



City of San Luis Obispo

# 2022 General Plan Annual Report



## Community Development Department

### Our Mission Statement

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

### Our Service Philosophy

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

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



## Acknowledgements

### City Council

Erica A. Stewart, Mayor  
Jan Marx, Vice Mayor  
Emily Francis  
Andy Pease  
Michelle Shoresman

### Planning Commission

Steven Kahn, Chair  
Justin Cooley  
David Houghton  
Robert Jorgensen  
Juan Munoz-Morris

### City Manager

Derek Johnson, City Manager

### Project Management Team

*Project Lead:* Graham Bultema, Assistant Planner  
Brian Leveille, Senior Planner  
Rachel Cohen, Senior Planner  
Teresa McClish, Housing Policy & Programs Manager

*The 2022 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by City Council.*

*The Community Development Department's 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 2022 General Plan Annual Report.*

## General Plan Annual Report 2022

### Staff Contributors

Adam Fukushima, Active Transportation Manager  
Alexander Fuchs, Cannabis Business Coordinator  
Austin O'Dell, Transit Manager  
Brian Amoroso, Administrative Captain  
Bryan Wheeler, Transportation Planner/Engineer III  
Chris Read, Sustainability Manager  
Christine Wallace, Neighborhood Outreach Manager  
Daisy Wiberg, Administrative Specialist – Homelessness Response  
Devin Hyfield, Recreation Manager  
Doug Carscaden, Recreation Supervisor  
Fred Mickel, Operations Captain  
Freddy Otte, City Biologist  
Gaven Hussey, Parking Program Manager  
Greg Avakian, Parks and Recreation Director  
James Blattler, Administrative Analyst  
Rick Scott, Police Chief  
James Blattler, Emergency Manager  
Jennifer Rice, Transportation Planner/Engineer III  
John Mezzapesa, Code Enforcement Supervisor  
Kyle Bell, Housing Coordinator  
Lee Johnson, Economic Development Manager  
Luke Schwartz, Transportation Manager  
Matt Horn, Public Works Director  
Matheson Bliss, Hazardous Materials Coordinator  
Meghan Burger, Recreation Manager  
Michael Codron, Community Development Director  
Molly Cano, Tourism Manager  
Nicole Vert, Administrative Analyst  
Owen Goode, Assistant Planner  
Robert Hill, Sustainability & Natural Resources Official  
Sammy Fox, Interim Deputy Fire Chief  
Shawna Scott, Special Projects Manager  
Teresa McClish, Housing Policy & Programs Manager  
Todd Tuggle, Fire Chief  
Tyler Corey, Deputy Community Development Director  
Vanessa Nichols, Permit Services Supervisor

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## Introduction

### General Plan Annual Report

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 achieve General Plan goals;
- B) A summary of major public projects and a brief analysis of how they contributed to achieving 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.

### Housing Element Annual Report

The City also completes a separate Housing Element Annual Report and submits this report concurrently with the General Plan Annual report as required under Government Code Sections 65400 and 65700. The Housing Element Annual Report contains a range of detailed information on issued and/or completed residential building permits for the previous calendar year. This information can be accessed on the California Department of [Housing and Community Development \(HCD\) website](#).

## Background

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

- **Geographic Comprehensiveness:** The general plan must cover all territory in the jurisdiction’s boundaries.
- **Regional Context:** The general plan must take into account regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.
- **Issue Comprehensiveness:** General plans must address the jurisdiction’s physical development over the long term, but because the general plan is the most comprehensive expression of the general welfare, it should also recognize social and economic concerns.
- **Internal Consistency:** All general plan elements must be internally consistent. Each element’s data, analyses, goals, policies, and programs must be consistent and complement one another. This includes consistency with area and specific plans.
- **Long-Term Perspective:** The general plan must address the welfare of current & future generations, although the time-frames may vary between elements. The Housing Element, for instance, must be updated every five to eight years.

State law says that a City’s general plan should be kept current. The City of San Luis Obispo does this through this annual review process, comprehensive updates, and through amendments. Updates to entire elements are done as needed and include a look at underlying conditions and preferences. Amendments are typically smaller in scope and involve changing one part in a way that fits within the overall framework. Consideration of amendments are triggered by private applications or by direction from the City Council.

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

## City of San Luis Obispo General Plan Elements

Land Use  
*Update Adopted 2014*

Circulation  
*Update Adopted 2014*

Housing  
*Update Adopted  
2020*

Conservation and  
Open Space  
*Revised 2014*

Climate Adaptation  
and Safety  
*Revised 2023*

Parks and  
Recreation  
*Adopted 2021*

Water and  
Wastewater  
*Revised 2018*

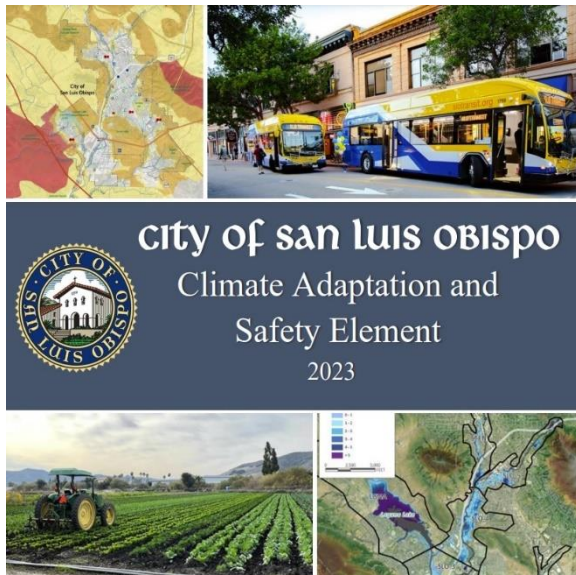
Noise  
*Adopted 1996*



## General Plan Element Updates

### Safety Element Update

On December 14, 2022, after a public workshop held on October 26, 2022, the Planning Commission recommended that the City Council approve an update to the Safety Element of the General Plan titled, the Climate Adaptation and Safety Element. [Council approved the update in January 2023]. The approval culminated a multi-year project to incorporate climate adaptation and environmental justice into the safety element and to update the document based on best available climate information and, collaboration with state and regional partners and robust public engagement.



The update started with an adaptation planning grant issued through Caltrans and allowed for the preparation of a Baseline Conditions Report, current and future hazards assessment and a Hazards and Vulnerabilities Report, development of adaptation strategies, several surveys, webinars and outreach activities and policy development based upon the California Adaptation Planning Guide. The technical work and community engagement, along with the 2019 Hazard Mitigation Plan update, form the foundation for the Climate Adaptation and Safety Element in compliance with State Bills such as SB-379, SB-99, SB-100, SB-1035, and other State laws.

### Major City Goals for FY 21-23:

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

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

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

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

## COVID-19 Pandemic – Local Emergency Response

In response to the global COVID-19 pandemic in 2020, the City’s Emergency Operations Plan was implemented which established the City Council as the City’s Disaster Council. As part of this plan, the City’s Emergency Operations Center (EOC) was activated, in which the City Manager was designated as the Emergency Services Director and a central command of roles was designated as responsible for carrying out disaster management functions. The State of California ended its COVID-19 State of Emergency on February 28, 2023 and therefore the City’s actions by resolution under the state emergency order will cease in 2023.

## Community Development Department

### Customer Service and Process Improvements

In 2022, the Community Development Department continued to monitor procedures and improve levels of efficiency and customer service. In 2022, the Community Development Department continued to implement work efforts such as the InfoSLO portal and the TIPP-FAST program and developed new programs such as the Ask SLO program.

**InfoSLO:** The City originally launched the portal InfoSLO in 2018 that allows members of the public to search for a variety of information on properties citywide. InfoSLO allows you to search for parcel history including permits, plan cases, inspections, and code cases. Parcels can be searched by address or Assessor’s Parcel Number, or by an interactive map to browse parcel information across the City. Applicants also have the ability to pay fees associated with planning entitlements and building permits on InfoSLO. In 2022, the Community Development Department continued with implementation of this program. This effort was originally implemented quickly as a result of the COVID-19 pandemic that forced City offices to close to in-person submittals and improvements in this area have continued to serve the community during the ongoing pandemic throughout 2022.

**Ask SLO:** In Fall 2022, the Ask SLO platform was launched on the City’s website. Ask SLO is a new centralized resident engagement platform designed to quickly connect community members with City services and information. The platform is being developed in phases, and improvements to this platform will continue in 2023.

**TIPP-FAST:** In 2022, the Community Development Department continued to implement the Tenant Improvement Permit Processing (TIPP-FAST) program to streamline the review of tenant improvement (TI) projects. The program was designed to assist business and property owners with necessary modifications to business operations in response to the pandemic. The program is available to all qualifying tenant improvement projects.

**Economic Development Strategic Plan (EDSP) Implementation:** In 2022, the Community Development Department continued to make significant progress implementing the Economic Development Strategic Plan (EDSP) as part of the Major City Goal of Economic Recovery, Resiliency, and Fiscal Sustainability identified in the Fiscal Year 2021-2023 Financial Plan. Progress in 2022 included improving processing timelines for reviews, adopting a new development impact fee program to reduce infrastructure costs for new developments, and tracking and reporting on department key performance indicators (KPIs), which are available on the City's website. Processing and review improvements included decreased thresholds for projects to require discretionary development review and implementation of the recently adopted Objective Design Standards for ministerial building permit reviews.

### **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 2022 and coordinated with other agencies on General Plan priorities. Some examples include:

**Amtrak-LOSSAN:** Community Development staff and other key City staff reviewed and provided comments on the Recirculated Draft Environmental Impact Report (DEIR) for the Los Angeles-San Diego-San Luis Obispo Rail Corridor Agency (LOSSAN) Central Coast Layover Facility project (CCLF) at the Roundhouse site. The goal of the project is to increase overnight layover and storage capacity to support service goals and objectives outlined for the Amtrak Pacific Surfliner as outlined in the 2018 California State Rail Plan. The LOSSAN Rail Corridor Agency adopted the FEIR and approved the project on December 6, 2022. Staff is continuing to work with LOSSAN staff to complete an agreement outlining a communications protocol and framework for continued collaboration as the project is implemented. Final design of the project is anticipated to be completed in late 2022 or early 2023 with the first phase construction occurring in mid/late 2023.

**Regional Housing Action Team:** The City, along with the County, and the seven local cities within the county have each updated their Housing Elements for the new 6<sup>th</sup> Cycle RHNA. Continued collaboration among all the cities, SLOCOG, and County with monthly meetings has occurred to implement the region's first "regional chapter" that is a part of all eight local agencies' Housing Elements. This collaboration has assisted housing professionals in each jurisdiction navigate evolving housing issues and new State legislation.

**California Department of Transportation (Caltrans):** Progress continues with preliminary engineering and environmental review for the Prado Road/US 101 Interchange Project, which directly involves a Caltrans facility, and the Prado Road Bridge Replacement over San Luis Obispo Creek, which is funded by a Caltrans Highway Bridge Program grant. The Prado Bridge Replacement Project is anticipated to begin construction in 2024, and the Prado Interchange Project construction is anticipated to begin in 2026. The City has also continued collaboration with Caltrans on improving traffic signal coordination between City and Caltrans intersections near the Los Osos Valley Road / US 101 interchange.

