now program.

## 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.*

TMHA has placed 17 individuals in housing as of December 31, 2014, with the majority being placed in the City. All individuals are participating in independent living support skill groups as well as meeting with their assigned case manager on a weekly basis. TMHA has exceeded the first milestone for success in the 50Now contract with the County. The individuals in the program are being provided housing and supportive services, including food resources, medical treatment, mental health support and assistance with entitlement benefits.

16. *Good Neighbor Policy*: On May 20, 2014, Council adopted a citywide Good Neighbor Policy (GNP) for homeless services. The intent of the policy is to clearly communicate community expectations and City commitments as it relates to the City's support of homeless services. The GNP provides a framework in which the City will support and regulate Homeless Service Providers in the Community who are seeking City permits, entitlements or funding.

17. *Reasonable Accommodation Ordinance*: Both federal and state fair housing laws prohibit discrimination in housing against individuals with disabilities. These laws require that cities and counties take affirmative action to eliminate regulations and practices that deny housing opportunities to disabled individuals. On June 10, 2014, Council adopted a reasonable accommodation ordinance that provides a fair and reasonable procedure for disabled persons to request flexibility in the application of land use and zoning regulations to ensure equal access to housing.



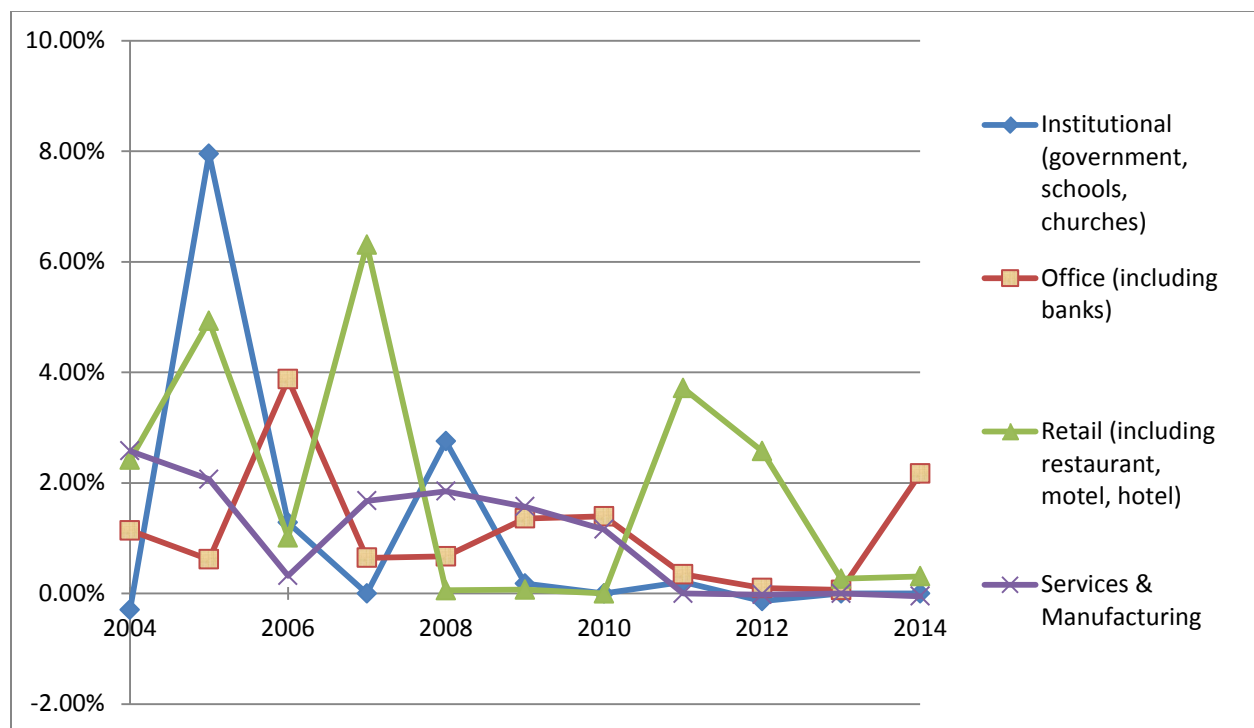
*HASLO's Moylan Terrace, 851 Humbert Ave*

## Nonresidential Growth

Based on final building permits issued, 73,743 square feet of net new nonresidential floor area was added to the City in 2014, which reflects a 0.64 percent increase from 2013. This is an increase from a 0.11 percent growth rate experienced 2013, which saw only 12,710 square feet of net new nonresidential space.

In 2014, new office space was the largest nonresidential sector, with 62,792 square feet of net new floor area. More than half of that (38,933 square feet) is from SESLOC’s new office on Broad St. Figure 4 illustrates the growth rate of the different nonresidential sectors beginning in 2004.

**Figure 4, Net Annual Growth Rates of Nonresidential Sectors (2004–2014)**



Source: Building Permits Finaled, Community Development Department

Note 1: Annexed floor area excluded from growth rate calculations: 2008, portions of Airport Area Specific Plan.

Table 7 describes mixed-use and nonresidential projects in different phases of the review process in 2014. A significant increase in nonresidential projects is anticipated to be completed in 2015, since over 140,000 square feet of nonresidential floor area was under construction in 2014. There were also projects containing over 350,000 square feet of new floor area that received planning approvals but were not yet under construction. Not all may ultimately be constructed.

**Table 7, 2014 Projects in the Pipeline with Nonresidential Square Footage**

Project Name	Address	Nonres. Sq. Ft.	Type	Status
<b>Mixed Use (Residential and Commercial)</b>				
Chinatown	861 Palm	46,140	Retail, Hotel	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	9,500	Office, Retail	In Planning
Pacific Courtyards	1327 Osos	8,000	Office, Retail	In Planning
*Marsh St Mixed Use-New Group	570/590 Marsh	13,190	Retail, Restaurant	In Planning
*581 SOHO	581 Higuera	13,000	Retail	In Planning
*Broad & Marsh Mixed use	667 Marsh St.	4,200-8,300	Office, Retail	In planning
*Orcutt & Broad Developoment	791 Orcutt	4,000	Retail	In Planning
*San Luis Ranch	0 Dalidio	200,000	Comm., Inst., Hotel, Office	Pre-app
*The Junction	2120 Santa Barb.	5,850	Retail	In Planning
*956 Monterey	956 Monterey	5,180	Commercial	Entitled
*Iron Works	3680 Broad	4,400	Retail, Affordable Housing	In Planning
*Jones Property		15,070	Commercial	In Planning
*Avila Ranch		20,000		In Planning
*Public Mkt-Long-Bonetti Ranch	3897 S. Higuera	46,932	Service-Commercial	In Planning
*Santa Rosa Mixed use	1135 Santa Rosa	7,150	Commercial, Office	In Planning
<b>Commercial</b>				
Airport Business Center	4450 & 4460 Broad	47,000	Service-Commercial	Under constr
Mind Body	651 Tank Farm	60,000	Office	Under constr
French Hospital	1911 Johnson	31,471	Office, Institutional	Under constr
Old Mission School	774 Palm	4,000	Institutional	Under constr
Digital West	600 Tank Farm	80,000	Service-Commercial	Entitled
1845 Monterey Hotel	1845 Monterey	60,368	Commercial - Hotel	Entitled
Aerovista Office	892 Aerovista	44,000	Office	Entitled
Aerovista Place	862 Aerovista	37,230	Office-Business Park	Entitled
Laurel Lane	1241 Laurel Lane	9,500	Commercial	In planning
Chevron Tank Farm		53 ac	Commercial Tract	In Planning
Calle Joaquin Rezone/Hotel	1301 Calle Joaquin	56,975	Rezone to allow hotel use	In Planning
*279 Bridge	279 Bridge Street	23,309	Commercial-Manufac.	In Planning
*SLO Brew Production	855 Aerovista	31,000	Office, Brewery	In Planning
*Santa Rosa St. Development	1101 Monterey	10,000	Retail	Entitled
*Granada Hotel expansion	1130 Morro St.	9,871	Hotel Expansion	In Planning
<b>Other</b>				
*Homeless Services Center	40 Prado	20,000	Homeless Service Center	Entitled
*SLO Classical Academy	110 Grand Ave.	4,182	Conv residential to school	In Planning

Source: Community Development Department, 2015

\*New projects in 2014

## 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 2010 through 2014 was 3.84 percent, and the five-year annual average growth rate was 0.77 percent.

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.

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.



*Garden Street Commercial Development*

## Jobs-Housing Balance

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

The balance of jobs/housing in an area has implications for transportation systems, however even an ideal balance may not prevent daily in- or out- commute patterns. According to planning literature, the desired target is a jobs-to-housing-units ratio of 1.5:1, which reflects that there is more than one worker living in the average household. Table 8 shows that the current jobs-housing balance (including major employers just outside the City limits) is 1.8:1.

**Table 8, Current Jobs-Housing Balance**

Estimated jobs in City limits	33,451
Housing units	20,893
<b>Jobs to housing ratio</b>	<b>1.6:1</b>
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 (CP and Men's Colony)	1.8:1

Sources: SLOCOG Forecast, 2011; Cal Poly CMC, 2011; Comm. Development, 2014.

The General Plan capacity from the 1994 Land Use Element would have resulted in a Jobs/Housing ratio of 2.1:1 at full build-out. The updated Land Use Element approved by the City Council in December 2014 results in a Jobs/Housing ratio of 1.7:1 over the next twenty years, due to inclusion of increased opportunities for residential development, thus improving the balance between projected jobs and housing growth in the community.

## 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 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 2014, construction continued on the Serra Meadows project and Council approved modifications of conditions for Tracts 2353 and 2428 which include 320 residential units.

### **Airport Area Specific Plan**

The Airport Area Specific Plan (AASP) was adopted by the City Council in August, 2005. Substantial amendments to the AASP, including amendments to land use policies, circulation plans and the financing plan were adopted by City Council in September 2014. The amendments were prompted by the Chevron remediation and development project and the EIR that was developed to review the project. The City Council certified the EIR for the Chevron project in September 2014.

The remediation portion of the Chevron project is projected to commence in August 2015 and take up to 3 years. The development portion of the Chevron project could include up to 800,000 square feet of commercial floor area and result in substantial circulation changes including the re-alignment and extension of Santa Fe Road to Prado Road, the widening of Tank Farm Road and the incorporation of bicycle trails. The project is proposed to be developed in phases over 20 years or more.

### **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, and formal application was submitted in 2014 for the 144-acre property, which includes 313 residential units, the Righetti Hill open space, and the adjacent Jones property as a 56-unit residential project. In 2014, a pre-application review was also conducted for the West Creek project at the corner of Johnson and Orcutt; proposed for a mix of single-family and multi-family residential housing, totaling 165 units.

## Railroad District Plan

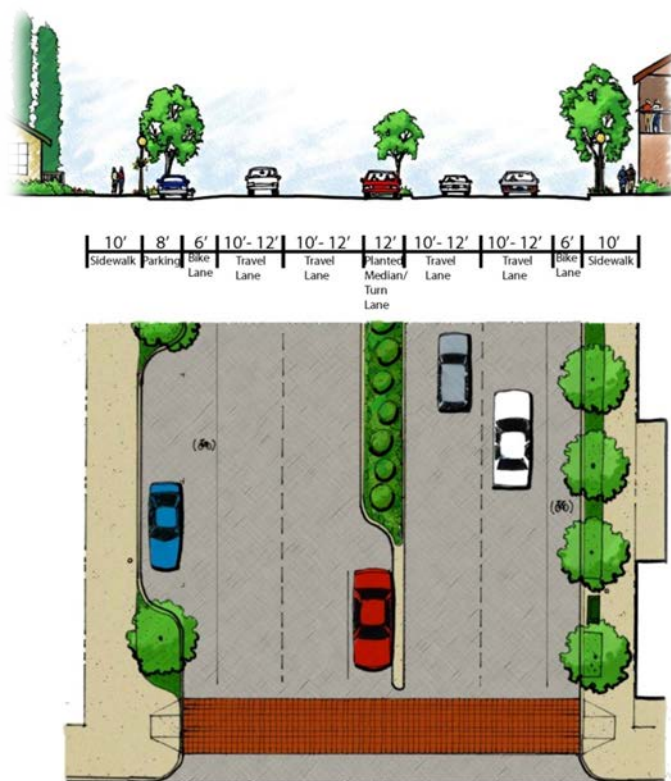
The purpose of the 1998 Railroad District Plan is to develop a community consensus on an overall vision for the railroad area, coordinate public and private investment, and preserve the District's historic character. Phase Two of the Railroad Square project has been completed. The project successfully 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.

The City continues to work with RR District stakeholders, property owners and businesses to develop a new and improved parking management plan. Parking surveys and data collections regarding parking demand were completed in 2014.

## South Broad Street Area Plan

The South Broad Street Area Plan had been in process since 2006. The draft Area Plan was unanimously endorsed by the Planning Commission in November 2012, and after early 2013 review and revision by the Council, the plan was endorsed to move forward as part of the LUCE update. The Council's action in December 2014 to adopt the Land Use and Circulation Element update also included adoption of the South Broad Street Area Plan.



*Proposed Improvements for Broad Street*



## Climate Action Plan

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

### Municipal Actions

Strategies in the CAP include review of City facilities and operations to identify opportunities for emissions reductions. In 2014, the City undertook several efforts to make improvements to municipal facilities that will result in lowered emissions. Specifically:

1. Replacing building accent/security and city entry sign lighting with LEDs.
2. Retrofitting nearly 100 lighting fixtures from high pressure sodium to LEDs, and removing about 50 fixtures that were no longer needed at the Marsh Street parking structure (savings of 58,406 kWh).
3. Replacing the main 50-ton cooling compressor (identified in a 2010 PG&E audit) at the Police Department Administration building to a more efficient unit with variable frequency drives on supply/return fans, and a cool roof installation on the mechanical well area at the same time (savings of 4,810 kWh).

In addition, the City's Water Resource Recovery Facility (WRRF) is involved in a very exciting energy-saving project in partnership with PG&E. In 2013, a thorough energy audit was performed to determine where reductions could occur in order to decrease the facility's carbon footprint and increase operational efficiencies through process and equipment changes, upgrades, and other creative solutions.

The audit resulted in a preliminary energy assessment which included a list of 30 energy conservation measures proposed for the facility. The measures were then vetted to determine their economic viability and nine were approved. The design of the \$7.5 million project was completed in late 2013 and construction began in early 2014. New energy efficient lighting has already been installed, for which PG&E has issued a \$10,000 rebate check.



*Water Resource Recovery Facility*

Other work around the City completed over the last several years includes:

- Retrofitting all fluorescent tube lamps from T-12s to energy saving T-8s in all buildings.
- Retrofitting all magnetic ballasts with energy saving electronic ballasts in all buildings.
- Retrofitting incandescent bulbs with energy saving compact fluorescent bulbs in all buildings.
- Installing lighting controls and/or motion sensors where applicable in all buildings.
- Replacing incandescent exit signs with LEDs.
- Installing high efficiency boilers to heat the pool water at the Swim Center.
- Installing high efficiency circulation pumps on the pools.
- Regular use of energy saving pool covers.
- Installing high efficiency gas-fired water heater for domestic supply at the Swim Center.
- Installing a 60 Kw cogeneration plant at the Swim Center.
- Installing two 8 Kw photo voltaic systems at Ludwick Center and Utilities Administration.
- Installing an Energy Management System to control HVAC systems at: eight different city buildings.
- Wiring office lighting fixtures to provide switch controlled reduction to lighting levels where appropriate (known as “in-board/out-board” switching).

- Minimizing energy use by using motions sensors to create “unoccupied” sections of buildings throughout the day at City Hall and the Police Department.
- Upgrading/Replacing HVAC equipment to modern energy efficient units as funding becomes available: replacing furnaces at the Senior Center, Swim Center, Fire Station #4 and the Corp Yard, replacing three out of five package units at the Police Department, and replacing the compressor and furnace at Fire Station #2.

### **Community Actions**

CAP strategy implementation in the community in 2014 included collaboration with regional partners for outreach and education. AmeriCorps staff resources were made available through the Local Government Commission and funding by the Air Pollution Control District. These resources (called the CivicSpark team) have been working with all of the local cities and the County to collect information regarding permits issued for energy upgrade projects (to aid in future reporting on CAP implementation) and to identify permit streamlining opportunities for small scale photovoltaic installations (a process which the City of San Luis Obispo already has in place). The CivicSpark team has also developed a web site and handouts to educate residents and business owners about energy retrofits and energy reduction actions. The team is funded through fall 2015.

## Economic Development

On October 16, 2012 the City Council approved the adoption of the Economic Development Strategic Plan (EDSP). 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

Implementation of the EDSP is ongoing. Highlights from 2014 include:

### **Break Down Barriers to Job Creation**

#### Permit Processing

Recommendations from the Community Development Department's (CDD) Organizational Assessment were used to develop a project plan to execute a permit streamlining process. A Development Review Team (DRT) is in place to ensure a consistent and expedient approach across all involved departments.

