



2015

GENERAL plan annual report



www.slocity.org

San Luis Obispo from Bowden Ranch Open Space. Photo credit: Tina Risley, #pixonpeaks

Community Development Department

Our Mission Statement

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

Our Service Philosophy

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

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



Acknowledgements

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The 2015 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 2015 General Plan Annual Report.

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Introduction

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

Each year, the City publishes an Annual Report on the status of its General Plan and provides an overview of actions taken to implement the Plan during the past year, as provided by California Government Code Section 65400. This report is provided to help citizens and City officials gauge progress towards achieving the City's stated goals and objectives. It is also an opportunity to review how well the Plan's programs are being implemented. The Annual Report fulfills the requirements of State law, and the General Plan itself. According to Land Use Element Policy 11.3 the City shall prepare an annual report on the status of the General Plan, which is to include the following items:

- A) A summary of private development activity and a brief analysis of how it helped meet General Plan goals;
- B) A summary of major public projects and a brief analysis of how they contributed to meeting General Plan goals;
- C) An overview of programs, and recommendations on any new approaches that may be necessary;
- D) A status report for each General Plan program scheduled to be worked on during that year, including discussion of whether that program's realization is progressing on schedule, and recommendations for how it could better be kept on schedule if it is lagging;
- E) A status report on how the City is progressing with implementing its open space preservation policies and programs;
- F) Updated population or other information deemed important for the plan.

Background

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

City of San Luis Obispo General Plan Elements

Land Use

*Update Adopted December
2014*

Circulation

*Update Adopted December
2014*

Housing

*Update Adopted January
2015*

Conservation and Open Space

Revised 2014

Safety

Revised 2012

Parks and Recreation

Adopted 2001

Water and Wastewater

Revised 2010

Noise

Adopted 1996

2013-15 Council Goals

Implementation of the General Plan ties directly to Council Goals adopted in the FY 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

Complete construction of a skate park

Expand and enhance open space quality and amenities

Enhance maintenance of City infrastructure

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

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 City of San Luis Obispo General Plan require hearings by the Planning Commission and by the City Council. The type of notice provided for the hearings depends on the type of proposed change, but always includes a descriptive item on the meeting agenda, which is published in the newspaper. The City's website and public access television channel provide additional information.

General Plan Element Updates

Land Use and Circulation Elements

The update of the Land Use and Circulation Elements (LUCE) of the General Plan was approved by the City Council on December 9, 2014. In early 2015, staff updated the City's website, distributed the updated General Plan to interested parties, printed copies of the new plan maps, and closed out the consultant's contract.

In 2015, work began implementing programs in the updated Land Use and Circulation Elements, such as the Downtown Concept Plan, Subdivision Regulations, Sign Regulations, Neighborhood Matching Grants, and Mission Plaza Master Plan, among many others.

Housing Element

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. 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.

Throughout 2015, staff began implementing programs which include: starting an inventory of City owned property which could be used for housing, initial research into a possible workforce housing definition, and continuing to use Federal, State and local funds for development and rehabilitation of affordable housing.

The 2015 General Plan Program Status Implementation List (**Appendix A**) reflects the updated the programs (and progress toward implementation) from the updated LUCE and Housing Element.

2015-17 Council Goals

Following extensive community outreach, on January 24, 2015 the Council set goals for FY 2015-17:

Major City Goals:

Protect and maintain open space.

Implement the Housing Element, facilitate workforce, affordable, supportive and transitional housing option, including support for needed infrastructure within the City's fair share.

Prioritize implementation of the Bicycle Master Plan and improve and maintain bicycle, pedestrian, and transit facilities.

Other Important Objectives:

Improve neighborhood wellness, work with residents, Cuesta, and Cal Poly, increase public safety, code compliance, and collaborative solutions.

Initiate implementation of the Laguna Lake Natural Reserve Conservation Plan.

Adopt a Downtown Concept Plan, develop a plan for expansion of Mission Plaza, and improve safety, infrastructure, and maintenance in the Downtown.

Implement the City's Fiscal Responsibility Philosophy with focus to reduce unfunded liabilities.

Community Development Department

Customer Service/Process Improvements

The Community Development Department continued to implement its Organizational Assessment focusing on monitoring the effectiveness of process improvements and performance tracking. The Continual Improvement Group (CIG) met weekly to review the development review process to determine if any recent changes need modification or if a new way to review projects is appropriate. The CIG worked with IT throughout the year to devise Key Performance Indicators (KPI's) which are posted on the City's website and imbedded into the Financial Plan. These KPI's tell the public the expected time frames in which to receive Planning approvals and building permits, amongst other information.

Other upcoming related tasks to improve customer service and the development review process include utilizing "dashboards" to display the status of projects and developing more key performance measures for both internal and external participants in the process.



Improving customer service and the development review process are helping to carry out one of the major goals of the City Economic Development Strategic Plan: streamlining the process and removing 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. The idea of opening the front counter at the noon hour was a direct response to input from the Roundtable in 2015, and was implemented in early 2016. The Council's Major City Goal of Housing for the 2015-17 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 2015, and coordinated with other agencies on General Plan priorities. 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 San Luis Obispo Area Plan (referral area). 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 eighteen projects proposed outside of the City's boundaries but within the County referral area to which City staff provided responses in 2015.

Cal Poly Master Plan: The City provided Council-endorsed comments to Cal Poly on land use concepts which will be used for further refinement and inclusion in a draft environmental impact report for the Cal Poly Master Plan Update. The City's comments, provided by Mayor Marx in a letter to Cal Poly President Jeffrey Armstrong, included recommended "Guiding Principles" to be considered by Cal Poly when further refining the Master Plan. The guiding principles call for the Master Plan to continue to support neighborhood wellness efforts by following recommendation in the Neighborhood Wellness/Community Civility report; to provide on campus housing for all undergraduate students, and for programs to incentivize faculty and staff to locate within existing neighborhoods close to campus to stabilize neighborhoods and reduce vehicle trips. The guiding principles are based on relevant General Plan Policies in the areas of Neighborhood Wellness, Economic Health, Housing, Multi-Modal Transportation, Open Space, Diversity, and Public Services. Staff anticipates continued collaboration with Cal Poly on the Master Plan Update in the coming year.



Neighborhood Wellness/Community Civility Report: On May 21, 2013 Council approved the formation of the Neighborhood Wellness/Community Civility Working Group. This group comprised of Cal Poly University leadership, Cuesta College leadership, City staff, residents and students of both institutions has met regularly between October 2013 and May 2015. The Vision and Goals of the working group were established to guide the process:

- Vision: A City in which year-round residents and students actively collaborate to build community and communicate in an environment that fosters mutual respect and understanding.
- Goals: To enhance the quality of life for all residents, with particular emphasis on building positive relations between residential and student-aged neighbors through a cultural shift in social behaviors.

The Neighborhood Wellness/Community Civility Working Group identified six objectives to research and formulated recommendations that support the vision and goals as stated above. Within the Neighborhood Wellness/Community Civility Working Group, smaller sub-committees formed to take ownership of the research and recommendations for each objective. Each monthly meeting in late 2014 through early 2015 was specifically dedicated for the group to discuss and refine the recommendations of each individual sub-committee and work towards consensus. The final report was presented to the San Luis Obispo City Council on May 19, 2015 and can be found on the City's website. Implementation is underway.

Airport Land Use Commission (ALUC): City staff continued to actively participate in the update of the San Luis Obispo County Airport Land Use Plan in 2015. While this plan is adopted by the independent ALUC, the City continued sharing technical information (from a City-hired aviation consultant), and 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. In 2015, the County Airport Land Use Commission undertook a process to hire an outside airport planning consultant to provide peer review work and technical advice for the current draft Airport Land Use Plan.

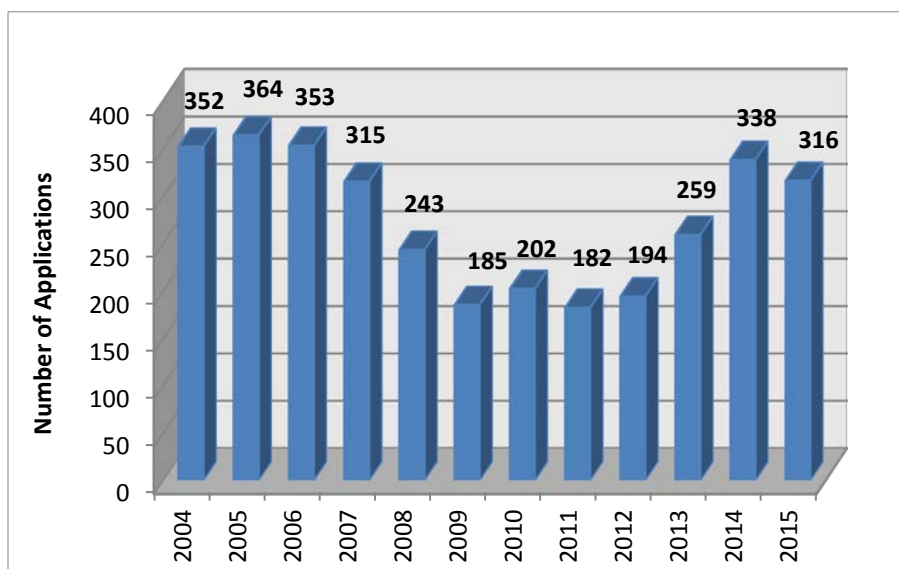
Planning and Building Activity

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 planning application totals since 2004. The figure highlights the historic highs of 2005, the effects of the following economic downturn, and the solid development recovery starting in 2013.

Figure 1 - Total Planning Applications Received per Calendar Year

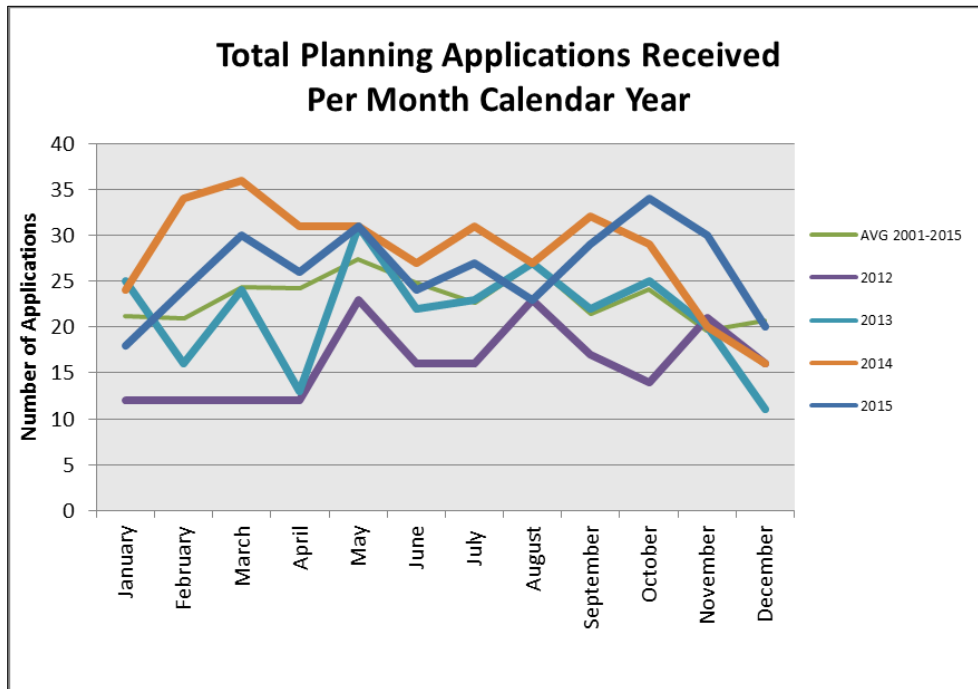


Source: Community Development Department, 2015

Monthly Planning Application Trends

Figure 2 shows planning applications received on a monthly basis for the last 4 years and shows the high volumes of applications in 2015. While 2014 saw greater amounts of applications received from January to September, applications received in 2015 between September and December were greater than at any time in the last 4 years.

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** 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 2012-2015 Comparison

BUILDING PERMITS ISSUED	2015		2014		2013		2012	
	permits	units	permits	units	permits	units	permits	units
Single Family	151	157	79	97	54	54	32	68
Multi Family	16	75	22	115	9	43	8	25
Commercial	37	60	5	-	9	2	6	9
Public-New Buildings & Alterations	0	-	0	-	0		0	
Residential Additions/Alterations	306	8	230	1	324	3	282	1
Commercial Additions/Alterations	186	5	162	-	156		170	
Motel Rooms	0	-	0	-	0			
TOTAL	696	305	498	213	552	102	498	103

Source: Community Development Department, 2015

Table 1 depicts the number of building permits issued over the past 4 years. In 2015, 167 permits were issued for single-family and multi-family projects. This represents 232 residential units. The level of residential permits issued in 2015 is over four times greater than in 2012.

Table 2- Building Division Project Statistics, 2012-2015 Comparison

PROJECT STATISTICS	2015	2014	2013	2012
Plan Check Applications Submitted	935	675	687	507

Source: Community Development Department, 2015

Table 2 shows the number of plan check applications conducted by the Building Division over the last four years. The Building Division has added a contract Assistant Permit Technician to help with the continued rise of permit applications as well as utilizing plan review consultants for the more complex and large projects such as Chinatown, SLO Brew, Garden Street Terrace, and Pacific Courtyards.

Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. **Table 3** depicts the annual construction valuation over the past 4 years. Calendar year 2015 was the fourth year in a row to see a notable increase in this area.

Table 3- Valuation of Construction, 2012-2015 Comparison

VALUATION OF CONSTRUCTION	2015	2014	2013	2012
Single Family	37,904,420	26,974,176	14,152,752	11,380,280
Multi Family	12,079,291	16,088,664	6,661,543	2,301,857
Commercial	16,159,822	3,739,324	14,856,188	2,515,368
Public-New Buildings & Alteration	0	0	0	0
Residential Additions/ Alterations	6,811,376	7,053,269	7,429,135	7,228,496
Commercial Additions/Alterations	17,473,806	16,169,065	12,859,158	10,719,880
Total Valuation	90,429,815	70,024,498	55,958,776	34,145,884

Source: Community Development Department, 2015

Housing and Residential Growth

The 2015 Department of Finance data estimated the City’s population to be 45,802, as shown in **Table 4**. This equates to 1.5 percent growth since the 2010 Census when the City’s population was estimated to be 45,119. Total housing units grew by 2.0 percent in the same time period with a total of 20,966 housing units in the City at the end of 2015.

Table 4- Housing & Population

Housing and Population	2010	2015
Total Housing Units	20,553	20,966
Total Population	45,119	45,802

Source: Dept. of Finance; Community Development Department

The Land Use Element policy related to residential growth (LUE 1.11.2) states that the City’s housing supply shall grow no faster than one percent per year, on average, based on established thresholds shown in **Table 5**, from the Land Use Element:

Table 5- One Percent City Population Growth Projection (From LUE Table 3)

Year	Approximate Maximum Number of Dwellings*	Anticipated Number of People based on 2.2 persons per dwelling
2013	20,697	45,541
2015	21,113	46,456
2020	22,190	48,826
2025	23,322	51,317
2030	24,512	53,934
2035	25,762	56,686
Estimated urban reserve capacity:		57,200

Source: Land Use Element, City of San Luis Obispo General Plan, Table 3, page 1-37.

*2013 population based on CA Department of Finance data and projected based on 1 percent annual growth.

This policy was modified in 2010 under Ordinance No. 1550 to an average of one percent per year over the five-year Housing Element planning period. 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. As of 2015, the City’s population and total housing units are less than the Land Use Element’s 2015 projections and therefore are consistent with growth management regulations. In addition, 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, as shown in **Table 6** the annual growth rate in 2015 was 0.30 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. The five-year average growth rate is very similar at 0.29 percent.

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 0.37 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 continues to be lower than the projection, assumptions based on these projected rates remain valid.

Table 6- Residential Units Added to the City (01/01/05 – 12/31/15)

Year	SFR - Detach		SFR - Attach		MFR		Annex Units	Total Units	Net Mkt	Net Mkt Growth Rate
	Mkt	Aff	Mkt	Aff	Mkt	Aff				
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%
2015	27	0	1	0	34	11		73	62	0.30%
10-yr Total	197	5	54	0	321	172	18	767	590	2.88%
5 Year Average Annual Growth Rate										0.29%

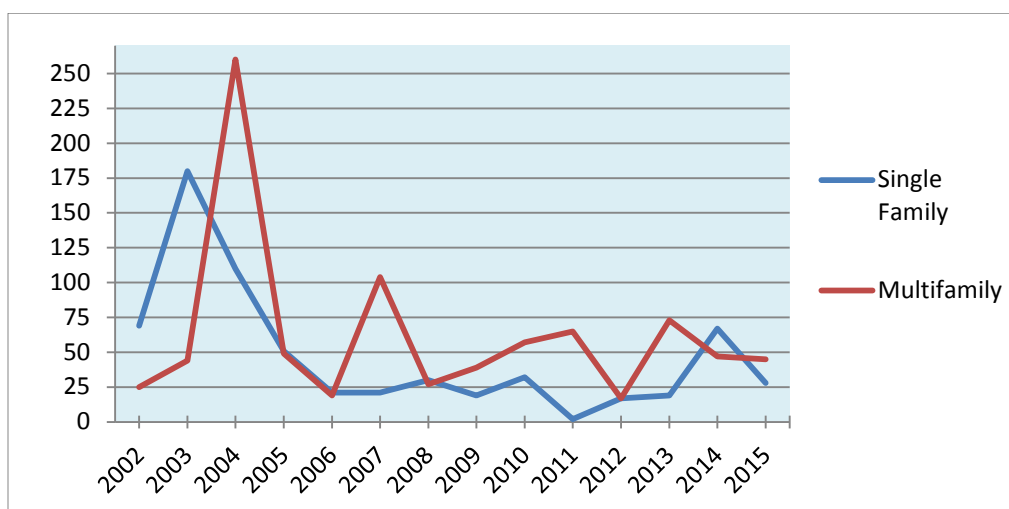
Source: 2015 Building Permits Finalized, Community Development Department

Note: Units shown are net totals accounting for demolitions.