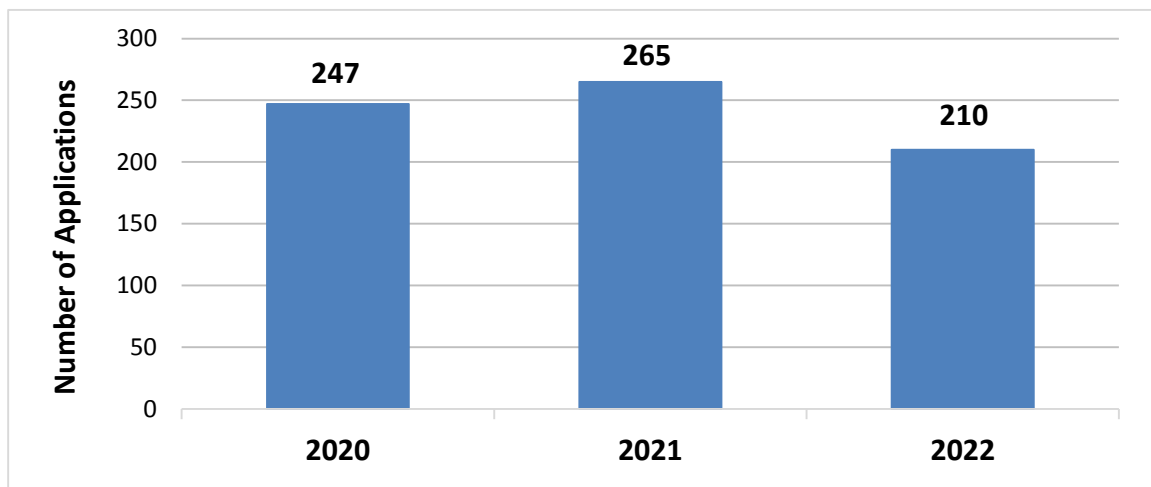
## Planning and Building Activity

Application totals are tracked in real-time using live dashboards from our EnerGov permitting system. Tracking of applications and permits serve as an indicator of development trends and a tool for budget forecasting.

### Yearly Planning Application Trends

**Figure 1** indicates all planning applications received for each calendar year for 2020, 2021, and 2022. Some examples of the types of applications include use permits, development reviews, subdivisions, zoning amendments, environmental reviews, and administrative actions. In 2022, the total number of planning applications decreased by approximately 21 percent from 2021. This trend is due to recent state and local legislative changes that streamline review and require ministerial review of more types of housing projects.

**Figure 1 - Total Planning Applications Received per Calendar Year, 2020-2022**



Source: Community Development Department, 2022

### 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** shows the number of plan check applications conducted by the Building Division over the last 3 years. Development activity remained relatively steady in 2022.

**Table 1 - Plan Check Applications Submitted, 2020-2022**

	2020	2021	2022
Plan Check Applications Submitted	1,438	1,426	1,386

Source: Community Development Department, 2022

**Table 2** depicts the number of building permits issued over the past 3 years. In 2022, 266 permits were issued for new residential projects, representing 562 new residential units.

**Table 2 - Building Permits Issued, 2020-2022**

BUILDING PERMITS ISSUED	2020		2021		2022	
	permits	units	permits	units	permits	units
New Single Family	252	252	198	198	162	162
New Accessory Dwelling Units (ADUs) <sup>1</sup>	44	60	62	93	73	97
New Multi Family & New Mixed Use	22	153	47	326	31	303
Demolitions <sup>2</sup>	25	-8	22	-3	11	-4
New Commercial	2	0	3	0	10	0
Residential Additions / Alterations	220	0	199	0	214	0
Commercial Additions / Alterations	89	0	99	0	122	0
<b>TOTAL</b>	<b>629</b>	<b>453</b>	<b>608</b>	<b>614</b>	<b>624</b>	<b>558</b>

Source: Community Development Department, 2022

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

### 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 3 years. Valuation data shows a substantial increase in commercial valuation while residential valuation remained relatively steady. The total valuation increased by approximately \$41.9 million from 2021 to 2022. This increase is despite a decrease in total number of issued permits. This is an indicator that the cost of construction has increase since 2021.

**Table 3 - Valuation of Construction, 2020-2022**

VALUATION OF CONSTRUCTION	2020	2021	2022
Single Family	53,949,613	34,211,415	32,464,875
Multi Family	8,225,494	46,933,301	43,655,086
Commercial	17,475,937	1,229,510	33,950,000
Residential Additions / Alterations	7,834,680	6,459,062	8,741,375
Commercial Additions / Alterations	11,178,790	6,722,907	18,711,218
<b>Total Valuation</b>	<b>\$98,664,514</b>	<b>\$95,556,195</b>	<b>\$137,522,554</b>

Source: Community Development Department, 2022

## Regional Housing Needs Allocation (RHNA) Progress

### Quantified Objectives

Under State law, each city and county in California is required to develop programs designed to meet their share of the surrounding region's housing needs for all income groups, as determined by the region's council of governments. The California State Department of Housing and Community Development (HCD) identifies housing needs for all regions of the State. Councils of governments then apportion the regional housing need among their member jurisdictions. The Regional Housing Needs Allocation (RHNA) process seeks to ensure that each jurisdiction accepts responsibility, within its physical and financial capability to do so, for the housing needs of its residents and for those people who might reasonably be expected to move there. State housing law recognizes that housing need allocations are goals that jurisdictions seek to achieve; however, they are not intended as production quotas. The allocations are included in each jurisdiction's Housing Element so that plans, policies, and standards may be created to help meet housing needs within the planning period.

The City has a total RHNA allocation of 3,354 housing units to plan for in the 6th Cycle Housing Element. HCD has allowed the City 10 years to meet the 6th Cycle RHNA allocation. The City counts all issued building permits from January 1, 2019 through December 31, 2028 as credit towards achieving the 6th Cycle RHNA allocation. Additionally, HCD has allowed the City to count half of the total of newly issued accessory dwelling unit (ADU) permits in the "low income" affordability level count starting in 2020, due to the results of a market study conducted by the County of San Luis Obispo. **Table 4** shows the City's progress towards reaching its total RHNA.

**Table 4 - Progress Towards 6<sup>th</sup> Cycle Quantified Objectives, 2019-2028**

Income Level (% of County Median Income)		6th Cycle RHNA Allocation	Building Permitted Units Issued by Affordability					Total Units by Income Level	Total Units Remaining by Income Level		
			Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Years 5 – 10 (2023 - 2028)				
Extremely Low	Deed Restricted	825	0	0	14	36	-	50	705		
	Non-Deed Restricted		0	0	0	0	-	0			
Very Low	Deed Restricted		0	14	42	14	-	70			
	Non-Deed Restricted		0	0	0	0	-	0			
Low	Deed Restricted		520	6	0	36	21	-		63	331
	Non-Deed Restricted			0	30	46	50	-		126	
Moderate	Deed Restricted	603	8	5	9	2	-	24	579		
	Non-Deed Restricted		0	0	0	0	-	0			
Above Moderate		1,406	523	416	472	439	-	1,850	0		
<b>Total Units</b>		<b>3,354</b>	<b>537</b>	<b>465</b>	<b>619</b>	<b>562</b>	-	<b>2,183</b>			
							<b>Total Remaining for RHNA Period:</b>	<b>1,615</b>			

Source: Community Development Department, Building Permits Issued, 2022

## General Plan Annual Report 2022

The City has met its total allocation for “Above Moderate” housing units. This leaves 1,615 affordable units needed to meet the 6<sup>th</sup> Cycle RHNA allocation by the end of the 2028 calendar year. Of the remaining allocation, 44% of the units must be reserved for Very Low and Extremely Low Incomes, 21% for Low Incomes, and 35% for Moderate Incomes.

### Below Market Rate (BMR) Housing (commonly known as Affordable Housing)

In 2022, the City followed the State’s lead to rebrand the often misunderstood term "affordable housing" and use the term Below Market Rate Housing instead. Below Market Rate (BMR) means that the affordability level of a dwelling unit is below the cost of what the current market rate unit would be, and includes a deed restriction, ensuring that the unit is affordable to extremely low-, very low-, low-, or moderate-income households.

The City continues to implement the Inclusionary Housing Ordinance and promote opportunities to collaborate with non-profit partners to develop BMR housing projects throughout the community. In 2022, five 100% BMR housing projects had been accepted by the City to move forward to building permit reviews, which will result in 231 new units reserved for lower-income households. The City continues to assist in the efforts to complete the three BMR projects that are under construction, and is working on several new projects to ensure more BMR housing is provided in the City. **Table 5** below shows that as of 2022, there are 526 new BMR units planned for lower-income households.

**Table 5 – Active BMR Housing Projects in the Pipeline**

<b>Projects</b>	<b>Address</b>	<b>Dwellings</b>	<b>Status</b>
Broad Street Place	3720 Broad	40	<i>Planning Entitlements - Approved Public Improvements - Completed Building Permits Issued– Under Construction</i>
Toscano Inclusionary Housing	3065 Lucca	38	<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Tiburon Place	3750 Bullock	68	<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Bridge Street Mixed-Use	279 Bridge	94	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Jones Mixed-Use	3806 Ranchhouse	9	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Palm Street Studios	1118 Palm	8	<i>Planning Entitlements – Exempt Building Permits – Under Review</i>
The Anderson Hotel	955 Monterey	68	<i>Planning Entitlements – Exempt Building Permits – Under Review</i>
Monterey Mixed-Use	1422 Monterey	106	<i>Planning Entitlements – Approved</i>
736 Orcutt Mixed-Use	736 Orcutt	40	<i>Planning Entitlements – Approved</i>
Peace Village	466 Dana	22	<i>Planning Entitlements – Under Review</i>
HASLO Victoria Mixed-Use	2690 Victoria	33	<i>Planning Entitlements – Under Review</i>
<b>Total</b>		<b>526</b>	

Source: Community Development Department, 2022

### Third Party Below Market Rate Administrator

The City of San Luis Obispo’s BMR housing programs are growing and, at the same time, oversight and enforcement is ramping up to ensure that local affordable housing programs comply with State law. Since 2021, the City contracts with HouseKeys to act as the City’s Below Market Rate Housing Administrator and to manage the city’s growing Affordable Homeownership and Rental Programs to ensure that the units are marketed to the community in a fair and equitable way, and to make sure those units are occupied by eligible households. They also provide community members with the knowledge and support to be successful in accessing homeownership or rental housing opportunities.



HouseKeys Below Market Rate Administrator

Through Housekeys, city services include opportunity drawings for available rental or ownership units, income certification services to both buyers and renters (a service that is no longer offered by our non-profit housing partners), underwriting for BMR Program transactions, and monitoring and compliance. Additionally, City BMR program guidelines and requirements are now posted on the City’s website to assist community members with eligibility and ongoing program compliance.

Finally, Housekeys has played a vital role in the implementation of Housing Element Program 4.5 regarding compliance for development projects by completing and recording an affordable housing agreement prior to building permit issuance. This condition secures affordability of specific dwelling units for 45 and 55 years for ownership and rental units respectively. That agreement allows the developer to utilize the City’s third party BMR Administrator services and requires units to be made available via an opportunity drawing, further ensuring compliance with the BMR program, increasing exposure to affordable housing opportunities, and making those units available in an open and fair manner to the public.