Improvements to the DRT process were implemented to provide a mechanism to track overdue plan checks and track workflow commitments. A Continuous Improvement Group (CIG) was also formed from a sub-set of the Development Review Team to actively work on permit process improvements and accountability measures through cross-department and cross-functional input, action and alignment with key performance indicators. The CIG is currently working to develop an automated measurement and reporting system to improve and report on performance. More discussion can be found in the Community Development Department Organizational Assessment section of this report.

#### Infrastructure and Fees

Following the infrastructure study sessions in March 2014, Council directed staff to develop a prioritized list of infrastructure projects for the City to invest in from an economic development and quality of life perspective. That initiative evolved into the Infrastructure Investment Capital Fund (IICF) and Infrastructure Investment Capital Improvement Project (IICIP), which Council is considering separately.

## Actively Support Knowledge & Innovation

### Entrepreneurship

The Economic Development Program was actively working with partners to promote an environment that supports entrepreneurship and start-ups. The City continued to support the SLO HotHouse financially and professionally. In 2014, the HotHouse started 10 new businesses, counseled 84 new clients, created 39 jobs and had an overall investment in the companies of more than \$1.6 million.

### Access to Broadband

The City worked with with a Tri-County consortium through the Economic Vitality Corporation (EVC) to develop a broadband road map that can be used by various jurisdictions to develop their own broadband roadmaps (strategy 2.3).

## Promote and Enhance Quality of Life

### Tourism and Community Promotions

In 2013-14, the City collected just over \$6 million in transient occupancy taxes, nearly a 9 percent increase over the previous year. Continuing the trajectory into fiscal year 2014-15, during the first six months (July-December 2014) TOT collections averaged about 11 percent growth compared to the same period last year.

The Promotional Coordinating Committee funded promotional grants through the annual grants-in-aid process to over 25 local non-profit organizations.

From a public relations perspective, San Luis Obispo topped over a dozen “Best Of” lists in 2014 including: Peter Greenberg’s best places to visit in 2014, Travel + Leisure’s Most Romantic Towns in America, and Gallup’s Healthiest Towns in America.



*Fremont Theater, Downtown SLO*

## New Policy Initiatives

In 2014, the City created a new contract position, Special Projects Manager, to advance several policy initiatives that were unable to be addressed with existing resources. Those initiatives included:

### **Medical Marijuana**

An initial public hearing on May 6th, 2014, was held to review a comprehensive ordinance to address medical marijuana in the community in response to neighborhood complaints. After testimony from the public and deliberation by the City Council, the ordinance was not approved and staff was directed to focus on the potential nuisance effects of medical marijuana cultivation.

### **Short Term Rentals**

In 2013, the City received a variety of complaints regarding short term rentals as well as requests to permit them in the City. In response, the City Council held a study session to explore the issue, and directed staff to draft an ordinance with input from various perspectives. Staff worked throughout 2014 to develop permit requirements and performance standards and in January 2015, the City Council approved an ordinance to allow for owner-occupied homestays while continuing the prohibition of non-owner occupied vacation rentals.

### **Expanded Polystyrene**

In response to requests from the community, the City Council held a study session in September 2014 to review regulatory options for prohibiting the use of expanded polystyrene (plastic foam) food and drink containers in the City. The City Council provided direction on key elements of a policy and staff expects to be back to the City Council with a draft ordinance in June 2015.

### **E-cigarettes**

In February 2014 the City Council directed staff to agendize consideration of an ordinance to include e-cigarettes in existing regulations for tobacco products and smoking. After outreach to the public and business community on the issues, staff returned to the Council with an ordinance in March 2015 which was unanimously approved.



*Council Goal-Setting Community Forum*

## **Open Government**

The Special Projects Manager also led the development of the City's Open Government webpage which enhances accountability and transparency of City operations. The website includes a number of new features including Open City Hall, an online civic engagement portal, and the City's first open data portal providing a single location for various types of City data.

## **Measure G**

Measure G, a City of San Luis Obispo Sales Tax Measure, was passed by over 70 percent of voters in November 2014. This measure authorized the city to continue to collect a sales tax of 0.5 percent for eight years. The tax, originally approved in 2006 under the name Measure Y, has brought in an average of \$5.2 million per year in revenue to the city since 2006. This additional revenue has allowed the City to increase services in projects such as infrastructure maintenance, public safety, flood control, traffic congestion relief, open space, and recreation.

## Historic Preservation

The City was given an award of excellence in 2014 by the Central Coast Chapter of the American Planning Association for the Historic Context Statement Document, which was completed and published in December 2013 with the assistance of a grant through the Certified Local Government program. The context statement provides a valuable tool to staff and residents in advancing 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.

The City's Cultural Heritage Committee (CHC) reviewed and commented on the Cultural Resources section of the Land Use and Circulation Element EIR. They also reviewed and endorsed the nomination of the La Loma adobe property at 1590 Lizzie Street for placement on the National Register of Historic Places.

The CHC oversaw the placement of new Historic district identification signs which were installed by the City in 2014. The sign designs were developed by Pierre Rademaker of Rademaker design. The Downtown Association recently recognized the signs as a beautification effort and awarded the City a beautification award.





## Water Supply

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

**Table 9, 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 <sup>1</sup>
Nacimiento Reservoir	3,380 AF	Dependable Yield <sup>2</sup>
Recycled Water	177 AF	2013 Annual Usage <sup>3</sup>
Siltation to 2060	(500 AF)	WWME Policy A 4.2.2 <sup>4</sup>
<b>TOTAL</b>	<b>9,997 AF</b>	

Source: Water and Wastewater Management Element, 2010, Utilities Department, 2015.

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

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

<sup>3</sup>The quantity of recycled water included is the actual prior year’s recycled water usage (2013) per WWEA7.2.2.

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

As reported in the *2014 Water Resource Status Report (October 2014)*, availability from these sources equal 9,997 acre-feet, as shown in Table 9. This supply meets the projected primary water supply need at General Plan build out of 7,128 acre-feet, plus an additional 1,209 acre-feet for a reliability reserve and a secondary water supply of 1,660 acre-feet.

The primary water supply was calculated using the City’s build-out population (53,700 people) and the water use rate of 118.5 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.

The Utilities Department is in the process of updating the Water Projection Model to reflect the severity of the current drought and is formulating a plan to respond to the Governor’s order for water use reductions. The State Water Board is scheduled to adopt the regulations on May 5, 2015.

## 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, the last time data was available, approximately 95% of the City’s major intersections were within acceptable levels of service as established in the Circulation Element. The following transportation network accomplishments implemented the Circulation Element of the General Plan in 2014:

#### Vehicular

- Conversion of the old Hwy 227 Caltrans traffic signal equipment and electronics was completed in March of 2014.
- Numerous traffic signal and intersection optimization improvements were completed as part of the City’s Traffic Operations Program and ongoing traffic signal management responsibilities.
- Numerous traffic safety improvements were implemented as part of the City’s Traffic Safety Program.
- Construction is underway on the Los Osos Valley Road interchange project, with completion anticipated in the Spring of 2016.
- Major construction and improvements at the intersections of Higuera and Pismo/High, Higuera and Marsh, and Broad and Tank Farm have been completed.
- A mobile speed feedback trailer was deployed at over 50 locations consistent with the City’s radar sign program.
- A major segment of the Prado Rd. extension has been opened including construction of the City’s first multi-lane roundabout.

#### Bicycle

- Construction of buffered bike lanes was completed on Grand Avenue under Highway 101.
- Shared lane markings and signage were installed on North Broad, North Chorro, Ramona, Cerro Romauldo, and Murray Streets in conjunction with the City’s pavement maintenance program. Construction of the Bob Jones Trail connection to Los Osos Valley Road was completed.
- The City’s supply of short-term bicycle parking continued to expand as part of the City’s “Racks with Plaques” bicycle rack donation program.
- Bike valet parking service continued at the weekly Thursday night Farmer’s Market and the service was re-established at the summertime Concerts in the Plaza.



*Bike and Transit Riders*

### Transit

- SLO Transit saw a 1.24% increase in ridership from 2013 (1,133,704), transporting 1,147,748 during calendar year 2014. This represents a new all-time record high in ridership for SLO Transit.
- Free Wi-Fi was installed on 20% of the Peak Fleet as part of a pilot project to help attract and retain ridership. Early indications point to this program being a success.
- SLO Transit is the first in the nation to introduce hand sanitizers onboard its fleet for public use; in efforts to promote a healthy environment on public transit.
- 13,939 trips were taken with the Downtown Access pass by downtown employees. This is a pass designed to mitigate parking congestion issues in downtown.
- SLO Transit completed a bus stop retrofit to improve the safety, security and visibility of bus stops, with \$32,140 awarded by CalEMA. This project retrofitted 20 individual stops with solar lights.
- Work on the SLO Transit *Joint Short Range Transit Plan* is currently underway, which will provide a comprehensive analysis of the local and regional public transit system. Findings from this analysis will help shape the future of the City's transit system and help build continuity with RTA services.

## Transportation Planning Accomplishments

The following transportation planning projects were implemented in 2014, consistent with programs in the Circulation Element of the General Plan.

### Vehicular

- The City's Circulation Element update was completed.
- The City completed its 2013/14 citywide traffic count project. This data is used for virtually all transportation studies and assessments in the City.
- The Railroad Square parking and access plan is currently underway. Initial parking studies have been completed, an initial public workshop was held with businesses in the area and staff is continuing to study and develop concepts for consideration. .

### Bicycle/Pedestrian

- The City submitted grant applications for construction of the Railroad Safety Trail bridge at Phillips Lane; the Prefumo Creek bikeway from Oceanaire to Calle Joaquin; and the Bob Jones Trail from LOVR to Octagon Barn.
- The City designed a two way cycle track for the Railroad Safety Trail segment from Taft to Phillips Lane.
- Utilizing Bicycle Coalition volunteers, abandoned bicycles in the downtown are being identified and removed to maintain the availability of short-term bicycle parking.
- In September, the City held its annual Bicycle Rodeo instructing City youth on safe bicycling techniques and proper riding habits.
- In May, the City participated in Bike to Work Month activities, encouraging the use of alternative transportation.
- The City collaborated with the San Luis Obispo Bicycle Coalition and other community volunteers to offer bicycle safety education training.
- The Public Works Department targeted Cal Poly's Week of Welcome (WOW) for the promotion of bicycle-on transit use.
- The City provided annual bicycling awareness training to SLO Transit drivers.
- The City conducted its eighth annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.



*Sharrow on Monterey St*

## Neighborhood Traffic Management (NTM)

The Fixlini NTM action plan was adopted by Council in 2014 and construction plans for the approved measures are currently being developed. The Chorro (Broad to Buchon) NTM was initiated in 2014. Initial neighborhood meetings have been held, and staff is continuing to develop the action plan in cooperation with neighborhood residents.

After NTM funding was reestablished in the 2013-15 Financial Plan, a list was developed of neighborhoods that requested traffic-calming. Neighborhoods are listed below in the order they were received:

1. Chorro (Broad to Buchon)—*in process*
2. High (Higuera to Broad)
3. Eto Cir / Devaul Ranch
4. Augusta (Sinsheimer to Laurel)
5. Broad (High to Pismo)

## Parking Management

Parking was a major focus area in 2014.

1. The City completed an organizational assessment of the Parking Services division.
2. A new residential parking permit district was established near the downtown.
3. Parking meters were added to the 600 block of Palm Street.

Seven donation meters were installed downtown as part of the City's directed giving campaign to end homelessness.



919 Palm St

## Safety

### Emergency Preparedness and Response

In 2014, the San Luis Obispo Fire Department (SLOFD) implemented a new program in which all staffed City facilities are assigned a different SLOFD crew and/or staff member for disaster preparedness training and other emergency response education. Each facility will be visited at least once annually for the purpose of providing evacuation training/drills, emergency preparedness tips, fire extinguisher training, and disaster service worker information. These visits will coincide with the SLOFD's fire prevention efforts.

SLOFD also offered two Community Emergency Response Team (CERT) classes. The CERT program trains local citizens how to prepare for disasters, and mitigate smaller hazards until emergency responders become available. Sixteen citizens completed the spring training and received certificates. Additionally, based on citizen interest, these CERT attendees were afforded an opportunity for more training, including CPR certification training.

SLOFD also administered 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. Through this program, 44 presentations were made to community groups reaching over 1,000 seniors. This grant-funded program also allowed the Fire Department to purchase and install 210 standard smoke alarms and 102 alarms for the hard of hearing. Staff conducted 119 home safety inspections for seniors.

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

### Hazard Mitigation

SLOFD in collaboration with other city departments and community agencies completed the update of the Local Hazard Mitigation Plan (LHMP) in 2014. The LHMP provides guidance on how to reduce the community's vulnerability to natural hazards. A public review period of the draft LHMP concluded with a public hearing before the City Council on February 4, 2014. Staff revised the plan, responding to public comment and questions. On March 18, 2014 the City Council approved the LHMP; it was then sent to the California Office of Emergency Services (Cal OES) for review. In July, Cal OES forwarded the LHMP to Federal Emergency Management Agency (FEMA) for formal review. On October 7, 2014 FEMA approved the plan for five years. Grant funding for the LHMP update was provided by FEMA through a competitive grant process of Cal OES.

## 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 San Luis Obispo Police Department (SLOPD) also conducts in-house training through the use of employees who are certified instructors in a variety of police-related job functions, including defensive tactics and use of firearms.

SLOFD led a county-wide effort to bring law enforcement and fire personnel together to train for violent incidents, such as mass shootings. Newly developed training and response protocol have been developed in the aftermath of these tragic events. A new response capability, the Rescue Task Force, establishes criteria for firefighter-paramedics to enter a hazardous zone under protection by their law enforcement peers to rescue injured victims. The Fire Department used a local grant to cover all non-staffing costs associated with this program and utilized on-duty personnel to eliminate staffing costs to make this vital program happen without any impacts to the City's budget.

## 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.

SLOPD participated in Mobile Field Force joint operations training with Cal Poly University Police. The purpose of this training was to coordinate mutual aid response efforts and action directed towards the gathering of large, unruly crowds that could result in a riot or significant property damage.

SLOPD also coordinated efforts with the San Luis Coastal Unified School District in facilitating active shooter training. Both school district staff and law enforcement personnel had an



opportunity to be involved in active shooter/multi-casualty scenario-based training and become familiar with each other's policies and practices in the event of an actual significant event.

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

SLOFD deployed on several requests for Mutual Aid throughout the State in 2014, including the massive San Diego Complex fires. 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. Automatic aid between SLOFD and Cal Fire/SLO County Fire occurs on almost a daily basis now, ensuring that the closest resources in the correct amount are sent to emergencies in and around the City, regardless of jurisdictional boundaries.



With the support of Council, SLOFD, SLOPD, Communications, and Information Technology personnel are working on the final phases to implement Quickest Route software, which will significantly enhance automatic aid by combining the intent of the agreement (provide the closest resource to the citizen) with GPS technology that selects response units based on their actual location. 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)**

2014 marked the second year of the Police Department's deployment of the two-officer Community Action Team (CAT). CAT Officers continue to identify problems and crime trends that negatively impact the quality of life of residents, business owners and visitors. CAT Officers have focused on several individuals in our community who are involved in adverse and repetitive criminal activities that negatively impact our community. They have been successful



in working with others to find alternatives to incarceration that include enhanced and focused service placement and transitional housing.

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

### **Multi-Dwelling Property Inspection Program**

Under the direction of the Fire Marshal, the Fire Prevention Bureau 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 677 inspections of apartments, hotels, and fraternity and sorority houses in 2014.

### **Fire and Life Safety Inspections**

SLOFD engine companies completed over 1,500 fire and life safety inspections in 2014. 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 2014, which generated \$102,000 in permit fee revenue.

### **Vegetation Management**

While fewer weed complaints were fielded by the Fire Prevention Bureau in 2014, there was a significant increase in complaints regarding dead pine trees due to the pitch canker epidemic. The Fire Department completed 3 major wildland fuel reduction projects in City-owned open space in 2014. Eucalyptus thinning and chipping projects were conducted in the Bowden Creek area and Cerro San Luis Open Space in conjunction with the city’s Natural Resource Manager and Cal Fire Cuesta Camp crews. Staff also cleaned an area of significant downed timber and dead brush piles left over from the 1985 Las Pilitas Fire. These projects were made possible from a combination of budget funding and grant funds from the San Luis Obispo County Fire Safe Council.

## **Arson Prevention**

For the last decade the practice of burning couches and other furniture items in the public right-of-way in and around the neighborhoods surrounding Cal Poly has been an escalating problem that has consumed city resources and damaged infrastructure. In June 2013 alone the fire department responded to 18 couch fires. A City team comprised of personnel from the Fire,

Police and Utilities Departments in cooperation with San Luis Garbage and the Office of the Dean of Students at Cal Poly concentrated their efforts to combat this activity. Through public outreach during WOW Week, door hangers that identified the hazards and penalties associated with couch burning, increased patrols, and fast response to pick up discarded furniture items, couch burning incidents in 2014 were limited to four in a three-month period.