New housing types in 2015 consisted of a mix between detached single family (27) and attached multi-family units (45) with approximately 30 percent of multi-family units deed-restricted for affordability. One multi-family unit was dedicated at the “very-low” affordability level, four multi-family units were dedicated at the “low” affordability level, and six multi-family units were dedicated at the “moderate” affordability level.

It should be noted that over the past 10 years, 63 percent of new housing construction has been in the form of attached multi-family development, with 23 percent deed restricted for affordability. **Figure 3** shows the construction trends of single family and multi-family housing since 2002.

Figure 3 - Housing Unit Construction Based on Permits Finaled



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 7- Progress towards Meeting Quantified Objectives (01/01/14 to 6/30/19)

Income Category (% of County Median Income)	Regional Housing Need Allocation					
	SFH QO ²	SFH Built ¹	MFH QO ²	MFH Built ¹	Total QO	Total Built ¹
Extremely Low (< 30%)	0	0	142	0	142	0
Very Low (30-50%)	0	0	143	1	143	1
Low (51-80%)	72	0	107	24	179	24
Moderate (81-120%)	81	0	121	8	202	8
Above Moderate (> 120%)	191	95	287	59	478	154
TOTAL UNITS	344	95	800	92	1,144	187

Source: 2015 Housing Element, City of San Luis Obispo, Community Development Department

¹ Reflects net units constructed 01/01/14 thru 6/30/19.

² Reflects Quantified Objectives for each category

The City’s most recent Housing Element was adopted in January 2015, with a planning period from January 1, 2014 through June 30, 2019. As shown in **Table 7**, above, 33 housing units, or about 18 percent of all housing units added in the City since 2014 were affordable to extremely-low, very-low, low and moderate income households. In its first two years (2014-2015), the City is at 16 percent of achieving its Quantified Objectives for housing through 2019. 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.

In 2015, the City entered into Affordable Housing Agreements for 31 affordable units (1 very-low, 10 low, and 20 moderate income) through long-term and equity-share affordability agreements pursuant to the City’s Inclusionary Housing Requirement. Over \$500,000 in affordable housing in-lieu fees were collected.

Staff began research and stakeholder interviews in 2015 regarding the possibility of adding workforce housing as an income category in the City’s Zoning Regulations and Affordable Housing Standards. Further research will be incorporated in the 2016 Zoning Regulation update.

Table 8 identifies affordable housing accomplishments for 2015:

Table 8 - Affordable Housing Project Highlights from 2015

Project	Affordable Units	Status	Special Notes
Moylan Terrace (860 Humbert)	27 units (2 very-low; 14 low-income; 11 moderate)	60 units in Phases 1-3 have been built and sold. Final Phase (phase 4, 20 units) is currently under construction with completion scheduled for Summer 2016	The City contributed an Affordable Housing Fund (AHF) grant of \$709,900 for property acquisition and an impact fee deferral loan for the affordable units.
South Hills Crossing (313 South)	43	Construction underway. Completion scheduled for Summer 2016	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. A lottery for the units opened in Winter 2015; the project will be completed by Summer 2016.
860 On the Wye	19 (10 units set aside for homeless veterans)	Construction slated to begin Spring 2016	Project received low-income housing tax credits in September 2015. AHF award of \$352,029 awarded to HASLO in Fall 2015.
Iron Works	46	All planning entitlements have been awarded. HASLO will be applying for low income housing tax credits in 2016	This mixed-use project located at 3680 Broad is a collaboration between HASLO and For the Future Housing. The City has awarded a \$920,000 AHF award to the project.
Specific Plan Areas			
Orcutt Area	53 proposed at this time	Units split between 2 subdivisions approved in 2015	The Orcutt Area Specific Plan projects up to 1,000 units. At full build out, up to 150 new affordable units will be created.
Margarita Area	36 proposed at this time	1 subdivision under construction, 1 subdivision under planning review	The Margarita Area Specific Plan projects up to 850 units. Up to 130 new affordable units are expected at build out.
Rehabilitation			
Sydney St. Transitional Housing	1 single family residence	Completed Fall 2015. Houses 5 formerly homeless individuals	TMHA and HASLO rehabilitated one single transitional dwelling. The City awarded a \$95,814 AHF award for this rehabilitation project.

Source: Community Development Department, 2015

Funding and Grant Programs

1. *Community Development Block Grant Program (CDBG)*: The CDBG program provides annual funding for eligible affordable housing projects and support for the homeless shelter. Over the past five years the CDBG Program has provided over \$1,500,000 towards affordable housing and approximately \$700,000 towards homeless services. Projects funded for the 2015 Program Year included homeless services, affordable housing land acquisition, and emergency shelter rehabilitation.

2. *Affordable Housing Fund (AHF)*: In 2015, the City awarded \$1,397,843 in AHF loans to local non-profits to assist with new affordable housing development or rehabilitation. \$920,000 was awarded to Iron Works for development of 46 new affordable units; \$352,029 was awarded to 860 On the Wye for development of 19 new affordable units; \$95,814 helped TMHA rehabilitate a transitional housing unit; and \$30,000 went to the Housing Trust Fund for assistance with affordable housing operations.



Iron Works



860 On the Wye

3. *Down Payment Assistance*: \$121,580 in down payment assistance loans were awarded to three, low and moderate income households. All three homebuyers purchased affordable units in the Moylan Terrace Development.

4. *Grants in Aid (GIA)*: The City's Human Relations Commission approved \$135,500 in grants to non-profit organizations whose focus is homeless prevention (including supportive services and transitional housing), hunger and malnutrition prevention, supportive physical and mental health services, and services for seniors and/or people with disabilities. Awards were approved by Council in July and distributed in August.

5. *San Luis Obispo County Housing Trust Fund (HTF)*: The HTF provides financing, technical assistance and advocacy to increase the supply of affordable housing in the City. HTF staff serve as a resource to City staff working with developers on affordable housing projects. Since 2005, the HTF has provided over \$17 million in financing for affordable housing projects county-wide, contributing to the creation or preservation of 641 affordable dwelling units. The City continues to support the HTF with Affordable Housing Funds to help support the operating costs of the HTF.

Homeless Services Support

1. *Homeless Services Center:* In January 2015, the City Council approved a \$250,000 grant for CAPSLO's new Homeless Service Center located at 40 Prado. Building permit review is currently underway. The facility will combine services currently provided at the Maxine Lewis Memorial Shelter and Prado Day Center, consistent with the 10-Year Plan.



40 Prado Project Rendering

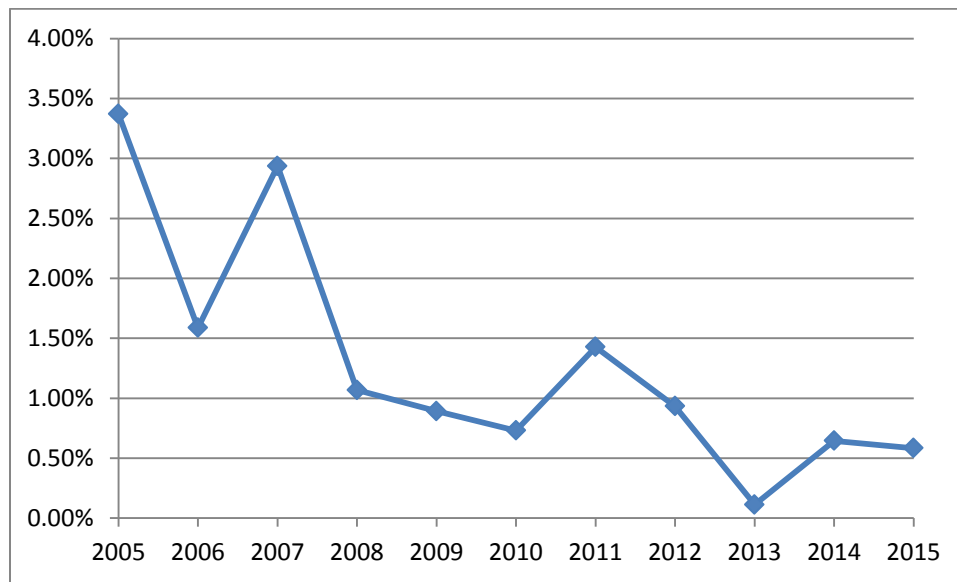
2. *Safe Parking Pilot Program:* The program provides seven parking spaces located at the Prado Day Center. This allows homeless persons with vehicles a safe place to temporarily park with the goal of eventually transitioning them into permanent housing. The City provides \$10,000 annually to CAPSLO for the program.
3. *Homeless Issues Working Group:* The City has a Homeless Issues Working Group which meets bi-monthly to support and implement the 10-Year Plan and to identify, evaluate, and implement strategies to reduce the impacts of homelessness within the City.
4. *Homeless Services Oversight Council (HSOC):* Staff continues to participate in HSOC quarterly general meetings. Priorities and recent accomplishments of the HSOC include: making Housing First the main priority, joining the 100,000 Homes Campaign, and using the Housing First approach to assist the most vulnerable, chronically homeless persons who are at risk of dying on the streets. As part of the 50Now program, over 30 individuals have been placed into housing under this program.
5. *Homeless Veteran Support:* In 2015, Mayor Marx accepted the Mayor's Challenge to End Veteran Homelessness. As of November 2015, 54 homeless veterans have been placed into housing by local HUD Veteran's Assistance programs.
6. *Good Neighbor Policy:* The City continues to implement the Good Neighbor Policy (GNP) to 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.

Non-Residential Growth

Based on final building permits issued, 67,141 square feet of net new non-residential floor area was added to the City in 2015. This is a decrease of 9 percent from 2014, which saw 73,743 square feet of net new non-residential space. The annual growth rate was .58 percent.

Figure 4 illustrates the net annual growth rate of nonresidential sectors beginning in 2005. Net annual nonresidential includes the growth in square feet of office, services and manufacturing, retail, hotel, and institutional uses. In 2015, new office space was the largest non-residential sector, with 63,352 square feet of net new floor area. More than two thirds of that (45,610 square feet) is from MindBody’s new office on Tank Farm Rd.

Figure 4 - Net Annual Growth Rates of Non-Residential Sectors (2005–2015)



Source: Building Permits Finaled, Community Development Department

Note 1: Annexed floor area excluded from growth rate calculations: 2008, portions of AASP.

Note 2: Demolition of nonresidential square footage included in calculations.

Table 9, on the following page, describes mixed-use and non-residential projects in different phases of the review process in 2015. A significant increase in non-residential projects is anticipated to be completed in 2016, since over 300,000 square feet of non-residential floor area was under construction in 2015. There were also projects containing over 400,000 square feet of new floor area that received planning approvals but were not yet under construction. Not all may ultimately be constructed.

Table 9- 2015 Projects Under Review with Non-Residential Square Footage

Project Name	Address	Nonres. Sq. Ft.	Type	Status
<i>Mixed Use (Residential and Commercial)</i>				
*Santa Rosa Street Infill	1101 Monterey	98,000	Retail, Hotel, Office	Pre-application
*Freemont Square	1009 Monterey	64,600	Retail, Office	Pre-application
*Laurel Lane Mixed Use	1240 Laurel	2,306	Retail	In Planning
San Luis Square	570/590 Marsh	21,322	Commercial, Retail	In Planning
*San Luis Ranch	0 Dalidio	200,000	Comm., Hotel, Office	In Planning
*Avila Ranch	Buckley Rd.	20,000	Comm./Business Park	In Planning
*Froom Ranch	LOVR	45,000	Retail	In Planning
*Public Mkt-Long-Bonetti Ranch	3897 S. Higuera	46,932	Service-Commercial	In Planning
*Olive Mixed Use	1042 Olive	3,500	Commercial, Retail	In Planning
*Caudill Mixed Use	774 Caudill	5,327	Commercial, Retail	In Planning
*22 Chorro	22 Chorro	2,041	Commercial, Retail	In Planning
*956 Monterey	956 Monterey	5,180	Commercial	Entitled
*Iron Works	3680 Broad	4,400	Retail	Entitled
*Wingate	3725 Orcutt	5,000	Commercial	Entitled
*Ellsworth Tract	470 Tank Farm	TBD	Commercial	Entitled
*Jones Property	3761 Orcutt	15,070	Commercial	Public Improvement Plan
Garden Street Terraces	1119 Garden	25,047	Retail, Hotel	Building Review
Monterey Place (Leitcher)	667 Monterey	25,000	Office, Retail	Building Review
Broad St. mixed	3049 Broad	9,500	Office, Retail	Building Review
*Santa Rosa Mixed use	1135 Santa Rosa	5,942	Commercial, Office	Building Review
*The Junction	2120 Santa Barb.	1,200	Retail	Building Review
Chinatown	861 Palm	46,140	Retail, Hotel	Under construction
Pacific Courtyards	1327 Osos	8,000	Office, Retail	Under construction
<i>Commercial</i>				
Chevron Tank Farm	276 Tank Farm	800,000	Commercial Tract	In Planning
*279 Bridge	279 Bridge Street	23,309	Commercial-Manufac.	In Planning
*Perry Ford	12200 LOVR	16,673	Service Commercial	In Planning
Digital West	600 Tank Farm	80,000	Service-Commercial	Entitled
Aerovista Place	862 Aerovista	37,230	Office-Business Park	Entitled
*Santa Rosa St. Development	1101 Monterey	10,000	Retail	Entitled
*BMW Dealership	1251 Calle Joaquin	23,945	Service Commercial	Building review
*Discovery SLO	1144 Chorro	25,210	Retail, Bowling	Building review
*SLO Brew Production	855 Aerovista	31,000	Office, Brewery	Under construction
*University Square	890 Foothill	20,000	Retail	Under construction

*Foothill Plaza	793 Foothill	68,531	Retail	Under construction
Aerovista Office	892 Aerovista	44,000	Office	Under construction
Airport Business Center	4450 & 4460 Broad	47,000	Service-Commercial	Under construction
Other				
*TownPlace Suites	1301 Calle Joaquin	56,975	Hotel	In Planning
*Motel Inn	2223 Monterey	40,000	Hotel, restaurant	Entitled
*Homeless Services Center	40 Prado	20,000	Homeless Service Center	Building review
*Granada Hotel expansion	1130 Morro St.	9,871	Hotel Expansion	Building Review
1845 Monterey Hotel	1845 Monterey	60,368	Commercial - Hotel	Building review

Source: Community Development Department, 2016

*New projects since 2014

1. Project Review hierarchy: Pre-application, In Planning, Entitled, Public Improvement Plans in review, Building review, Under construction.

Commercial and Industrial Growth Management

Land Use Element Policy 1.11.4 states that each year, the Council will evaluate the actual increase in non-residential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in non-residential floor area for any five-year period exceeds five percent. The five-year net non-residential growth rate for 2011 through 2015 was 3.70 percent, and the five-year average annual average growth rate was 0.74 percent.



Chinatown Commercial Development under Construction

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, research businesses, or companies providing a significant number of head of household jobs.

Each year the Council has considered whether or not to implement limits to new non-residential floor area and has decided against establishing limits. If limits are established they would only apply to certain types of new commercial floor area, such as new offices or new retail establishments outside of the downtown core.

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 10** shows that the current jobs-to-housing ratio inside the City limits is 1.6:1. When you include major employers just outside the City limits the ratio is 1.8:1.

Table 10 - Current Jobs/Housing Balance

Estimated jobs in City limits	33,000
Housing units	20,966
Jobs to housing ratio	1.6:1
Cal Poly jobs (not in City)	2,811
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 RHNA, 2013; Cal Poly CMC, 2015; Community Development Department, 2015.

Implementation strategies in the updated land use and housing elements of the general plan seek to reduce the jobs/housing ratio through programs targeted at additional housing within the city limits. Land Use Element Policy 1.5 states that the gap between housing demand (due to more jobs and college enrollment) and housing supply should not increase. The jobs/housing balance is also consistent with SLOCOG's 2014 Regional Growth Forecast projections, which shows a projected jobs/housing balance of 1.8:1 by 2035, and is included in the LUCE EIR.

Specific Plan Implementation and Development

The General Plan requires approval of specific plans as a precursor to development of the City's major expansion areas. Specific plans typically contain more detailed land-use and design standards than the General Plan, and address the timing and financing of public facilities. Specific plans can supersede the Zoning Regulations, or lead to amendments 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. By the end of 2015, the Serra Meadows Tracts 2342 and 2353 were nearing completion with all 177 units sold and either completed or under construction, except for the model home complex. Toscano Tract 2428 started construction of their public improvements and their model home complex, but their map has not yet recorded, so no units have been sold yet. The portion of Prado Road required to be constructed by the Western Enclave projects (Tracts 2342, 2353, and 2428) is nearing completion. There are no projects nearing approval that would trigger the extension of Prado Road to Broad Street.



New Residences at Serra Meadows

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 and 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 proposed under the current County jurisdiction and is under review. At the end of 2015, the remediation was anticipated to take up to 3 years and could begin as early as August 2016. Once annexed to the City, 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

Vesting Tentative Tract Maps 3063 (Righetti Ranch) and 3066 (Jones Ranch) projects were approved in 2015. The Righetti Ranch project includes 304 residential units (272 single-family and 32 multi-family), the Righetti Hill open space, almost 14 acres of public parks and extensive pedestrian, bicycle, and road improvements. The adjacent Jones Ranch property is a mixed-use commercial-residential project, including 56 residential units and a community commercial project of just over 15,000 square feet. In 2015, an application was also received for the West Creek project at the corner of Johnson and Orcutt; proposed for a mix of 67 single-family units and 105 multi-family units of residential housing, totaling 172 units.

Avila Ranch Specific Plan

In early 2015, Avila Ranch, LLC, submitted a development plan proposal for a new, primarily residential development with up to 720 units on a 150-acre site north of Buckley Road, located within the Airport Area Specific Plan (AASP) boundaries. The project also includes 15,000 square feet of neighborhood-serving retail and office uses next to a neighborhood park, as well as the preservation of agricultural uses and open space.



Avila Ranch Site Plan

Based on staff input, as well as preliminary input from various advisory bodies, the proposed development plan was refined and updated on December 18, 2015. Since then, the Planning Commission has reviewed the proposal and recommended further refinements. An Environmental Impact Report (EIR) is currently being prepared to analyze the project, and will likely be released later in the Summer of 2016. The project will undergo review from the Airport Land Use Commission, and then ultimately be considered for potential approval toward the end of 2016. The project will phase over time, and likely be developed over a period of 10-12 years.