### Funding and Grant Programs for Housing

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 decade the CDBG Program has allocated over \$3,330,000 towards affordable housing and \$1,090,000 towards homeless services. Projects funded for the 2023 Program Year include homeless services and funds to further implement the 6<sup>th</sup> Cycle Housing Element.



**CALIFORNIA  
GRANTS  
PORTAL**

2. *SB2 Grant:* The Planning Grants Program provisions of SB2 is intended for the preparation, adoption, and implementation of plans that streamline housing approval and accelerate housing production. The City received a grant of \$160,000 in January 2020 to develop and adopt a flexible density program that would allow for additional, smaller residential units (150-600 sq. ft.) within the Downtown, Upper Monterey and Mid-Higuera planning areas. The City has completed a draft ordinance and environmental review to allow up to 500 residential units under 600 square feet into the Downtown Core. The project is scheduled to be reviewed by Planning Commission in February 2023 and presented to Council on March 2023 prior to the grant deadline that has been extended until December 2023.



3. *Regional Early Action Planning (REAP) Grant*: REAP provides funding for technical assistance, preparation, and adoption of planning documents and process improvements to accelerate housing production and facilitate compliance to implement the 6<sup>th</sup> Cycle Housing Element for the regional housing needs allocation. The City applied and was granted \$283,003 in December 2020 to be used to update the Inclusionary Housing Ordinance and expand the City’s objective design standards and revise the development review process to expedite application processing and accelerate housing production. In 2022, the City was granted a modification to the grant to allow funds to be utilized to update the City’s Subdivision Regulations as well. Since receiving the grant, the City has been reimbursed \$149,741.10 for work completed by staff and consultants.

## Housing Element Program Implementation

Since adopting the Housing Element in November 2020, City staff has implemented a number of Housing Element Programs in alignment with the Housing and Homelessness Major City Goal. **Table 6** displays a list and discussion on programs that were implemented or started in 2022.

**Table 6 – Highlights of Housing Element Program Implementation Progress, 2022**

<p><b>Update the Inclusionary Housing Ordinance:</b> City staff continued work with a consultant on a feasibility analysis (based on the Nexus Study completed in 2020) and completed the final draft of the Inclusionary Housing Ordinance (IHO) Update. On June 8, 2022, the Planning Commission reviewed and recommended the City Council approve the final draft of the IHO. On July 19, 2022, City Council reviewed the final draft of the IHO and gave their approval of the Ordinance at the Second Reading on August 16, 2022. The updated IHO became effective on September 19, 2022.</p>	
<p>Program 2.13</p>	<p>Update the Inclusionary Housing Ordinance, including Table 2A, based on findings and recommendations in the 2020 Affordable Housing Nexus Study and conduct further feasibility analysis in order to evaluate the City’s ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.</p>
<p><b>Flexible Density Program:</b> City staff developed and completed a draft ordinance to implement a Flexible Density program to incentivize small units in the Downtown Core. Ordinance development included significant public engagement inclusive of public survey and strategic feedback sessions. The Ordinance was unanimously recommended for approval by the Planning Commission and is scheduled for City Council introduction and adoption in March and April 2023.</p>	
<p>Program 2.15</p>	<p>Evaluate a flexible density pilot program and initiate an update of the Zoning Regulations and Community Design Guidelines to incorporate flexible density development options in Downtown Core and portions of Upper Monterey and Mid-Higuera Special Focus Areas to support the production of 50 smaller residential units (150 to 600 square feet) per year during the planning period.</p>

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<p>Policy 6.6</p>	<p>Consistent with the City’s goal to stimulate higher density infill where appropriate in the Downtown, Upper Monterey, and Mid-Higuera Special Focus Areas, the City shall consider changes to the Zoning Regulations that would allow for flexible density standards that support the development of smaller apartments and efficiency units.</p>
<p><b>Support supportive programs and housing solutions.</b> The City Council allocated \$2M in affordable housing funds from Coronavirus State and Local Fiscal Recovery Funds to assist the Housing Authority in San Luis Obispo with the acquisition and rehabilitation of 68 units restricted for extremely low, very low and low-income residents that were identified in the 6<sup>th</sup> Cycle Housing Element as At-Risk (Anderson Hotel); and the acquisition and rehabilitation for 8 supportive housing apartments for Transitions Mental Health Association.</p> <p>The City leveraged Affordable Housing Funds to assist with tax-credit financing for a 68-unit affordable housing project referred to as Tiburon Place that closed escrow in 2022. The City also approved a 106-unit affordable housing project for Peoples Self Help Housing utilizing a 68% density bonus.</p>	
<p>Program 1.7</p>	<p>Continue to support local and regional solutions to homelessness by funding supportive program services and housing solutions.</p>
<p>Program 2.5</p>	<p>Continue to manage the Affordable Housing Fund so that the fund serves as a sustainable resource for supporting, at a minimum, 4 new affordable housing developments during the planning period. The fund shall serve as a source of both grant funding and below-market financing for affordable housing projects; and funds shall be used to support a wide variety of housing types at the following income levels: extremely low, very low, low, and moderate, but with a focus on production efficiency to maximize housing benefits for the City’s financial investment, and to support high-quality housing projects that would not be feasible without Affordable Housing Fund support</p>
<p>Program 2.9</p>	<p>Assist with the issuance of tax-exempt bonds, tax credit financing, loan underwriting or other financial tools to help develop or preserve at least 20 affordable units annually through various programs.</p>
<p>Program 2.14</p>	<p>Continue to support density bonuses for residential projects above the state density bonus allowance of 35% to promote the development of units for extremely low, very low, and low-income households.</p>
<p>Policy 3.3</p>	<p>Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings.</p>

<p><b>Technical Assistance and Education.</b> The City worked with Housekeys to conduct two workshops to assist developers and the lending community, and prospective renters and home-buyers on the process and requirements for below market rate housing. City Staff updated Affordable Housing Standards and Guidelines and updated the City’s website for housing programs including information on SB35 streamlining opportunities. The City continues to provide \$40,000 in operational support for the SLO County Housing Trust Fund’s efforts to provide below-market financing and technical assistance.</p>	
Program 2.11	In conjunction with the Housing Authority and other local housing agencies, continue to provide on-going technical assistance and education to tenants, property owners and the community at large on the need to preserve at-risk units as well as the available tools to help them do so.
Program 2.16	Create and make available to interested parties an informational packet that explains SB 35 streamlining provisions and eligibility within two years of Housing Element adoption.
Program 6.14	Continue to provide City resources, including \$40,000 annually for operational support, to support the SLO County Housing Trust Fund’s efforts to provide below-market financing and technical assistance to affordable housing developers to construct or preserve five affordable housing units per year in the City of San Luis Obispo.
<p><b>Assisting the homeless and those at risk of becoming homeless.</b> During 2022, City staff developed the City’s first Homelessness Response Strategic Plan framework and conducted extensive stakeholder outreach. (More details are included in the following section.)</p>	
Policy 8.10	Assist the homeless and those at risk of becoming homeless by supporting shelters, temporary housing, and transitional housing.
<p><b>Promote sustainability in residential developments.</b> The City Council adopted an ordinance requiring all-electric new buildings on July 19, 2022, consistent with the Climate Action Plan.</p>	
Policy 9.1	Residential developments should promote sustainability consistent with the Climate Action Plan (CAP) and California Building Energy Efficiency Standards (Title 24) in their design, placement, and functionality.

Source: Community Development Department, 2022

## Homelessness Solutions

The City's 6<sup>th</sup> Cycle Housing Element includes policies and programs to reduce homelessness under Goal 1-Safety and Goal 8-Special Housing needs. Additionally, Homelessness response remains a Major City Goal (Housing and Homelessness) as part of the 2021-2023 Financial Plan. With the effects of the COVID-19 pandemic persisting, and the City's goal of addressing homelessness in San Luis Obispo, City Council actions continued to fund local programs and advocate for a regional effort in 2022. In local government, counties are primarily responsible for leading efforts to address homelessness, yet the impacts often are borne directly by cities. In 2022, the City responded to 61 encampment fires (an increase from 32 in 2021), and 1,015 medical incidents involving people experiencing homelessness (an increase from 516 in 2021), removed 145 tons of trash, and posted, conducted outreach, and cleaned up 180 illegal encampments with \$92,929 in City funds spent on cleanup and maintenance activities related to homelessness. The City also provided \$210,826 to the 40 Prado homeless shelter for programs and operations, as well as funding for a part-time social worker to assist homeless persons and be a resource for Downtown businesses.

### Strategic Planning for Homelessness

On September 20, 2022, the Homelessness Response Manager provided a report for Homelessness Response to City Council for feedback on a strategic vision, proposed outcomes as well as a public engagement plan for preparation of the City's Strategic Plan for Homelessness Response. The plan is intended to support San Luis Obispo County's Countywide Strategic Plan to Address Homelessness adopted on August 9,

2022. Key Components in the City's strategic plan development include Communications, Data, Pilot Programs, Funding Opportunities, and Regional Collaboration and Engagement. Homelessness response activities in 2022 included development of an internal procedure and standards for encampment related activities operationalized with a data collection App for use in the field, a Homeless Resources Pocket Guide containing critical information on how to access resources in the community for individuals experiencing homelessness, and revised site design and procedures for a pilot safe parking program that increased usage of the site and improved neighbor relations. Additionally, an extensive survey, interviews with unhoused individuals, and six stakeholder feedback sessions with the following groups were conducted in 2022 to inform the City's Strategic Plan.

- Homeless Services Providers
- Housing Services Providers
- Healthcare Providers
- Grassroots/Activists Groups
- Business Community
- Faith-Based Groups

The Strategic Plan for Homelessness Response will be presented to City Council in March 2023.



## The San Luis Obispo Countywide Plan to Address Homelessness 2022-2027



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### Grants-in-Aid Program

The City's Grants-in-Aid program, overseen by the Human Relations Commission, provides financial support to non-profit organizations that promote the economic and social wellbeing of the community including homeless prevention programs, support services, affordable and transitional housing opportunities, hunger and malnutrition prevention, and supportive and development services for children and seniors. The Grants-in-Aid program is very competitive and had a total funding request of \$401,167 which was \$151,000 more than funds available to the program.

The Human Relations Commission reviewed 35 applications and recommended full or partial funding for 28 different organizations. The City has issued \$250,000 in grants to those organizations since the approval of the funding recommendations, a higher amount than what is usually available thanks to the American Rescue Plan Act that increased emergency funding availability for this program.

### Community Action Team

The Community Action Team (CAT) works out of the Police Department with two officers and a social worker contracted through a partnership with Transitions Mental Health Association (TMHA), a local non-profit organization to provide outreach activities of unhoused individuals. In 2022, an additional social worker was added to expand CAT outreach efforts. In 2022, the CAT team engaged with 523 people, with 139 individuals electing to receive mental health and or substance abuse services. CAT also facilitates family reunifications and connects people with resources to find housing and other services such as veterans' benefits, social security, and educational opportunities.

### Partnerships with Downtown SLO and CAPSLO

The City provides funding for the Downtown Ambassador Program and a Social Enterprise Job Training Initiative. This includes the provision of a part-time social worker to assist homeless persons and be a resource for Downtown businesses. It also allows CAPSLO and the Downtown Ambassador to recruit homeless individuals for basic cleaning duties as part of job training. Funding for these initiatives



come from Local Revenue Measure (Measure G-20) revenue from the current fiscal year. Measure G-20 was passed by voters in the 2020 election and prioritizes addressing homelessness.