## **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 building walls and roof, walls and floors, and bracing of any parapets. Level B consists of Level A work plus installation of the steel members that stabilize the storefront and frame. Distinction between Level A and B was established by ordinance to encourage owners to complete this significant portion of the strengthening process as soon as possible.

Of the 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

In 2014, City Zoning Regulations were amended to revise the definitions of bedrooms, guest houses, and accessory structures. These Amendments have become an important tool for evaluating projects for density, neighborhood impacts, and parking, particularly in the neighborhoods surrounding Cal Poly.

### 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.

In 2014 the Neighborhood Officers conducted neighborhood walks where they contacted a variety of residents within their assigned areas to introduce themselves, discuss the Neighborhood Officer program and make themselves available as needed.

### 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

In 2014, there were 300 code enforcement cases opened in response to requests for field investigations and proactive enforcement. These included land use and zoning violations, property maintenance and substandard building violations, among others.

In addition, there were 383 Neighborhood Services code enforcement cases, which included violations such as visible storage, failure to screen waste containers, dead or overgrown vegetation and yard parking. Neighborhood Services conducts proactive outreach and enforcement measures in residential areas throughout the city and attend numerous outreach events at Cal Poly, Cuesta, The San Luis Obispo Board of Realtors, as well as regular Neighborhood Wellness and RQN meetings. These outreach efforts are ongoing.

### **Code Enforcement and Neighborhood Outreach – Police Department**

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement in neighborhoods during evening hours. In 2014 they issued 1,877 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 2014, SNAP issued 227 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 1,355 residents in 2014.



*Bicycle Patrol Officers*

Neighborhood Wellness meetings were held bi-monthly in 2014 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.

### **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 Downtown Association meetings and gives constructive feedback addressing law enforcement concerns and community safety issues. The Police Department 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. The 2012 Alcohol Outlet Amendments remain the key factor in reviewing use permits for new bars and restaurants serving alcohol past 11:00 p.m.

## Open Space Protection

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

The highlights of 2014 include:

1. Completed the *Laguna Lake Natural Reserve Conservation Plan*.
2. Implementation of the *Calle Joaquin Agricultural Reserve Master Plan* with Central Coast Grown, for educational and local agriculture production purposes.
3. 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 Irish Hills Natural Reserve, increasing the hiking, trail running and mountain biking opportunities in that open space by several miles.
4. 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.
5. Continued exotic vegetation control along Froom Creek and San Luis Obispo Creek and continued planting native plants to restore the habitat.
6. Continued to implement the *Stormwater Management Plan* as required by the Regional Water Quality Control Board (RWQCB). The Plan focuses on improving stormwater quality through Best Management Practices (BMPs), including: construction site monitoring, municipal operations, development review, and public participation to reduce pollution run-off.
7. Participated in planning and implementation of several important ongoing City projects, including: Chevron Tank Farm Remediation and Redevelopment Plan; Los Osos Valley Road/Hwy 101 interchange project; and the Margarita Area and Orcutt Area Specific Plans.



*Froom Canyon from Old Prospector's Trail*

8. 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.
9. Continued steelhead trout (*Oncorhynchus mykiss*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Wildlife.
10. *Irish Hills Natural Reserve Conservation Plan* measures were implemented, including the decommissioning of Froom Road.



*Laguna Lake*

## Parks & Recreation

In 2014, 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 2014. 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 youth. Further collaborations adult soccer and ultimate Frisbee programs.

#### Community

Over 1,000 youth at Meadow Park participated in a food donation-based walking Halloween Parade, co-sponsored by Mindful Mothers. 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.

#### Youth Services

The Club STAR, Sun 'N Fun, and SLO Teens programs continue to provide necessary child care and social experiences for over 800 elementary and middle school aged youth, incorporating character development, community service, academic support, tools for resiliency and making positive choices, in a safe and nurturing environment. In the 2014-15 school year, Youth Services expanded programming at three school sites. At Bishop's Peak and CL Smith Elementary Schools, new programming was designed to provide care for the Transitional Kinder (TK) class, in accordance with new state licensing mandates. At the newly relocated Teach School site, a Club STAR program was developed, in collaboration with the San Luis Coastal Unified School District (bringing total program sites to seven).

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

Summer programming also provided essential care for over 300 families. KidVENTURE's Ultimate Day Camp provided traditional camp experiences to school-age campers and a training opportunity for the 14-16 aged Counselors-in-Training (CIT). The new Teen Spot Camp, open to 14-16 year olds, gave teens a place to safely recreate while focusing on technology, leadership development and outdoor adventures.

## Volunteers

Over 20,000 volunteer hours in a variety of programs and events were logged in 2014. Volunteers supported services at the Senior Center, Laguna Lake Golf Course, and Jack House, and events and activities such as Junior Giants, SLO Triathlon, Movie Night, Youth Sports, Reindeer Run, Bike Rodeo, and Ranger Work Days. Quest program participants provided volunteer assistance to the Department to gain work experience and become engaged in positive behaviors.

## Open Space Maintenance

The City's full-time Rangers and other part time staff actively maintain the City's open spaces. 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 during the annual Creek Day clean-up event.

In 2014, 14 hikes were led through City open spaces, and park rangers scheduled 75 work days. City parks, open spaces, and joint use facilities were patrolled nearly every day of the year. Staff provided environmental education courses through the City's STAR and Sun 'N Fun programs and had two one-week Junior Ranger Activity Camps that were attended by children ages 7-10.

Collaboration with the public and the Central Coast Concerned Mountain Bikers resulted in new trails being constructed at Froom 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.



*San Luis Creek and the Downtown Creek Walk*



## Park Facilities

The SLO Skate Park project in Santa Rosa Park was under construction in 2014. It progressed from a dream of the local skate community, to a master plan, and finally to the construction phase, after being adopted as a Major City Goal and Measure Y priority project in the 2013-15 Financial Plan in June 2013. During its April 15, 2014 meeting, City Council awarded the construction contract to ProWest Constructors of Wildomar, California. The 15,500-square-foot concrete park will be an invaluable addition to the City's multi-use facilities, serving locals and visitors alike.



*SLO Swim Center*

Other park facility projects include the Playground Equipment Replacement program, which continues to be implemented. 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.

## Conclusion

The General Plan contains an array of policies and implementing programs covering most types of City actions. The General Plan Annual Report touches on the major programs that saw activity in 2014.

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 require a more comprehensive update of the General Plan.

The most prominent activity undertaken by the City in 2014 related to efforts to update three key elements of the General Plan: Land Use and Circulation and the Housing element. The input received as part of these update processes indicated that the community vision is still strong, and policy additions and revisions captured an evolution of thought rather than entirely different concepts. Implementing these recently updated elements will begin in 2015.

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



# Appendix A:

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## Community Development Department Resource Allocation Forecast

**2014 General Plan Annual Report**

<b>Building Division Resource Allocation Forecast<sup>1</sup></b>		<b>FTE<sup>2</sup></b> <b>(FY 2015-16)</b>
<b>Activities</b>		
1	Public Counter Duty	1.98
2	Plan Review and Permit Processing	3.00
3	Planning Application Review	0.16
4	Building Inspections	2.90
5	Reactive Code Enforcement	1.89
6	Proactive Code Enforcement	1.98
9	Energov	0.46
10	Plan/Document scan-archiving	0.50
11	Rental Housing Inspection Program	0.50
<b>Subtotal</b>		<b>13.37</b>
<b>Division Operations</b>		
12	Training and Meetings	0.70
13	Budget	0.06
14	Web site update	0.07
15	General Administration, Division Mgmt. Building Activities	0.30
16	General Administration, Division Mgmt. Code Enforcement	0.50
17	Consultant Management	0.50
<b>Subtotal</b>		<b>2.13</b>
<b>Projected Total Workload (FTE)</b>		<b>15.50</b>
<b>Staff Resources<sup>3</sup></b>		
Authorized City Staff		13.00
Authorized Temporary Staff		0.50
<b>Projected Resource Deficiency (existing staff)<sup>3</sup></b>		<b>-2.00</b>
<b>Proposed Resources<sup>4</sup></b>		
Proposed Temporary Staff <sup>4</sup>		1.00
Contract/Consultant Services Services <sup>4</sup>		1.00
<b>Total requested additional resources</b>		<b>2.00</b>
<b>Total proposed resources (authorized staff &amp; proposed)<sup>5</sup></b>		<b>15.50</b>

<sup>1</sup> Based on expected project timelines and anticipated projects/operations in FY 2015-16

<sup>2</sup> Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

<sup>3</sup> Based on existing staff resources budgeted through FY 2014-15

<sup>4</sup> Currently unbudgeted temporary staff and contract/consultant services are proposed to be funded as part of the 2015-17 Financial Plan, as described in the SOPC Budget Request. Costs are offset by increased revenues which exceed anticipated Community Development Department revenue.

<sup>5</sup> Includes existing authorized FY 2014-15 Staff Resources and additional Proposed Resources for FY 2015-16. This is the total projected resource allocation required to meet the projected workload for FY 2015-16.

**2014 General Plan Annual Report**

<b>Department Administration Resource Allocation Forecast<sup>1</sup></b>		<b>FTE<sup>2</sup></b> <b>(FY 2015-16)</b>
<b>Activities</b>		
1	Misc. Projects	0.90
2	City Council and City Manager referrals	0.25
3	Major City goal support	0.30
<b>Subtotal</b>		<b>1.45</b>
<b>Required Services</b>		
4	Advisory Body Support	0.15
5	Public Information and Support Services	2.10
6	Citywide addressing	0.10
7	Database and Records	0.55
8	Contracts and Securities	0.10
<b>Subtotal</b>		<b>3.00</b>
<b>Division Operations</b>		
9	Training and Meetings	0.65
10	Budget	0.40
11	Web site update	0.10
12	General Administration and Division Management	0.30
13	Consultant Management	0.10
<b>Subtotal</b>		<b>1.55</b>
<b>Projected Total Workload (FTE)</b>		<b>6.00</b>
<b>Staff Resources<sup>3</sup></b>		
Authorized Permanent Staff		4.00
Authorized Temporary Staff		1.00
<b>Projected Resource Deficiency<sup>3</sup></b>		<b>-1.00</b>
<b>Proposed Resources<sup>4</sup></b>		
New Regular Staff		1.00
<b>Total requested additional resources</b>		<b>1.00</b>
<b>Total Proposed Resources (staff, temporary and consultant)<sup>5</sup></b>		<b>6.00</b>

<sup>1</sup> Based on expected project timelines and anticipated projects/operations in FY 2015-16

<sup>2</sup> Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

<sup>3</sup> Based on existing resources budgeted through FY 2014-15

<sup>4</sup> Currently unbudgeted staff and relocation of staff are proposed to be funded as part of the 2015-2017 Financial Plan, as described in the SOPC Budget Request. Costs are offset by increased revenues which exceed anticipated Community Development Department revenue.

<sup>5</sup> Includes existing authorized FY 2014-15 Staff Resources and additional Proposed Resources for FY 2015-16. This is the total projected resource allocation required to meet the projected workload for FY 2015-16.

**2014 General Plan Annual Report**

<b>Development Review Resource Allocation Forecast<sup>1</sup></b>		<b>FTE<sup>2</sup></b> (FY 2015-16)
<b>Current and Anticipated Projects</b>		
1	Major Projects (25+ staff hours per application)	4.5
2	Minor Projects (less than 25 staff hours per application)	0.5
<b>Subtotal</b>		<b>5</b>
<b>Required Services</b>		
3	Public Information - Counter	0.61
4	Public Information - Outside of Counter	0.21
5	Hearing Officer	0.12
6	EIR Administration	0.12
7	CIP Review and Support	0.05
8	Mitigation Monitoring	0.05
9	Development Regulations Updates	0.07
10	Advisory Body Support	0.12
11	Plan Review and Inspections	0.06
12	Interdepartmental Coordination	0.03
<b>Subtotal</b>		<b>1.44</b>
<b>Division Operations</b>		
13	Training and Meetings	0.35
14	Budget	0.05
15	Web site update	0.01
16	General Administration, Division Management	0.25
17	Consultant Management	0.4
<b>Subtotal</b>		<b>1.06</b>
<b>Projected Total Workload (FTE)</b>		<b>7.5</b>
<b>Staff Resources<sup>3</sup></b>		
Authorized City Staff		4
<b>Projected Resource Deficiency<sup>3</sup></b>		<b>-3.5</b>
<b>Proposed Resources<sup>4</sup></b>		
Temporary Staff		2
Temporary to Regular		1
Contract services		0.5
<b>Total requested additional resources</b>		<b>3.5</b>
<b>Total proposed resources (authorized staff &amp; proposed)<sup>5</sup></b>		<b>7.5</b>

<sup>1</sup> Based on expected project timelines and anticipated projects/operations in FY 2015-16

<sup>2</sup> Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

<sup>3</sup> Based on existing staff resources budgeted through FY 2014-15

<sup>4</sup> Currently unbudgeted temporary staff and contract services are proposed to be funded as part of the 2015-17 Financial Plan, as described in the SOPC Budget Request. Costs are offset by increased revenues which exceed anticipated Community Development Department revenue.

<sup>5</sup> Includes existing authorized FY 2014-15 Staff Resources and additional Proposed Resources for FY 2015-16. This is the total projected resource allocation required to meet the projected workload for FY 2015-16.

2014 General Plan Annual Report

Engineering Division Resource Allocation Forecast<sup>1</sup>

FTE<sup>2</sup>  
(FY 2015-16)

<b>Current and Anticipated Projects</b>		
1	FEMA CAV	0.05
2	FEMA 5-year Cycle Certification	0.05
3	Newsrack Program	0.10
4	Energov Implementation	0.10
5	Development Projects	0.25
<b>Subtotal</b>		<b>0.55</b>
<b>Required Services</b>		
6	Public Information - Counter	0.03
7	Public Information - Outside of Counter	0.10
8	Encroachment Permits	0.85
9	Transportation Permits	0.03
10	Traffic Control Plan Coordination	0.06
11	Routings and Reviews	0.11
12	Building Plan Reviews	0.85
13	Public Improvement Plan Reviews	0.75
14	Subdivision Map Reviews	0.70
15	Floodplain Management	0.15
16	Planning Application Reviews / Public Hearings	0.75
17	Engineering Inspection Support	0.25
18	Site Inspections	0.10
19	Interdepartmental Coordination	0.15
20	Stormwater Management	0.15
<b>Subtotal</b>		<b>5.0</b>
<b>Division Operations</b>		
21	Training and Meetings	0.40
22	Budget	0.01
23	Web site update	0.01
24	General Administration, Division Management	0.10
25	Consultant Management	0.10
<b>Subtotal</b>		<b>0.62</b>
<b>Projected Total Workload (FTE)</b>		<b>6.20</b>

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<b>Staff Resources<sup>3</sup></b>	
Authorized Permanent Staff	<b>3.00</b>
Authorized Temporary Staff	<b>0.00</b>
<b>Projected Resource Deficiency<sup>3</sup></b>	<b>-3.20</b>
<b>Proposed Resources<sup>4</sup></b>	
Temporary to Regular	<b>2.00</b>
Temporary Staff <sup>4</sup>	<b>1.00</b>
Contract/Consultant Services <sup>4</sup>	<b>0.20</b>
<b>Total requested additional resources</b>	<b>3.20</b>
<b>Total Proposed Resources (authorized staff &amp; proposed)<sup>5</sup></b>	<b>6.20</b>

<sup>1</sup> Based on expected project timelines and anticipated projects/operations in FY 2015-16

<sup>2</sup> Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

<sup>3</sup> Based on existing staff resources budgeted through FY 2014-15

<sup>4</sup> Currently unbudgeted temporary staff and contract/consultant services are proposed to be funded as part of the 2015-17 Financial Plan, as described in the SOPC Budget Request. Costs are offset by increased revenues which exceed anticipated Community Development Department revenue.

<sup>5</sup> Includes existing authorized FY 2014-15 Staff Resources and additional Proposed Resources for FY 2015-16. This is the total projected resource allocation required to meet the projected workload for FY 2015-16.