San Luis Ranch Specific Plan

The San Luis Ranch project is a Specific Plan Area (formerly referred to as Dalidio) identified in the City's General Plan. The project includes a mix of residential, commercial, and office uses while preserving substantial areas of open space and agriculture on a 131.3-acre property. The intent is for the project to be consistent with the development parameters described in the City's recently updated LUCE, which envisions up to 500 residential units, 200,000 square feet of commercial uses, 150,000 square feet of office, 200 hotel rooms, at least 5.8 acres of parks, with a goal of preserving 50 percent of the site in agriculture and open space.



San Luis Ranch Site Plan

The site is in unincorporated San Luis Obispo County, surrounded by areas within the City of San Luis Obispo, and within the City's Sphere of Influence, generally bounded by Madonna Road, Dalidio Drive and U.S. Highway 101.

The applicant prepared a draft Specific Plan in April 2015, which was subsequently reviewed by City staff. The applicant revised the Specific Plan on August 28, 2015. Since then, the plan has been reviewed by various advisory bodies and the Planning Commission. Their collective recommendations will be incorporated in a Public Hearing Draft Specific Plan, which will also include mitigation measures that are part of the EIR

for the project. The Draft EIR is currently being prepared, and potentially set for public release in July 2016.

A key issue for this project is the timing and need for improvements at the existing Prado Road interchange with Highway 101, which is called for in the LUCE. Various concepts are currently under review, with the City coordinating closely with Caltrans on a Project Study Report (PSR). The Specific Plan's circulation system will ultimately reflect the outcome of that study, which is crucial to address long-range circulation issues in the southern end of the City.

Madonna on LOVR Specific Plan

The pre-application and Specific Plan and General Plan Amendment initiation request process for the Madonna on Los Osos Valley Road (LOVR) Specific Plan was initiated in May 2015. The applicant is conceptually proposing a mix of uses including: 200 multi-family apartments; 75 attached or detached single-family dwellings; 25,000-45,000 square feet of commercial retail; a Continuing Care Retirement Community (CCRC) consisting of 276 independent living units, 66 independent living villas and assisted living units, 122-bed skilled nursing and memory care facility, common use area, recreational facilities, and ancillary improvements; and parks and open space.

Some components of the applicant's conceptual plan are different from the vision identified in the Land Use Element for this Specific Plan Area, including a proposed reduction in commercial retail structural area, the addition of the CCRC, and proposed development above the 150-foot development limit line. Therefore, the conceptual project was presented to the City Planning Commission on December 9, 2015 to consider the initiation request, provide a recommendation to the City Council, and provide feedback to the applicant and staff regarding the applicant's proposed mix of uses and plan to amend the Land Use Element to allow development above 150 feet in ground elevation. The Planning Commission determined that additional information was needed in order to make a formal recommendation to the City Council regarding the initiation request and the hearing was continued to April 2016.

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.

Since adoption, the following projects have been approved or are under review within the South Broad Street Area Plan:

- *Broad Street Mixed Use* (3049/3099 Broad): 8 residential units and 6,000 square feet of retail space.
- *860 On the Wye* (860 Humbert): 19 affordable rental units and community room; 10 units set aside for homeless veterans.
- *The Yard* (2450 Victoria): 25 live/work units and 18 residential units.
- *The Junction* (2120 Santa Barbara): 69 residential units and 1,200 square feet of commercial space.



South Broad Street Area Plan Site Overview

In April 2015, the City applied for an Affordable Housing and Sustainable Communities Grant for complete street improvements to Broad Street within the plan area, but did not rank high enough for funding.

Plans Under Development

Downtown Concept Plan Update

The update to the Land Use Element included a program to update the Downtown Concept Plan, which was originally adopted by the City Council in 1993. The primary objectives of the project are to assess and update the present development, vision, goals and concepts related to downtown, in order to provide a road map for future public projects and guidance for private development in the downtown and surrounding areas.

On August 18, 2015, the City Council approved the scope of work and request for proposal for consultant services. Two Council Members were appointed to serve as a subcommittee to select members of the plan's volunteer advisory body, the Creative Vision Team. On November 10, 2015 the City Council signed a resolution creating the Creative Vision Team (CVT) for the Downtown Concept Plan update and defining its term and charge. Twenty-eight applications were received and a team of nine volunteers were appointed by the City Council to advise the City in the development of the Downtown Concept Plan. Four of the CVT members authored the original Downtown Concept Plan. Consultant contracts were signed on December 3, 2015, and the first CVT meeting was held on December 9. Early work included coordination with the Mission Plaza Master Plan team, development of the Outreach and Engagement Strategy, and work on the Existing Conditions Summary. The first quarter of 2016 will include wide-ranging public engagement activities with a draft plan anticipated for public review in the fall.

Mission Plaza Master Plan

Concurrent with the Downtown Concept Plan is the development of the Mission Plaza Master Plan. Since its inception in the 1970s, Mission Plaza has served as the cultural and historical "heart" of the San Luis Obispo's downtown. Given the Plaza's age, popularity, and extensive use, the Council authorized the Mission Plaza Master Plan and Assessment in July 2015 for this important community hub. This was consistent with the Council-approved 2013-15 Major City Goal to "Assess and Renew the Downtown," which included a task for the development of a Mission Plaza Master Plan. Council continued this focus with adoption of the Other Important Objective for the Downtown in the currently adopted 2015-17 Financial Plan. Also identified in the update of the Land Use and Circulation Elements is the expansion of Mission Plaza, originally envisioned in the 1993 Downtown Concept Plan.

A consultant team was hired in November 2015 to work with City staff to assess the present condition, uses and policies related to the existing Mission Plaza; determine impacts of Plaza events on adjacent residential neighbors, businesses, Old Mission Church operations and San Luis Obispo Creek habitat; explore expansion of the Plaza into the adjacent Broad/Monterey St. "dogleg" through permanent or temporary street closures; and provide a vision for the future of the Plaza and surrounding streets. Project scope refinement, inventory work, background research, and preliminary outreach took place in 2015. The overall goal of the project is to revitalize and refresh this important community hub and provide the City a road map for planning of future maintenance and development projects for the Plaza. Staff anticipates public

engagement activities taking place in early 2016, with a draft plan completed in the Summer.

Subdivision Regulations Update

The Subdivision Regulations Update project aims to achieve several important objectives:

- Include updated regulations for recent trends in subdivision ownership and design, including small lot subdivisions, airspace subdivisions, three dimensional subdivisions, and potentially other forms of infill development ownership.
- Create a more user friendly document with a simple layout that provides clear graphics, examples, and guides the user through a set of steps to understanding the subdivision review process and how to prepare a successful application.
- Update the regulations for consistency with recent Map Act updates and base law.
- Include cross references to other applicable City standards and regulations such as stormwater requirements, building codes, and utility metering requirements.

Staff completed initial outreach to stakeholders and interested parties in 2015. Currently staff and the project consultant are refining a public draft Subdivision Regulations Update which is anticipated to be available for public review in the mid-year 2016 timeframe. Staff anticipates Council review and completion of the project towards the end of 2016.

Sign Regulations Update

In 2015, the project consultant concluded the project's first phase, receiving input from staff and gathering public comments in stakeholder interviews. Staff anticipates the availability of a public draft ready for review in mid-2016

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 2015, the City continued its efforts to make improvements to municipal facilities that will result in lowered emissions. Including:

Facility Upgrades: In 2015, the City Facilities Division continued the work of replacing inefficient building lighting fixtures to LEDs at a variety of City facilities, including Utilities Administration, Parking Services, flag lighting at Fire Station 1, security lighting at Fire Station 4, and the public use room of the Senior Center.

Water Resource Recovery Facility (WRRF): The WRRF partnered with PG&E for an energy efficiency project called SST (Sustainable Solutions Turnkey) that was completed in 2015. The central part of this project was a cogeneration system that burns biogas produced by the digestion of solids extracted from the wastewater the facility treats every day. Average daily production is 55,000 scf (standard cubic feet) per day. An IC engine runs on the biogas, which, in turn, runs a generator that creates electricity to power the facility. The estimated savings in electrical power costs is 15-20%. The WRRF is also participating in a Self-Generating Incentive Program, which will result in greater savings from PG&E. Aging equipment was replaced in the SST project; that has created future savings in equipment maintenance/cleaning as well as reduced energy consumption of the new and more efficient equipment. Overall, the project is expected to have a payout of 12.5 years.



Facility Upgrades at Senior Center

The new NPDES permit that went into effect in December of 2014 is driving many process equipment changes that will be installed during the WRRF Upgrade. Staff is currently in the middle of this upgrade, working with the WRRF's Program Manager, WSC, and the Facility's

design engineers, CH2M. Additionally, the upgrade includes expansion of the facility to accommodate expected growth rates of the city in the next 20 years.

One of the two major process changes will result in a decreased carbon footprint by eliminating two chemicals currently being used in the disinfection process. This change will take 130 tractor trailer chemical trucks that drive up from Los Angeles chemical facilities off the road every year. The added bonus of eliminating these chemicals is that it will substantially reduce the amount of salts in the wastewater, improving effluent to the creek and recycled water quality to customers.

The second major process change will position the WRRF for future expansion of the recycled water system to possibly include indirect and/or direct potable reuse by providing a very high quality effluent as a first step. As the WRRF moves forward with the Facility Upgrade, guiding documents such as the WRRF's Charter, the Triple Bottom Line, and other tools will aid staff and its partners in providing the City of San Luis Obispo with a community asset we can all be proud of.

Municipal Water Conservation: In 2015 the City of San Luis Obispo Public Works Department was able to reduce potable water use at our parks by 26%, saving nearly 8 million gallons of water. The City has invested heavily in our recycled water system over the years; the parks and landscape medians listed to the right are all irrigated with recycled water.



City and Community Partner Actions

Property Assessed Clean Energy (PACE): Property Assessed Clean Energy (PACE) is a financing mechanism that allows property owners to finance eligible energy and water efficiency, and renewable energy projects, by adding the cost as an assessment to the property tax bill. This mechanism eliminates upfront costs and allows repayment to be made over a long timeframe, typically from five to twenty years. In 2015, City and County staff coordinated on a PACE program selection process, with the County Energy Program leading the effort. Three PACE programs were selected by the County and the City: Renew Financial (CaliforniaFIRST), Renovate America Inc. (HERO), and Ygrene. The County Board of Supervisors approved

contracts and resolutions on November 17, 2015. The City Council followed suit in early 2016, allowing three PACE Program providers to operate within the City of San Luis Obispo.

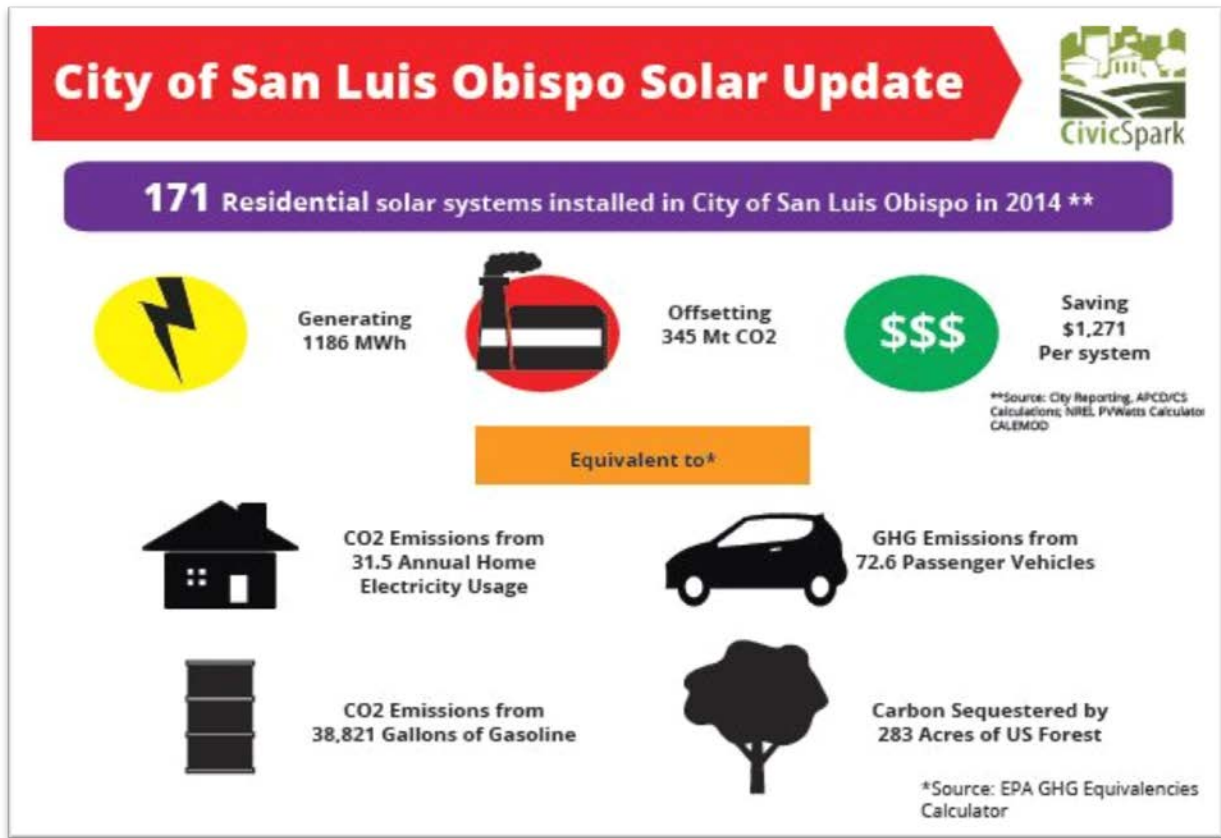
Community Choice Aggregation (CCA): CCA is a system that allows cities and counties to aggregate the buying power of individual customers within a defined jurisdiction in order to secure alternative energy supply contracts on a community-wide basis, while allowing consumers not wishing to participate to opt out. The City Council has directed staff to develop initial feasibility studies with two providers of Community Choice Aggregation programs as well as participate in a potential program with the Counties of San Luis Obispo, Santa Barbara and Ventura. Early information on these efforts are expected in spring 2016.

Compact of Mayors: In August, 2015, Mayor Marx signed a letter declaring the intent of the City of San Luis Obispo to comply with the Compact of Mayors, the world's largest cooperative effort among mayors and city leaders to reduce greenhouse gas emissions, track progress, and prepare for the impacts of climate change. The goal is to become fully compliant with the ideas set forth in the Compact, and to publicly report on outcomes within the next three years.

Civic Spark: CAP strategy implementation in 2015 included collaboration with regional partners for outreach and education. AmeriCorps staff resources were again made available through the Local Government Commission and funding by the Air Pollution Control District (called CivicSpark). Civic Spark program staff have been working with 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.

City Planning, Transportation and Utilities staff participated in the CivicSpark Block Party: Simple Steps for Energy Efficiency at the Downtown Farmers' Market on May 28, 2015, along with other Civic Spark and agency partners.

The illustration below represents data collected on residential solar systems installed in the City of San Luis Obispo in 2014, compiled in 2015 by CivicSpark staff.



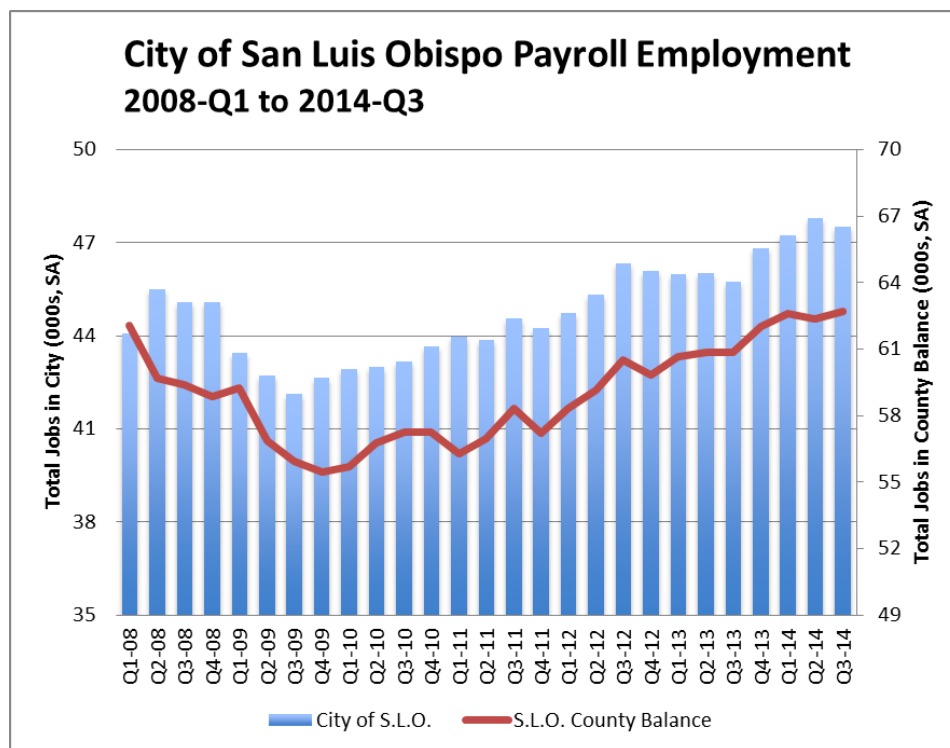
Economic Development

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

As part of the City’s effort to build on existing efforts and strengthen regional partnerships, in 2015 the City, in cooperation with SLOCOG, the EVC and Beacon Economics, was able to secure access to the California Employment Development Department’s confidential data. This data is available from 2008 and will be released quarterly into the future. The City contracted with Beacon to do a historical analysis as well as future updates. As an example of the data available, **Figure 5** below compares payrolls in the City of SLO to the County and highlights that since 2009 payrolls in the City have grown by 13.8% just ahead of 11.5% mark set in the rest of the County, the full report can be found on the City’s website.