On March 1, 2022 the City Council held a public hearing to consider the HRC's recommendations for the FY 2023 Draft Action Plan. During this public hearing, council approved a public services allocation in the amount of \$74,132 to CAPSLO to increase the capacity, range, and efficiency of services offered by CAPSLO. These funds were also used to increase on-site partnerships with community groups.

### Mobile Crisis Unit

Embedded within the City's Fire Department, the Mobile Crisis Unit (MCU) was initiated in Summer 2022 and pairs a mental health case worker with a fire department emergency medical technician (EMT) or paramedic that responds to calls for service within the City and provide crisis support services to individuals suffering from non-emergency mental challenges, drug and alcohol addiction, and chronic homelessness. In 2022, the MCU established 478 contacts with individuals experiencing homelessness and reunified 19 homeless persons with their families, provided 38 transports and fielded a total of 128 mental health crisis intervention calls for service.

## Residential Growth

The Land Use Element policy related to residential growth (LUE 1.11.2) states that the City’s housing supply shall grow no faster than one percent per year, on average, based on established thresholds shown in **Table 7** (Table 3 in the Land Use Element). This policy was modified in 2010 under Ordinance No. 1550 to an annual average population growth rate of one percent per year. Affordable Dwellings restricted to residents with extremely low, very low, low, or moderate incomes, new dwellings in the Downtown Core (C-D zone), and legally established accessory dwelling units are exempt from these regulations (M.C. 17.144.020.D).

**Table 7 – LUE Table 3, One Percent City Population Growth Projection**

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

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

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

Based on the Community Development Department’s residential building permit data, the City has maintained an average annual growth rate of **0.99** percent per year since 2015, in compliance with the one percent maximum average annual growth rate, as shown in **Table 8**.

**Table 8 – Residential Growth Rates, 2015-2022**

Calendar Year Period	New Units	Average Annual Growth Rate	Total Units in the City in 2022	LUE Estimated Units in 2022 (1% Growth)
2022	495*	<b>0.99%</b>	22,513*	22,643
2015 - 2022	1,702*			

Source: 2022 Building Permits finalized, Community Development Department

\*Total units subject to growth management limitations. This total excludes deed-restricted affordable units, accessory dwelling units (ADUs), and new dwellings in the Downtown Commercial (C-D) Zone.

The all-encompassing unit total in 2022 was 23,019 units.

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From 2015 to 2022, the City granted occupancy to 2,235 newly constructed residential units (also accounting for the 38 units that were demolished between 2015 and 2022). Of the 2,225 units constructed between 2015-2022, 1,702 units were subject to growth management limitations. Of the units exempt from the growth management ordinance, 241 units were deed restricted for affordable housing, 262 units were identified as Accessory Dwelling Units or Junior Accessory Dwelling Units, and 3 units were located within the Downtown Commercial (C-D) zone. As of 2022, there are a total of 22,513 residential units subject to the growth management ordinance within the City (as identified in **Table 8** above), where the 2015 LUE estimated 22,643 units for 2022.

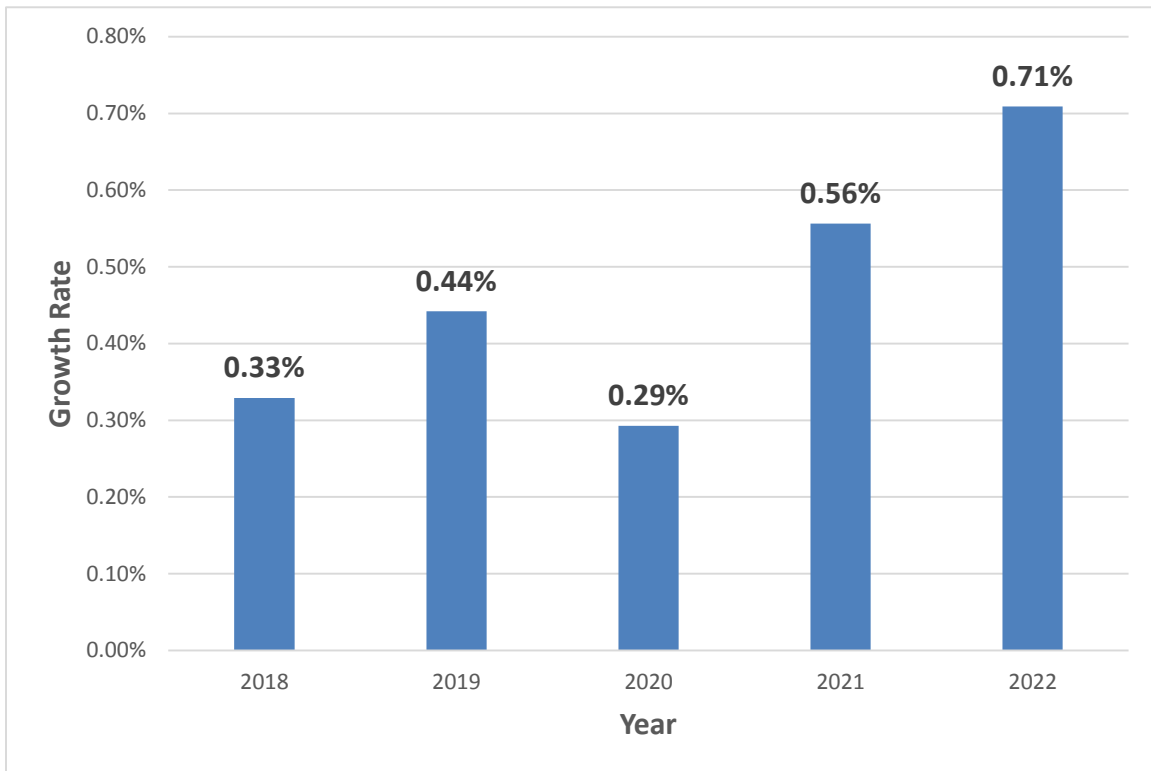
The City updated the General Plan Land Use and Circulation Elements in 2015, however, some of the housing construction occurring today within the Orcutt Area and the Margarita Area was planned for in the previous General Plan. Due to a variety of factors, some of the development originally planned in the 1994 General Plan is only now under construction. LUE Policy 1.11.2 (Residential Growth Rate) states that the approved specific plan areas may develop in accordance with the phasing schedule adopted by each specific plan, provided that thresholds established by LUE Table 3 are not exceeded. Of the 2,235 units granted occupancy from 2015 to 2022, 1,041 of the units were located within Specific Plan areas.

Housing production has been a Major City Goal for several financial plans and the City has prioritized programs that support new housing production. Lack of affordable and workforce housing continues to be an obstacle for many residents in San Luis Obispo. The good news is that the City is purposefully growing in alignment with the community's long-range plans and highest priorities. Current levels of residential growth are consistent with the City's Growth Management Ordinance and the City's obligations to accommodate its Regional Housing Needs Allocation. The City has planned its resources to support a "build out" population of 57,200 residents, while the current State population estimate for the City is 47,653 residents as of January 1, 2022.

## Non-Residential Growth

Based on final building permits, 83,948 square feet of net new non-residential floor area was added to the City in 2022, resulting in an annual growth rate of 0.71 percent. **Figure 2** illustrates the net annual non-residential growth rate from 2018 to 2022. Non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

**Figure 2 - Net Annual Growth Rates of Non-Residential Sectors, 2018-2022**



Source: Building Permits Finaled, Community Development Department, 2022  
Note: Demolition of nonresidential square footage included in calculations.

Land Use Element Policy 1.11.4 states that each year, the Council will evaluate the actual increase in non-residential floor area over the preceding five years. The Council shall consider establishing limits for the rate of non-residential development if the increase in non-residential floor area for any five-year period exceeds five percent. The five-year net non-residential growth rate for 2018 through 2022 was 2.31 percent.

Each year, City Council has considered implementing limits on new non-residential floor area and has decided against establishing limits. If limits are established, they would only apply to certain types of new commercial floor area, such as new offices or new retail establishments outside of the downtown core. Since the five-year growth rate is less than five percent (2.31 percent) establishing limits to new non-residential floor area is not necessary at this time.



## Specific Plan Area Development

The General Plan requires approval of specific plans as a precursor to development of the City’s major expansion areas. Specific plans typically contain more detailed land-use and design standards than the General Plan and address the timing and financing of public facilities. Specific plans can supersede the Zoning Regulations or lead to amendments of the Municipal Code. The process for adopting a specific plan is similar to the process for adopting or amending a section of the General Plan.

### Margarita Area Specific Plan

The Margarita Area is located in southern San Luis Obispo and is bounded by South Higuera Street, Broad Street, Tank Farm Road, and the ridge of the South Hills. Primarily envisioned for residential development with another 68 acres slated for residential and business park uses. Proposals for the Margarita area thus far have included mainly single-family homes with portions of open space and pedestrian network advancing.

The Margarita Area is ideally suited to accommodate San Luis Obispo’s planned residential growth for the near future as the area provides convenient access for residents to employment, shopping, and recreation. Community goals for this area include up to 868 homes in a wide range of housing types. **Table 9** below displays the status on development in the Margarita Area.

**Table 9 - Margarita Area Development Status, 2022**

Projects	Address	Commercial	Dwellings	Status
Toscano	3000 Calle Malva	-	168	<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued– Under Construction</i>
Toscano Affordable Housing	3065 Lucca		38	<i>Planning Entitlements – Approved Building Permits Issued– Under Construction</i>
Serra Meadows	408 Prado	-	169	<i>Construction Complete</i>
Serra Meadows Prado Frontage	3420 Serra Meadows	-	31	<i>Construction Complete</i>
Courtyard at Serra Meadows	3725 Orcutt	-	36	<i>Construction Complete</i>
Prado Business Park	301 Prado	159,663	-	<i>Planning Entitlements – Approved Public Improvements - Under Review Building Permits – Under Review</i>
<b>Total</b>		<b>159,663</b>	<b>442</b>	

Source: Community Development Department, 2022

## Orcutt Area Specific Plan

Nestled at the base of the Santa Lucia foothills, the Orcutt Area provides a variety of scenic resources for residents of the area and travelers along Orcutt Road and Tank Farm Road, including views of Righetti Hill, Islay Hill and the Santa Lucia foothills.

Located along the southwestern edge of the city limits of San Luis Obispo and bounded by Orcutt Road, railroad and Tank Farm Road, the area encompasses 230 acres of land at the base of Righetti Hill. The Orcutt Area Specific Plan calls for a residential neighborhood with up to 979 homes and a variety of housing types, parks, hiking trails, and recreational opportunities including bicycle and pedestrian paths, and natural habitat and visual resource protection in nearby open space areas. **Table 10** below displays the status on development in the Orcutt Area.