2014 General Plan Annual Report

Long Range Planning Resource Allocation Forecast<sup>1</sup>

**FTE<sup>2</sup>**  
(FY 2015-16)

<b>Current and Anticipated Projects</b>		
1	LUCE Implementation/Infrastructure financing & Zoning Code update	1.25
2	Mission Plaza Master Plan	0.1
3	Housing Element Implementation/Major City Goal	0.5
4	Avila Ranch/San Luis Ranch Specific Plan - ALUP review	0.1
5	Mills Act Program Monitoring	0.05
6	Neighborhood Match Grant	0.2
7	County Airport Land Use Plan update	0.38
8	Special Projects - as identified by City Council	0.5
9	Special Projects - Polystyrene prohibition	0.1
10	Special Projects - Homeless Services Center	0.1
11	Affordable Housing Monitoring	0.1
12	Renewable Energy financing	0.1
13	Collaboration with Cal Poly CP Master Plan Update	0.2
14	Affordable Housing First-time Homebuyer Program	0.1
15	Dept Strategic Plan Implementation	0.05
<b>Subtotal</b>		<b>3.83</b>
<b>Required Services</b>		
16	Housing Element Implementation	0.1
17	General Plan Annual Report	0.05
18	Grant Research & Applications	0.04
19	CDBG Support & monitoring	0.25
20	Affordable Housing Fund administration	0.05
21	Historic Preservation Program administration	0.1
22	Regional coordination - SLOCOG, LAFCO, APCD, County	0.03
23	External Support and Outreach (Cal Poly, Energy Expo, Realtors, Chamber, DA, etc)	0.02
24	Climate Action Plan Implementation	0.1
25	Homeless Services and ten year plan	0.15
26	Mills Act Program maintenance	0.05
27	General Plan maintenance	0.05
28	Advisory Body support	0.2
29	Environmental Review	0.01
30	Public Information	0.1
31	County referrals and Responsible Agency responses	0.06
32	Plan Review and Inspections	0.1
<b>Subtotal</b>		<b>1.46</b>

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<b>Division Operations</b>		
33	Training and Meetings	0.48
34	Budget	0.1
35	Web site update	0.01
36	General Administration, Division Management	0.15
37	Consultant management	0.1
<b>Subtotal</b>		<b>0.84</b>
<b>Projected Total Workload (FTE)</b>		<b>6.13</b>
<b>Staff Resources</b>		
Authorized Regular Staff		4
2014-15 Temporary Staff		1.5
<b>Projected Resource Deficiency<sup>3</sup></b>		<b>-0.63</b>
<b>Proposed Resources<sup>4</sup></b>		
Temporary Staff (add 0.5 FTE to 2014-15)		1
Temporary to Regular		1
Contract/Consultant Services		0.13
<b>Total requested additional resources</b>		<b>2.13</b>
<b>Total proposed resources (authorized staff &amp; proposed)<sup>5</sup></b>		<b>6.13</b>

<sup>1</sup> Based on expected project timelines and anticipated projects/operations in FY 2015-16

<sup>2</sup> Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

<sup>3</sup> Based on existing staff resources budgeted through FY 2014-15

<sup>4</sup> Currently unbudgeted temporary staff and consultant services are proposed to be funded as part of the 2015-17 Financial Plan, as described in the SOPC Budget Request. Costs are offset by increased revenues which exceed anticipated Community Development Department revenue.

<sup>5</sup> Includes existing authorized FY 2014-15 Staff Resources and additional Proposed Resources for FY 2015-16. This is the total projected resource allocation required to meet the projected workload for FY 2015-16.



## Appendix B:

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### General Plan Program Implementation Status List

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
<b>Land Use</b>						
2.14	Consider new regulations for accessory buildings (LU 2.14.(3))	C			CD	
3.9	Rezone neighborhood uses in C-S (LU 3.9.3)	C			CD	
6.4	Revise engineering standards to allow for porous paving and landscaping (LU 6.4.5)	C			PW	
2.15	Provide staff support for neighborhood issues (LU 2.15.F)	C			CD	
3.6	Add warehouse stores to Zoning Regulations. (LU 3.6.2.B)	C			CD	
3.6	Add R&D facilities to Zoning Regulations (LU 3.6.2.D)	C			CD	
3.9	Provide incentives to encourage relocation of auto sales (LU 3.9.8)	C			CD	
3.9	Noise prevention in Zoning Regulations, architectural guidelines (LU 3.9.9/N)	C			CD	
6.0	Prepare a refined land use map for the City and its planning areas (LU 6.0.3)	C			CD	
2.16	Revise residential density determination method for Medium, Med-High & High land use districts (LU 2.16)	C			CD	
3.9	Revise zoning & architectural standards to protect character of downtown areas (LU 3.9.7)	C			CD	
4.2	Revise zoning regulations to require large new projects downtown to include dwellings (LU 4.2.1)	C			CD	
1.7	Encourage County to adopt cluster districts (LU 1.7.4)	C			ADM	
1.15	City-County MOU regarding SLO Planning Area (LU 1.15.8)	C			ADM	
2.10	Review and, if necessary, revise noise, property development, & maintenance standards (LU 2.10.1)	C			CD	
2.10	Adopt property maintenance standards (LU 2.10.2)	C			CD	
2.13	Affordable housing inclusionary fee requirements (LU 2.13)	C			CD	
2.14	Consider new regulations for large infill houses (LU 2.14.(1),(2))	C			CD	
3.9	Investigate ways to intensify and improve cohesion at existing Madonna Road centers (LU 3.9.10)	C			ADM	
3.9	Eliminate PD minimum site area for commercial zones (LU 3.9.2)	C			CD	
4.2	Develop & apply a "Residential-Office" zone in the downtown (LU 4.2.2)	C			CD	
5.7	Study possible reuse of surplus City facilities by cultural and non-profit groups (LU 5.7)	C			ADM	
5.8	Encourage public art in all projects (LU 5.8)	C			ADM	
6.3	Designate sensitive sites and require ARC review during subdivision process (LU 6.3.1)	C			ADM	
7.13	Establish in-lieu fee to protect airport area OS when protection not feasible with project approval (LU 7.13)	C			CD	
7.8	Work with Airport Area property owners to complete a specific plan (LU 7.8)	C			CD	
8.4	Work with property owners to prepare area plans for Santa Barbara Street area (LU 8.4)	C			CD	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.5	Consider enhancement of Mid-Higuera Area (LU 3.1.4) (see also Special Design Area 8.5)	C			CD	
1.15	Work with County to make SLO Area Plan consistent w/ City LU (LU 1.15.7)	O			CD	
1.10	Monitor nonresidential growth rate: (LU 1.10.4)	O			CD	
1.15	Discuss feasibility of countywide planning group (LU 1.15.4)	O			ADM	
1.15	Promote inter-jurisdictional review of countywide projects (LU 1.15.5)	O			ADM	
1.15	Monitor County Resource Management Reports (LU 1.15.1)	O			CD	
1.15	Advocate annual meetings among local jurisdictions to discuss regional issues (LU 1.15.2)	O			CD	
1.15	Advocate regional growth management program (LU 1.15.6)	O			CD	
2.1	Support formation & continuation of neighborhood planning groups (LU 2.1.2)	O			CD	
2.10	Periodically review & update prop. maintenance standards (LU 2.10.2)	O			CD	
2.1	Promote neighborhood traffic calming (LU 2.1.3./CE)	O			PW	
2.10	Review, revise property maintenance and development standards (LU 2.10.1)	O			CD	
2.15	Undertake focused review, improvement, & enforcement efforts for neighborhoods (LU 2.15.C)	O			CD	
2.15	Provide early neighborhood notice of project reviews (LU 2.15.E)	O			CD	
3.9	Develop aggressive marketing programs for tourism (LU 3.9.11.C)	O			ADM	
3.9	Encourage development of recreation facilities (LU 3.9.11.E)	O			ADM	
3.9	Consider establishing tourist information at City entries (LU 3.9.4)	O			ADM	
3.9	Develop tour concepts (LU 3.9.11.D)	O			ADM	
4.16	Review allowed building heights in retail areas & outside the Commercial Core (LU 4.16.4; LU 4.18)	O			CD	
4.19	Include Downtown Concept Plan features in zoning regulations, architectural guidelines, engineering standards &	O			CD	
6.0	Develop resource maps (LU 6.0.2)	O			ADM	
6.3	Mitigate visual impacts of hillside houses including considering revising method for determining building height (LU 6.3.4)	O			CD	
6.5	Notify creekside property owners in advance of work along creeks (LU 6.5.3)	O			PW	
7.11	Work with County to assure airline service at Airport consistent with Circulation Element (LU 7.11)	O			CD	
7.3	Actively pursue annexation of the Airport Area (LU 7.3)	O			CD	
7.7	Expanded transit service to development sites in Airport Area concurrent with development (LU 7.7)	O			PW	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.3	Work with property owners to prepare area plans for Broad Street area (LU 8.3)	O			CD	
2.11	Revise apartment standards to include usable open space (LU 2.11.2)		M		CD	
2.12	Consider special downtown dev standards: New residential density category between low & medium (LU 2.12.A)		M		CD	
2.1	Identify, designate, and plan neighborhoods (LU 2.1.1, 2.15.A)		M		CD	
2.11	Evaluate student housing needs, revise City standards & zoning as appropriate (LU 2.11.1)		M		CD	
2.12	Consider special downtown dev standards: Added dwellings on lots with existing houses (LU 2.12.B)		M		CD	
2.12	Consider special downtown development standards: Mass & spacing standards (LU 2.12.C)		M		CD	
2.12	Consider special downtown dev standards: Parking & coverage standards (LU 2.12.D)		M		CD	
2.12	Consider special downtown residential standards (LU 2.12)		M		CD	
2.15	Devise strategies to stabilize owner/rental ratio and maintain neighborhood character (LU 2.15.B)		M		CD	
3.7	Offer new development incentives for providing child and elder care for employees (LU 3.7.1)		M		CD	
4.2	Survey downtown, rezone office, residential, and mixed use areas (LU 4.2.2)		M		CD	
5.3	Work with the County to develop a City-County downtown space needs plan (LU 5.3)		M		PW	
1.15	Plans capacity summary COG (LU 1.15.3)			H	CD	
4.2	Develop a TDC program that includes Commercial Core properties as receiver sites (LU 4.2.1)			H	CD	
6.0	Re-evaluate LU map based upon resource mapping and revise as appropriate (LU 6.0.3)			H	CD	
6.3	Revise Zoning Regulations to include provisions for TDC's from outside URL to within URL (LU 6.3.2)			H	CD	
6.5	Removal man-made obstructions from creek channels (LU 6.5.1.C)			H	PW	
8.1	Work with property owners to prepare area plans for Madonna Road regional shopping area (LU 8.1)			H	CD	
8.2	Work with property owners to prepare area plans for Foothill Boulevard area (LU 8.2)			H	CD	
<b>Housing</b>						
1.4	Provide financial assistance for rehabilitation of affordable rental and ownership units using Federal, state and local	O			CD	
1.5	Continue Code enforcement to expedite removal of illegal/unsafe dwellings (HE 1.5)	O			CD	
1.6	Enact a rental inspection program to improve condition of housing stock (HE1.6)	O			CD	
1.7	Continue to support local & regional solutions to homelessness by funding programs such as Maxine Lewis and	O			CD	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept
		Completed or Ongoing	Difficulty to Complete		
			Low	Med	
1.8	Create educational campaign to encourage owners of older residences to conduct seismic upgrades (HE 1.8)			M	CD
2.5	Amend inclusionary requirement to provide more ways for commercial development to meet requirements (HE 2.5)			M	CD
2.6	Prepare Criteria to sustainably manage the Affordable Housing Fund (HE 2.6)	O			CD
2.7	Review existing standards to remove regulations that inhibit affordable housing production (HE 2.7)	O			CD
2.8	Establish permit streamlining for affordable housing projects (HE2.8)	O			CD
2.9	Pursue outside funding for payment of City impact fees for affordable units (HE2.9)	O			CD
2.10	If outside funding sources found, exempt moderate income dwellings from impact fees (HE 2.10). Maintain current	O			CD
2.11	Help coordinate public/private sector actions to develop housing to meet city needs (HE 2.11)	O			CD
2.12	Assist with financial tools to develop or preserve affordable housing (HE 2.12)	O			CD
2.13	Adjust affordable housing standards to adress HOA fees, utiities, etc. (HE 2.13)			M	CD
2.14	Provide technical assistance to help preserve at-risk units (HE 2.14)	O			CD
2.15	Provide technical assistance to developers re: design strategies to achieve affordable housing (HE 2.15)	O			CD
2.16	Evaluate Inclusionary requirements and ability to develop housing that meets RHNA (HE 2.16)			M	CD
2.17	Evaluate workforce level of affordability (HE 2.17)	O			CD
2.18	Evaluate increasing residential densities on appropriate sites for housing affordable to extremely low income households (HE	O			CD
3.7	Develop an ordinance to discourage removal of affordable housing (HE 3.7)			M	CD
3.8	Correct unsanitary or unsafe housing conditions by collaborating with agencies offering rehab programs (HE 3.8)	O			CD
3.9	Preserve dwellings in Downtown Core (HE 3.9)	O			CD
3.10	Identify properties eligible for historic listing and assist property owners to repair, rehabilitate properties (HE 3.10)	O			CD
3.11	Amend Inclusionary requirements to allow reduced term for rehabilitated units (HE 3.11)			M	CD
3.12	Establish a monitoring system to track affordable units at risk of conversion (HE 3.12)	O			CD
3.13	Encourage rehab of residential, commercial or industrial buildings to expand rental housing opportunities (HE 3.13)	O			CD
4.5	Review new development for compliance with mixed-income policies (HE 4.5)	O			CD
5.5	Review new development for compliance with housing variety and tenure policies (HE 5.5)	O			CD
6.8	Maintain growth management exemption for affordable housing and housing in Downtown core (HE 6.8)	O			CD

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
6.9	Amend Zoning & Parking Access Plan to allow flexible regs for housing in Downtown Core (HE 6.9)	O			CD	
6.10	Provide incentives to encourage housing in Downtown core (HE 6.10)		M		CD	
6.11	Include R-3 and R-4 zoned land in OASP to accommodate extremely low to low income housing (HE 6.11)	C			CD	
6.13	Consider GP amendments to rezone non-residential land to higher density, infill or mixed use - 13 sites listed (HE 6.12)	O			CD	
6.13	Continue to support SLO Housing Trust Fund (HE 6.13)	O			CD	
6.14	Encourage residential infill and densification over new annexation of land (HE 6.14)	O			CD	
6.15	Seek opportunities with other public agencies to develop surplus land for housing (HE 6.15)	O			CD	
6.16	Develop multi-family housing standards to promote innovative higher density housing (HE 6.16)	C			CD	
6.17	Complete the OASP and obtain City authorization to file annexation app (HE 6.17)	C			CD	
6.18	Financially assist lower income housing using State, Fed & local sources (HE 6.18)	O			CD	
6.19	Actively seek new revenue sources for affordable housing (HE 6.19)	O			CD	
6.20	Update Community design guidelines & amend MC2.48 to exempt smaller residential developments (HE 6.20)	C			CD	
6.21	Identify vacant or under-used City land for housing (HE 6.21)	O			CD	
6.22	Prepare property profiles for properties suitable for housing (HE 6.22)	O			CD	
6.23	Evaluate adding a Special Considerations overlay to 46 acre County-owned property behind General Hospital (HE 6.23)		M		CD	
6.24	Update Affordable Housing incentives to be consistent with state law (HE 6.24)	C			CD	
6.25	Evaluate increasing residential densities allowed in CN, O and CD zones (HE 6.25)		M		CD	
6.26	Evaluate underlying lot patterns in R-2, R-3 and R-4 zones for ability to meet density (HE 6.26)			H	CD	
6.27	Support residential infill and promote higher density (HE 6.27)	O			CD	
6.28	Consider changes to SDU ordinance to provide incentives to encourage production HE 6.28)	O			CD	
6.29	Evaluate subdivision and zoning regs changes to support small lot subdivisions & other alternatives (HE 6.29)	O			CD	
7.8	Implement strategies to ensure residents are aware of planning decisions affecting neighborhoods (HE 7.8)	O			CD	
7.9	Identify specific neighborhood needs (HE 7.9)	O			CD	
7.10	Help fund neighborhood improvements (HE 7.10)	O			CD	
7.11	Continue to implement neighborhood parking strategies (HE 7.11)	O			CD	



## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.11	Support regional solutions to meet the needs of the homeless (HE 8.11)	O			CD	
8.12	Continue mobile home park rent stabilization program (HE 8.12)	O			ADM	
8.13	Identify sites suitable for mobile home parks, self-help housing and others to meet special needs (HE 8.13)	O			CD	
8.14	Advocate more housing and refurbishing campus housing at Cal Poly (HE 8.14)	O			CD	
8.15	Work with Cal Poly to secure on-campus fraternity/sorority groups (HE 8.15)	O			CD	
8.16	Jointly implement a good neighbor program with colleges for student housing in residential neighborhoods (HE 8.16)	O			ADM	
8.17	Provide education regarding universal design (HE 8.17)	O			CD	
8.18	Solicit input on provisions for homeless shelters from service agencies (HE 8.18)	C			CD	
8.19	Update zoning ordinance to allow homeless shelters by right in zones subject to standards (HE 8.19)	C			CD	
8.20	Continue to allow transitional housing and supportive housing in residential zones (HE 8.20)	C			CD	
8.21	Identify properties that can be converted to affordable and supportive housing for homeless persons (HE 8.21)	O			CD	
8.22	Update Community Design Guidelines to include universal access standards (HE 8.22)			M	CD	
8.23	Develop a program addressing reasonable accommodation procedures (HE 8.23)	C			CD	
8.24	Consider an overlay zone for existing and future mobile home and trailer parks (HE 8.24)			M	CD	
9.6	Educate staff and advisory bodies on energy conservation opportunities for housing (HE 9.6)	O			CD	
9.7	Evaluate solar regulations and revise local regulations as needed (HE 9.7)	O			CD	
9.8	Adopt LID standards (HE 9.8)		L		CD	
9.9	Develop an ordinance to increase production of green housing units (HE 9.9)			M	CD	
9.10	Promote building materials reuse and recycling (HE 9.10)	O			CD	
10.3	Work with County to mitigate housing impacts due to expansion in areas adjacent to City (HE 10.3)	O			CD	
10.4	Encourage residential developers to promote projects within SLO housing market first (HE 10.4)	O			CD	
10.5	Advocate link between enrollment and expansion of campus housing for colleges (HE 10.5)	O			CD	
10.6	Advocate for state legislation to provide funding for colleges to develop campus housing (HE 10.6)	O			CD	
11.3	Adopt measures to ensure ability of legal conforming non-residential uses to continue where new housing is proposed on	C			CD	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
<b>Circulation</b>						
4.1	Revise zoning regulations to provide standards for lockers, secured bicycle parking and showers (CI 4.1.5)	C			CD	
11.1	Encourage Airport Land Use Commission to complete Airport Land Use Plan update (CI 11.1.2)	C			CD	
10.1	Amend Home Occupation regulations to preclude regular home delivery by commercial trucks (CI 10.1.2)	C			CD	
15.1	Revise ARC guidelines to incorporate protection of views from scenic roads (CI 15.1.2)	C			CD	
2.1	Recommend that county-wide trip reduction include an AVR of 1.60 or larger (CI 2.1.2)	C			PW	
3.1	Encourage SLORTA to expand commuter bus service to Cuesta & the Men's Colony (CI 3.1.4)	C			PW	
3.1	Cooperate with SLOCOG to evaluate centralized transit services (CI 3.1.5)	C			PW	
4.1	Update the City bicycle plan (CI 4.1.2)	C			PW	
4.1	Request Cal Poly & Cuesta to adopt bicycle plans (CI 4.1.3)	C			PW	
4.1	Request Cal Poly & Cuesta to revise campus master plans to encourage alternate transportation (CI 4.1.4)	C			PW	
8.1	Maintain a computerized circulation system model (CI 8.1.4)	C			PW	
9.1	Require a Project Study Report for Prado Road to ensure proper sequence of improvements (CI 9.1.3)	C			PW	
9.1	Evaluate street designs as method to achieving Conceptual Plan for City's Center (CI 9.1.5)	C			PW	
9.1	Evaluate feasibility of arterial between Santa Barbara St & the S. end of Santa Rosa (CI 9.1.5)	C			PW	
9.1	Ask SLOCOG to monitor pattern of development throughout County (CI 9.1.7.A)	C			PW	
9.1	Ask SLOCOG to study regional traffic needs between SLO and the coast (CI 9.1.7.B)	C			PW	
12.1	Encourage SLOCOG to evaluate local rail service (CI 12.1.2)	C			PW	
13.1	Periodically update the Parking Management Plan (CI 13.1.1)	C			PW	
13.1	Build additional parking structures only after a comprehensive parking study is done (CI 13.1.4)	C			PW	
13.1	Work with the Downtown Association to evaluate curb parking in the downtown (CI 13.1.5)	C			PW	
16.1	Incorporate a Transportation Work Program into the City financial plan (CI 16.1.1)	C			PW	
16.1	Adopt a transportation impact fee ordinance (CI 16.1.2)	C			PW	
3.1	Adopt 5 yr Transit Master Plans (CI 3.1.1)	C			PW	
2.1	Cooperate with APCD & others to establish trip reduction programs (CI 2.1.1)	O			PW	
3.1	Pursue goal of City employees reaching an AVR of 1.7 or greater (CI 2.1.4)	O			PW	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
3.1	Maintain a downtown trolley service (CI 3.1.3)	O			PW	
4.1	Obtain RR ROW & easements for separated bike path & pedestrian trail (CI 4.1.6)			H	PW	
4.1	Use street funds to maintain bicycle facilities (CI 4.1.7)	O			PW	
5.1	Pursue completion of the community sidewalk system (CI 5.1.2)			H	PW	
5.1	Continue program of replacing existing curbs with handicapped ramps (CI 5.1.3)	O			PW	
5.1	Work with schools to establish a "suggested routes to school" program (CI 5.1.4)	O			PW	
6.3	Revise subdivision regulations to include ROW and design standards (CI 6.3.2)		M		PW	
7.1	Adopt neighborhood traffic management plans (CI 7.1.1)	O			PW	
7.1	Undertake measures to control traffic in residential areas (CI 7.1.2)	O			PW	
7.1	Organize neighborhood traffic calming workshops (CI 7.1.3)	O			PW	
7.1	Upon request, analyze residential streets for livability (CI 7.1.4)	O			PW	
7.1	Non-safety City vehicles shouldn't use residential local or collector streets as shortcuts (CI 7.1.5)	O			PW	
8.1	Establish on-going transportation monitoring program (CI 8.1.2)	O			PW	
8.1	Conduct bi-annual transportation use survey (CI 8.1.3)	O			PW	
9.1	Establish building setback lines along Figure 4 routes (CI 9.1.1)	O			PW	
9.1	As part of Dalidio-Madonna-McBride development, evaluation new road between W. Prado Rd and LOVR (CI 9.1.8)	O			PW	
9.1	As part of Maino-Madonna development, evaluate frontage road on west side of Highway 101 (CI 9.1.9)	O			PW	
10.1	Continue to provide reserved commercial truck loading in downtown areas (CI 10.1.4)	O			PW	
12.1	Encourage daily morning & evening train service both north & south (CI 12.1.1)	O			PW	
13.1	Monitor public parking in the commercial core (CI 13.1.2)	O			PW	
13.1	Work with CalTrans to consider park-and-ride lots (CI 13.1.3)	O			PW	
15.1	Work with CalTrans to improve appearance of Highway 101 (CI 15.1.1)	O			PW	
16.1	Reevaluate all Circulation Element projects before implementation (CI 16.1.3)	O			PW	
16.1	Major project proposals will include effects on the nearby neighborhoods and entire city (CI 16.1.4)	O			PW	
3.1	Develop a bulk discount rate for monthly transit passes (CI 3.1.2)	O			PW	
2.1	Support aggressive APCD programs for Cal Poly, Cuesta and the Men's Colony (CI 2.1.3)	O			PW	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
4.1	Encourage Cal Poly & Cuesta to provide incentives to use alternate transportation (CI 4.1.1)	O			PW	
8.1	Cooperate with State & SLOCOG in evaluating HOV lanes on State highways (CI 8.1.5)		L		PW	
10.1	Work with APCD to encourage trucks to turn off idling motors when parked (CI 10.1.1)		L		PW	
15.1	Adopt a street corridor landscape plan for scenic roadways (CI 15.1.3)	O			CD	
9.1	Ask CalTrans to designate Prado Road from Broad to Highway 101 as Highway 227 (CI 9.1.2)			H	PW	
3.1	Adopt 20 yr Transit Master Plans (CI 3.1.1)			M	PW	
3.1	Develop a comprehensive marketing to reach target audiences (CI 3.1.6; CI 8.11)			M	PW	
8.0	Give priority to traffic programs identified in CI 8.0.1A with the greatest potential to reduce traffic increases permitted by the			M	PW	
5.1	Adopt a pedestrian transportation plan (CI 5.1.1)			M	PW	
6.3	Develop joint design & construction standards with County for streets within the URL (CI 6.3.1)			H	PW	
10.1	If LOS exceeded, limit truck delivery times in the commercial core (CI 10.1.5)			M	PW	
9.1	Adopt a plan & standards for installation and maintenance of street amenity improvements (CI 9.1.4)	O			PW	
11.1	Work with the ALUC to encourage quieter & environmentally sensitive aircraft (CI 11.1.1)			H	PW	
2.1	Work with area employers on a voluntary trip reduction program (CI 2.1.5)			H	PW	
<b>Conservation and Open Space</b>						
3.6	Promote public awareness of cultural resources through activities, including tours & clean-up events (COSE 3.6.1.A.3)	C			ADM	
3.6	Assist the CHC in preparing archaeological resource guidelines (COSE 3.6.5)	C			ADM	
3.6	Display artifacts which illuminate past cultures (COSE 3.6.6)	C			ADM	
3.6	Expand ARC guidelines to address specific guidance for new buildings in historic districts (COSE 3.6.3)	C			CD	
7.7	Adopt creek setback requirements (COSE 7.7.9)	C			CD	
7.7	Protect natural communities (COSE 7.7.1)	O			ADM	
7.7	Preserve ecotones through changes to or conditions on new development (COSE 7.7.7)	O			ADM	
7.7	Protect wildlife corridors through changes to or conditions on new development (COSE 7.7.8)	O			ADM	
8.7	Acquire land or interests in land for open space; seek variety of funding sources (COSE 8.7.1.D)	O			ADM	
8.7	Manage open space holdings and enforce open space easements (COSE 8.7.1.E)	O			ADM	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.7	Avoid imposing taxes or fees that discourage open space or agriculture (COSE 8.7.1.K)	○			ADM	
8.7	Maintain the position of Natural Resources Manager and consolidate open space functions (COSE 8.7.1.M)	○			ADM	
8.7	Provide and maintain wildlife corridors thru or under barriers to wildlife movement (COSE 8.7.2.E)	○			ADM	
8.7	Provide continuing community education on open space values, programs, rules (COSE 8.7.2.G)	○			ADM	
8.7	Enlist volunteers and academic programs to restore and monitor open space (COSE 8.7.2.H)	○			ADM	
8.7	Adopt conservation plans for open space under City easement or fee ownership (COSE 8.7.2.J)	○			ADM	
9.3	Preserve the Morros, in cooperation with other government agencies, non-profit land trusts and property owners (COSE	○			ADM	
8.7	Provide information on natural resources and land conservation (COSE 8.7.1.I)	○			ADM	
10.3	Participate with other agencies in watershed planning and management (COSE 10.3.2.E)	○			ADM	
3.6	Provide cultural resource awareness public educational programs (COSE 3.6.6)	○			ADM	
3.6	Encourage partnering for preservation (COSE 3.6.7)	○			ADM	
3.5	Acquire in fee or partial interest in archaeological sites (COSE 3.5.1)	○			ADM	
4.6	Promote technology and energy conservation businesses (COSE 4.6.16)	○			ADM	
5.5	Maintain inventory of recycling businesses and services (COSE 5.5.5)	○			UT	
8.7	Improve interagency cooperation for open space acquisition (COSE 8.7.1.J)	○			ADM	
8.7	Encourage sustainable agricultural practices, limit grading and livestock near creeks (COSE 8.7.1.H)	○			ADM	
8.7	Enhance and restore open space (COSE 8.7.2)	○			ADM	
8.7	Establish self-sustaining populations of native species (COSE 8.7.2.B)	○			ADM	
8.7	Remove invasive non-native species and prevent their introduction (COSE 8.7.2.C)	○			ADM	
8.7	Where possible, remove man-made elements from open space areas (COSE 8.7.2.D)	○			ADM	
7.7	Replace invasive non-native vegetation with native vegetation (COSE 7.7.6)	○			ADM	
3.6	Rehabilitate and maintain City-owned adobes and historic structures (COSE 3.6.9)	○			ADM	
8.7	Protect open space resources (COSE 8.7.1)	○			ADM	
8.7	Identify alternative funding tools for replanting degraded creek sections (COSE 8.7.2.K)	○			ADM	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.7	Acquire ownership/easements along creeks & wetlands for drainage maintenance. & appropriate public access (COSE 8.7.2 D, E, and F)	O			ADM	
8.7	Pursue means to protect open space (COSE 8.7.1)	O			ADM	
8.7	Pursue source of open space funding (COSE 8.7.1.D.2)	O			ADM	
8.7	Replace non-native creekside plants with native species (COSE 8.7.2.B.2)	O			ADM	
2.2	Model air pollution behavior, help educate public (COSE 2.2.5)	O			CD	
2.3	Monitor air quality and Clean Air Plan implementation (COSE 2.3.2)	O			CD	
2.3	Consult with APCD on significant development proposals (COSE 2.3.2, 4.6.18)	O			CD	
2.3	Promote alternative transportation/land use strategies (COSE 2.3.3)	O			CD	
2.3	Amend the General Plan as needed to achieve air quality goals (COSE 2.3.5)	O			CD	
3.6	Maintain and support the Cultural Heritage Committee (COSE 3.6.1)	O			CD	
3.6	Maintain financial assistance program to encourage preservation & restoration of historic properties (COSE 3.6.2)	O			CD	
3.6	Implement historic preservation standards for construction within historic districts (COSE 3.6.3)	O			CD	
3.6	Provide financial assistance and incentives for historic preservation (COSE 3.6.2)	O			CD	
3.6	Sponsor educational programs to foster appreciation of historic resources (COSE 3.6.6)	O			CD	
3.6	Promote adaptive reuse of historic buildings (COSE 3.6.8)	O			CD	
3.6	Implement Cultural Heritage Committee Whitepaper (COSE 3.6.10)	C			CD	
4.6	Reduce obstacles to energy conservation (COSE 4.6.4)	O			CD	
4.6	Administer State Building Energy Standards (COSE 4.6.7)	O			CD	
4.6	Encourage energy-efficient design in private development projects (COSE 4.6.8)	O			CD	
4.6	Address solar access in new development (COSE 4.6.9)	O			CD	
4.6	Require solar power for new dwellings (COSE 4.6.17)	O			CD	
4.6	Seek Air Pollution Control District support for maintaining air quality (COSE 4.6.18)	O			CD	
5.5	Ensure new development projects include space for materials recycling/storage (COSE 5.5.8)	O			CD	
7.7	Maintain creek setbacks (COSE 7.7.9)	O			CD	
8.7	Maintain Urban Reserve location (COSE 8.7.1.A)	O			CD	
8.7	Promote open space by applying C/OS and Agriculture zoning (COSE 8.7.1.B)	O			CD	
8.30	Set subdivision and new development conditions consistent with General Plan (COSE 8.30.1.C)	O			CD	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.7	Set conditions of subdivisions and development approvals consistent w/ General Plan (COSE 8.7.1.C)	O			CD	
8.7	Encourage transfer of development credit from open space lands (COSE 8.7.1.F)	O			CD	
9.3	Maintain and apply Sign Regulations consistent with the General Plan (COSE 9.3.3)	O			CD	
9.3	Conduct environmental and architectural review consistent with General Plan (COSE 9.3.4)	O			CD	
9.3	Require visual assessments for projects affecting important scenic resources and views from public places (COSE 9.3.5)	O			CD	
9.3	Determine that view blockage along a scenic roadway is a significant impact (COSE 9.3.6)	O			CD	
9.3	Review development in unincorporated County for consistency with General Plan (COSE 9.3.7)	O			CD	
9.3	Prohibit billboards (COSE 9.3.10)	C			CD	
9.3	Establish and maintain a program of describing and monitoring viewsheds within and adjacent to City limits to establish a photographic baseline of visual setting (COSE 9.3.13)	O			CD	
10.3	Identify and protect groundwater recharge areas to maintain suitable groundwater levels and to protect groundwater quality	O			CD	
4.6	Encourage sustainable employee commuting practices (COSE 4.6.5)	O			HR	
8.7	Remove trash and contaminants with minimum disruption to open space areas (COSE 8.7.2.F)	O			P&R	
2.3	Provide alternative transportation incentives (COSE 2.3.4)	O			PW	
4.6	Promote Sustainable design in City facilities (COSE 4.6.3)	O			PW	
5.5	Use materials with reduced environmental impacts in City operations and facilities (COSE 5.5.4)	O			PW	
7.7	Implement natural communities policies through the Tree Committee (COSE 7.7.9)	O			PW	
8.7	Locate, design and operate City facilities consistent with General Plan (COSE 8.7.1.G)	O			PW	
9.3	Locate and design public facilities and utilities consistent with General Plan (COSE 9.3.1)	O			PW	
9.3	Place underground existing overhead utilities, with highest priority for scenic roadways, entries to the City, and historic districts (COSE 9.3.9)	O			PW	
2.3	Employ best available practices in City operations (COSE 2.3.1)	O			UT	
4.6	Promote efficient City energy use (COSE 4.6.1)	O			UT	
4.6	Promote energy conservation education (COSE 4.6.6)	O			UT	
4.6	Retrofit City facilities for energy savings (COSE 4.6.10)	O			UT	
5.5	Use materials efficiently in City operations (computer technology and copying) (COSE 5.5.1)	O			UT	
5.5	Promote City materials reuse and recycling (COSE 5.5.2)	O			UT	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
5.5	Coordinate waste reduction and recycling efforts (COSE 5.5.3)	O			UT	
8.7	Establish positive relationships with landowners and conservation organizations (COSE 8.7.1.L)	O			UT	
10.3	Use water efficiently (COSE 10.3.1)	O			UT	
10.3	Promote use of water-conserving landscape design and plant materials (COSE 10.3.1.A)	O			UT	
10.3	Encourage landscape maintenance and irrigation design to conserve water. (COSE 10.3.1)	O			UT	
10.3	Facilitate use of tertiary-treated water and seek legalization of grey water for non-potable household uses (COSE 10.3.1)	C			UT	
10.3	Promote water conservation through leak control in all plumbing systems (COSE 10.3.1)	O			UT	
10.3	Maintain water quality (COSE 10.3.2)	O			UT	
10.3	Design and operate water supply, treatment and distribution systems to prevent adverse effects on water quality (COSE 10.3.2.A)	O			UT	
10.3	Design and operate wastewater collection and treatment systems to prevent adverse effects on water quality (COSE 10.3.2.B)	O			UT	
10.3	Regulate design, construction and operation of City facilities to protect water quality (COSE 10.3.2.C)	O			UT	
10.3	Regulate design of private water facilities to protect water quality (COSE 10.3.2.D)	O			UT	
4.6	Seek financial assistance for energy efficiency improvements in City facilities (COSE 4.6.11)	O			UT	
4.6	Manage City operations for energy self-reliance (COSE 4.6.2)	O			UT	
5.5	Expand City public information efforts on energy and materials conservation goals (COSE 5.5.6)	O			UT	
10.3	Coordinate erosion control in watershed w/ County & property owners (COSE 10.3.2.)	O			PW	
3.5	Establish and maintain records of archaeological sites (COSE 3.5.9)			M	ADM	
8.7	Establish performance standards for open space/agricultural buffers (COSE 8.7.1.N)			M	ADM	
3.6	Prepare post-disaster historic preservation standards (COSE 3.6.4)			M	CD	
3.6	Update archaeological resource preservation standards (COSE 3.6.5)	C			CD	
9.3	Update community design guidelines to address views from scenic routes (COSE 9.3.2)			M	CD	
9.3	Advocate State and County scenic highway designations and protective programs for scenic routes connecting San Luis Obispo with other communities (COSE 9.3.8)			M	CD	
4.6	Monitor energy use in City facilities and prepare biannual report for City Council (COSE 4.6.12)	O			UT	



## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.7	Inventory natural areas that have been degraded; prioritize list of restoration sites (COSE 8.7.2.A)			H	ADM	
4.6	Prepare energy conservation plan for City facilities (COSE 4.6.13)			M	CD	
4.6	Adopt green building standards (COSE 4.6.14)			H	CD	
10.3	Prevent storage of biological or chemical pollution from locating in flood zones (COSE 10.3.2.F)			H	CD	
9.3	Remove existing billboards through amortization, conditions of development approval and grants for enhancing open space and transportation corridors (COSE 9.3.11)			H	CD	
9.3	City & County enforce an amortization program for billboard removal along scenic roadways (COSE 9.3.11)			H	PW	
10.3	Establish standards for non-point source water pollution in cooperation with RWQCB (COSE 10.3.2.G)	O			PW	
10.3	Establish a program for baseline water quality testing in City creeks (COSE 10.3.2.H)	O			UT	
4.6	Consider City-owned green energy utility (COSE 4.6.15)			H	UT	
<b>Noise</b>						
1.12	Review public and private development proposals for Noise Element conformance (N 1.12)	O			CD	
1.13	Require noise studies early in the review process when project noise may exceed allowable limits (N1.13)	O			CD	
1.14	Assure that noise mitigation measures are carried-out during construction (N1.14)	O			CD	
1.15	Monitor compliance with mitigation measures after project completion (N1.15)	O			CD	
<b>Safety</b>						
9.19	Establish complaint-based code compliance for all buildings (S 9.19.C)	C			CD	
9.19	Implement City-adopted program on Unreinforced masonry buildings (S 9.19.D)	C			CD	
9.3	Set response-time objective for Public Works (S 9.3.C)	C			PW	
9.3	Evaluate fire-flow and identify deficiencies (S 9.3)	C			UT	
9.4	Train building & planning staff in lessons from previous disaster areas (S 9.4.B)	O			CD	
9.19	Establish routine code inspections for commercial, industrial, public-assembly, & group housing (S 9.19.B)	O			CD	
9.19	Provide outreach program for earthquake bracing of wood-frame buildings (S 9.19.E)	O			CD	
9.20	Administer zoning, subdivision, & Architectural standards consistent with police & fire recommendations (S 9.20)	O			CD	
9.21	Fire, police, public works, & utilities review development applications for safety objectives (S 9.21)	O			CD	
9.22	Maintain & administer building regulations in conformance with State requirements (S 9.22)	O			CD	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
8.2	Review emergency response plans of utilities and transportation agencies (S 8.2.5.B)	O			FD	
9.7	Establish emergency operation center in Fire Station 1 and backups sites (S 9.7)	C			FD	
9.9	Keep Multi-hazard Emergency Response Plans current (S 9.9)	O			FD	
9.2	Maintain and annually update emergency response plan (S 9.2)	O			FD	
9.3	Meet response-time objective of four minutes (S 9.3.A)	O			FD	
9.6	Work w/CalTrans on hazardous materials approved routes and related safety precautions (S 9.6.C)	O			FD	
9.8	Expand and keep current safety-related information (S 9.8)	O			FD	
9.10	Work with other jurisdictions on mutual-aid & automatic-aid agreements (S 9.10)	O			FD	
9.15	Support education programs for lower grades to teach fire hazards (S 9.15.D)	O			FD	
9.22	Maintain & administer fire regulations in conformance with State requirements (S 9.22)	O			FD	
9.4	Train fire fighters, police, building inspectors, public works, & utilities staff (S 9.4.A)	O			FD	
9.4	Conduct non-nuclear disaster-response exercises (S 9.4.C)	O			FD	
9.5	Obtain information about specific location & type of fire & toxic hazards (S 9.5)	O			FD	
9.6	Participate in periodic regional disaster-response drills (S 9.6.A)	O			FD	
9.11	Prepare for post-disaster recovery (S 9.11)	O			FD	
9.15	Develop program to familiarize residents with fire hazards and appropriate responses (S 9.15.A)	O			FD	
9.15	Promote efforts of the Fire Safe Council (S 9.15.B)	O			FD	
9.15	Continue CERT training program (S 9.15.C)	O			FD	
9.16	Help organizations that provide emergency outreach & education (S 9.16)	O			FD	
9.17	Encourage & participate in individual home inspection programs (S 9.17)	O			FD	
9.23	Conduct fire & hazardous materials inspections in commercial, industrial, & multifamily buildings (S 9.23)	O			FD	
8.1	Identify and maintain or remove hazardous trees for City property and assist property owners (S 8.1)	O			PW	
9.3	Set response-time objective for Utilities (S 9.3.C)	C			UT	
9.19	Identify & evaluate facility hazards for City owned property (S 9.19.A)	C			PW	
<b>Parks and Recreation</b>						
6.0	Add fields in Damon-Garcia Sports Complex (PR 6.0.6)	C			P&R	
3.16	Update & improve indoor facilities (PR 3.16.3)	C			P&R	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
3.18	Construct a therapy pool at the SLO Swim Center (PR 3.18.1.2)	C			P&R	
3.19	Pursue joint use of SLO High School swimming pool (PR 3.19.2)	C			P&R	
4.3	Accommodate schedules of working people (PR 4.3.3.2)	O			P&R	
5.1	Develop collaborative fee exchange with S.L.C.U.S.D. (PR 5.1.1)	C			P&R	
6.1	Upgrade Recreation Center to provide interim community center (PR 6.1.1)	C			P&R	
6.0	Develop joint use agreements with other agencies in addition to schools (PR 6.0.3)	C			P&R	
6.2	Construct mini-parks at Purple Sage Drive (PR 6.2.1)	C			P&R	
6.2	Construct mini-park at Marsh & Santa Rosa (PR 6.2.1)	C			P&R	
3.14	Partner with schools and other joint users to renovate existing sports fields (PR 3.14.1)	O			P&R	
3.19	Continue the Playground Equipment Replacement Program (PR 3.19.1)	O			P&R	
4.2	Regularly evaluate demand and need and modify as appropriate (PR 4.2.2.1)	O			P&R	
4.2	Conduct periodic public evaluations of services (PR 4.2.2.2)	O			P&R	
4.2	Regularly publicize recreational opportunities (PR 4.2.2.3)	O			P&R	
4.2	Consider needs of underserved groups (PR 4.2.2.4)	O			P&R	
4.2	Avoid duplication of commercial programs (PR 4.2.3)	O			P&R	
4.2	Collaborate with groups providing high risk programs in open space areas (PR 4.2.8)	O			P&R	
4.3	Recruit at-risk youth to participate in activities (PR 4.3.2.1)	O			P&R	
4.3	Collaborate with other agencies in serving at-risk youth (PR 4.3.2.2)	O			P&R	
4.3	Evaluate services to determine benefits (PR 4.3.3.1)	O			P&R	
4.3	Prioritize new activities from results of public input (PR 4.3.3.3)	O			P&R	
4.3	Continue to maintain publicly accessible open space trails (PR 4.3.6)	O			P&R	
6.0	Continue to improve existing fields (PR 6.0.1)	O			P&R	
6.0	Transition from multi-use to single use fields (PR 6.0.2)	O			P&R	
6.0	Develop new programs to not conflict with existing field use (PR 6.0.4)	O			P&R	
6.0	Ensure athletic fields are provided within new residential development (PR 6.0.5)	O			P&R	
6.0	Consider additional fields for needs not addressed with Damon Garcia fields (PR 6.0.6)	O			P&R	
6.1	Consider revenue enhancement to fund new community center (PR 6.1.3)	O			P&R	
6.2	Support neighbor efforts to develop mini-parks (PR 6.2.2)	O			P&R	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
6.3	Design new parks so they can connect to recreational trails (PR 6.3.3)	O			P&R	
6.3	Connect existing parks & open space with trails (PR 6.3.4)	O			P&R	
6.4	Schedule "unmet needs" projects through the CIP process (PR 6.4.1)	O			P&R	
6.4	Look for alternatives to address unmet needs projects (PR 6.4.2)	O			P&R	
6.3	Acquire open space property to construct trails (PR 6.3.1)	O			P&R	
6.3	Use a variety of techniques to acquire open space (PR 6.3.2)	O			P&R	
3.16	Acquire property and construct a community center (PR 3.16.2)			H	P&R	
3.17	Implement the revised Laguna Lake Park Master Plan (PR 3.17.1 & PR 6.5.1)			H	P&R	
3.18	Implement the revised Sinsheimer Park Master Plan (PR 3.18.1.1 & PR 6.5.1)			H	P&R	
<b>Water and Wastewater</b>						
A2.3	Work cooperatively on regional water issues & resource planning (WW A2.3.1)	O			UT	
A2.3	Participate with SLO County in Integrated Regional Water Mgmt Plan (WW A2.3.2)	O			UT	
A2.3	Participate with other appropriate agencies in controlling invasive species which could impact water supplies (WW A2.3.3)	O			UT	
A2.3	Work with agencies to minimize water quality impacts (WW A2.3.4)	O			UT	
A2.3	Continue to work with SLO County-operation of Salinas Reservoir & Nacimiento project (WW A2.3.5)	O			UT	
A2.3	Complete sanitary surveys for Salinas & Whale Rock reservoirs every five years (WW A2.3.6)		L		UT	
A3.3	Provide water resource update to Council as part of annual report (WW A3.3.1)	O			UT	
A3.3	Update safe annual yield computer model for Salinas & Whale Rock reservoirs following drought periods (WW A3.3.2)	C			UT	
A3.3	Monitor ongoing research for potential long term impacts to water supplies from climate change (WW A3.3.3)	O			UT	
A4.3	Work with other agencies to implement Best Management Practices to reduce siltation (WW A4.3.1)	O			UT	
A4.3	Continue education & outreach to owners in watersheds to reduce siltation (WW A4.3.2)	O			UT	
A4.3	Consider periodic siltation studies at each reservoir (WW A4.3.3)			M	UT	
A4.3	Provide annual update on siltation to Council (WW A4.3.4)	O			UT	
A5.3	Provide annual update on water supply & demand projections to Council (WW A.5.3.1)	O			UT	

## Status of General Plan Implementation Programs

No.	Summary	Status as of December 2014			Lead Dept	
		Completed or Ongoing	Difficulty to Complete			
			Low	Med		High
A5.3	Conduct periodic updates to water development impact fees (WW A5.3.2)	O			UT	
A5.3	Prepare Urban Water Management Plan every five years (WW A5.3.3)	O			UT	
A5.3	Prepare water supply assessments for large new developments (WW A5.3.4)	O			UT	
A5.3	Analyze water efficiency program impacts to overall reduction in water demand (WW A5.3.5)	O			UT	
A6.3	Work with SLO County water agencies to identify cooperative water efficiency measures (WW A6.3.1)	O			UT	
A6.3	Participate in state & regional water conservation efforts (WW A6.3.2)	O			UT	
A6.3	Implement Water Shortage Contingency Plan as required (WW A6.3.3)	O			UT	
A7.3	Expand recycled water distribution system (WW A 7.3.1)	O			UT	
A7.3	Review development projects to ensure recycled water is used appropriately (WW A7.3.2)	O			UT	
A7.3	Present annual recycled water use as part of annual report to Council (WW A7.3.3)	O			UT	
A7.3	Consider delivery of recycled water to customers outside City limits (WW A7.3.4)			M	UT	
B2.3	Expand capacity in collection system and Water Reclamation Facility (WW B2.3.1)			H	UT	
B2.3	Evaluate wastewater flows of proposed projects (WW B2.3.2)	O			UT	
B2.3	Conduct periodic updates to wastewater development impact fees (WW B2.3.3)			H	UT	
B3.3	Prepare & implement Water Reclamation Facility master plan (WW B3.3.1)	O			UT	
B3.3	Work cooperatively on regional water quality issues (WW B3.3.2)	O			UT	
B4.3	Investigate cost-effective methods for reducing infiltration and inflow to the wastewater collection system (WW B4.3.1)			H	UT	
B4.3	Provide education and outreach regarding infiltration and inflow (WW B4.3.2)	O			UT	
B4.3	Support retrofit of sewer laterals to reduce infiltration and inflow (WW B4.3.3)	O			UT	
B4.3	Update Sewer System Management Plan to maintain its applicability (WW B4.3.4)	O			UT	
B4.3	Maintain master plans for wastewater service to developing areas of City (WW B4.3.5)	O			UT	
B4.3	Review development proposals to ensure necessary infrastructure is in place (WW B4.3.6)	O			UT	
B4.3	Provide a Pretreatment Program pursuant to Clean Water Act (WW B4.3.7)	O			UT	

## Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	2.2.2a Development subject to 20 ft setback from creek.	O				CDD
2	2.2.2b Development subject to 30 ft. setback from wetland habitat	O				CDD
3	2.2.2c Development subject to 20 ft. setback from riparian/wetland mitigation areas & fenced.	O				CDD
4	2.2.3a Create 1.94 acres of wetland & 2.76 acres of riparian enhancement.	O				ADM
5	2.2.3b Allow filling of .78 acres of isolated agricultural wetland seeps on hill.	O				ADM
6	2.2.4a Allow .12 acres of creek fill for 3 bridge crossings.	O				ADM
7	2.2.4b All creek channel modifications to comply with Drainage Design Manual & any other required permits from Army Corps or Fish and Game.	O				CDD
8	2.2.5a Plant native species between trails/rec features and wetland/riparian habitat	O				ADM
9	2.2.5b Provide educational signage re: wetland & creek habitats on public trails and OS.	O				ADM
10	2.2.9a City will manage Righetti Hill open space in accordance with City Standards.	O				ADM
11	2.2.9b City will provide & maintain access to Righetti Hill. City will development a management plan consistent with COSE.	O				ADM
12	2.2.10a Landowner maintains right to existing structures & will manage parcel consistent with Open Space standards.	O				CDD
13	2.3.3a 16.3 acres of active & passive parkland to be provided with development. City will pursue 4 acres of joint use with SLCUSD with new school development nearby.	O				CDD
14	2.3.3b 12 acre park to be developed: 10 acres to be dedicated w/Phase I development	O				CDD
15	2.3.3c 2.5 acre junction park to be developed when impact fees are available.	O				PR
16	2.3.3d 1.5 acres of linear park to be developed w/bike path adj to stormwater basin.	O				CDD
17	2.3.3e 4 acres of park to be provided by a joint use facility when elementary school is developed.	O				CDD
18	2.3.4a Subdivisions may provide parkland in lieu of fee payment if findings can be made.	O				CDD
19	2.4.1a 20 ft landscaped setback from Orcutt and Tank Farm Roads.	O				CDD
20	2.4.1b Parcels adjacent to Tank Farm & Orcutt are sensitive sites & require ARC review.	O				CDD
21	2.4.1c ARC shall review landscape plans - cluster trees and screen views of new structures.	O				CDD

## Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
22	2.4.1d Buildings on sensitive parcels shall not include 2nd story unless 2nd floor is set back by 50 ft.	O				CDD
23	2.4.1e PC shall review design of sensitive lots during subdivision review to ensure views are maintained	O				CDD
24	2.4.1f ARC design review of units along Tank Farm & Orcutt for compatibility & views of hill	O				CDD
25	2.4.1g E street residences shall not be visible from Orcutt/Tank Farm intersection	O				CDD
26	2.4.1h R-1 subdivision at west base of Righetti Hill - preserve views from D street to hill	O				CDD
27	2.5.1a Implement environmental mitigation measures with entitlements as appropriate.	O				CDD
28	3.2.19a Provide public plaza/seating areas adjacent to A/B streets intersection.	O				CDD
29	3.2.19 b Commercial use to occupy ground floor of primary commercial area.	O				CDD
30	3.2.19c Provide commercial development incentives: additional story, parking reduction, exemption from OASP add-on fees.	O				CDD
31	3.2.24a Right-to-farm ordinance notification for real property transfers.	O				PW
32	3.2.24b Ag activities to be phased out by project build-out. Existing uses legally-established subject to Non-conforming uses under Zoning Code.	O				CDD
33	3.3.4a City will support affordable housing in area through state and local density bonus incentives.	O				CDD
34	3.4.1a Geotech study required for each project site prior to development.	O				CDD
35	3.4.1b All structures & development shall meet appropriate codes (Building & Transportation).	O				CDD
36	3.4.2a Sites not previously surveyed shall conduct a Phase I site assessment.	O				CDD
37	3.4.2b Environmental assessment reqd prior to public access or development for buildings associated with ag uses and 55 gallon drums in plan area.	O				CDD
38	3.5.2a-h Performance standards for airport compatibility.	O				CDD
39	4.1.1a Encourage architectural styles: Craftsman, CA Bungalow, CA Mission themes	O				CDD
40	4.1.1b Design Standards for R-1 and R-2 districts.	O				CDD
41	4.1.1c Design Guidelines for R-1 and R-2 districts.	O				CDD
42	4.1.1d Design Standards for R-3 and R-4 development	O				CDD
43	4.1.1e Design Guidelines for R-3 and R-4 development	O				CDD

## Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept
		Complete or Ongoing	Low	Med	
44	4.1.2a Residential design - use local streets to enhance neighborhood atmosphere	O			CDD
45	4.1.2b Design features (porches, entryways, yards) to strengthen connections.	O			CDD
46	4.1.2c Encourage universally accessible entries to residences.	O			CDD
47	4.2.3a Traffic calming design for intersection of A and B streets	O			PW
48	4.2.3b Mixed use commercial area near intersection of A&B streets to have 2 public plazas. Adjacent buildings to be 2 stories tall.	O			CDD
49	4.2.3c Southern part of intersction of A&B streets to be landscaped.	O			CDD
50	4.2.4a Building setbacks from A Street defined	O			CDD
51	4.2.4b Trees in tree wells for whole mixed use area	O			CDD
52	4.2.4c Mixed-use building facades, materials, entries, windows to be consistent with one another.	O			CDD
53	4.2.1a Use figures 3.1 and 3.2 when reviewing intersection plans for A and B streets	O			CDD
54	4.2.1b Height ordinance allowed to be relaxed to enable architectural features.	O			CDD
55	4.3.4a Final landscape plan to include details & not use invasive non-native plant species.	O			CDD
56	4.3.4b List of plants not be be planted in OASP.	O			CDD
57	4.4.3a OASP lighting standards - style, height, efficiency, sheilding, type, etc.	O			CDD
58	4.5.1a 160 ft wide distance buffer from train tracks to residential areas.	O			CDD
59	4.5.1b Add landscaped berm or sound wall where buffer is not adequate for noise.	O			CDD
60	4.5.1c Orient residential uses and outdoor areas away from railroad tracks.	O			CDD
61	4.5.1d Put parking lots between residence and railroad tracks.	O			CDD
62	4.5.1e Locate sensitive uses within residences away from tracks.	O			CDD
63	4.5.1f Use insulating construction to reduce noise.	O			CDD
64	4.5.2a Set outdoor activity areas 80' back from Orcutt and Tank Farm Rd to reduce noise.	O			CDD
65	4.5.2b Locate sensitive uses within residences away from roads.	O			CDD
66	4.5.2c 60 ft wide distance buffer from Orcutt and Tank Farm Rd to residences.	O			CDD



## Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
67	4.5.2d Use insulating construction to reduce noise.	O				CDD
68	4.7.2 Building placement & construction to maximize passive systems for heating, cooling & lighting.	O				CDD
69	4.7.2b Use shade, skylights, daylight controls, & glazing to maximize energy savings.	O				CDD
70	4.7.2c Residential developments of >5 units/non-residential uses >5,000 sq ft shall comply with green building criteria	O				CDD
71	4.7.2d 5% of all single family units shall use photovoltaics. Increase this percentage by 4% each year.	O				CDD
72	4.7.3a Energy star compliant appliances required for dwellings.	O				CDD
73	4.7.3b Use CFLs where possible.	O				CDD
74	5.1.1 Orcutt Rd to have a continuous 2-way left-turn lane, Class II bike lane, & curb/gutter between Johnson and Tank Farm.	O				PW
75	5.1.2 Tank Farm to be widened at D St, Brookpine & Wavertree w/left turn lanes.	O				PW
76	5.1.3 Tank Farm/Orcutt intersection realignment to be completed in Phase I.	O				PW
77	5.2.1 Collector streets will be single lane of travel in each direction.	O				PW
78	5.2.2 A St. shall have Class II bike lanes & separated sidewalks & no parking (except adjacent to neighborhood commercial area) on both sides.	O				PW
79	5.2.3 B St. development standards.	O				PW
80	5.2.4 C St. development standards.	O				PW
81	5.2.5 D St. development standards.	O				PW
82	5.2.6 Bullock Ln to be extended to connect with traffic circle at B & C streets.	O				PW
83	5.2.7 Traffic circle to be built at B and C street intersections.	O				PW
84	5.2.8 Shared driveway access for A, B, C, & D streets ok. Limited private drives ok.	O				PW
85	5.3.1 E St development standards	O				PW
86	5.3.2 Allow alley area to count towards net site area for density determination.	O				CDD
87	5.4.1 Bus routes, stops & pullout areas to be determined by City transit.	O				PW
88	5.5.1 Bike trail connections descriptions	O				PW
89	5.5.2 Neighborhood park bike trail path description	O				PW

## Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
90	5.5.3 Tank Farm & Orcutt Road bike paths and bike bridge over Industrial Way	O				PW
91	7.2.2a Circulation & road widths shall accommodate Fire Dept emergency access.	O				PW
92	7.2.2b Public fire hydrants reqd. Adequate water volumes to support fire hydrants for fire protection needs.	O				PW
93	7.2.2c Buildings shall have fire sprinkler systems per SLOFD requirements.	O				FD

## Status of Mid-Higuera Area Enhancement Plan

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Medium		High
1	Plant native veg along creek. Acquire land on fwy side of creek & property on east side of creek between City prop & Marsh Street bridge for open space (Crk-a)			H	ADM	
2	Improve open space at south end of Brook St. (PPO-d)		M		ADM	
3	Acquire CalTrans property & develop park (PPO-a)			H	P&R	
4	Modify or replace Marsh St bridge if desirable to align w/Higuera- Marsh (Flood-a)			H	PW	
5	Install bypass overflow channel parallel to creek on City-owned OS (Flood-b)			H	PW	
6	Coordinate other flood-planning improvements (Flood-c.)			H	PW	
7	Widen Higuera to four lanes w/bike lanes & median & mid-block turns (Circ-a)			H	PW	
8	Realign Bianchi Ln w/ High St. (Circ-b)			H	PW	
9	Realign Pacific St. Close Walker St. Landscape Walker closed area (Circ-c)			H	PW	
10	Parker St- CGS, trees, benches, lighting. Higuera - trees, lighting & benches. Madonna- landscaped median. Underground			H	PW	
11	Extend Brook St. w/Caltrans site (Circ-e)			H	PW	
12	Install bikeway along creek with bridge (Crk-b)			H	PW	
13	Construct ped path on east side of creek. Add benches, public art & interpretive displays & bridges (Crk-c)			H	PW	
14	Establish a Mid-Higuera Area parking committee & consider parking assessment dist (Pkg-a)			H	PW	
15	Restripe street spaces & reduce driveway ramps (Pkg-b)		M		PW	
16	Review shared use parking & expand to distribute parking (Pkg-c)			H	PW	
17	Lease or purchase 2 public parking lots (Pkg-d)			H	PW	
18	Acquire & improve public parking near Archer/Walker/Higuera & Parker/High (Pkg-e)			H	PW	
19	Complete street improvements including ped amenities (Pkg-f)			H	PW	
20	Establish in-lieu parking fee for the Mid-Higuera Area (Pkg-g)			H	PW	
21	Add transit stops w/shelter, benches & signage for the Mid-Higuera area. (Pub-a & Pub-b)			H	PW	
22	Develop mini-plaza at Walker (PPO-b)			H	PW	
23	Provide info kiosks at strategic places for peds as part of the Mid-Higuera Enhancement Plan. (PPO-c)			H	PW	
24	Acquire & maintain OS along creek & install bridges &imps (PPO-e)			H	PW	

## Status of Railroad District Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
1	Install traffic signals at Upham (4.1B)	C				PW
2	Use CIPs & economic revitalization tools to promote area (2.9C)	O				ADM
3	Limit noise & emissions from engine idling between 10pm and 6am (3.1M)	O				CD
4	Ped Circulation Plan, Bike Transp. Plan, Circulation Element, and RR District Plan to be consistent (2.7B)	O				CD
5	Identify code violations & work with owners to correct (2.8C)	O				CD
6	Rehabilitate historic SP Freight warehouse (1.11) - 4 construct phases & roof repair completed	C				PW
7	Install Curb, gutter, boardwalk & trees along Santa Barbara, High, Roundhouse, Emily & South Street (4.1D)	O			H	PW
8	Clearly communicate with property owners, railroad & ops staff (3.1I)	O				CD
9	Encourage added public telephones or emergency call boxes (2.7E)			M		CD
10	Install pedestrian crosswalks at Leff & Upham streets (4.1A)  <i>- Upham Crosswalk complete, Leff still needed</i>			M		PW
11	Widen Santa Barbara Street from Broad to Upham - including left turn pocket (4.1C)	C				PW
12	Install standard gauge railroad track to display of historic railroad cars (1.12)				H	CD
13	Install historic markers & improved walk of history describing RR features (1.14)				H	CD
14	Public access to RR bikeway provided with Villa Rosa development (1.17)				H	CD
15	Consider MU zone to allow broader range of uses (2.9D)				H	CD
16	Consider CDBG funds for business loans and rehabilitation grants (3.1K)				H	CD
17	Enforce property screening & maintenance along ROW (3.1N)				H	CD
18	Rehabilitate historic water tower to 1940s condition & update historic marker (1.6)				H	CD
19	Evaluate assessment district to pay for undergrounding utilities (3.1O)				H	PW
20	Construct bikeway on land adjacent to Johnson Ave for Southbound bicyclists (1.1)				H	PW
21	Install bridge off Johnson Ave for bikeway north to Cal Poly (1.2)				H	PW
22	Install pedestrian bridge over RR linking Fairview with Penny Lane (1.3)				H	PW
23	Install bikeway & trail linking east side of RR tracks to signal on Johnson @Lizzie St (1.4)				H	PW

## Status of Railroad District Plan Implementation Programs

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
24	Install new bikeway along both sides of RR ROW (1.5) <i>- Partial improvements completed, significant improvements still remain</i>			H	PW	
25	Expand passenger loading zone in parking lot north of depot (1.7)			H	PW	
26	Install textured concrete paving & crosswalks, ped lighting, trees & signage @ Leff and Osos (1.8)			H	PW	
27	Plant palm trees on 50-100 ft centers (1.9)			H	PW	
28	Acquire land & construct a multi-modal transit center with parking, shelter, restrooms, info, bike storage, lockers etc (1.10)			H	PW	
29	Install street paving, curb, gutter, wood sidewalks, street trees, lighting, & signage on Railroad Ave, Osos, Santa Barbara, High, Emily and Roundhouse Streets (1.13) <i>- Santa Barbara Street improvements complete; other improvements remain</i>			H	PW	
30	Install bikeway between Alphonso and Emily streets (1.15)			H	PW	
31	Install ped/bike crossing for access from Stoneridge/Lawrence Dr./Villa Rosa neighborhoods to Sinsheimer Park (1.16)			H	PW	
32	Improve bike/ped undercrossing to Sinsheimer Park (1.18)			H	PW	
33	Install bikeway linking RR bikeway with Augusta /Southwood Drive neighborhood through creek & park areas (1.19)			H	PW	
34	Replace/repair fencing, remove trash & install landscaping along fence line (1.20)			H	PW	
35	Encourage expanded parking & staging area for bikes (1.21)			H	PW	
36	CIPs to install improvements at Emily, Roundhouse, High, Church, Santa Barbara & Osos for paving, curbs, lighting, boardwalks, signage & trees (2.7C)			H	PW	
37	Consider special engineering standards for district public improvements (2.7D)			H	PW	
38	Improve traffic circ-expand public transit, bikeways, & widen Santa Barbara (3.1H) <i>- Santa Barbara Street improvements 90% complete; other improvements remain</i>	O			PW	
39	Improve passenger loading facilities at depot parking area (3.1J)			H	PW	
40	Use RR parking lease funds to improve parking enforcement, & lot appearance (3.1L)			H	PW	
41	Install additional traffic signage and street lighting, where considered necessary at pedestrian crossings to improve sight distance (4.1E)			H	PW	

## Status of Airport Area Specific Plan

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
1	Establish joint RTA bus stop on S. Higuera & Tank Farm Rd (AASP 6.3E)	C			PW	
2	Management program for area creeks required with minimum setbacks of 35 ft. (AASP 3.3.1)	O			ADM	
3	Develop remediation actions for Chevron site to preserve natural resources (AASP 3.3.4)	O			ADM	
4	Establish mitigation bank within Chevron property to serve AASP & MASP areas (AASP 3.3.5)	O			ADM	
5	Develop public access levels compatible with maintaining habitat for Chevron property (AASP 3.3.6)	O			ADM	
6	Restore creek areas (AASP 3.3.7)	O			ADM	
7	Retain open space corridor to allow movement of wildlife on Chevron property (AASP 3.3.8)	O			ADM	
8	Maintain wildlife corridors south from AASP toward Indian Knob & Davenport Hills by obtaining greenbelts and working with County (AASP 3.3.9P)	O			ADM	
9	Enlarge wetland connection between areas north and south of Tank Farm Rd (AASP 3.3.10)	O			ADM	
10	City will manage acquired open space land to preserve habitat (AASP 3.3.11)	O			ADM	
11	City will pursue MOU for privately owned open space lands to preserve habitat (AASP 3.3.12)	O			ADM	
12	In lieu fee for development not able to dedicate land for open space (AASP 3.3.14)	O			ADM	
13	Expansions of URL will secure open space (AASP 3.3.15)	O			ADM	
14	Resource management activities compatible with airport operations (AASP 3.3.17)	O			ADM	
15	Expand wetland north of Tank Farm w/Chevron project (AASP 3.3.18)	O			ADM	
16	50 ft wetland setback required through subdivision, development, & public facilities (AASP 3.3.3)	O			CD	
17	Require development to dedicate land or easements for greenbelt (AASP 3.3.13)	O			CD	
18	Locate bike paths outside creek setback area (AASP 6.3H)	O			PW	
19	Bike lanes shall meet or exceed CA DOT & City design standards (AASP 6.3I)	O			PW	
20	Require bike lanes as part of frontage improvements for development. Require bus stops as part of development improvements where appropriate (AASP 6.3G)	O			PW	

## Status of Airport Area Specific Plan

No.	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
21	Establish timed transfer point on Margarita Rd (AASP 6.3D)		L		PW	
22	Development to provide street furniture or passenger amenities such as transit stops, shelters, pads, trash receptacles, etc. (AASP 6.3L)		M		PW	
23	Amend Bicycle Transportation Plan to include Airport area facilities (6.3F)		M		PW	
24	Limit access to creekside environment between Broad St. and Santa Fe Rd (AASP 3.3.2)			H	ADM	
25	Access & interpretive info for historical resources (AASP 3.3.16)			H	CD	
26	TIF funds used for new buses to serve AASP. Bus stops provided by adjacent development (AASP 6.3C)			H	PW	
27	Amend Circulation Element to expand truck route network (AASP 6.3A)			H	PW	
28	Connect bike lanes at intersections in the Airport Area (AASP 6.3J)			H	PW	
29	Establish a CIP program to include bikeways not part of Airport development (AASP 6.3K)			H	PW	