Figure 5 - San Luis Obispo Payroll & Employment



Source: City of San Luis Obispo, 2015

Economic Development highlights from 2015 include:

Break Down Barriers to Job Creation

Permit Processing

The Development Review Team (DRT) continued to work to ensure a consistent and expedient approach across all involved departments. The team now has an automated solution to track all projects in the system and measure the performance of the organization in meeting our published cycle times. The team has also formalized the process for using determinant processing agreements and other tools to streamline the approval process.



The Continuous Improvement Group (CIG), a sub-set of the Development Review Team continues 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 on a prioritized list of projects to further improve the entitlement and permitting processes. The major items are reviewing and updating the online checklists and streamlining the intake process. The team is also working with the Community Development Department on their major initiatives. The City's website was also updated with a specific section on "Doing Business" to enhance the interaction between the business community and the City.

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 approved in March of 2015. The work program for the AB1600 Fee program update was also initiated in late 2015.

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 2015, the HotHouse started 17 new businesses, counseled 123 clients, created 64 jobs and had an overall investment in the community of more than \$3.7 million.

Access to Broadband

The City continues to work 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). The City is also working with the Downtown Association on possible Wi-Fi solutions in the downtown area

Promote and Enhance Quality of Life

Tourism and Community Promotions

The year of 2015 marked the highest collection of transient occupancy tax (TOT) in the history of San Luis Obispo, contributing slightly over \$7 million directly into the City's general fund.

In addition, the lodging properties throughout the City returned to steady occupancy rates that met or exceeded business prior to the recession. Much of this success can be credited to the City's focused strategic tourism efforts lead by the City's Tourism Business Improvement (TBID) district. In 2015, the TBID executed a multi-faceted tourism campaign which included the following elements: rebranding the City's tourism logo, developing a compelling and award-winning advertising campaign for use in print, digital and email marketing outreach, strengthening the #ShareSLO outward facing social media campaign on Instagram, Facebook, and Twitter, and attending more than a dozen events and tradeshow to promote the SLO brand.



In 2015 the City also hosted more than 45 media outlets, travel writers and bloggers, facilitating articles, feature stories and videos showcasing the Central Coast as more than a one-night stopover. This effort resulted in hundreds of prominent placements in publications including

The New York Times, Los Angeles Times, Sunset Magazine and Travel+Leisure, among others, recognizing SLO as a destination.

The Promotional Coordinating Committee (PCC) continued the commitment to enhance the San Luis Obispo experience for residents as well as visitors. The PCC funded vital promotional grants to over 25 local non-profit organizations through the annual grants-in-aid process in an effort to enrich the social, cultural, and diverse community events and activities available throughout the City. To support these activities as well as all events in the city, the PCC developed a smart phone app to serve as the community go-to resource for all of the happenings in San Luis Obispo. Additionally, the PCC provided financial and program support to boost the visitor service offerings in the city through the funding of programs like the tear-off city maps for visitors and financial contribution to the operational costs for the downtown Visitors Center. The PCC also contributed seed funding for the development of a trailhead beautification guide to be used throughout all city open space locations as reference guide for proper signage and user service.

New Policy Initiatives

In 2015, the City completed several policy initiatives across a wide variety of subject areas with the support of all City departments. Those initiatives included:

Homestay 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. The City is currently monitoring compliance with the ordinance and taking enforcement action when appropriate.

Rental Housing Inspection Program

After holding a study session in 2014, the City Council approved a Rental Housing Inspection Program in May 2015. The program includes all residential rental units which are single family dwellings, duplexes and some condominiums. Each of the units is required to have an inspection every 3 years. Those units which pass an initial city conducted inspection and have no code violations at the end of the 3 years can apply for the self-certification program. Inspections are scheduled to being in April 2016.

Medical Marijuana

After an initial public hearing in 2014, the City Council directed staff to focus on the potential nuisance effects of medical marijuana cultivation. In March 2015, the City Council added a new section to the Health and Safety section of the Municipal Code to regulate offensive odors. Council reaffirmed, with Resolution No. 10683 on December 15, 2015, that the City's permissive zoning code prohibits marijuana businesses, operations and issues. The City is currently responding to odor related complaints and taking enforcement action when appropriate.

Expanded Polystyrene

In response to requests from the community, the City Council held a study session in 2014 to review regulatory options for prohibiting the use of expanded polystyrene (EPS) food and drink containers in the City. In June 2015, the City Council adopted an



ordinance to regulate the use of EPS products. Significant outreach was conducted with the public community prior to the ordinance taking effect in December 2015. The ordinance included a provision for only warning for the first six months after the ordinance became effective which expires in July 2016.

E-cigarettes

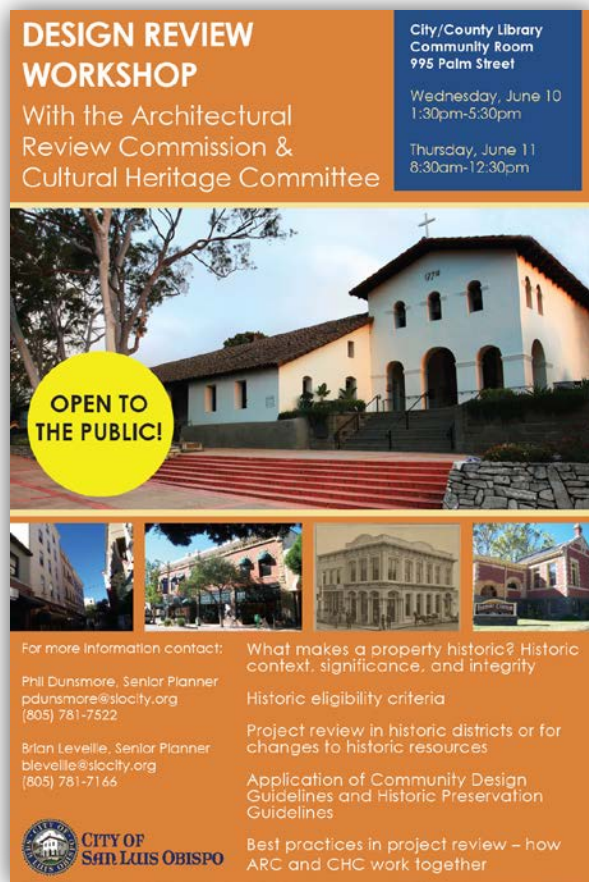
In February 2014 the City Council directed staff to agendize consideration of an ordinance to include e-cigarettes in existing regulations for tobacco products and smoking. After outreach to the public and business community on the issues, staff returned to the Council with an ordinance in March 2015 which was approved. The City is currently monitoring compliance with the ordinance and taking enforcement action when appropriate.

Historic Preservation

Design Review Workshop

On June 10th and 11th, the Community Development Department hosted a design review/historic preservation training workshop for the Architectural Review Commission (ARC), Cultural Heritage Committee (CHC), Planning staff, and members of the public. The training covered key principles of design review for development in historic districts, and for projects located adjacent to or on properties with historic resources. Page and Turnbull, a San Francisco based firm with expertise in architectural design, planning, and preservation, led the training event.

The workshop started with discussion of key principles in historic preservation including determining historic significance, integrity, and context; and highlighted proper application of local tools such as the Historic Preservation Guidelines, historic surveys, and the Historic Context Statement. The second session built on the foundation of the first day by providing an overview of national standards for treatment of historic properties, and used examples and interactive activities to engage the participants in evaluation and discussion of local examples. The training provided opportunities to discuss design review issues that arise with development in the historic context, and the community's commitment to quality design as a means of maintaining our sense of place.



DESIGN REVIEW WORKSHOP
With the Architectural Review Commission & Cultural Heritage Committee

City/County Library
Community Room
995 Palm Street

Wednesday, June 10
1:30pm-5:30pm

Thursday, June 11
8:30am-12:30pm

OPEN TO THE PUBLIC!

For more information contact:
Phil Dunsmore, Senior Planner
pdunsmore@slocity.org
(805) 761-7522

Brian Leveille, Senior Planner
bleveille@slocity.org
(805) 761-7166

What makes a property historic? Historic context, significance, and integrity
Historic eligibility criteria
Project review in historic districts or for changes to historic resources
Application of Community Design Guidelines and Historic Preservation Guidelines
Best practices in project review – how ARC and CHC work together

CITY OF SAN LUIS OBISPO



Water Supply

In 2015, the City obtained 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 11– City Water Resource Availability

Water Resource	2015 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	6,940 AF	Safe Annual Yield ¹
Nacimiento Reservoir	3,380 AF	Dependable Yield ²
Recycled Water	185 AF	2014 Annual Usage ³
Siltation to 2060	(500 AF)	WWME Policy A
Nacimiento Reservoir (Full Allocation)	2,102 AF	Secondary Supply ⁵
TOTAL	12,107 AF	

Source: Water and Wastewater Management Element, 2010, Utilities Department, 2016.

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

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

³The quantity of recycled water included is the actual prior year’s recycled water usage (2015) per WWEA7.2.2.

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

⁵ In March 2016, the City Council approved the addition of 2,102 afy from Nacimiento Reservoir to the City’s secondary water supply. Secondary water supplies are used to meet short-term losses to the City’s water supply due to events such as drought or maintenance and repair of infrastructure.

In 2015, availability from these sources equaled 12,107 acre-feet, as shown in **Table 11**. This supply meets the projected primary water supply need at General Plan build out of 7,330 acre-feet, plus an additional 1,174 acre-feet for a reliability reserve and a secondary water supply of 3,603 acre-feet.

The primary water supply was calculated using the City’s build-out population (53,700 people) and the water use rate of 114.4 gallons per capita per day (a ten-year running average of the City’s actual per capita water use-down from last year’s average of 118.5 gpc). The reliability reserve was calculated using the City’s 2015 population (45,802) and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources.



Santa Margarita Lake

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 2015:

Vehicular

- Numerous traffic signal and intersection optimization improvements were completed as part of the City’s Traffic Operations Program and ongoing traffic signal management responsibilities.
- Numerous traffic safety improvements were implemented as part of the City’s Traffic Safety Program.
- Construction was 75 percent complete on the Los Osos Valley Road interchange project, with completion anticipated in the Spring of 2016.
- A mobile speed feedback trailer was deployed at over 50 locations consistent with the City’s radar sign program. Additionally, a second speed feedback trailer was purchased in 2015.



Green bike lanes at Broad and Orcutt

Bicycle

- Green bike lanes were installed at the intersections of Broad and Orcutt, Santa Rosa and Walnut, Santa Rosa and Olive, and Santa Rosa and Montalbon.
- Half a mile of buffered bike lanes were installed on Johnson Avenue between Laurel Lane and Orcutt Road.
- Bike lanes were installed on Chorro Street between Peach and Palm Streets.
- The intersection of Pacific and Morro Street was enhanced to give priority to bicycle transportation along the Bill Roalman Bicycle Boulevard.



Johnson Ave. buffered bike lanes

- 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 during the summertime Concerts in the Plaza.

Transit

- SLO Transit saw a 2% increase in ridership from 2014, transporting over 1,170,700 during calendar year 2015. *This represents a new all-time record high in ridership for SLO Transit.* The prior record was set only a year ago.
- Free Wi-Fi is now installed on 80% of the Fleet thanks to a State grant which paid for Automatic Passenger Counters and ancillary equipment. This also comes with the added benefit of seeing live occupancy data on transit buses as rider board and exit vehicles and which will help with making real-time and long term decisions.
- New Tripper bus service was introduced for improved access to the San Luis Dr. neighborhood and SLO High School around bell times.
- Work on the SLO Transit *Joint Short Range Transit Plan* is near completion. This 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.



New SLO Tripper

Transportation Planning Accomplishments

The following transportation planning projects were implemented in 2015, consistent with programs in the Circulation Element of the General Plan.

Vehicular

- The City began its 2015/16 citywide traffic count project. This data is used for virtually all transportation studies and assessments in the City.
- The 2014 Traffic Safety Report was presented to City Council in January 2016, and data collection and analysis is being performed on a continuing basis for 2015-16.
- 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 received recognition as a Gold Bicycle Friendly Community by the League of American Bicyclists.
- The City was awarded \$3,200,000 in Active Transportation funds to support the construction of the Railroad Safety Trail segment from Taft to Phillips including a bike bridge over Union Pacific Railroad.
- 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.
- 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 active 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 ninth annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.



Helmet Fitting at Bike Rodeo

Neighborhood Traffic Management (NTM)

Construction plans for the Fixlini NTM improvements were completed in 2015 and construction will begin in early 2016. The Chorro (Broad to Buchon) NTM is currently in progress and temporary traffic calming devices will be installed in early 2016 for monitoring. The Woodbridge neighborhood also received minor improvements in 2015 as a result of the NTM Program. Below is the current queue of neighborhoods qualifying for a Traffic Improvement Plan. Neighborhoods are listed in the order they were received:

1. Chorro (Broad to Buchon)—*in progress*
2. High (Higuera to Broad)—scheduled to start in 2016
3. Augusta (Sinsheimer to Laurel)
4. La Entrada and Ramona
5. Mill Street (Santa Rosa to Grand)

Parking Management

Parking was a major focus area in 2015.

1. As part of the FY 2015-16 Financial Plan a new management position, Parking Services Supervisor, was created to oversee daily operations of Parking Services to allow the Parking Manager to allocate more time to management and City direction.
2. Phase 1 of the Chinatown project (development along Monterey Street) commenced with removal of approximately 45 spaces. Credit card meters were relocated to other areas of high activity in the Downtown.
3. Parking Lot #2 closed as part of the Garden Street Terraces Project (Hotel Serra) with all credit card meters being relocated to other areas of high activity in the Downtown.
4. Staff hired Walker Consultants to prepare additional information on the demand and parking supply issues for the Palm-Nipomo Parking Structure and presented information as part of a study session in January 2016.
5. The “Super Core” meter area was expanded by Council as part of FY 2015-16 Fund review and directly tied to areas where credit card meters are in use.
6. As part of the FY 2015-16 Parking Fund review, structure rates were brought into alignment with all structures now at \$1.00 per hour – with first 60 Minutes free.
7. The donation meters were continued as part of the City’s directed giving campaign to end homelessness.



Safety

Emergency Preparedness and Response

In 2015, the San Luis Obispo Fire Department (SLOFD) continued its 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. This year, in light of tragic events throughout the nation involving workplace violence, this program was expanded with a key partnership from San Luis Police Department (SLOPD). In addition to fire crews visiting each facility to provide evacuation training/drills, emergency preparedness tips, fire extinguisher training, and disaster service worker information, a small cadre of SLOFD and SLOPD trainers visited City workplaces to discuss the tenants of the “run, hide, fight” workplace safety curriculum. Supervisors were engaged to develop evacuation plans specific to violent incidents.



Related to workplace safety, SLOFD and City Information Technology (IT) staff partnered to evaluate the City’s capabilities in providing urgent staff communiques, including safety alerts and notifications regarding Emergency Operating Center activation status. Together with SLOPD, SLOFD and IT also evaluated the functionality of the use of 9-1-1 from City networked computers and discovered needed improvements to aide in pinpointing the location of an emergency. In 2015 several solutions were put in motion, including: the use of the intercom function of City phones to provide timely alerts within workplaces; the installation of phone switches to increase the accuracy of pinpointing emergencies; and the expansion of our use of an existing paging services contract to notify key personnel in the event of a disaster or critical safety issue.

Regarding employee training and preparedness, SLOFD partnered with all departments in developing the minimum training and certification required for all City employees. In July 2015, this program was implemented with a one-year completion schedule. The majority of certification classes are available online and self-paced. For those few traditional classroom-centric required classes, SLOFD scheduled



classes to meet the needs of the City.

Early winter storm projections called for a strong El Nino event in the 2015-2016 rainy season. SLOFD and Public Works partnered to perform a gap analysis of the City's preparedness. The results of this gap analysis informed the City's priorities and became the basis for a concerted public education effort, including a companion video and new website, www.SLOCity.org/Prepared.

SLOFD also hosted the annual Open House as part of Fire Prevention week activities and provided emergency preparedness information to residents and visitors. New to this year's Open House was the inclusion of other City staff to discuss issues related to the drought.



Hazard Mitigation

SLOFD in collaboration with other city departments and community agencies completed the first annual review of the 2014 Local Hazard Mitigation Plan (LHMP). The LHMP provides guidance on how to reduce the community's vulnerability to natural hazards. This plan calls for annual stakeholder meetings to update progress and identify collaborative opportunities. The results of this annual meeting were brought back to the City Council in early 2016.

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.

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.



Cuesta Fire

SLOFD deployed on several requests for Mutual Aid throughout the State in 2015, including the massive Valley, Rough, and Butte 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 upon the 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.

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. These regional teams provide exceptional service to the

communities of participating agencies at a fraction of the cost of providing that service autonomously.

Community Action Team (CAT)

2015 marked the third 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. The program has continued to grow and the relationships in the court system have proven very valuable. Many of the repeat offenders from previous years have now been placed into treatment programs. The others that refused treatment have been given significant sentences to reduce their impacts on the community.

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 inspects all multi-dwelling properties (three or more units) in the City to ensure that they meet a reasonable degree of fire and life safety. This state-mandated program helps safeguard residents and visitors who patronize local hotels, and generates approximately \$194,000 in revenue that offsets implementation costs. The Fire Prevention Bureau completed approximately 677 inspections of apartments, hotels, and fraternity and sorority houses in 2015.

Fire and Life Safety Inspections

SLOFD engine companies completed over 1,300 fire and life safety inspections in 2015. 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 \$133,000 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 2015, which generated over \$90,000 in permit fee revenue.

Vegetation Management

While fewer weed complaints were fielded by the Fire Prevention Bureau in 2015, there was again a significant increase in complaints regarding dead pine trees due to the pitch canker epidemic. The Fire Department completed 2 major wildland fuel reduction projects in City-owned open space in 2015. Wildland fuel reduction and chipping projects were conducted in the Irish Hills Open Space off Prefumo Canyon Road in conjunction with the city's Natural Resources and Ranger Service programs and Cal Fire Cuesta Camp crews. As a result the



emergency access and egress road at the end of Isabella Street was opened up and the meadow restored. Staff also partnered with Public Works to remove 68 hazardous dead pine trees in Laguna Lake Natural Preserve, Sinsheimer Park and on Terrace Hill. These projects were made possible from a combination of budget funding and grant funds from the San Luis Obispo County Fire Safe Council.