**Table 10 - Orcutt Area Development Status, 2022**

<b>Projects</b>	<b>Address</b>	<b>Dwellings</b>	<b>Commercial Sq. Ft.</b>	<b>Status</b>
Bullock Ranch	3580 Bullock	192	585	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Pratt Property	3750 Bullock	35	3,400	<i>Planning Entitlements - Approved Public Improvements - Under Review Building Permits Issued – Under Construction</i>
Imel Ranch	3777 Orcutt	18		<i>Construction Complete</i>
South Morros	3725 Orcutt	53		<i>Construction Complete</i>
Vinifera	3700 Ranch House	40		<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Righetti Ranch Subdivision	3987 Orcutt	272		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete (Phases 1 and 2), Under Construction (Phase 3) Building Permits Issued – Under Construction</i>
Enclave at Righetti	3805 Orcutt	31		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete</i>
Tiburon Place (Affordable)	3750 Bullock	68		<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Jones Subdivision	3761 Orcutt	65		<i>Construction Complete</i>
Jones Mixed-Use	3806 Ranch House	15	7,600	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
West Creek: Vintage	1355 Orcutt	105		<i>Construction Complete</i>
West Creek: Noveno	1355 Orcutt	67		<i>Construction Complete</i>
<b>Total</b>		<b>961</b>	<b>11,585</b>	

Source: Community Development Department, 2022

## Airport Area Specific Plan

### Avila Ranch Development Plan

In 2017, the City Council approved the Avila Ranch project to enable the development of 720 residential units and 15,000 square feet of neighborhood commercial uses on a 150-acre site north of Buckley Road within the boundaries of the Airport Area Specific Plan (“AASP”).



Avila Ranch Site Plan

An application for Major Development review of Phases 1-3 was submitted in December 2020. This area would include up to 297 dwelling units in the R-2 zone portion of the plan area. The application was reviewed by the Architectural Review Commission and approved by the Planning Commission in September 2021. Building permits for this part of the project have been issued and construction of the residential units and public improvements are underway. Model homes and several units in Phase 1 have been completed. **Table 11** shows the status on development in the Avila Area.

**Table 11 - Avila Area Development Status, 2022**

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Avila Ranch SFR Phases 1 & 2 (R-2)	175 Venture	297	-	Planning Entitlements - Approved Public Improvements – Under Construction Building Permits Issued – Under Construction
Avila Ranch Phases 3 (R-4)	175 Venture	125	-	Future phases – not yet begun
Avila Ranch Phases 4 (R-3)	175 Venture	197	-	Future phases – not yet begun
Avila Ranch Phase 5 (R-1)	175 Venture	101	-	Future phases – not yet begun
Avila Ranch Phase 6 (Neighborhood Commercial)	175 Venture	-	15,000	Future phases – not yet begun

Source: Community Development Department, 2022

## 600 Tank Farm

The 600 Tank Farm project is a Residential Mixed-Use Project located immediately north of Tank Farm Road, near its intersection with Santa Fe Road within the Business Park (BP-SP) zone and within the Airport Area. The mixed-use project consists of 280 residential units and approximately 12,500 square feet of commercial space. The residential units are provided within three different housing types: 140 townhomes, 100 stacked flat units, and 40 studio and one-bedroom units over the commercial structures. The townhome and stacked flat units are intended as ownership units, while the mixed-use units will likely be a rental product.

Both the Business Park (BP-SP) zone and the Airport Area Specific Plan (AASP) prohibit residential uses at the project location. The project included a General Plan Map Amendment to rezone the 600 Tank Farm property from Business Park (BP-SP) to Commercial Services (C-S-SP) zone, as well as an Airport Area Specific Plan (AASP) Amendment to allow for a mixed-use project, similar to the approved mixed-use project on the adjacent property 650 Tank Farm Road. The City Council approved the 600 Tank Farm Road Residential Mixed-Use Project in February 2022.

## Froom Ranch Specific Plan

A major component of the Froom Ranch Specific Plan is a Life Plan Community (LPC) known as Villaggio, which would provide a variety of independent and assisted senior living units, memory care beds; skilled nursing beds; and a wellness center and ancillary services. In addition to the LPC, the Specific Plan includes approximately 174 multi-family units; 100,000 square feet of commercial retail uses; a 3.6-acre trailhead park, which would incorporate onsite historic structures; and over 60 acres of land designated for conservation/open space. Consideration of the project included preparation of an EIR.



*Froom Ranch Site Plan*

The City Council certified the Final EIR and approved the Specific Plan, General Plan Amendment, pre-zoning of the property, the Vesting Tentative Tract Map. City Council authorized submittal of an annexation application to LAFCO in September 2020. An annexation application was filed in February 2021 and was approved by LAFCO in October 2021. LAFCO conditions of the annexation are currently being completed and upon completion, the site will be annexed into the City.

### San Luis Ranch Specific Plan

The San Luis Ranch Specific Plan project includes a mix of 657 residential units up to 114,300 square feet of general commercial/retail space, 150,000 square feet of office development, and a 200-room hotel. Backbone infrastructure including roadways and utilities throughout the site have been completed including the extension of Dalidio Drive into the site and the extension of Froom Ranch Way. Building Permits were issued in 2022 for the Agricultural Heritage and Learning Center which includes several new commercial buildings and the rehabilitation of historic structures.



San Luis Ranch Site Plan

**Table 12** below displays the status on development in the San Luis Ranch Area.

**Table 12 – San Luis Ranch Area Development Status, 2022**

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

Source: Community Development Department, 2022

## Municipal Code Updates

### Building Code & Reach Code Updates (Clean Energy Program for New Buildings)

All-electric new buildings are cost effective and contribute to public health and safety. In September 2019, City Council adopted Resolution R-11044 (2019 Series) stating its preference for all-electric buildings. On August 19, 2020, City Council approved the City's Climate Action Plan for Community Recovery, and adopted Resolution 11159 (2020 Series), which includes the goal of carbon neutrality by 2035 and a building sector goal of zero operational greenhouse gas (GHG) emissions from new buildings by 2020.

In support of achieving these goals, Council adopted the Clean Energy Choice Program for New Buildings (Program) in 2020, which encouraged all-electric new buildings through City policy (Ordinance No. 1684 and No. 1685), local amendments to the California Energy Code (in Title 15 and Title 17), and incentives. Program results between September 1, 2020, and September 1, 2021, show that when provided a choice, developers selected a mixed-fuel option about half of the time. This rate was not sufficient to accomplish City adopted goals for GHG emissions reductions. As the 2020 policy was set to expire at the end of 2022 along with the 2019 California Energy Code, in 2022 staff developed an update to extend and update the program. The update considered 2020 Program performance, statewide trends favoring all-electric new buildings, public health and safety risks from natural gas infrastructure, strategic City Council direction, and ongoing community engagement including input from local developers, builders, designers, peer cities, utility partners, and community members.

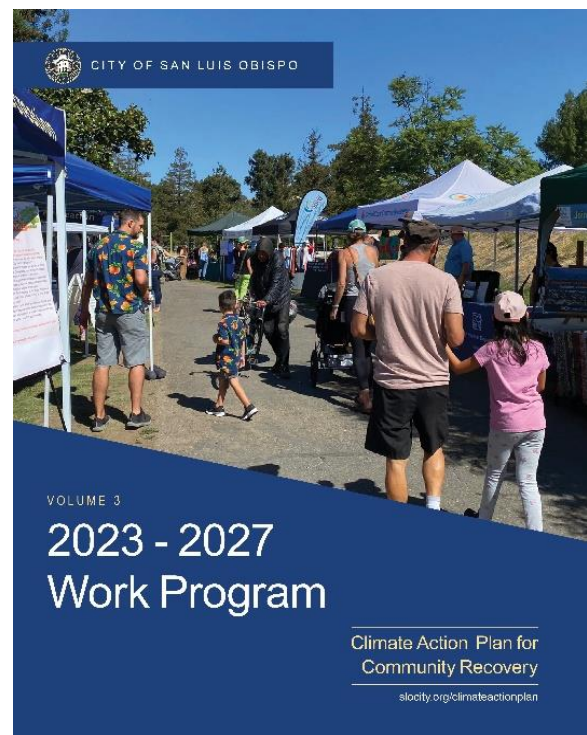
On July 19, 2022, City Council adopted the updated Clean Energy Program for New Buildings, creating an all-electric requirement for new buildings codified in Title 8 (Health and Safety) of the Municipal Code. The program includes reasonable exemptions and is supported with an incentive program that provides technical assistance, trainings, and regulatory flexibility. The updated program went into effect on January 1, 2023. Staff will return to Council prior to December 31, 2025, to report on the effectiveness of the proposed exemptions and incentives.



## Climate Action Plan

The General Plan includes climate action initiatives in the Land Use, Circulation, Conservation and Open Space and Water and Wastewater Elements. Specifically, Land Use Policy 9.4 Climate Action Plan states the City shall maintain and implement its Climate Action Plan to reduce community and municipal GHG emissions consistent with State Laws and objectives. In 2020, City Council adopted the Climate Action Plan for Community Recovery (CAP) and set the goal of reaching community carbon neutrality by 2035 (resolution 11159, 2020 Series). City Council also adopted the Lead by Example plan for Carbon Neutral City Operations in the summer of 2021 (resolution 11263, 2021 Series), which set the goal for carbon neutral municipal operations by 2030. As part of the Fiscal Year 2021-2023 Financial Plan, Climate Action was also identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation).

The 2020 CAP directed staff to update the Climate Action Plan ahead of the 2023-25 Financial Plan, while Administrative Action 3 directs staff to provide regular updates about implementation progress to City Council. In support of this update, staff conducted an implementation review, technical review, community engagement, and assessment of federal, state and other financial resources—all of which affirmed the 2020 CAP’s carbon neutrality goal, sector specific goals, and foundational actions. Given this affirmation of current approach, staff developed the Climate Action Plan Update as a set of tasks to be completed in 2023-27 in support of the existing adopted goals and actions. The update also includes a 2020-2022 Progress Update, a summary of community outreach, work program tasks to be completed during the 2023-35 and 2025-27 Financial Plans, as well as updated administrative actions and an implementation table.



On December 13, 2022, the City Council adopted the Climate Action Plan 2023-27 Work Program (CAP Volume 3). This work program reflects a cross-departmental and multi-sector approach to climate action that is aligned with the federal government and State of California’s unprecedented funding and policy support for climate solutions. Looking ahead to the next four years of local climate projects and programs, the City is prepared to support community-scale solutions that reduce greenhouse gas (GHG) emission through securing carbon-free electricity, decarbonizing and electrifying buildings, providing accessible low-carbon transportation options, creating a robust circular economy around composting organic waste, and continuing to protect and adapt City open space properties to sequester and store carbon. CAP Volume 3 also informs the 2023-25 Financial Plan’s process for allocating staff and financial resources.

## Economic Development

The City's Economic Development Strategic Plan (EDSP) was adopted by City Council 2012 and was revised in 2015. The EDSP focuses on creating a system that supports and sustains industries creating head of household jobs. The EDSP is organized into four overarching strategies:

- Break Down Barriers to Job Creation
- Actively Support Knowledge & Innovation
- Promote and Enhance the San Luis Obispo Quality of Life
- Build on Existing Efforts and Strengthen Regional Partnerships

In response to the economic impacts of the COVID-19 pandemic, the City identified Economic Recovery, Resiliency, and Fiscal Sustainability as a Major City Goal for the Fiscal Year 2021-2023 Financial Plan. The EDSP was scheduled to be updated in 2020, but due to the COVID-19 pandemic, the update has been postponed until 2023. While the majority of the Economic Development efforts in 2020, 2021 and early 2022 were focused on local response to the COVID-19 pandemic, many of those efforts also contributed to the goals outlined in the EDSP. Examples of this include programs initiated to speed up review and processing of tenant improvements, breaking down barriers to job creation, and working with partners such as Downtown SLO, the Chamber of Commerce, and the Hothouse on communication and education built on regional partnerships.