## Status of Margarita Area Specific Plan

	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
1	1.1a Hills to be dedicated to City & protected.	C			ADM	
2	1.1b Livestock grazing may be limited & City will manage hillside vegetation.	O			CDD	
3	1.1c Previously graded road to Telecom facilities will be relocated.	O			CDD	
4	1.2.a Acacia Creek corridor shall be 100 ft wide exclusive of sports fields & will be replanted with riparian plants.	O			CDD	
5	1.2.b Swales emerging from hills will have open space corridors 50 ft wide & fenced near developed areas.	O			CDD	
6	1.2c Lower swales thru neighborhood park will be accessible for play	O			CDD	
7	1.3 Riparian and seasonal wetlands which are shown as development areas will be replaced in kind within MASP.	O			CDD	
8	1.4a MASP development to detain peak stormwater flows on-site. Shallow basins are preferable to deeper ones.	O			CDD	
9	1.5a Protect ag land elsewhere in URL or greenbelt.	O			CDD	
10	1.6a Provide 10 acre neighborhood park, and 16 acre improved sports field.	O			CDD	
11	1.6.1a Neighborhood Park req's including equipment and landmark feature				CDD	
12	1.6.1b Some seating, cooking & small child play space to be partly enclosed.	O			CDD	
13	1.6.2 Greenspace and play fields mainly semi-natural vegetation, with large trees only at edges & possibility of community gardens.	O			CDD	
14	1.6.3 Greenways for cycling & walking paths.	O			CDD	
15	1.6.4 Sports fields to accommodate active recreational uses & include on-site parking. Shielded night lighting.	C			CDD	
16	2.1.1 Low Density Residential areas for SFRs only. No churches, schools or secondary dwellings.	O			CDD	
17	2.1.2 Density will be 7-9 dwellings/acre	O			CDD	
18	2.1.3 Lot dimensions are regulated by Table 2	O			CDD	
19	2.1.4 A-C - setbacks and building/parking orientation	O			CDD	
20	2.1.5 Each dwelling shall have 2 off-street parking spaces - one covered. & alley access standards	O			CDD	
21	2.2.1 Medium density residential areas -detached houses on small lots or groups of detached dwellings on larger lots	O			CDD	
22	2.2.2 Medium Density shall be 8-16 dwellings/acre.	O			CDD	
23	2.2.2a-e Lot dimension table & standards for Med Density	O			CDD	
24	2.2.4 Med Density Building form - setbacks and architecture	O			CDD	



## Status of Margarita Area Specific Plan

	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
25	2.2.5 Parking to be located at rear. Alley access standards and special setbacks if located in front.	O			CDD	
26	2.3.1 Med-High Density Res for attached dwellings or PUDs. No churches or schools allowed.	O			CDD	
27	2.3.2 Med-High Density will be 13-18 units/acre.	O			CDD	
28	2.3.3 Lot dimensions per Table 4	O			CDD	
29	2.3.4a&b Setbacks and architectural criteria	O			CDD	
30	2.3.5 Parking to be located at rear. Alley access standards and special setbacks if located in front	O			CDD	
31	2.4.1 High-Density Residential - allow a mix of densities and ownership. Churches and Schools not allowed	O			CDD	
32	2.4.2 High-Density Residential density will be 19-24 units/acre	O			CDD	
33	2.4.3 Lots to be developed as a single parcel or condo however it may be divided into two land parcels to allow for affordable housing.	O			CDD	
34	2.4.4a-c High Density building form - setbacks, arch character and porches or other outdoor space.	O			CDD	
35	2.4.5 Parking requirements and location	O			CDD	
36	2.5.1 Neighborhood commercial uses = CN zone except no uses larger than 5,000 sq ft, schools, services stations	O			CDD	
37	2.5.2 CN Density shown in Figure 5	O			CDD	
38	2.5.3 CN lot dimensions & size minimums	O			CDD	
39	2.5.4a-f CN Building Form (coverage, height, setbacks, FAR, size, architectural character	O			CDD	
40	2.5.5 CN parking required 1/500 sq ft. & 1/300 sq ft for bikes	O			CDD	
41	2.6.1 Business Park uses - master-planned campus-type development.	O			CDD	
42	2.6.1a BP Office - small offices and mixed use.	O			CDD	
43	2.6.1b BP General - R&D, Light manufacturing, business services. Allowed uses listed by approval level.	O			CDD	
44	2.6.1c BP- Outdoor - landscaped parking, storage, employee recreation areas	O			CDD	
45	2.6.1d BP- prohibited uses = carnivals, convalescent hospitals, dwellings, homeless shelters, schools or public assembly uses	O			CDD	
46	2.6.2 BP employee density not to exceed 40 persons/acre	O			CDD	
47	2.6.3 BP parcel sizes & dimensions	O			CDD	
48	2.6.4 BP vehicle access will be loops or grid extensions. NO driveways on Prado Rd.	O			PW	

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	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
49	2.6.5a-i BP site and building design (FAR, Orientation, outdoor space, setbacks, parking lots, heights, massing, entries, & materials)	O			CDD	
50	2.6.6a-d BP Continuity of landscape space	O			CDD	
51	2.6.7a-d BP parking requirements & design	O			CDD	
52	2.6.8a-b BP Landscape screening required for loading, waste collection, utilities & mechanical equipment	O			CDD	
53	2.6.10 BP Outdoor employee amenity areas are required	O			CDD	
54	2.7.1 Special use area between hills and Broad street (1.2 acres). House and grounds should be preserved and uses may include residence; B7B, hostel, museum, art or craft gallery with retail sales, restaurant, retail sales of food, office for sales of MASP properties or visitor info center.	O			CDD	
55	3.1a Buildings to express human scale by articulating mass	O			CDD	
56	3.1b Architectural styles in plan are encouraged	O			CDD	
57	3.1c Residentail entries should be identifable from streets or ped walkways	O			CDD	
58	3.1d Universally accessible entries are encouraged for all buidlings	O			CDD	
59	3.1e All development is encouraged to have outdoor space shileded from aircraft noise.	O			CDD	
60	3.2 Street trees to create sense of identity; focal areas should be highlighted through trees and planting; riparian corridors should have native landscaping; and all landscaping should be water efficient.	O			CDD	
61	3.3 Lighting shall be energy efficient, avoid glare and minimize illumination toward sky.	O			CDD	
62	3.4 Buidling form & placement to meet solar exposure objectives.	O			CDD	
63	3.5 Public art to be encouraged at neighborhood park & principal collector street entries.	O			CDD	
64	3.6 Dwellings & outdoor spaces to be separated from Prado Rd by greenways, green space & BP uses. Landscaped berm to be installed where appropriate.	O			CDD	
65	3.7 Fence and wall designs to comply with community design guidelines	O			CDD	
66	4.2a-g performance standards to ensure airport compatibility including limitation on uses and operations that might be dangerous; indoor noise level requirements, avigation easement and disclosure requirements	O			CDD	

## Status of Margarita Area Specific Plan

	Program Summary	Status as of December 2014			Lead Dept	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
67	5.0 Traffic calming features to be developed. Streets & drives to provide access without unnecessary paving	O			PW	
68	5.1 City will extend transit service into area as roads are developed. Transit stops to include turnouts, shelters, benches, trash receptacles & real time arrival status displays.	O			PW	
69	5.2a New development shall include sidewalks, ped paths, bike lanes and bike paths. Precise alignments will be determined with subdivisions.	O			PW	
70	5.2b Bike path width, paving, signs and features to comply with Bicycle Transportation Plan. Proposed crossings may include features such as pavement changes, signs or bulb-outs.	O			PW	
71	5.2c. Pedestrian and bike access to sports fields will be by enhanced under or over crossing with visibility for safety and sense of place	O			PW	
72	5.3a-l Streets to foster traffic volumes appropriate for land uses and neighborhoods	O			PW	
73	5.4 Alleys should be used where feasible	O			PW	
74	5.5 Local streets will have bulb-outs at the end of blocks and at mid-block for blocks longer than 500'.	O			PW	
75	5.7.1 Additional right-of-way for Broad Street to accommodate bike lane, vertical curbs, landscaped parkway, and center median.	O			PW	
76	5.7.2 Prado Road facilities, phasing and construction requirements	O			PW	
77	5.8 Traffic calming required - roundabouts, traffic circles, intersection treatments, and bulb-outs.	O			PW	
78	5.9 Street names to follow City requirements.	O			CDD	
79	6.3 Fire-dept activated signal control devices required for all intersections with traffic signals	O			PW	
80	7.3.1 Subdivision plans must show detailed solutions to stormwater issues. Developers are responsible for drainage facilities serving their parcels.	O			PW	
81	7.3.2 All drainage facilities must comply with NPDES & post construction runoff controls	O			PW	
82	7.5 Each residence shall have one 2" conduit connected with underground system to facilitate future installation of high-speed data system.	O			PW	
83	7.7 All new power, telephone & cable lines to be installed underground. All existing line facilities to be underground at time of frontage construction.	O			PW	

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	<b>Program Summary</b>	Status as of December 2014			Lead Dept	
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			Low	Med		High
84	7.8 Streets & utilities installations must be built to ensure that later projects can build upon systems that are appropriately sized and located.	○				PW
85	8.1a The area shall accommodate at least 2 sites with a total capacity of 40 dwellings for HASLO to provide affordable housing.	○				CDD
86	8.1b Residential area may be developed with modular or manufactured dwellings that comply with specific plan.	○				CDD
87	8.1c Affordable housing density bonuses available in area designated in Fig 5 only due to airport land use plan.	○				CDD

## Status of Climate Action Plan

No.	Program Summary	Status as of December 2014				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
BLD 1.1	Accomplish 425 residential and 10,000 sq ft of commercial energy retrofits annually	O				
BLD 1.2	Encourage monitoring of energy use via energy monitors, web apps, and State-required energy disclosures	O				
BLD 1.3	Evaluate options for local energy conservation ordinance			M		
BLD 1.4	Identify energy efficient upgrades for historic buildings that preserve integrity			M		
BLD 2.1	Expand incentive program for projects that exceed Title 24		L			
BLD 2.2	Require new development to install energy efficient appliances	O				
BLD 2.3	Amend design guidelines to promote low impact development strategies		L			
BLD 3.1	Promote energy efficiency programs and financing	O				
BLD 3.2	Collaborate with County, state, & energy providers for single portal to database	O				
BLD 3.3	Work with local green build organizations for outreach and education		L			
BLD 3.4	Work with business community for a green business certification program		L			
RE 1.1	Work with County to promote renewable funding and financing	O				
RE 1.2	Work w/county & regional energy providers to evaluate a "feed-in tariff" program to pay for renewable energy provided			M		
RE 2.1	Incentivize renewable energy generation by reducing permit costs & streamlining review	O				
RE 2.2	Revise City policies to remove barriers to renewable energy use & implement COSE 4.6.17		L			
RE 2.3	Evaluate feasibility of regional CCA		L			
RE 3.1	Educate community re: renewable energy programs	O				
RE 3.2	Consider results of SLO-RESCO project		L			
RE 3.3	Encourage use of photovoltaics	O				
TLU 1.1	Implement the short range transit plan			M		
TLU 1.2	Continue to research funding sources for transit service upgrade projects	O				

## Status of Climate Action Plan

No.	Program Summary	Status as of December 2014				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
TLU 2.3	Work with APCD on EV Readiness	O				
TLU 2.4	Identify street networks appropriate for NEV use			M		
TLU 2.5	Designate spaces in public parking lots and MF housing projects for car-shares			M		
TLU 3.1	Modify BTP to achieve 20% bike mode share				H	
TLU 3.2	Develop funding & staff resources to implement BTP				H	
TLU 3.3	Research bike-share program near parking facilities		L			
TLU 4.1	Require new & redeveloped streets to address all travel modes			M		
TLU 4.2	Develop a Downtown Pedestrian Plan			M		
TLU 4.3	Collaborate to expand Safe Routes to School programs, events & projects			M		
TLU 4.4	Identify traffic congestion management techniques			M		
TLU 5.1	Improve connectivity between neighborhoods			M		
TLU 5.2	Promote infill (increase density in suitable zones)		L			
TLU 5.3	Incentivize mix-use by addressing parking and streamlining permit review			M		
TLU 5.4	Evaluate mixed-use projects in high density residential zones		L			
TLU 5.5	Apply MU overlay zone to areas suitable for TOD			M		
TLU 6.1	Make cost of using DT parking structures less expensive than parking meters			M		
TLU 6.2	Locate transit stops & bike racks near parking structures			M		
TLU 7.1	Amend zoning regulations to increase potential parking reductions from 10-30% for shared parking			M		
TLU 8.1	Improve City's jobs-housing balance	O				
TLU 8.2	Support infill housing - especially below market rate housing	O				
TLU 8.3	Continue to reduce barriers to production of SDUs	O				
TLU 9.1	Distribute transportation welcome packets		L			
TLU 9.2	Install informational bike signage		L			

## Status of Climate Action Plan

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TLU 9.3	Continue partnerships with regional organizations on outreach and education	O				
TLU 9.4	Market incentive programs to employers and workers		L			
WTR 1.1	Require landscape projects to minimize turf and use native & drought-tolerant plants		L			
WTR 1.2	Require landscape projects to use low-water using & efficient irrigation systems		L			
WTR 1.3	Encourage use of recycled, grey, or rainwater harvesting systems		L			
WTR 2.1	Review development for consistency with CALGreen water standards		L			
WTR 2.2	Expand recycled water infrastructure to encourage use by new projects		L			
WTR 2.3	Require use of native & drought-tolerant plants		L			
WTR 3.1	Provide graphic history & comparison of water usage on utility bills			M		
WTR 3.2	Maintain on-line resources & outreach materials for water saving tips, planting guides, & rebates	O				
WST 1.1	Continue to provide recycling & green waste services	O				
WST 1.3	Enforce IWMA standards re: recycling services provided by landlords			M		
WST 1.4	Re-establish financial support for home composting			M		
WST 1.5	Explore feasibility of waste audit program			M		
WST 1.6	Consider curbside food waste pickup			M		
WST 1.7	Evaluate effectiveness of food packaging ordinance			M		
WST 1.8	Evaluate collection of waste cooking oil and city-run biodiesel distribution			M		
WST 1.9	Evaluate relocating biosolid composting closer to City			M		
WST 2.1	Provide option for waste audits to educate consumers where waste can be reduced		L			
WST 2.2	Maintain on-line resources & outreach for recycling	O				
WST 2.3	Host interactive workshops on home composting		L			

## Status of Climate Action Plan

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WST 2.4	Explore options for landfill & Water reclamation site visits to public & school groups		L			
PKS 1.1	Conduct audit of parks & open space to identify tree planting locations				H	
PKS 1.2	Expand tree planting programs				H	
PKS 1.3	Establish Urban Forester intern program				H	
PKS 2.1	Negotiate easements & land donations for conservation				H	
PKS 2.2	Implement conservation plans for open space areas				H	
PKS 2.3	Use conservation easements to create connected trails	O				
PKS 2.4	Expand donation programs for open space preservation & maintenance				H	
PKS 2.5	Partner w/other organizations to preserve open space & develop parkland				H	
PKS 3.1	Store City green waste at composting facilities		L			
PKS 3.2	Continue to chip larger green waste & make available for public use	O				
PKS 4.1	Identify suitable locations for community gardens		L			
PKS 4.2	Implement Calle Joaquin AG Reserve master Plan		L			
PKS 5.1	Continue tree planting & maintenance education programs	O				
PKS 5.2	Partner w/regional organizations to create volunteer opportunities for trail & open space maintenance.	O				
PKS 5.3	Advertise availability of green waste.	O				
GO 1	Create & implement a City building retrofit program			M		
GO 2	Generate renewable energy at City-owned facilities				H	
GO 3	Continue to upgrade to fuel-efficient vehicles	O				
GO 4.1	Replace traffic signal fixtures with LEDs			M		
GO 4.2	Replace streetlights w/high efficiency fixtures	O				
GO 4.3	Upgrade outdoor lighting fixtures at City-owned facilities			M		



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			Low	Med		High
GO 5.1	Prioritize replacement of water pumping & lift stations				H	
GO 5.2	Implement the WRF energy conservation plan				H	
GO 6.1	Ensure all City facilities have recycling containers		L			
BO 6.2	Assess feasibility of food scrap collection & pickup in public places		L			
GO 7.1	Choose right plants for City landscapes		L			
GO 7.2	Prepare soils for water penetration & retention		L			
GO 7.3	Design & operate efficient irrigation		L			
GO 7.4	Install water efficient fixtures & maintain leak control at City facilities	O				
GO 8	Use BAT for equipment & vehicle fleet replacements			M		
GO 9	Continue to reduce single occupant employee commuting	O				
GO 10	Hire staff to implement CAP & energy programs				H	
GO 11.1	Publish CAP information on web site	O				
GO 11.2	Participate in regional events to educate community about climate action planning	O				