Critical Facilities Locations and Reducing Structural Hazards

Section 9.19 of the Safety Element tasks the City with identifying and evaluating hazards in existing structures, with the highest priority given to critical facilities. This effort includes maintaining and replacing City facilities, routine code inspections of certain commercial and residential buildings, complaint-based code inspections for all buildings, mitigating hazards associated with unreinforced masonry buildings (URM), and outreach regarding structural safety of private wood-frame buildings.

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, 118 have completed seismic strengthening or were otherwise brought into compliance with the ordinance and the last eight are currently under construction. These include development projects such as the future Garden Street Terrace and Chinatown Projects.

Neighborhood Wellness

Land Use Element Program 2.14 states the City will help identify neighborhood problems, and undertake a wide range of focused development review, capital improvement, and code enforcement efforts to help residents preserve and enhance their neighborhoods.

Neighborhood Matching Grants

The City Council identified Neighborhood Wellness as a Major City Goal in the 2013-15 Financial Plan and has carried this goal forward into the 2015-17 Financial Plan as an Other Important Council Objective. One of the strategies identified in the respective budgets is to support activities to establish or bolster neighborhood cohesiveness. Neighborhood Matching Grants are a mechanism to provide support to neighborhoods for activities and projects that engage neighbors in positive ways.

On July 1, 2015, staff received input from the Human Relations Commission (HRC) on the proposed Neighborhood Matching Grant (NMG) Program. On August 18, 2015, following additional outreach, the City Council adopted a resolution authorizing the Neighborhood Matching Grant Pilot Program for two years, with \$5,000 available for distribution in FY 2015-16, and \$10,000 in FY 2016-17. The City Council also delegated the responsibility of awarding Neighborhood Matching Grants to the HRC. Staff came back to the HRC on September 2, 2015, to discuss the program in more detail.

As described in the Neighborhood Matching Grant Guidelines, grant requests may range from \$250 to \$5,000. For every dollar awarded by the City, the neighborhood provides an equal or greater match consisting of volunteer labor, donated professional services, materials or a monetary contribution. At the conclusion of the second year, the program will be evaluated and future funding will be determined.

The 2015-16 Grant cycle opened on September 14, 2015, and eight draft applications were received by the deadline of October 23. A staff team reviewed the applications and provided feedback to the applicants. Final applications were due on January 8, 2016; three applications were received and the HRC awarded funding to two of the applicants. Next year's Annual Report will describe the implementation of those projects, as well as the second round of applications.

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, establishing Neighborhood Watch groups, 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 2015 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. In the neighborhoods near Cal Poly, the Code Enforcement Neighborhood Services Specialists joined the Neighborhood Officers to help educate residents to the Neighborhood Enhancement Ordinance. These walks will continue on a regular basis to keep open lines of communication with the residents in these neighborhoods.



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 2015, there were 234 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 633 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 attends 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.

In May 2015, the City Council adopted an Ordinance establishing the Rental Housing Inspection Program which requires all residential rentals to have exterior and interior inspections every three years.

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 2015 they issued 2,498 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 2015, SNAP issued 549 DACs, compared to 227 in 2014. 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 1,335 residents in 2015.

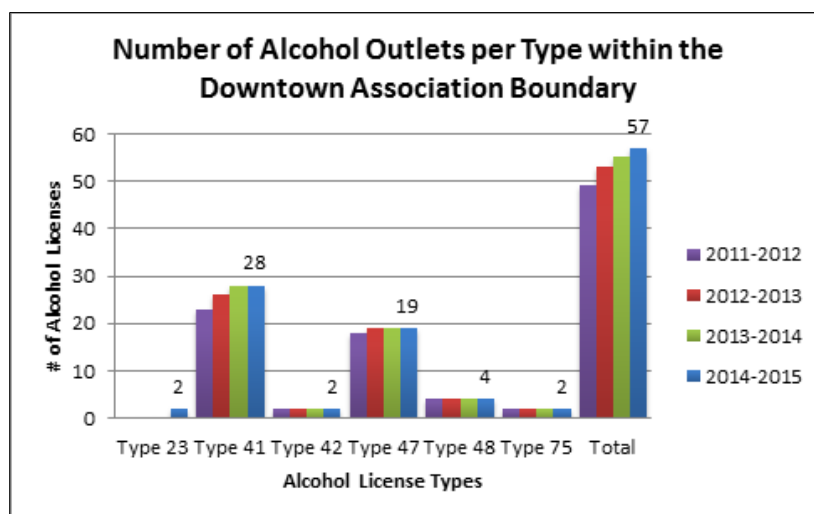
Neighborhood Wellness meetings were held bi-monthly in 2015 which gave staff the opportunity to share information about neighborhood initiatives and projects. The meetings also gave residents the opportunity to ask questions and share concerns.

Downtown Alcohol Outlets

Since the effective date of the Alcohol Outlet Regulations on June 19, 2012, through June 30, 2015, there has been no violation of any new Use Permit or alcohol outlet in the Downtown Association Boundary. In addition, violations for existing establishments have been on the decline. The City’s Downtown Bar/Restaurant Inspection Program will continue to ensure compliance with the Alcohol Outlet Regulations and Use Permit conditions for existing and future businesses in the downtown area.

Previous reporting on alcohol outlets downtown focused on alcohol outlets within each census tract, however these census tracts ranged in size and geographical areas. The Downtown Association Boundary captures alcohol outlets that are more centralized downtown which are directly affected by the Deemed Approved Alcohol Outlet Regulations. **Figure 6** shows the number of these types of licenses within the Downtown Association Boundary per fiscal year

Figure 6- Alcohol Outlets within Downtown Boundary



Source: City of San Luis Obispo 2016

Notes:

- Type 23: Small Beer Manufacturer Brew Pub or Micro-brewery (on-site sale of specialty beers only) or license
- Type 41: On-Sale Beer and Wine for Bona Fide Public Eating Place (where full meals are served) or license
- Type 42: On-Sale Beer and Wine for Public Premises (Beer & Wine Bars) or license
- Type 47: On-Sale General for Bona Fide Public Eating Place (Beer, Wine and Spirits, General Restaurant) or license
- Type 48: On-Sale General for Public Premises (where full meals are not served, Bar/Tavern) or license
- Type 75: On-Sale General Brew Pub (Brewery & General Restaurant)

Open Space Protection

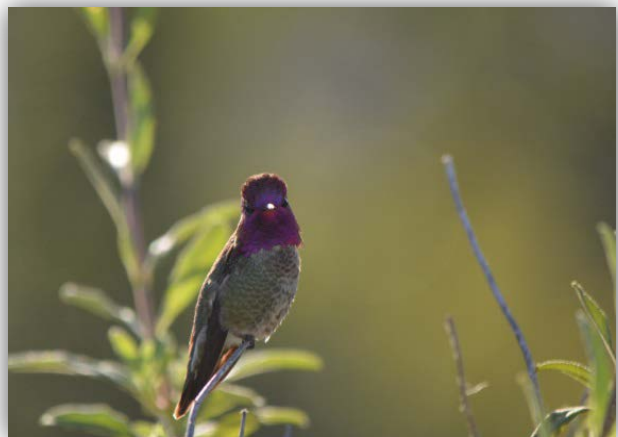
The General Plan contains many goals, policies and programs focused on open space protection. The policies apply to sensitive lands within the City's urban reserve as well as land in the greenbelt area that is protected for its biological, agricultural, aesthetic and/or watershed protection value. The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

The highlights of 2015 include:

1. Completed the *Bishop Peak Natural Reserve Conservation Plan 2015 Update*.
2. Completed the *Terrace Hill Open Space Conservation Plan*
3. Continued implementation of the *Calle Joaquin Agricultural Reserve Master Plan* with Central Coast Grown, for educational and local agriculture production purposes.
4. The City's Ranger Service program, 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, as well as through the neighboring Bureau of Land Management (BLM) parcel under a Memorandum of Agreement with BLM, increasing the hiking, trail running and mountain biking opportunities in that open space by several miles.
5. 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.



Bishop Peak Natural Reserve (photo credit: Doug Bush)



Anna's hummingbird at Terrace Hill Open Space

6. Continued invasive species vegetation control along Froom Creek and San Luis Obispo Creek and continued planting native plants to restore the habitat.
7. 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.
8. 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.
9. Collaborated with Public Works on maintenance projects to protect natural resources onsite with the Broad Street and Toro Street stream bank repairs.
10. Continued steelhead trout (*Oncorhynchus mykiss*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Wildlife.
11. The Ranger Service and the Natural Resources Program prepared the *City of San Luis Obispo 2015 Open Space Maintenance Plan* as part of the Open Space Major City Goal. The Open Space Maintenance Plan provides a comprehensive strategy for day-to-day maintenance activities, as well as long-term improvements and enhancements, including items such as signs and kiosks, gates and fencing, or parking and trash. The Open Space Maintenance Plan also includes two technical appendices: the *City of San Luis Obispo Vegetation Management Plan: The Wildland–Urban Interface* and *Integrated Vegetation Management Plan for Open Space Lands of the City of San Luis Obispo 2015-2020*. It was adopted by the City Council in December 2015.
12. The 2015-17 Council objective to “Initiate Implementation of the Laguna Lake Natural Reserve Conservation Plan” is underway. To that end, a comprehensive consultant team led by MNS Engineers is designing dredging and sediment management options, developing financing options, completing environmental review and securing regulatory agency permits. Staff plans to get approval from Council in summer 2016 for selection of the preferred design and financing alternative, leading towards a “shovel ready” project anticipated for the 2017-19 financial plan period. Another component of the Laguna Lake Natural Reserve Conservation Plan is the installation of an accessible path; our own Public Works Engineering team began designing this facility in 2015, and it should be complete later this year.

Parks & Recreation

In 2015, the Parks and Recreation Department 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 City provides recreation sports opportunities for youth, adults and seniors. Collaboration with the City and the San Luis Obispo County YMCA continued in 2015. Indoor Soccer (Futsal), Basketball, and Flag Football provided activities for over 1,100 local children through the combined efforts of both the City and YMCA. The City partnered with the Giants Baseball Corporation to bring the Jr. Giants Program to our community. Junior Giants is a non-competitive baseball program that focuses on building confidence, teamwork, integrity, and leadership skills. The City continues to work collaboratively with the Youth Sports Association and San Luis Coastal Unified School District to develop and renovate sports fields to meet the needs of youth. Adult recreational sports include adult softball, adult soccer, ultimate Frisbee, table tennis and volleyball programs. Senior sport activities (55+) include Boomer Softball and Pickleball programs.

Community Programs

City-sponsored community programs help to gather citizens in a healthy, positive environment. Over 1,000 youth at Meadow Park participated in a food donation-based walking Halloween Parade, co-sponsored by Mindful Mothers. Other community programs in 2015 included Movie Nights, Reindeer Run, Bike Rodeo, and Garden Clean-up Days. Additional collaborations, from Health and Wellness Seminars and Senior Center Contract Classes, have provided much needed services and programs to the community, especially underserved populations. Community Gardens are provided at four locations. There are 100+ garden plots available to City residents to lease. The Parks and Recreation Department continues to offer online program registration, facility reservations, and satisfaction surveys to its customers; in 2015 the Department continued to enhance its web and social media presence.

SLO Triathlon

In 2015 the City sponsored the 36th annual SLO Triathlon. The SLO Tri occurred on the fourth Sunday in July at Sinsheimer Park and included a .5 mile swim, 15 mile bike and 3.1 mile run course. Approximately 200+ community volunteers made this annual event possible. The SLO Triathlon



focuses on completion, rather than competition, and draws 1,200 participants state-wide annually to the event.

Youth Services

The Club STAR, Sun 'N Fun, and SLO Teens programs continue to provide necessary child care and social experiences for over 1,000 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 2015-16 school year, Youth Services provided programming at six school sites. New programming for the Transitional Kinder (TK) class was provided at Bishop's Peak and CL Smith Elementary Schools.

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

Summer programming also provided essential care for over 500 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 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.

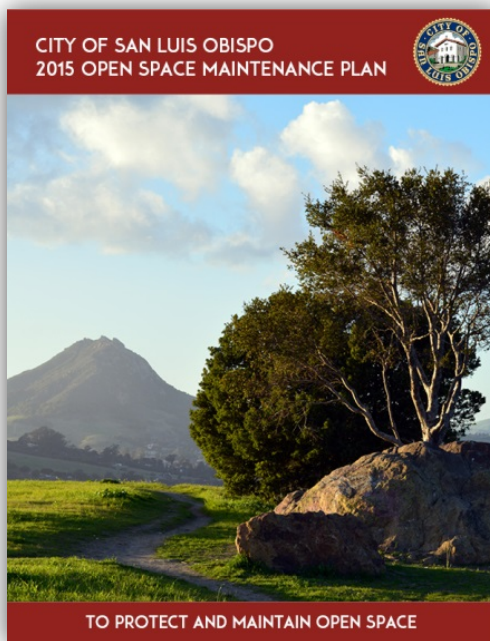
Volunteers

Over 20,000 volunteer hours in a variety of programs and events were logged in 2015. 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 Ranger Service program employs full-time rangers and other part time staff that actively maintain the City's open spaces. Over 26 tons of trash was removed from San Luis Obispo Creek and City open spaces by staff and volunteers, with the largest amounts of material collected during the annual Creek Day clean-up event.

In 2015, park rangers led 14 hikes through City open spaces, and held 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 (3CMB) resulted in new trail being construction at Irish Hills, Cerro San Luis, Stenner Springs, and Reservoir Canyon, 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 taking care of the City's open spaces.

Park Improvement Projects

SLO Skatepark

The SLO Skate Park project at Santa Rosa Park was completed in 2015. It progressed from a dream of the local skate community, to a master plan, and finally to construction and reality, after being adopted as a Major City Goal and Measure Y priority project in the 2013-15 Financial Plan.



The 15,500-square-foot concrete skate park is already an invaluable addition to the City, serving 50-100+ locals and visitors alike on a daily basis. Programming in 2015 included Winter and Spring Break Skate Camps, summer events, and the County-wide Monster Skate series.

Sinsheimer Pool Re-Plastering

The Sinsheimer Pool Re-plastering project was completed on January 8, 2016. This project consisted of re-plastering, retiling, and re-marking the swimming pool. Other pool improvements included replacing the existing pool lights with new energy efficient LED light fixtures and a drain system safety upgrade.



Project Completion was critical for the protection of the pool's steel reinforced concrete structure. Pool water is highly corrosive and pool liner failure would lead to expensive repairs. The project was funded through the half cent sales tax approved by City residents.

The SLO Swim Center has agreements for pool use with the SeaHawks, San Luis Obispo Unified School District, YMCA, Club Polo and Scuba clubs. Swim lessons are provided year-round to individuals of all ages and abilities. Recreational swim opportunities are provided during Spring Break and summer while lap swimming is available year-round. The SLO Swim Center had approximately 83,000 visitors in 2015.

World Trade Center Monument

The City's 9/11 Memorial, named "standing tall" was dedicated on October 2, 2015. There are 403 rods rounding a steel I-beam from the World Trade Center. Each rod represents an emergency responder life lost on 9/11. The memorial was designed to give the community an



opportunity to lay their hands on a piece of our nations' history. The massive steel I-beam, which was once a structural support for one of the World Trade Center twin towers, is now surrounded by "virtues" inscribed inside the memorial walls. These words represent the characteristics exemplified by the men and women who lost their lives as first responders on 9/11. In this memorial, they will forever 'stand tall' upon the virtues for which they lived their lives.

Laguna Lake Golf Course

A programmatic reorganization, focusing on maintenance and operations, occurred in 2015 at Laguna Lake Golf Course, prompted by the retirement of a long-time golf course supervisor. Golf operations include the management of the pro-shop and golf round sales, driving range, concessionaire food services, lessons, contract classes and special events (such as night golf and tournaments). Parks and Recreation maintenance staff manages the expansive and diverse turf areas and specialized equipment. The Laguna Lake Golf course provided 35,000 rounds of golf in 2015.

Historic Jack House and Gardens

The Historic Jack House and Gardens located at 536 Marsh Street provides guided history tours, programming, and special events. In 2015, the Jack House was rented for 50+ weddings and other events. Volunteer docents provided tours for approximately 150 individuals or groups from May to December. The Jack House closed from December to April for annual maintenance. In 2015, the elevator shaft was removed from the dining room area and both the exterior and interior of the Jack House were restored to their original historic period.



Public Art Program & Master Plan

In 2015, the City of San Luis Obispo embarked upon its first ever Public Art Master Plan. The Public Art Program began in May 1990 and today enjoys a robust public art collection of 70 public art pieces (both temporary and permanent). The primary objective of the Public Art Master Plan is to assess and update the vision, goals and concepts related to public art in San Luis Obispo in order to provide a road map for future public art projects.



In 2015, the city hosted numerous community engagement opportunities for Council members, staff, developers, artists, schools and community members to engage in the development of the Public Art Master Plan. It is anticipated that 2016 will see the adoption and implementation of the Master Plan.

Conclusion

The City's General Plan guides the use and protection of the City's various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by state law. The General Plan is published in separately adopted elements, each containing policies and implementing programs. The General Plan Annual Report summarizes the major programs in these elements that saw activity in 2015.

One outcome of an annual report is the evaluation of whether actions that have occurred indicate a change in the general vision of the community that requires a more comprehensive update of the General Plan. The most prominent activities undertaken by the City in 2015 related to efforts to begin implementation of three key elements of the General Plan that were most recently updated: Land Use, Circulation and Housing. The input received as part of these update processes helped align the General Plan with the community's vision. That vision was in part reflected in the City Council's adopted Major City Goals and Other Important Objectives for FY 2015-17 as described on page 11 of this report. Staff will continue to implement these goals and objectives in 2016, and they will be further reported on in the 2016 Annual Report.