### Tourism and Community Promotions

The importance of City's Tourism and Community Promotions activities as an economic development function for the City of San Luis Obispo continued to prove vital in Fiscal Year (FY) 22 and as a result, the City of San Luis Obispo collected a record breaking \$10 million dollars in transient occupancy tax (TOT). This number represents more than a 53% increase in revenue compared to FY 21, when the City began to experience the initial economic recovery from the COVID-19 pandemic. This continued recovery in TOT can be directly attributed to higher-than-normal Average Daily Rate (ADR) at \$193, which is almost \$38 dollars more than the previous year, and \$41 dollars more than the pre-pandemic year of 2018-19 for comparison. Occupancy in the City during FY 22 increased compared to the FY 21, with the average annual occupancy rate at 67% for the year. While this growth of 15% year-over-year illustrates the continued recovery of visitors returning to travel with overnight stays in the City — when compared to occupancy pre-pandemic, it is still more than 3% below the 2018-19 fiscal year when annual average occupancy for the City exceeded 70% for the year.





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During this same period, the Promotional Coordinating Committee (PCC) continued their commitment to enhance the San Luis Obispo experience for residents as well as visitors. The PCC continued a focus on supporting the promotion of public art in the City and created a Public Art Promotional Plan. The PCC continued to utilize the City's modified Cultural Grants-in-Aid (GIA) program. The PCC provided vital promotional grants to local non-profit organizations for virtual, passive or hybrid experiences to enrich the social, cultural, and diverse community events and activities available during this time.

Also continued in FY 22, the PCC directed the "Support Local" campaign through the Economic Development program that included a multi-channel paid advertising plan, local public relations, social media content strategy and business support. As well as the implementation of second year of the shopping incentive program called Buy Local Bonus.

### **Homestay Rentals**

In 2015, the City Council adopted Ordinance No. 1611 (2015 Series) which specifies rules and requirements for short-term rentals (commonly referred to as the Homestay program). This program was established to provide an expanded type of lodging available within the City and in order to protect the viability and availability of the City's housing stock. Vacation Rentals are illegal in the City of San Luis Obispo to preserve housing stock for residential uses. To ensure that Homestays do not reduce the amount of housing available for residents, they may only be established at a property owner's primary residence.

In the 2022 calendar year, the City approved 23 Homestay Permits, and since the ordinance's adoption, the City has approved 180 total Homestay Permits. In an effort to ensure that Homestays are operating in compliance with the ordinance, the Community Development Department began proactive compliance enforcement. This work effort consists of maintaining a database of active permitted and unpermitted homestays within the City's jurisdiction; ongoing monitoring for compliance with zoning and permit compliance, including systematic outreach to non-compliant homestay property owners; and tax remittance monitoring. Since August 2018, to further support the ongoing tax remittance, the City reached an agreement with Airbnb to collect Transient Occupancy Taxes (TOT) and any other required assessments, including Tourism Marketing District (TMD) and Tourism Business Improvement District (TBID) assessments, that are generated by the operation of a homestay.

## Policy Initiatives

### Cannabis Business Program

The City currently has three cannabis businesses open and operating in the City: two retail storefronts and one delivery business. Staff anticipates one additional delivery business will open in 2023 and that the City will open an application period in July 2023 to fill the third retail storefront permit. During the 2022 open application period, no applications were submitted for any of the cannabis permits offered by the City. Staff did, however, process a transfer of ownership request for one of the existing retail storefront businesses. In November 2022, the City received a transfer of ownership request for a delivery business that was issued an operator permit but has yet to open for business. Staff anticipates completing the transfer of ownership request in Winter 2023.

Since the adoption of the cannabis business program, staff has provided City Council annual updates on the program as well as recommendations for improvements. In October 2022, staff presented to Council the annual program update, an Ordinance amending the Cannabis Regulations to clarify components of the program, a Resolution updating the merit criteria for retail storefront permits, and a request to direct staff to evaluate and return with recommendations addressing requests to modify retail storefront operational policies. Council approved all recommended actions and staff anticipates a return to Council in Spring 2023 with recommended actions to address the requests to modify retail storefront operational policies.



*Megan's Organic Market, a Cannabis retail storefront in the City*

## Water Supply

During the 2022 calendar year, the City obtained water from four sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; and recycled water from the City’s Water Resource Recovery Facility (WRRF).

**Table 13 - City Water Resource Availability, 2022**

Water Resource	2022 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	4,910 AF	Safe Annual Yield <sup>1</sup>
Nacimiento Reservoir	5,482 AF	Dependable Yield <sup>2</sup>
Recycled Water	248 AF	2021 Annual Usage <sup>3</sup>
Siltation to 2060	(500 AF)	WWME Policy <sup>4</sup> A4.2.2 <sup>4</sup>
<b>TOTAL</b>	<b>10,140 AF</b>	

Source: Utilities Department, 2022

<sup>1</sup>Safe Annual Yield is the quantity of water which can be withdrawn every year while operating both reservoirs in coordinated operations under critical drought conditions. The City’s Safe Annual Yield Model was updated in 2018 to reflect drought conditions that ended in 2017.

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

<sup>3</sup>The quantity of recycled water included is the actual prior year’s recycled water usage (2021) per WWE A7.2.2.

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

In 2022, availability from the City’s water sources equaled 10,140 acre-feet, as shown in **Table 13**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,249 acre-feet for a reliability reserve and a secondary water supply of 1,395 acre-feet.



*Whale Rock Reservoir*

The primary water supply was calculated using the City’s build-out population (57,200 people)<sup>1</sup> and the water use rate of 117 gallons per capita. The reliability reserve was calculated using the City’s 2022 population (47,653) and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources. Additional information is available in the City’s annual *Water Supply and Demand Assessment*.

<sup>1</sup>The City’s population projection of 57,200 persons, from the General Plan Land Use Element, is based one percent growth annually between 2014 and 2035. By policy, certain housing types and areas are excluded from this growth rate and projection (affordable housing, etc.). The City’s estimated Primary Water Supply need is based on projected population but encompasses all water demand in the City (residential, non-residential, and irrigation). During the 2022 Water Year, single-family and multi-family residential water demand was 67 percent of total City potable water demand.

## Transportation & Circulation

Sustainable transportation was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2021-2023 Financial Plan. The following transportation planning/engineering projects and programs were implemented in 2022 as part of the City’s sustainable transportation Major City Goal, consistent with goals and policies in the Circulation Element of the General Plan.

### Vehicular

- Numerous traffic safety improvements were implemented as part of the City’s Traffic Safety Program to address collision trends and resident safety concerns, including striping modifications, sign replacements, and sight distance improvements at several intersections.



*Vision Zero traffic safety program*

- Numerous traffic signal and intersection optimization improvements were completed as part of the City’s Traffic Operations Program and ongoing traffic signal management responsibilities.
- Coordinated design review and construction support for traffic signal modifications required by new private development, including modifications to existing signal equipment at the intersections of Foothill Boulevard and Broad/Chorro Street.
- The Orcutt and Tank Farm Roundabout project is complete! Construction completed in the summer of 2022 and was followed by the installation of a new public art piece “The Greys In Between” which offers a visual gateway into the City.
- Design for the roundabout at California and Taft Streets is approximately 90% complete. Acquisition of remaining right-of-way is currently in progress.



*New Roundabout at Orcutt Rd & Tank Farm Rd*

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- Signal modifications completed and in progress at several intersections to address collision trends and pedestrian accessibility, such as addition of lead pedestrian crossing intervals at several intersections, reconstruction of the Santa Rosa Street/Monterey Street traffic signal, and addition of ADA-compliant pedestrian push buttons at several intersections.
- Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City's radar sign program.
- No new streetlights installations were completed this calendar year due to staffing resources. However, the City is in the process of replacing damaged street light poles on Southwood Drive and Broad Street near Capitolio. There are approximately 20 locations in the City's street light request queue that are in the early design phase, with a target to install at least 5 new streetlights in the 2023 calendar year.
- Progress continues with preliminary engineering and environmental review for the Prado Rd / US 101 Interchange Project, which is anticipated to begin construction in 2026.



*Rendering of the Prado Road / Highway 101 Overpass*

- Final Design, permitting and Right-of-way work continues with the Prado Road Bridge Replacement over San Luis Obispo Creek. The Prado Bridge Project construction is anticipated to begin in 2024 and should be complete prior to the start of construction for the Prado Interchange.
- As part of Avila Ranch development, the extension of Buckley Road to S. Higuera was completed in the fall of 2022, which also allowed for installation of left-turn restrictions at the Vachell / S. Higuera intersection, addressing a long-standing collision trend identified in the City's Traffic Safety Program. Internal roadways within Phase 1 of the Avila Ranch development were also complete in 2022, including a new roundabout, extension of Earthwood Drive, and widening along Vachell Lane to add left turn lanes and improved bike lanes/shoulders.
- The Righetti Ranch development completed frontage improvements along Tank Farm Road and Orcutt Road in 2022, which added curb/gutter/sidewalk, landscaped parkway and widened 6 foot bike lanes, as well as a continuous two-way-left-turn-lane along Orcutt Road.

## Bicycle / Pedestrian

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



*Railroad Safety Trail from Taft Street to Pepper Street*

- The 2022 Paving Project was substantially complete in December of 2022 and included resealing 4.8 million square feet of roadway and implementing numerous traffic safety elements to improve mobility for all roadway users in the Laguna Lake, Foothill and downtown areas consistent with the Circulation Element, Active Transportation Plan, Downtown Concept Plan, and Vision Zero Policy. Improvements included completion of three new neighborhood greenway routes, prioritizing walking and biking with traffic calming elements, installation of 40 new accessible curb ramps, and completing protected bike lanes on Marsh Street through the downtown core as well as permanently installing a green buffered bike lane on Higuera Street through the downtown core.



*New Bike Lanes in Downtown*

- A new rapid rectangular flashing beacon (RRFB) was installed on Ramona Drive at the Foothill Plaza shopping center. Additional RRFB systems planned to be installed at the intersections of Johnson/Sydney, King/South, Osos/Islay, and Broad/Islay in early 2023 as part of a larger Pedestrian Crossing Improvements Project.
- After taking a hiatus in 2020 and part of 2021, annual transportation safety educational activities made a comeback throughout 2022, including Walk & Bike to School Days, Bike Month, Rideshare Week, and the Bike Light Education Pop-up, and ongoing coordination with educational programs led by Bike SLO County.

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- The City was awarded \$1.7M grant from the California Natural Resource Agency for an Urban Greening Grant to fund a portion of the North Chorro Neighborhood Greenway (previously called “Anholm Neighborhood Greenway”). Final Plans include a 1.7 mile bicycle/pedestrian route (most of which is a protected bike lane) connecting the north Foothill neighborhoods into Downtown, 43 new accessible curb ramps, bioretention areas, 60 new street trees, hi-visibility crosswalks throughout the corridor, and path lighting and gateway elements at the Chorro Underpass. The project is out to bid as of December 2022, with construction planned to begin Spring 2023.



*North Chorro Neighborhood Greenway rendering*

- In fall of 2022, the City was awarded a \$6.56 million grant to fund multimodal transportation and safety improvements along the Higuera Street corridor from Marsh Street south to the City Limits. The project is planned to include addition of protected bike lanes, bicycle and pedestrian crossing improvements, updated pavement surface and roadway markings. Project outreach, design and environmental review will proceed through 2023, with construction start planned for late 2024.
- The City’s supply of short-term bicycle parking continued to expand as part of the City’s “Racks with Plaques” bicycle rack donation program.

- Bike valet parking service resumed at Farmer’s Market and at Concerts in the Plaza.

- In Summer 2022, the SLO Outdoor Dining Program and ordinance were adopted to allow for permanent outdoor dining activities following the success of the Open SLO pilot program to support the economic recovery of local businesses. The Outdoor Dining Program includes parklets, sidewalk cafes, and tables & chairs permits to allow use of the public right-of-way for outdoor restaurant use and to support a human scale downtown, which is a goal of the Downtown Concept Plan.



*Open SLO - Sidewalk & Street Dining*

In addition, the City’s extended use of the temporary half-closure of Monterey Street to increase space for outdoor dining, bicycle parking, and public art. In Fall 2022, 10 applications were submitted for existing parklets to be reviewed through the new program and ordinance.

## SLO Transit

SLO Transit operations in 2022 included the following:

- SLO Transit restored an increased level of service to a modified academic schedule which reintroduced modified service to routes 1B and 2B. The number of drivers has steadily risen, allowing for the increase in service provided. SLO Transit currently has 22 drivers with full Academic Service requiring 32 drivers.
- SLO Transit reinstated the Laguna Tripper back into service, thus providing better access to Laguna Middle School for students.
- Ridership for fiscal year 2021-22 was 455,283. SLO Transit's ridership was 179,456 in the prior fiscal year. The increase in ridership reflects the return of students to campuses in San Luis Obispo along with the reopening of Downtown and increased tourism. Service levels continue to be monitored and adjusted accordingly.
- SLO Transit began providing service to the Righetti Ranch and Johnson Ranch developments.
- Despite the negative impacts of the COVID-19 pandemic, the Transit Fund is stable largely due to the infusion of CARES Act supplemental funding which has created an unspent balance of traditional transit funds (FTA 5307, CA TDA and farebox), contributing to the overall health of the fund. Further, the reduction in service demand and provided service levels during the pandemic have resulted in cost savings that help to offset losses in revenues.
- SLO Transit received its first electric bus from New Flyer and will receive its second electric bus from Proterra in early January 2023. Charging infrastructure is being developed and is anticipated to begin construction in Spring of 2023.



*SLO Transit Buses*



## Parking Management

Parking Management major focus areas in 2022 included:

- The division transitioned to a new enforcement and permitting provider.
- Staff began efforts to update the Access and Parking Management Plan.
- Staff were able to establish a Commercial Preferential Parking District program.
- Additional enforcement and maintenance staff were added to improve the safety and aesthetics of parking facilities and the downtown area.
- The division continues to assist with the Safe Parking Program, located at Railroad Square and provided additional resources to address neighborhood concerns.
- Parking structure fees were waived on specific days during the holiday season of 2022 to support downtown commerce.
- The division continued modernization efforts, adding several multi-space pay-stations and completing an agreement to expand the single space credit card capable meters.
- The division continues to expand its marketing campaign to increase communication with the community including distribution of informational flyers to downtown businesses about changes to parking.
- Staff completed landscape improvements at all parking structures and surface lots in 2022.
- Staff completed repairs to several rental units at the Marsh Street Parking Structure.
- Staff completed installation of security fencing to protect fleet vehicles.



*Palm Street Parking Structure*

## Safety Services

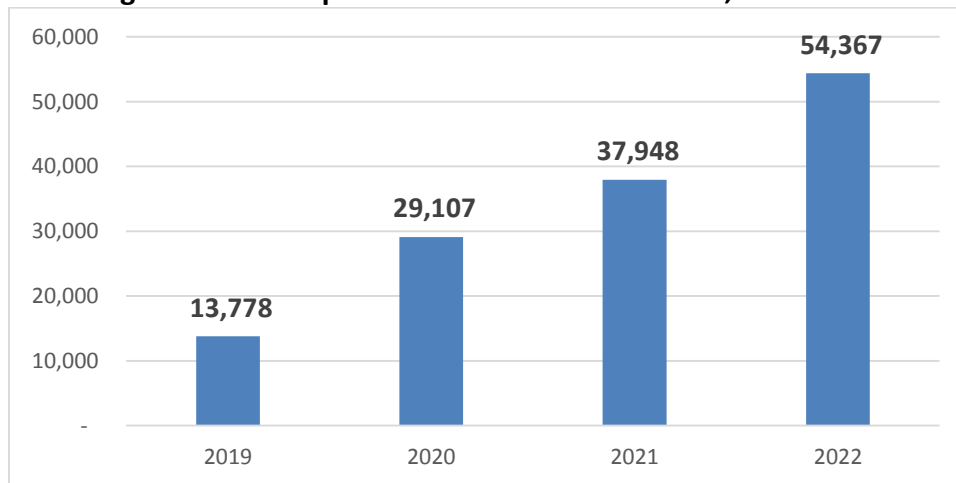
### Fire Department

Safety Element Policy 9.1 states that there should be adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2022 to meet this policy and have highlighted some of them below.

#### Administration

**Public Information:** SLOFD continued to increase Public Information services in 2022 by expanding the Department’s communication through increased social media presence and activity, utilizing the department recorded news line for incidents and newsworthy events in the City, and an ongoing bi-weekly standing segment with KVEC radio to discuss department programs, safety tips, and disaster preparedness information. With the PIO role being formalized at the end of 2019, the department has continually increased its ability to provide the media and public with accurate and timely incident information. Public Information plays a critical role in educating the public to reduce the severity of emergencies and allows the public to make the right decisions during an emergency. As shown in **Figure 3**, In 2022, the department’s twitter account saw a 43 percent increase in annual profile visits from 2021.

**Figure 3 - Fire Department Twitter Profile Visits, 2019-2022**



Source: SLO Fire Department, 2022

**Succession Planning Implementation:** In 2022, the Fire Department ensured continuity of operations through effective succession planning implementation. In Summer 2022, the sitting Fire Chief announced his retirement from the fire service which began an extensive onboarding project to ensure the new Fire Chief was able to move into the role quickly and effectively at the beginning of December 2022. Additionally, the sitting Deputy Chief retired in September 2022, at which time the department promptly promoted a Battalion Chief to Interim Deputy Chief position, which helped ensure institutional knowledge was maintained during the organizational transitions. These actions have led to a seamless leadership transition.

## **Operations**

**Emergency Response:** In 2022, SLOFD responded to 7,162 incidents from four strategically placed fire stations throughout the City. This number is 14.9 percent higher than 2021. Emergency response was accomplished with daily minimum staffing of 14 sworn personnel. To help maintain the daily minimum of emergency response personnel, the City has continued its investment in two important programs including a functional movement program to reduce the occurrence and severity of physical injuries and a Peer Support Team Program to maintain mental health.

In 2017, after transitioning to ImageTrend, the Fire Department's data and report management system, SLOFD has an increased ability to analyze response data including response times. Safety Element Program 9.3 provides response performance standards for the City which states that the Fire Department has set a response-time objective of four minutes and to meet this standard 95 percent of the time. Staff will be updating this metric as part of the next Safety Element update to reflect Total Response Time (TRT) which includes time from 911 call pickup at the Emergency Communication Center (ECC) to the time the first fire unit arrives at scene. The TRT objective will be 7 minutes or less to 90 percent of all light-and-siren emergencies in the City.

**Open Space Rescue Operations:** In 2022, the Fire Department's Urban Search and Rescue (USAR) Team continued to play a vital role in protecting the lives of both visitors and citizens alike. The Fire Department, along with its USAR Team members, responded to dozens of technical rescues and medical emergencies in Open Space areas around the City during 2022. Among the significant incidents were rescues on Madonna Mountain, Bishop Peak, Irish Hills, Cal Poly, and Reservoir Canyon.



*Open Space Rescue and Expanded Technical Rescue Team*

One notable incident was a helicopter rescue on the top of Reservoir Canyon where the USAR member was promptly dispatched and responded to another incident at Bishop Peak. Some of the open space rescues that occurred during 2022 involved non-life-threatening injuries that render a person unable to remove themselves from the open space areas, while other incidents were more serious and required Helicopter Extrication and Paramedic level care, provided by the Fire Department's highly trained Paramedics.

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

**Mobile Crisis Unit:** The Mobile Crisis Unit (MCU) has been funded for a two-year trial period. Law Enforcement (LE) and Fire Service (FS) resources are often summoned for persons in crisis within communities across the nation, as a one size fits all solution for a broad spectrum of problems ranging from homelessness to mental illness to addiction. As a result, these individuals in crisis often do not get connected to the most appropriate resources available to provide them assistance. To help provide a more tailor-fit service to our community members in crisis, the MCU pairs a mental health professional with a



*Mobile Crisis Unit Vehicle*

Firefighter/Paramedic to respond to these types of incidents. The benefits of this new service increase the level of service to those in need and decrease the reliance on emergency law enforcement and fire service resources who have limited options and tools to address the individual in crisis. Having a Firefighter/Paramedic as part of the MCU team gives them the ability to recognize and identify individuals having acute medical emergencies, allowing them to summon the most appropriate resources.

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

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

In 2022, substantial work was done researching the program goal, objectives, developing policy, job descriptions, RFP's and securing the logistical needs of the program. The program went live in July 2022, and during the six-month period that followed, the MCU responded to a total of 129 calls for service and 478 field contacts. These field contacts resulted in the MCU being able to provide transport to alternate facilities (other than local hospital Emergency Departments) a total of 32 times. Working with fellow stakeholders, the MCU Team was able to facilitate the reunification of 14 individuals with their family, friends, or other out-of-area support networks.

### **Training**

Safety Element Program 9.4 states that they will train fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their tasks and responsibilities. In 2022, the Fire Department employed 45 sworn positions and 12.5 non-sworn positions for a total of 57.5 full-time employees.

Fire Department employees logged 13,783 hours of training in 2022. Employees who are eligible to participate in the Joint Apprenticeship Committee (JAC) registered a total of 6,613 hours in 2022. JAC provides reimbursable funds back to the department. The JAC training resulted in over \$28,000 in funds returned to the department in 2022, a \$7,000 increase from 2021. These funds are held by the JAC program and can be utilized to support the department's training program upon approval from the sub-JAC committee which is comprised of department and labor group leadership. Increased training results in a higher skilled and educated professional firefighter.

Non-sworn employees attended several key trainings to maintain levels appropriate for their tasks and responsibilities in 2022. Some of these trainings included attendance at the bi-annual California Conference of Arson Investigators, and State fire investigation training. The recently hired Fire Inspector completed State Fire Marshal Fire Inspector I training. In 2022, the Training Division completed the multi-year project of implementing the SLO Ops Command and Control program, which meets industry standards and the requirements of ICS 500 regarding the use of Incident Command at structure fires. This program is designed to eliminate the occurrence of ICS-related mistakes that are considered the top five causal factors of firefighter line-of-duty deaths. The Training Division is now working to adapt this program to additional types of emergencies.