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

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
LAND USE ELEMENT			
1	Growth Management		
1.14.1	The City will monitor reports from the County "resource management system" and advocate for adherence to that system.	O	CDD/Utilities
1.14.2	The City shall advocate and help arrange quarterly coordination meetings among planning directors of local jurisdictions to discuss regional issues.	O	CDD/Admin
1.14.3.	The City will participate with the County in reviewing and providing input on County projects and general plan amendments that have potential to impact the City or be inconsistent with City policies.	O	CDD
1.14.4.	The City shall seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.		
1.14.5.	The City shall maintain a memorandum with the County, pledging that neither agency approve a substantial amendment to its plan for San Luis Obispo's planning area without considering the recommendation of the other agency	O	CDD
1.14.6.	The City shall prepare and maintain a Planning Area Map in the General Plan. The City will establish and maintain County concurrence for the map, which applies to the City's Planning Area outside the urban reserve.	O	CDD
1.14.7.	The City shall maintain a development fee program that covers costs associated with City services and facilities. Periodic review of the fees collected will ensure they are adequate to cover City costs.	O	CDD
2.1	Conservation and Development of Residential Neighborhoods		
2.10.1.	The City shall review, revise if deemed necessary, and actively enforce noise, parking, and property-development and property-maintenance standards.	O	CDD
2.10.2.	The City shall implement, and regularly review and update property-maintenance regulations focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles.	O	CDD
2.11.1	The City shall evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.		
2.11.2.	The City shall review, and revise, if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.		
2.12.	The City shall adopt special development standards to guide addition of dwellings within Downtown residential areas to implement Policy 2.8.		
2.13.	The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.	O	CDD
2.14.	The City shall implement Neighborhood Wellness Action Plans to help residents preserve and enhance their neighborhoods.	O	CDD
2.15.	The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height, parking, and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.		
2.16.	The City shall evaluate the potential to use portions of City-owned parking lots and structures for residents' parking.	O	CDD/PW

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
2.17.	The City shall require new housing projects in the Downtown area to provide residents with information and services to off-set vehicle needs, such as providing transit passes, providing space for hourly car rental services, and providing on-site bicycle storage facilities.		
2.18.	The City shall evaluate the potential for development fees to fund new parking spaces in an additional parking structure for residents of new housing projects in the Downtown core.	O	CDD
3 Commercial & Industrial Development			
3.9.	The City shall amend its Zoning Regulations to implement the changes included in the 2014 General Plan update program.		
3.10.	Zoning Regulations and Community Design Guidelines will include measures such as location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; noise attenuation measures along property lines to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses.		
3.11.	The City shall investigate ways to encourage more cohesion between the existing shopping centers on Madonna Road.		
3.12.	The City shall amend the Community Design Guidelines to address transitions between neighborhood commercial development and adjacent residential neighborhoods.		
3.13.	The City shall review zoning regulations to consider allowing visitor-service uses in office zones adjacent to community commercial zones in the Downtown and adjacent to Monterey Street between Johnson and Santa Rosa.		
3.14.	The City will investigate emerging technologies and trends to evaluate whether updates to zoning regulations are needed.	O	CDD
3.15.	The City shall implement appropriate strategies for business retention and expansion with a focus on those providing head-of-household jobs.	O	Admin
3.16.	The City shall provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.		
4 Downtown			
4.24	The City shall update the Downtown Concept Plan by 2016 and shall regularly update the plan as required to address significant changes in or affecting the Downtown area including the opportunity for meaningful public input.	O	CDD
4.25.	The City shall consider features of "A Conceptual Physical Plan for the City's Center" (Downtown Concept Plan) in the approval of projects in the Downtown, recognizing that the plan is a concept and is intended to be flexible.	O	CDD
4.26.	The City shall undertake a study of visual resources within the Downtown core area to identify potential locations for new public-owned open places with access to views of important scenic resources. The City will consider acquisition of one or more of these open places as resources permit.	O	CDD
4.27.	The City shall explore the full or partial closure and re-design of Broad Street between Palm and Monterey Streets, and Monterey Street between the two connections with Broad Street to effectively extend, either permanently or for special events.	O	PW
4.28.	The City shall modify zoning regulations to allow efficiency units and variable density in the Downtown Core.		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
4.29.	The City shall work with the Downtown businesses and residents, the BID, and Chamber of Commerce to manage impacts from downtown drinking establishments, and if necessary, enact additional regulations to ensure that the late night environment in and near Downtown is safe and pleasant.	O	CDD, Admin
4.30.	The City shall develop a master plan for San Luis Obispo Creek in the Downtown area.		
4.31.	The City shall prepare an inventory of uses in the Downtown Core. Particular attention shall be given to identifying uses at the street level as these uses directly impact the pedestrian experience and vibrancy of the Downtown. This information shall be used to target business support and attraction.	O	CDD
4.32.	The City shall incorporate into its zoning regulations specific criteria for evaluating use permits for bars/taverns, night clubs and late night drinking establishments.		
4.33.	The City will modify its Community Design Guidelines to enhance Safety and Crime Prevention through Environmental Design.		
4.34.	The City, working with the Downtown Association, businesses, landlords, and residents will consider emergency callboxes at strategic locations in the Downtown.		
4.35.	The City working with the Downtown Association, Downtown businesses and residents shall develop a program to encourage lighted storefronts and street frontages throughout the night.		
4.36.	All specific plans shall identify design features utilized to enhance public safety.	O	CDD
4.37.	The City shall conduct a nighttime safety audit of key areas of the City to see where deficiencies in environmental design may exist and should be improved. Key Areas should be defined as areas experiencing higher crime than City average by SLOPD.		
5 Public & Cultural Facilities			
5.3.	The City shall continue to work to develop a plan for meeting additional space needs in the Downtown. The City shall work with the County to coordinate site selection, building design, circulation and utility services, parking, trip reduction, and funding.		
5.4.	The City, Cal Poly, and the Foundation for the Performing Arts will jointly manage the performing arts center on the Cal Poly campus.	O	Admin
5.5.	The City shall undertake a study of its surplus facilities for possible reuse by cultural and non-profit groups.		
5.6.	The City shall consider incentives to support establishment of social service facilities in the city.		
6 Resource Protection			
6.2.1.	The City shall prepare and maintain geographic information systems-based maps of the city, the urban reserve, and the planning area to guide in land use designations and decision-making.	O	CDD/IT
6.2.2.	The City shall seek to protect resource areas deemed worthy of permanent protection by fee acquisition, easement, or other means.	O	CDD/Admin
6.5.1.	Subdivision approval in hillside planning areas shall include designation of "sensitive sites," which shall be subject to architectural review.	O	CDD
6.5.2.	The City shall create and maintain a GIS layer to accurately document development limit lines as they are applied in the General Plan.		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
6.5.3.	Consistent with the Community Design guidelines, all hillside areas are considered sensitive sites, and architectural review is required for new development. The Community Development Director will screen all proposals to identify any which do not need architectural review.	O	CDD
6.7.1.	The City shall ensure new development complies with the City's flood plain ordinance, setbacks, specific plans, and design standards to minimize flood damage and flood plain encroachment.	O	CDD
6.7.2.	The City shall administer the National Flood Insurance Program standards.	O	CDD/PW
6.7.3.	The City shall notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.	O	CDD/PW
6.7.4.	The City shall evaluate the feasibility of establishing a financing district or districts to address flood concerns in affected areas.		
7 Airport Area			
7.13.	The City shall continue to work with the County and regional airlines to assure that regional airline services are continued and expanded to adequately serve the needs of the population in the service area of the airport.	O	CDD
7.14.	The City will annex the Airport area denoted in the Airport Area Specific Plan and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.		
7.15.	In approving development proposals, the City will assure that Airport Area properties noted in the Airport Area Specific Plan secure protection for any on-site resources identified in the Conservation and Open Space Element. To help maintain the greenbelt, properties shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed.	O	CDD/Admin
7.16.	The City shall create an Airport Overlay Zone to reflect the boundaries of the San Luis Obispo County Regional Airport Land Use Plan within the City limits. The purpose of the Airport Overlay Zone is to codify airport compatibility criteria in areas for which the City may override the Airport Land Use Commission determination to ensure compliance with the requirements of the California State Aeronautics Act (Cal. Pub. Utilities Code, Section 21670, et. seq.)	O	CDD
7.17.	The City shall update its Zoning Regulations to address allowable uses and development standards for areas the City may override a determination of inconsistency. Zoning regulations shall be consistent with the requirements of the State Aeronautics Act, use guidance from the Caltrans Airport Land Use Planning Handbook and comply with related state and federal requirements relating to airport land use compatibility.		
7.18.	The City shall review of General and Specific Plans and Amendments, Zoning ordinance or amendments, or Building code changes within the San Luis Obispo County Regional Airport Land Use Plan boundary. As well as including referral to the Airport Land Use Commission as specified in Section 21676(b) of the Public Utilities Code for a determination of consistency with the San Luis Obispo County Airport Land Use Plan.	O	CDD
8 Special Focus Areas			
8.3.	The City will review and update Ordinance 1130 and involve residents to ensure that neighborhood concerns are addressed.	O	CDD

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
8.4.	The City will update the Mid-Higuera Area Plan for this multi-block commercial area to reflect current needs and changes that have occurred since the 2001 plan was adopted.		
8.5.	The Caltrans site is planned for redevelopment from a Caltrans office and yard complex to a mixed use development. Commercial uses will be described under the Tourist Commercial designation, and redevelopment plans shall consider the suitability of realignment of the Madonna/South Higuera intersection. The site should be developed to serve as a gateway into the community, with consideration of additional open space uses, retention and rehabilitation of the Master List historic structure, and retention of Heritage Trees on the site. The site shall also include a park site north of Madonna Road.		
8.6.	Lands behind the General Hospital building that are inside the City's Urban Reserve line will be designated as Public (for existing public facility) and a range of residential uses (Low Density and Medium Density Residential) and will include the ability to support residential care, transitional care use, and other residential uses consistent with the adjacent areas. The remaining site outside the City's Urban Reserve line will remain as Open Space. The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal.		
8.7.	The City shall implement the South Broad Street Area Plan to create a safe, attractive and economically vital neighborhood with a mix of complementary land uses.	O	CDD
8.8.	The Madonna Inn Area includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park. This area may be developed further only if surrounding hillsides including area outside the Urban Reserve Line are permanently protected as open space.		
8.9.	The 38-acre area of the Sunset Drive-in Theater / Prado Road Area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Once flooding, access, and agricultural preservation issues are resolved, the area would be suitable for development as a mixed use development with a mix of Commercial uses. Permanent open space shall be required. A full assessment of the Drive-in Theater site's potential as a historic resource will need to be evaluated and addressed. Bicycle connectivity for this area is an important component for future development.		
8.10.	The Pacific Beach area is planned for redevelopment from current use as a continuation school, school office and park uses to commercial retail uses along Los Osos Valley Road and Froom Ranch Road and the remaining site maintained under a Park designation.		
8.11.	Development of Calle Joaquin Auto Sales Area is suitable for commercial mixed use and other uses in the Tourist Commercial designation. Development of the area must address preservation of and transition to the agricultural parcels/uses to the northwest; connectivity to the Dalidio Ranch area; viewshed preservation; and treatment as a gateway to the City visible from Highway 101.	O	CDD
8.12.	Flooding and access issues must be resolved for the LOVR Creekside Area prior to developing Medium High Density Residential. Agricultural Designations must be maintained along the west side of site. Compatibility with adjacent residential areas to the east will be required. Permanent protection of the adjacent San Luis Obispo Creek will need to be addressed. The south side of the site will need to accommodate relocation of LOVR right-of-way and changes related to the planned Highway 101 interchange.		
8.13.	The Broad Street at Tank farm Road Site will be used as a mixed use site and provide a strong commercial presence at the intersection. Areas along the creek on the western edge of the site will be appropriately buffered to provide creek protections. Attention to connectivity, safety and comfort of bicycle and pedestrian circulation will be especially important in the development of this corner.		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
8.14.	In regards to the CalFire / Cal Poly-owned property on Highway 1, the City shall collaborate with Cal Poly in updating the Master Plan for development of campus property. The master Plan shall address sensitive visual and habitat resources, circulation issues, impacts to City services, transition and potential impacts to surrounding neighborhoods.	O	CDD
8.15.	Future development of the North Side of Foothill (Bishop Knoll) shall address open space requirements under Policy 1.13.8 and open space buffers in accordance with Conservation and Open Space Element Policy 8.3.2. The steep hillside should be dedicated as Open Space and residential lots grouped at the bottom of the hill closer to Foothill. Development shall provide a parking lot and trail access to Bishops Peak. Circulation connectivity shall be provided to Los Cerros Drive as feasible. Density shall be limited to 7 units / acre.		
8.16.	Future development of the Alrita Properties shall address hillside planning requirements under Policy 6.4.7C. Additional analysis will need to occur in the LUCE EIR to evaluate potential water service issues, and additional analysis is needed to determine if the City's water distribution system can adequately serve development in this area. Density shall be limited to 7 units/acre as modified for slope under the Zoning Ordinance.		
9 Sustainability			
9.10.	The City shall update master tree plan and develop recommendations to renew and maintain the urban forest and plant more trees.		
9.11.	The City shall review and regularly update the Climate Action Plan and shall annually report to the City Council on implementation of the Climate Action Plan.	O	CDD
9.12.	The City shall regularly review and update its building codes and ordinances to identify revisions that promote energy efficient building design and construction practices.	O	CDD
9.13.	The City shall consider the feasibility of providing incentives for new and renovated projects that incorporate sustainable design features such as constructing new buildings that are solar ready, or off-setting significant operational energy use through use of solar water heating, photovoltaic systems, geothermal or wind energy systems.		
9.14.	The City shall design all new City facilities to meet the requirements specified for certification as LEED Silver construction or equivalent rating system.		
9.15.	The City shall promote and pursue a wide range of renewable energy financing options including a renewable energy fund or loan program.	C	CDD
9.16.	The City shall evaluate the feasibility of a regional Community Choice Aggregation program to procure electricity from renewable resources.	O	Admin
10 Healthy Community			
10.6.	The City shall regularly review and update master plans for City parks to designate areas for community gardens where appropriate.		
10.7.	The City shall update the Community Design Guidelines to encourage the inclusion of communal gardens within multi-family residential developments with 10 or more units.		
10.8.	The City shall work with the community to develop a resource guide to facilitate design that promotes a healthy and active lifestyle.		

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
CIRCULATION			
2 Traffic Reduction			
2.2.1.	In coordination with county agencies, the City shall support efforts in establishing county-wide trip reduction programs.	O	PW
2.2.2.	The City shall maintain and where cost effective improve a trip reduction plan for City employees.	O	PW
2.2.3.	The City shall work with employers to establish a voluntary commuter benefit options program that provides commute options for employees.	O	PW
2.2.4.	The City shall continue to work with Cal Poly, Cuesta College, and other educational institutions to provide incentives to all students, faculty and staff to use alternative forms of transportation.	O	PW
3 Transit Service			
3.2.1.	The City shall continue to implement the Short Range Transit Plan (5-year time frame) and coordinate with SLOCOG on implementing the Long Range Transit Plan (20-year time frame).	O	PW
3.2.2	The City shall make available bulk rate transit passes to all groups.	C	PW
3.2.3.	The City shall work with the San Luis Obispo Regional Transit Authority (RTA) to maintain and expand commuter bus service to and from the City of San Luis Obispo during peak demand periods.	O	PW
3.2.4.	The City shall coordinate with the San Luis Obispo Regional Transit Authority (RTA) to evaluate the benefits and drawbacks of consolidated service.	O	PW
3.2.5.	The City shall develop and maintain a comprehensive marketing and promotion program to reach individual target audiences.	O	PW
3.2.6	The City shall update its Short Range Transit Plan to evaluate adding mass transit stops at the high school and the middle school.	C	PW
3.2.7.	When evaluating transportation impacts, the City shall use a Multimodal Level of Service analysis.	C	PW
3.2.8.	The City shall work with other agencies to develop a regional transit center downtown.	O	PW
4 Bicycle Transportation			
4.2.1.	The City shall evaluate a bike share program in coordination with Cal Poly and other educational institutions.	O	PW
4.2.2.	The City shall maintain and regularly update its Bicycle Transportation Plan as needed to reflect changes in state law and/or future conditions consistent with the objectives, policies and standards of this Circulation Element. Future revisions to the Bicycle Transportation Plan shall consider Safe Routes to School	O	PW
4.2.3.	The City shall work with Cal Poly and Cuesta College to de-emphasize the use of automobiles and promote the use of alternative forms of transportation in their master plans.	O	PW
4.2.4.	The City shall revise its zoning regulations to establish and maintain standards for secured bicycle parking and ancillary facilities.	O	PW
4.2.5.	The City should obtain railroad right-of-way and easements to establish a separated bike path and pedestrian trail through San Luis Obispo.	O	PW
4.2.6.	The City shall maintain its GOLD level award designation as a Bicycle Friendly Community and pursue a gold level designation.	O	PW

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
4.2.7.	The City shall collaborate with SLO County to coordinate planning and development of county bikeways to support a regional bicycle network.	O	PW
4.2.8.	The City should consider expanding and maintaining its bicycle licensing program to address bicycle loss, theft, and safety problems.	O	PD
5 Walking			
5.2.1.	The City shall adopt and regularly update a Downtown Pedestrian Plan to encourage walking and to expand facilities that provide pedestrian linkages throughout the Downtown. The plan shall include pedestrian safety assessments in accordance with State and Federal guidelines.		
5.2.2.	Areas outside of the Downtown, the City shall implement its program for installation of a continuous and connected pedestrian network giving areas with the heaviest existing or potential pedestrian traffic priority in funding.	O	PW
5.2.3.	The City shall continue to implement its annual program of enhancing existing curbs with ADA compliant ramps.	O	PW
5.2.4.	The City shall continue to coordinate with SLOCOG and local schools to pursue Safe Routes to School programs and grant opportunities.	O	PW
5.2.5.	The City shall consider the benefits and costs of consolidating the Bicycle Transportation Plan with a citywide Pedestrian Plan.	O	PW
6 Multi-Modal Circulation			
6.2.1.	As funding permits the City shall biennially complete a traffic count program for pedestrians, bikes, vehicles and transit to maintain and update its database of transportation conditions and to evaluate the state of the transportation system.	O	PW
7 Traffic Management			
7.2.1.	Those traffic programs identified in the Circulation Element that have the greatest potential to reduce traffic increases shall have priority for implementation.	O	PW
7.2.3.	On a bi-annual basis, as funding permits the City shall implement an ongoing and comprehensive transportation monitoring program.	O	PW
7.2.4.	The City shall regularly, as funding permits, conduct a travel behavior survey of residents to estimate their use of different types of transportation.	O	PW
7.2.5.	The City shall work with the County to jointly develop and adopt design and construction standards for streets within the City's Urban Reserve.	O	PW
7.2.6.	The City shall revise its Subdivision Regulations to include right-of-way and design standards.	O	PW
7.2.7.	The City shall adopt an access management policy to control location, spacing, design and operation of driveways, median openings, crosswalks, interchanges and street connections to a particular roadway including navigation routes to direct traffic to preserve the safety and efficiency of the transportation system.	O	PW
7.2.8.	The City shall cooperate with State and regional agencies in evaluating the effectiveness of high occupancy vehicle (HOV) lanes on State highways.	O	PW
7.2.9.	The City shall develop and adopt guidelines that implement Policy 7.1.4 concurrent with the 2015-17 Financial Plan.	C	PW

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
8 Neighborhood Traffic Management			
8.2.1.	As funding permits the City shall provide neighborhood traffic management services for residential areas that have traffic volumes or speeds which exceed the thresholds established in Table 4.	O	PW
8.2.2.	The City will undertake measures to control traffic in residential areas where traffic speeds or volumes exceed standards set by Table 4, Street Classification Descriptions and Standards.	O	PW
8.2.3.	The City shall analyze residential streets for their livability with regards to multi-modal traffic noise, volumes, speed, and safety as well as the amount of pedestrian and bicycle traffic and potential excess right-of-way pavement.	O	PW
8.2.4.	The City shall identify and address regional cut-through traffic issues in the City.	O	PW
9 Street Network Changes			
9.2.1.	The City will establish building setback lines for routes listed on Table 5.	O	PW
9.2.2.	The City shall ensure that changes to Prado Road (Projects 1, 2, and 19 on Table 5) are implemented in a sequence that satisfies circulation demands caused by area development. Sponsors of development projects that contribute to the need for the Prado Road interchange or overpass will be required to prepare or fund the preparation of a Project Study Report.	O	PW
9.2.3.	The City shall adopt and regularly update a plan and standards for the installation and maintenance of landscaped medians, parkways, signs, utilities, street furniture, sidewalks and bicycle lanes. Within the Downtown, street amenities shall be consistent with the Downtown Pedestrian Plan design guidelines.	O	PW
9.2.4.	The City will evaluate complete street designs to maximize the shared right of way for all users as a method of achieving an overall objective for the Conceptual Physical Plan of the City's Center to improve the pedestrian environment in the downtown.	O	PW, CDD
9.2.5.	As part of any proposal to further develop the Dalidio-Madonna Area, the alignment and design of extensions of Froom Ranch Way connecting with Prado Road (west of Route 101) shall be evaluated and established if consistent with the Agricultural Master Plan for Calle Joaquin Reserve.	O	PW
9.2.6.	The City shall promote the creation of "streetscapes" and linear scenic parkways or corridors that promote the city's visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts.	O	PW
10 Truck Transportation			
10.2.1.	Trucks should turn off motors when parked. The City shall work with the Air Pollution Control District (APCD) for guidance in establishing standards that address air and noise pollution from idling trucks.	O	PW
10.2.2.	The City's Home Occupation Permit Regulations should be amended to ensure that commercial trucks are not used to make regular deliveries to home occupations in residential areas.	O	PW
10.2.3.	The City shall continue to provide reserved commercial truck loading zones in appropriate downtown areas.	O	PW
10.2.4.	The City shall adopt an ordinance regulating the movement of heavy vehicles.		

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		Completed or Ongoing	
11 Air Transportation			
11.2.1.	The City shall work with the County Airport to encourage the use of quieter and more environmentally sensitive aircraft.	O	Admin
11.2.2.	The City shall work with the County Airport to support the further development of airport facilities and attract additional passenger airline services.	O	Admin
11.2.3.	The City shall work with the County Airport to pursue funding opportunities, such as Airport Improvement Program grants.	O	PW
11.2.4.	The City shall work with the County Airport Land Use Commission to complete updates of the Airport Land Use Plan for the San Luis Obispo County Airport in regard to significant changes in noise, adjacent land impacts, and safety zones.	O	CDD
12 Rail Transportation			
12.2.1.	The City supports maintaining and increasing daily train service connecting San Luis Obispo with points north and south, with departures and arrivals in the morning, mid-afternoon and evening.	O	PW
12.2.2.	The City shall support San Luis Obispo Council of Governments in evaluating the feasibility of passenger rail service to connect points within the county.	O	PW
12.2.3.	The City shall coordinate railroad facility infrastructure maintenance with the Union Pacific Railroad and the Public Utilities Commission. In addition, the City shall work with the Air Pollution Control District and others to discourage idling train engines in San Luis Obispo.	O	CDD
12.2.4.	The City shall monitor and respond to changes, or proposed changes in passenger and freight rail traffic that may impact the safety and well-being of residents of the community including the transport of combustible materials.	O	PW
12.2.5.	The City shall discourage the transportation of oil and other combustible hydrocarbons through the City.	O	Admin
13 Parking Management			
13.2.1.	The City shall maintain and regularly update its Access and Parking Management Plan (every 5 years) including parking demand reduction strategies and consider emerging best practices.	O	PW
13.2.2.	The City shall regularly monitor the use of public parking in the downtown.	O	PW
13.2.3.	The City shall coordinate with SLOCOG during periodic updates to SLOCOG's Park and Ride Lot Development report to evaluate the need for and location of park-and-ride lots to serve commuters.	O	PW
13.2.4.	The City shall only approve construction of additional public parking structures after considering the findings and results of a parking supply and demand study.	O	PW
13.2.5.	The City shall continue to work with the Downtown Association to evaluate the use of curb space in the downtown and identify opportunities for creating additional parking spaces.	O	PW
13.2.6.	The City shall continue to operate the downtown trolley as a parking management tool to reduce congestion.	O	PW
14 Neighborhood Parking Management			
14.2.1.	Upon request from residents or other agencies, the City will evaluate the need for neighborhood parking permit programs or other parking management strategies in particular residential areas.	O	PW
14.2.2.	The City will investigate the feasibility and desirability of establishing parking financing districts.	O	PW

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		Completed or Ongoing	
15	Scenic Roadways		
15.2.1.	The City will participate with Caltrans, the County and other cities to establish a program for enhancing the visual character of the Highway 101 corridor consistent with the US 101 Aesthetic Study for San Luis Obispo County.	O	PW
15.2.2.	The City shall revise its Community Design Guidelines to incorporate concern for the protection of views and vistas from scenic roadways.		
15.2.3.	The City shall adopt a street corridor landscaping plan for scenic roadways. Indigenous species will be used unless shown to be inappropriate.	O	PW
15.2.4.	Both the City and the County should enforce an amortization program for the removal of billboards along scenic roadways.	O	CDD
16	Circulation Element Implementation, Program Funding and Management		
16.2.1.	Transportation Work Program shall be regularly updated as part of the City Financial Plan, and must be consistent with the Circulation Element. Will cover a five-year period, shall be updated to include modified projects and costs if warranted.	O	PW
16.2.2.	The City shall update its multimodal transportation impact fee ordinance in accordance with State Law (AB1600).	O	PW
16.2.3.	Prior to implementation of a project identified in this element, the City shall reevaluate its need and include an analysis of alternatives that can achieve the desired results at lower costs and with less environmental impacts.	O	PW
16.2.4.	Major development proposals to the City will include displays of the proposal's interfaces with nearby neighborhoods, and indicate expected significant qualitative transportation effects on the entire community.	O	PW

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
HOUSING			
1	Safety		
1.4.	Provide financial assistance for rehabilitation of affordable rental and ownership units using Federal, state and local housing funds	O	CDD
1.5.	Continue Code enforcement to expedite removal of illegal/unsafe dwellings.	O	CDD
1.6.	Enact a rental inspection program to improve condition of housing stock.	O	CDD
1.7.	Continue to support local & regional solutions to homelessness by funding programs such as Maxine Lewis and Prado Center.	O	CDD
1.8.	Create educational campaign to encourage owners of older residences to conduct seismic upgrades		CDD
2	Affordability		
2.5.	Continue to manage the Affordable Housing Fund to serve as a sustainable resource for supporting affordable housing development and as a source of both grant funding and below-market financing for affordable housing projects.	O	CDD
2.6.	Continually review existing and proposed building, planning, engineering and fire policies and standards as housing developments are reviewed, which determine whether changes are possible that could assist the production of affordable housing.	O	CDD
2.7.	Continue to implement existing procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects	O	CDD
2.8.	Continue to pursue outside funding sources for City impact fees so that new dwellings that meet the City's affordable housing standards can mitigate their facility and service impacts.	O	CDD
2.9.	Maintain exemptions for extremely-low, very-low and low-income households.	O	CDD
2.1.	Continue to assist with issuance of bonds, tax credit financing, loan underwriting or other financial tools to help develop or preserve affordable units through various programs.	O	CDD
2.12.	Consider incorporating HOA fees and a standard allowance for utilities in the calculation for affordable rents and home sales prices.		CDD
2.13.	In conjunction with the Housing Authority and local housing agencies, continue to preserve at-risk units by providing technical assistance and education to tenants, property owners and the community.	O	CDD
2.14.	In conjunction with local housing providers and the local residential design community, continue to provide technical assistance as requested by the public, builders, design professionals and developers regarding design strategies to achieve affordable housing.	O	CDD
2.15.	Evaluate the Inclusionary Housing Ordinance requirements and the effect of Table 2A on the City's ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.		CDD
2.16.	The City will evaluate and consider including a workforce level of affordability in its Affordable Housing Standards to increase housing options in the City for those making between 121 percent and 160 percent of the San Luis Obispo County median income.	O	CDD
2.17.	Continue to consider increasing residential densities above state density bonus allowances for low, very low and extremely low income households.	O	CDD
3	Housing Conservation		
3.8.	Adopt an ordinance that implements policy 3.2 to discourage removal or replacement of affordable housing.		CDD

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		Completed or Ongoing	
3.9.	Through collaboration of agencies offering rehabilitation programs, the city will use State, Federal, or housing funds to correct unsafe and unsanitary housing conditions, improve accessibility and energy efficiency.	O	CDD
3.1.	Continue to encourage the creation of dwellings in the Downtown Core (C-D Zone) and the Downtown Planning Area by continuing the "no net housing loss" program.	O	CDD
3.11.	Continue to identify residential properties and districts eligible for local, State or Federal historic listing in accordance with guidelines and standards to help property owners repair, rehabilitate and improve properties.	O	CDD
3.12.	Annually monitor and track affordable housing units at-risk of being converted to market rate housing, to provide resources to support the Housing Authority, and local housing agencies.	O	CDD
3.13.	Work with non-profit organizations, faith-based organizations, or the Housing Authority of the City of San Luis Obispo, to encourage rehabilitation of residential, commercial or industrial buildings.	O	CDD
4 Mixed-Income Housing			
4.5.	Review new development proposals for compliance with City regulations and revise projects or establish conditions of approval to implement the mixed-income policies.	O	CDD
4.6.	Consider amending the City's Inclusionary Housing Ordinance and Affordable Housing Incentives to require that affordable units in a development be of similar number of bedrooms, character and basic quality.	O	CDD
5 Housing Variety and Tenure			
5.5.	Review new developments for compliance with City regulations and revise projects or establish conditions of approval as needed to implement the housing variety and tenure policies.	O	CDD
6 Housing Production			
6.11.	Maintain the General Plan and Residential Growth Management Regulations (SLOMC 17.88) exemption for new housing in the Downtown Core that is enforceably restricted for extremely-low, very low, low- and moderate income households.	O	CDD
6.12.	Continue to allow flexible parking regulations for housing development, especially in the Downtown Core and possibly use city parking facilities by Downtown residents, where appropriate guarantees limit occupancies to persons without motor vehicles or who provide proof of reserved, off-site parking.	O	CDD
6.13.	Continue to develop incentives to encourage additional housing in the Downtown Core, particularly in mixed-use developments. Explorer projects density based on average unit size to encourage development of smaller efficiency units.	O	CDD
6.15.	Consider General Plan amendments to rezone commercial, manufacturing or public facility zoned areas for higher-density, infill or mixed use housing where land development patterns are suitable and impact to Low-Density Residential areas is minimal.	O	CDD
6.16.	Continue to provide resources that support the SLO County Housing Trust fund's efforts to provide below-market financing and technical assistance to affordable housing developers to increase affordable housing production in the City of San Luis Obispo.	O	CDD
6.17.	Encourage residential development through infill development and densification within City Limits and in designated expansion areas over new annexation of land.	O	CDD
6.18.	Seek opportunities with other public agencies and public utilities to identify, surplus land for housing, to convert vacant or underutilized public, utility or institutional buildings to housing.	O	CDD

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		Completed or Ongoing	
6.19.	Continue to incentivize affordable housing development with density bonuses, parking reductions, development incentives, and City financial assistance.	O	CDD
6.2.	Continue to financially assist in the development of affordable housing to extremely low, very-low, low- or moderate income households using State, Federal and local funding sources, while giving priority to projects that result in the maximum housing benefits for the lowest household income levels.	O	CDD
6.21.	Actively seek new revenue sources, including State, Federal and private/non-profit sources, to assist affordable housing development for different income households and first-time homebuyers.	O	CDD
6.22.	Continue to exempt the rehabilitation or remodeling of 4 dwellings up to 1200 square feet each from Architectural Review Commission review. New multi-unit housing may be allowed with "Minor or Incidental" or staff level architectural review, unless located on a sensitive or historically sensitive site.	O	CDD
6.23.	Assist in the production of affordable housing by identifying vacant or underutilized City-owned property suitable for housing, and dedicate public property, where feasible and appropriate for such purposes.	O	CDD
6.24.	Community Development staff will proactively provide information for properties suitable for housing as identified in the Land Use and Housing Elements.	O	CDD
6.25.	Consider amending the General Plan to designate the 46 acres associated with the former County General Hospital as a "Special Considerations" zone, suitable for housing development on areas of the site of less than 20 percent average slope, including open space dedication and public improvements are part of the project.	O	CDD
6.26	Continue to update the Affordable Housing Incentives (Chapter 17.90, SLOMC) and Zoning Regulations to ensure density bonus incentives are consistent with State Law.	O	CDD
6.27	Evaluate and consider increasing the residential density allowed in the Neighborhood-Commercial (CN), Office (O) and Downtown Commercial (CD) zoning districts.	O	CDD
6.28.	Evaluate how lot patterns (i.e. size, shape, slope) in the City's multi-family zones affect the City's ability to meet housing production policies.	O	CDD
6.29.	Continue to pursue incentives to encourage development of Secondary Dwelling Units.	O	CDD
6.3.	Consider adopting Subdivision and Zoning Regulation changes to support small lot subdivisions, ownership of bungalow court developments, and eliminate the one acre minimum lot area for PD overlay zoning, and other subdivision design alternatives.	O	CDD
6.31.	Consider scaling development impact fees for residential development based on size, number of bedrooms, and room counts.	O	CDD
6.32.	Continue to submit annual Housing Element progress reports to the State Department of Housing and Community Development per Government Code Section 65400.	O	CDD
7 Neighborhood Quality			
7.9.	Continue to implement strategies, as early notification through electronic media, website improvements, neighborhood outreach meetings, to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods.	O	CDD
7.1.	Continue to work with neighborhood groups and individuals to address concerns, problems, trends and opportunities for improvements of specific neighborhoods.	O	CDD
7.11.	Continue to fund neighborhood improvements, including sidewalks, traffic calming devices, crosswalks, parkways, street trees and street lighting to improve aesthetics, safety and accessibility.	O	PW

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		Completed or Ongoing	
7.12.	Continue to develop and implement neighborhood parking strategies, including parking districts, to address the lack of on- and off-street parking in residential areas.	O	CDD/PW
7.13.	Continue the City's Neighborhood Services and proactive enforcement programs to support neighborhood wellness.	O	CDD
8 Special Housing Needs			
8.13.	Continue to provide resources that support local and regional solutions to meeting the needs of the homeless and displaced women and children and other agencies	O	CDD
8.14.	Continue the mobile home rent stabilization program to minimize increases in the cost of mobile home park rents.	O	CDD
8.15.	Continue to look for opportunities in specific plan areas suitable for tenant-owned mobile-home parks, cooperative or limited equity housing, manufactured housing, self-help housing, or other types of housing that meet special needs.	O	CDD
8.16.	Advocate developing more housing and refurbishing campus housing at Cal Poly University.	O	CDD
8.17.	Work with Cal Poly University Administration to secure designation of on-campus fraternity/sorority living groups.	O	CDD
8.18.	Jointly develop and implement a student housing plan and continue to support "good neighbor programs" with Cal Poly State University, Cuesta College and City residents, and improve communication and cooperation between the City and the schools.	O	CDD
8.19.	Provide public educational information at the Community Development Department public counter on universal design concepts for new and existing residential dwellings.	O	CDD
8.2.	Continue to allow the establishment of transitional and supportive housing in all zoning districts where residential uses are allowed.	O	CDD
8.21.	Continually look for (land, retail or commercial space, motels, apartments, housing units, mobile home parks) that can be acquired and converted to affordable permanent housing and permanent supportive housing for homeless persons and families.	O	CDD
8.22.	Consider an overlay zone to existing and future mobile home and trailer park sites to provide additional requirements, such as rent stabilization and a mobile home park conversion ordinance.		CDD
8.23.	Encourage the creation of housing for persons with developmental disabilities. The City will seek grant opportunities for housing construction and rehabilitation.	O	CDD
8.24.	Continue to coordinate with the County, social services providers and non-profit organizations for delivery of existing, improved and expanded services, including case management, drug, alcohol, detoxification, and mental health services.	O	CDD
8.25.	Continue to engage Homeless Services Oversight Council and Friends of Prado Day Center to identify, evaluate, and implement strategies to reduce the impacts of homelessness.	O	CDD
9 Sustainable Housing, Site, and Neighborhood Design			
9.7.	Continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan. Staff shall work with applicants to achieve the City's energy conservation goals.	O	CDD
9.8.	Continue to provide long-term solar access for new or remodeled housing and adjacent properties, consistent with historic preservation guidelines, and revise regulations found to be inadequate.	O	CDD

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		Completed or Ongoing	
9.9.	Continue to implement the Water Quality Control Board's "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region", to reduce the amount of impermeable surface.	O	CDD
9.1.	Implement Climate Action Plan programs to increase production of "green" housing units and projects and require sustainable and/or renewable materials, water and energy technologies.	O	CDD
9.11.	Continue to promote building materials reuse and recycling in site development and residential construction, including flexible standards for use of salvaged, recycled, and "green" building materials. Continue the City's construction and demolition debris recycling program (Chapter 8.05 - Municipal Code)	O	CDD
9.12.	Consider incentivizing dwelling units to a minimum size of 150 square feet, consistent with the California Building Code, by reduced impact fees and property development standards.		CDD
9.13.	Consider participating in financing programs for sustainable home improvements such as solar panels, heating and cooling systems, water conservation and energy efficient windows.	O	CDD
10 Local Preference			
10.3.	Continue to work with the County of San Luis Obispo for any land use decisions that create significant expansion of employment in the unincorporated areas adjacent to the City to mitigate housing impacts on the City.	O	CDD
10.4.	Encourage residential developers to sell or rent their projects to those residing or employed in the City first before outside markets.	O	CDD
10.5.	Work with Cal Poly to address the link between enrollment and the expansion of campus housing programs at Cal Poly University to reduce pressure on the City's housing supply.	O	CDD
10.6.	Work with other jurisdictions to advocate for State legislation that would: 1) provide funding to help Cal Poly University provide adequate on-campus student housing, and 2) allow State universities and community colleges to enter public-private partnerships to construct student housing.	O	CDD
11 Suitability			
11.3.	The City will continue to ensure the ability of legal, non-conforming uses to continue where new development is proposed.	O	CDD

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		Completed or Ongoing	
NOISE			
1.12.	Review public and private development proposals for Noise Element conformance.	O	CD
1.13.	Require noise studies early in the review process when project noise may exceed allowable limits.	O	CD
1.14.	Assure that noise mitigation measures are carried-out during construction.	O	CD
1.15.	Monitor compliance with mitigation measures after project completion.	O	CD
1.16.	The city will work with the California Highway Patrol and the County Sherriff's Office to enforce loud vehicle exhaust systems and sound amplication systems.		
1.17.	The city will purchase and pursue alternatives to the use of noisy equipment for city operations.		
1.18.	The will periodically review and update the Noise Element.		
1.19.	the City will make the Noise Guidebook available to anyone involved in project design and review.		

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		Completed or Ongoing	
CONSERVATION AND OPEN SPACE			
2	Air		
2.3.1.	Employ best available practices in City operations.	O	UT
2.3.2.	Consult with APCD on significant development proposals.	O	CD
2.3.3.	Promote alternative transportation/land use strategies.	O	CD
2.3.4.	Provide alternative transportation incentives.	O	PW
2.3.5.	Amend the General Plan as needed to achieve air quality goals.	O	CD
3	Cultural Heritage		
3.6.1.	Promote public awareness of cultural resources through activities, including tours & clean-up events.	C	ADM
3.6.2.	Provide financial assistance and incentives for historic preservation.	O	CD
3.6.3.	Expand ARC guidelines to address specific guidance for new buildings in historic districts.	C	CD
3.6.4.	Prepare post-disaster historic preservation standards.		
3.6.5.	Assist the CHC in preparing archaeological resource guidelines.	C	ADM
3.6.6.	Provide cultural resource awareness public educational programs, which display artifacts which illuminate past cultures.	C	ADM
3.6.7.	Encourage partnering for preservation.	O	ADM
3.6.8.	Promote adaptive reuse of historic buildings.	O	CD
3.6.9.	Rehabilitate and maintain City-owned adobes and historic structures.	O	ADM
3.6.10.	Implement Cultural Heritage Committee Whitepaper.	C	CD
4	Energy		
4.6.1.	Promote efficient City energy use.	O	UT
4.6.2.	Manage City operations for energy self-reliance.		
4.6.3.	Promote Sustainable design in City facilities.	O	PW
4.6.4.	Reduce obstacles to energy conservation.	O	CD
4.6.5.	Encourage sustainable employee commuting practices.	O	HR
4.6.6.	Promote energy conservation education.	O	UT
4.6.7.	Administer State Building Energy Standards.	O	CD
4.6.8.	Encourage energy-efficient design in private development projects.	O	CD
4.6.9.	Address solar access in new development.	O	CD
4.6.10.	Retrofit City facilities for energy savings.	O	UT

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
4.6.11.	Seek financial assistance for energy efficiency improvements in City facilities.	O	UT
4.6.12.	Monitor energy use in City facilities and prepare biannual report for City Council.	O	UT
4.6.13.	Prepare energy conservation plan for City facilities.		CD
4.6.14.	Adopt green building standards.	O	CD
4.6.15.	Consider City-owned green energy utility.		UT
4.6.16.	Promote technology and energy conservation businesses.	O	ADM
4.6.17.	Require solar power for new dwellings.	O	CD
4.6.18.	Seek Air Pollution Control District support for maintaining air quality.	O	CD
5 Materials			
5.5.1.	Use materials efficiently in City operations (computer technology and copying)	O	UT
5.5.2.	Promote City materials reuse and recycling.	O	UT
5.5.3.	Coordinate waste reduction and recycling efforts.	O	UT
5.5.4.	Use materials with reduced environmental impacts in City operations and facilities.	O	PW
5.5.5.	Maintain inventory of recycling businesses and services.	O	UT
5.5.6.	Expand City public information efforts on energy and materials conservation goals.	O	UT
5.5.7.	Encourage energy efficiency and Green Building in new development.	O	CD
5.5.8.	Ensure new development projects include space for materials recycling/storage.	O	CD
7 Natural Communities			
7.7.1.	Protect natural communities.	O	ADM
7.7.2.	Implement the Natural Communities policies from program.	O	ADM
7.7.3.	Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S.Endangered Species Act.	O	ADM
7.7.4.	Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.	O	ADM, CDD
7.7.5.	Develop and maintain current benchmark information on habitat types and conditions.	O	ADM
7.7.6.	Replace invasive non-native vegetation with native vegetation.	O	ADM
7.7.7.	Preserve ecotones through changes to or conditions on new development.	O	ADM
7.7.8.	Protect wildlife corridors through changes to or conditions on new development.	O	ADM
7.7.9.	Adopt creek setback requirements.	C	CD

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
7.7.10.	Implement natural communities policies through the Tree Committee.	O	PW
8	Open Space		
8.7.1.	Protect open space resources.	O	ADM
8.7.2.	Enhance and restore open space.	O	ADM
9	Views		
9.3.1.	Locate and design public facilities and utilities consistent with General Plan.	O	PW
9.3.2.	Update community design guidelines to address views from scenic routes.		
9.3.3.	Maintain and apply Sign Regulations consistent with the General Plan.	O	CD
9.3.4.	Conduct environmental and architectural review consistent with General Plan.	O	CD
9.3.5.	Require visual assessments for projects affecting important scenic resources and views from public places.	O	CD
9.3.6.	Determine that view blockage along a scenic roadway is a significant impact.	O	CD
9.3.7.	Review development in unincorporated County for consistency with General Plan.	O	CD
9.3.8.	Advocate State and County scenic highway designations and protective programs for scenic routes connecting San Luis Obispo with other communities.	O	CD
9.3.9.	Place underground existing overhead utilities, with highest priority for scenic roadways, entries to the City, and historic districts.	O	PW
9.3.10.	Prohibit billboards.	C	CD
9.3.11.	Remove existing billboards through amortization, conditions of development approval and grants for enhancing open space and transportation corridors.	O	CD
9.3.12.	Preserve the Morros, in cooperation with other government agencies, non-profit land trusts and property owners.	O	ADM
9.3.13.	Establish and maintain a program of describing and monitoring viewsheds within and adjacent to City limits to establish a photographic baseline of visual setting.		
10	Water		
10.3.1.	Efficient water use	O	UT
10.3.2.	Maintain Water quality	O	UT

Appendix A: General Plan Program Implementation Status List

Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
SAFETY			
8	Hazardous Trees		
8.1.	Identify and maintain or remove hazardous trees for City property and assist property owners.	O	PW
8.2.5. B	Review emergency response plans of utilities and transportation agencies.	O	FD
9	Avoiding and Preparing For Emergencies In General		
9.2.	Maintain and annually update emergency response plan.	O	FD
9.3.	Evaluate fire-flow and identify deficiencies.	C	UT
9.3. A	Meet response-time objective of four minutes.	O	FD
9.3. B	Set response-time objective for Public Works.	C	PW
9.3. C	Set response-time objective for Utilities.	C	UT
9.4. A	Train fire fighters, police, building inspectors, public works, & utilities staff.	O	FD
9.4. B	Train building & planning staff in lessons from previous disaster areas.	O	CD
9.4. C	Conduct non-nuclear disaster-response exercises.	O	FD
9.5.	Obtain information about specific location & type of fire & toxic hazards.	O	FD
9.6. A	Participate in periodic regional disaster-response drills.	O	FD
9.6. B	The city will review the hazard assessment studies and emergency response plans of utilities and transportation agencies.		
9.6. C	Work w/CalTrans on hazardous materials approved routes and related safety precautions.	O	FD
9.7	Establish emergency operation center in Fire Station 1 and backups sites.	C	FD
9.8.	Expand and keep current safety-related information.	O	FD
9.9.	Keep Multi-hazard Emergency Response Plans current.	O	FD
9.10.	Work with other jurisdictions on mutual-aid & automatic-aid agreements.	O	FD
9.11.	Prepare for post-disaster recovery.	O	FD
9.15. A	Develop program to familiarize residents with fire hazards and appropriate responses.	O	FD
9.15. B	Promote efforts of the Fire Safe Council.	O	FD
9.15. C	Continue CERT training program.	O	FD
9.15. D	Support education programs for lower grades to teach fire hazards.	O	FD
9.16.	Help organizations that provide emergency outreach & education.	O	FD
9.17.	Encourage & participate in individual home inspection programs.	O	FD
9.19. A	Identify & evaluate facility hazards for City owned property.	C	PW
9.19. B	Establish routine code inspections for commercial, industrial, public-assembly, & group housing.	O	CD

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
9.19. C	Establish complaint-based code compliance for all buildings.	C	CD
9.19. D	Implement City-adopted program on Unreinforced masonry buildings.	C	CD
9.19. E	Provide outreach program for earthquake bracing of wood-frame buildings.	O	CD
9.20.	Administer zoning, subdivision, & Architectural standards consistent with police & fire recommendations.	O	CD
9.21.	Fire, police, public works, & utilities review development applications for safety objectives.	O	CD
9.22. A	Maintain & administer building regulations in conformance with State requirements.	O	CD
9.22. B	Maintain & administer fire regulations in conformance with State requirements.	O	FD
9.23.	Conduct fire & hazardous materials inspections in commercial, industrial, & multifamily buildings.	O	FD

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
PARKS AND RECREATION			
3	Parks and Recreation Facilities		
3.14.2.	Partner with schools and other joint users to renovate existing sports fields.	O	P&R
3.14.5.	As space becomes available, additional fields will be added in the vicinity of Damon-Garcia Sports Complex.	O	P&R
3.16.2.	Acquire property and construct a community center.		P&R
3.16.3.	Update & improve indoor facilities.	C	P&R
3.17.1.	Implement the revised Laguna Lake Park Master Plan.	O	P&R
3.18.1.1	Implement the revised Sinsheimer Park Master Plan.	O	P&R
3.18.1.2.	Construct a therapy pool at the SLO Swim Center.	C	P&R
3.19.1.	Continue the Playground Equipment Replacement Program.	O	P&R
3.19.2.	Pursue joint use of SLO High School swimming pool.	C	P&R
4	Parks and Recreation Activities		
4.2.2.1.	Regularly evaluate demand and need and modify as appropriate.	O	P&R
4.2.2.2.	Conduct periodic public evaluations of services.	O	P&R
4.2.2.3.	Regularly publicize recreational opportunities.	O	P&R
4.2.2.4.	Consider needs of underserved groups.	O	P&R
4.2.4.	Avoid offering recreation activities classes or activities that unnecessarily duplicate commercial programs.		
4.2.8.	Collaborate with groups providing high risk programs in open space areas.	O	P&R
4.3.2.1	Recruit at-risk youth to participate in activities.	O	P&R
4.3.2.2.	Collaborate with other agencies in serving at-risk youth.	O	P&R
4.3.3.1.	Evaluate services to determine benefits	O	P&R
4.3.3.2.	Accommodate schedules of working people.	O	P&R
4.3.3.3.	Prioritize new activities from results of public input.	O	P&R
4.3.6.	Continue to maintain publicly accessible open space trails.	O	P&R
5	Financing		
5.1.1.	Develop collaborative fee exchange with S.L.C.U.S.D.	C	P&R
6	Implementation		
6.0.1.	Continue to improve existing fields.	O	P&R
6.0.2.	Transition from multi-use to single use fields.	O	P&R
6.0.3.	Develop joint use agreements with other agencies in addition to schools.	C	P&R
6.0.4.	Develop new programs to not conflict with existing field use.	O	P&R
6.0.5.	Ensure athletic fields are provided within new residential development.	O	P&R

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
6.0.6.	Add fields in Damon-Garcia Sports Complex.	C	P&R
6.0.6.	Consider additional fields for needs not addressed with Damon Garcia fields.	O	P&R
6.1.1.	Upgrade Recreation Center to provide interim community center.	C	P&R
6.1.2.	Secure funding for a therapy pool to be located at the SLO Aquatics Center.		P&R
6.1.3.	Consider revenue enhancement to fund new community center.	O	P&R
6.2.1.	Construct mini-parks at Purple Sage Drive and at Marsh & Santa Rosa.	C	P&R
6.2.2.	Support neighbor efforts to develop mini-parks.	O	P&R
6.3.1.	Acquire open space property to construct trails.	O	P&R
6.3.2.	Use a variety of techniques to acquire open space.	O	P&R
6.3.3.	Design new parks so they can connect to recreational trails.	O	P&R
6.3.4.	Connect existing parks & open space with trails.	O	P&R
6.4.1.	Schedule "unmet needs" projects through the CIP process.	O	P&R
6.4.2.	Look for alternatives to address unmet needs projects.	O	P&R
6.5.1.	Complete implementation of existing master plans, such as those for Sinsheimer and Laguna Lake Parks.	O	P&R

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
WATER AND WASTEWATER			
A 2	Water Management (Multi-Source Water Supply)		
A 2.3.1.	Work cooperatively on regional water issues & resource planning.	O	UT
	Participate with SLO County in Integrated Regional Water Management Plan.	O	UT
A 2.3.3.	Participate with other appropriate agencies in controlling invasive species which could impact water supplies.	O	UT
A 2.3.4.	Work with agencies to minimize water quality impacts.	O	UT
A 2.3.5.	Continue to work with SLO County-operation of Salinas Reservoir & Nacimiento project.	O	UT
A 2.3.6.	Complete sanitary surveys for Salinas & Whale Rock reservoirs every five years.		UT
A 3	Water Management (Water Resource Availability)		
A 3.3.1.	Provide water resource update to Council as part of annual report.	O	UT
A 3.3.2.	Update safe annual yield computer model for Salinas & Whale Rock reservoirs following drought periods.	C	UT
A 3.3.3.	Monitor ongoing research for potential long term impacts to water supplies from climate change.	O	UT
A 4	Water Management (Siltation)		
A 4.3.1.	Work with other agencies to implement Best Management Practices to reduce siltation.	O	UT
A 4.3.2.	Continue education & outreach to owners in watersheds to reduce siltation.	O	UT
A 4.3.3.	Consider periodic siltation studies at each reservoir.		UT
A 4.3.4.	Provide annual update on siltation to Council.	O	UT
A 5	Water Management (Water Supply Accounting and Demand Projection)		
A 5.3.1.	Provide annual update on water supply & demand projections to Council.	O	UT
A 5.3.2.	Conduct periodic updates to water development impact fees.	O	UT
A 5.3.3.	Prepare Urban Water Management Plan every five years.	O	UT
A 5.3.4.	Prepare water supply assessments for large new developments.	O	UT
A 5.3.5.	Analyze water efficiency program impacts to overall reduction in water demand.	O	UT
A 6	Water Management (Water Conservation)		
A 6.3.1.	Work with SLO County water agencies to identify cooperative water efficiency measures.	O	UT
A 6.3.2.	Participate in state & regional water conservation efforts.	O	UT
A 6.3.3.	Implement Water Shortage Contingency Plan as required.	O	UT
A 7	Water Management (Recycled Water)		

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Program No.	Program Summary	Status as of December 2015	Lead Dept
		Completed or Ongoing	
A 7.3.1.	Expand recycled water distribution system.	O	UT
A 7.3.2.	Review development projects to ensure recycled water is used appropriately.	O	UT
A 7.3.3.	Present annual recycled water use as part of annual report to Council.	O	UT
A 7.3.4.	Consider delivery of recycled water to customers outside City limits.		UT
B 2 Wastewater Management (Wastewater Service)			
B 2.3.1.	Expand capacity in collection system and Water Reclamation Facility.	O	UT
B 2.3.2.	Evaluate wastewater flows of proposed projects.	O	UT
B 2.3.3.	Conduct periodic updates to wastewater development impact fees.		UT
B 3 Wastewater Management (Wastewater Treatment)			
B 3.3.1.	Prepare & implement Water Reclamation Facility master plan.	O	UT
B 3.3.2.	Work cooperatively on regional water quality issues.	O	UT
B 4 Wastewater Management (Collection System)			
B 4.3.1.	Investigate cost-effective methods for reducing infiltration and inflow to the wastewater collection system.		UT
B 4.3.2.	Provide education and outreach regarding infiltration and inflow.	O	UT
B 4.3.3.	Support retrofit of sewer laterals to reduce infiltration and inflow.	O	UT
B 4.3.4.	Update Sewer System Management Plan to maintain its applicability.	O	UT
B 4.3.5.	Maintain master plans for wastewater service to developing areas of City.	O	UT
B 4.3.6.	Review development proposals to ensure necessary infrastructure is in place.	O	UT
B 4.3.7.	Provide a Pretreatment Program pursuant to Clean Water Act.	O	UT