**New Training Officer:** As part of the 2021-23 Financial plan, the Fire Department added a full time 40-hour Staff Fire Training and Safety Officer. The position, which was filled in August 2021, assumed a wide range of training duties including planning, scheduling, supervising, and administering a comprehensive fire training program and coordinating the in-service training and safety programs for the Fire Department. The Training Officer also assists in the operation and coordination of in-service training and safety programs with shift Battalion Chiefs.

The Training Captain oversees the Injury Prevention Program, which has continued to show success in reducing hours lost to work related injuries. Prior to the start of the program in 2019, the Fire Department totaled 11,550 hours of work comp time lost. In 2022, comp time hours lost decreased to 8,606 hours, a 26 percent reduction. The new positions help provide consistent and reliable administration and coordination of all mandatory, recertification and recommended in-service training and safety programs for emergency response, which is necessary as the complexity and changing service demands call for specialized instruction. In addition, the Fire Training and Safety Officer responds to emergency incidents in the primary role of operational support and as the incident safety officer to identify and cease preventable accidents or potentially unsafe situations.

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

**Wellness and Fitness Initiative (WFI):** The WFI program was created in 2018 to help improve the fitness, health, and wellness of fire department emergency response staff, improving the department's ability to provide service to the community. In 2022 the WFI team brought in a nutrition coach to help teach members not only nutrition principles for healthier living but also sleep deprivation training and stress management. The WFI team is working to renovate the Fire Station 1 gym so that it can accommodate a growing workforce. This enables staff to host more injury prevention trainings with a larger facility, including training recruit firefighters during the 10-week academy. The department continues to have a productive relationship with CJPIA, where members can see Dr. Ormonde for training sessions related to non-work-related ailments.

The success of this program has been shared with neighboring fire agencies in the county, where CJPIA is providing similar funding to Five Cities Fire Authority, Paso Fire, Atascadero Fire, and Morro Bay Fire, who will be following our program to try and reduce injuries in their agencies as well. SLOPD has also begun working with CJPIA and Dr. Ormonde based on the Fire Department WFI program and lessons learned since the inception of the program. The Fire Department continues to champion the effort to provide more resilient, healthy, and fit employees. The WFI program will continue to bring more training aimed at strengthening and improving individual fitness, additional muscle recovery equipment, improving cardiac health through nutritional consulting and training, and last, identifying and possibly implementing the use of infrared saunas to reduce the likelihood of job-related cancer.

**California Incident Command Certification System (CICCS):** The California Incident Command Certification System (CICCS) is a cooperative effort between the State Fire Marshal's Office and the California Governor's Office of Emergency Services, Fire and Rescue Branch. CICCS is an all-hazard qualification and certification system that enhances the ability of the State of California to deploy firefighting resources to complex and catastrophic incidents with trained and qualified personnel. The system includes development of personnel in key field positions, minimum training standards, qualification, and experience requirements when assigned to wildland/urban interface incidents. These expanded roles allow for a greater depth of knowledge and qualification that further improves personnel capabilities.

## **Emergency Management**

Safety Element Policy 9.1 states that there should be adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2022 to meet this policy and have highlighted some of them below.

**Coordinated Emergency Planning and Training:** Safety Element Program 9.6 states that the City will work within the Standardized Emergency Management System (SEMS), an emergency response and coordination system used throughout California. Additionally, the City will participate in periodic disaster-response drills, on a regional basis with all involved jurisdictions and involving the media. In 2022, the City Council authorized a full-time Emergency Manager position to ensure staff maintains the ability to effectively manage the City's emergency management program which includes emergency planning, training, staff preparedness, community preparedness, and hazard mitigation project support.

With this additional support, the Fire Department conducted Emergency Operation Center (EOC) training to key City Staff to ensure preparedness for EOC activation. The Fire Department continued coordination with every City department to ensure all employees, including City Council, have completed the proper SEMS and National Incident Management System (NIMS) training courses. This training is a requirement to receive Federal Emergency Management Agency (FEMA) assistance during a disaster. City employees are required to take a combination of IS-100, IS-200, IS-700, IS-800, and IS-908 to prepare to be a disaster service worker during an emergency or disaster. Additionally, staff has worked with Human Resources to ensure that new employees complete the necessary training in relation to their job in the city. This program will continue to grow in 2023 with general disaster service worker training and additional SEMS specific training.

Additionally, the SLO Fire Department was awarded a FEMA grant to attend a Community Specific Integrated Emergency Management Course to be held at FEMA's Emergency Management Institute in Emmitsburg, Maryland in July of 2020. This training was postponed to April 2022 due to the inability to hold in-person training with COVID-19 Pandemic restrictions. The Grant offered a week-long training course in emergency management and emergency operation center activation and disaster recovery. The grant covered travel, lodging, and expenses for all participants, including 36 City staff members and 33 employees from partner agencies.



*Coordinated Emergency Planning and Training –  
Emergency Management Institute*

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Staff Training continued to be a primary focus and several trainings were held in 2022. One highlight in March 2022 was a tabletop exercise related to an EOC activation for a commercial airline crash impacting the City that was held for City Leadership team members and supporting EOC staff members. This training helped identify opportunities to improve the City's ability to respond to large scale emergencies impacting the city and the continuity of essential services to the community. Fire Department staff also participated in two Cal Poly EOC functional exercises to help ensure both the City and the University can support each other in times of need.

Lastly, the Fire Department staff updated the City's Emergency Operations Plan (EOP) which was formally adopted by the City Council in Spring 2022. The previous update to the plan was comprehensive and completed in 2020 after nearly 9 years without a major update. The 2022 major updates included updating the plan title from "Comprehensive Disaster Leadership Plan" back to the industry standard "Emergency Operations Plan", the addition of a key EOC position, the Disabilities, Access and Functional Needs Officer, the addition of an evacuation and repopulation toolkit, and updating the designated staff roster for key EOC positions based on newly added positions within the City since 2020.

The EOP is in place to describe the City of San Luis Obispo policies and concepts for responding to major disasters that could affect the health, safety, and property of the public within the City of San Luis Obispo and includes hazard specific annexes including Earthquake, Hazardous Materials, Multiple Casualty, Transportation, Fire, Civil Disturbance-Terrorism-Active Shooter, Diablo Canyon Nuclear Power Plant, Adverse Weather, Extended Utility Disruption, and Pandemic. This plan will be reviewed and exercised periodically and revised as necessary to satisfy changing conditions and needs.

**Preparedness Education:** Safety Element Policy 9.14 states that Citizens should be well informed of hazards and ways to minimize the effects of disasters. In 2022, the Fire Department offered several public events to improve disaster and emergency readiness including three wildfire preparedness town halls at different locations throughout the city which were attended by approximately 75 community members. Additionally, after a two-year pause due to Covid-19 concerns the fire department hosted its annual Fire Prevention Week Open House.



*SLO Fire Dept. Preparedness Education*

Staff continued to disseminate the many preparedness fliers and videos that were created as part of the "Prepare SLO" campaign to ensure the public continued to have the most up to date tools and information at their disposal. Preparedness resources are available to the public on the department website and social media accounts. Additionally, during the bi-weekly department appearance on the local KVEC First Take radio show, staff provide important safety and disaster preparedness tips to the community.



## **Risk Reduction & Fire Prevention**

**Hazard Mitigation:** The most recent update of the City’s Hazard Mitigation Plan was completed in 2020 as the 2019 Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was formally adopted by the City Council in 2020 after the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (CalOES) reviewed and approved the plan. This HMP serves as the mandatory update to the City’s 2014 Local HMP (LHMP). The HMP is incorporated by reference into the Safety Element and should be consulted when addressing known hazards to ensure the general health and safety of people within the City of San Luis Obispo. It provides guidance on how to reduce the community’s vulnerability to natural hazards. This plan calls for annual stakeholder meetings to update progress and identify collaborative opportunities. After COVID-19 delayed stakeholder meetings in 2021 the County of San Luis Obispo re-engaged with all stakeholders and held a meeting with plan participants in December 2022. The City is required to maintain a current HMP, which must be updated every five years. Maintaining a current HMP allows the City to apply for State and Federal reimbursement in the event that the City is impacted by a disaster.

Safety Element Policy 9.0 states that the City should take several steps in avoiding and mitigating hazards. As part of hazard mitigation, SLOFD finalized the City’s first Community Wildfire Protection Plan (CWPP) in July of 2019 and utilized the plan to act in 2022, including public education and fuel reduction efforts. City staff continued to provide wildfire preparedness tools to the community through news releases, webinars, social media, and the department website and coordinated with the Office of Sustainability and Natural Resources and Parks & Recreation Department to conduct fuel reduction efforts along San Luis Obispo Creek between Prado Rd and Los Osos Valley Rd and the East Fork of the San Luis Obispo Creek where it meets with the main stem of the creek, projects that were completed in May 2022 and December 2022 respectively.



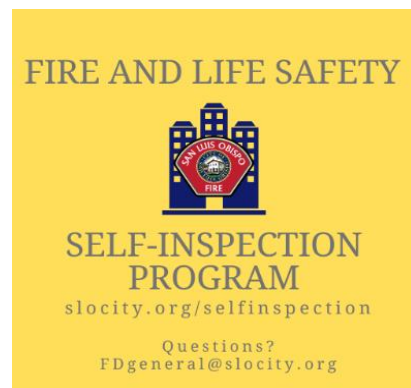
*East Fork, San Luis Obispo Creek*

The CWPP is a collaborative plan to guide the city in addressing fire protection planning efforts occurring in the city to minimize wildfire risk to watershed lands, assets, firefighters, and the public. The CWPP presents the City’s physical and social characteristics, wildfire history, identifies and evaluates landscape-scale fire hazard variables, utilizes priority landscape datasets for evaluating wildfire risk, identifies strategic measures for reducing structural ignitability, public education, and outreach, and identifies strategic fuel reduction goals and techniques for minimizing wildfire risk. The CWPP is intended to be a living document managed and updated by the City Fire Department with stakeholder input and involvement.

**Multi-Dwelling Property Inspection Program:** Under the direction of the Fire Marshal, the Fire Prevention Bureau inspects all multi-dwelling properties (three or more units) in the City to ensure that they meet a reasonable degree of fire and life safety. This state-mandated program helps safeguard residents and visitors who patronize local hotels and generates approximately \$320,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau completed 640 inspections of apartments, hotels, and fraternity/sorority houses in 2022.

**Fire and Life Safety Inspections:** SLOFD completed 1,071 fire and life safety inspections for businesses in 2022. Of this inspection total, Fire Prevention Bureau staff completed 247 inspections of industrial facilities, schools, hospitals and nursing homes, day care centers and assisted living centers, and large public assembly occupancies. A portion of these inspections resulted in Fire Code operating permits, which generates about \$100,000 in annual revenue.

**Fire and Life Safety Self-Inspection Program:** In January of 2021 the Fire Department implemented the Fire and Life Safety Self-Inspection Program which allows certain business in San Luis Obispo complete these inspections in lieu of a fire department staff member or engine company. Businesses that qualify for this program have been chosen due to the low hazard associated with their business practices. These include small professional offices and some low hazard retail establishments. Of the 1,048 qualifying businesses, only a limited number chose to participate in 2022. Additional resources may be necessary to effectively follow up on these inspections.



*Fire and Life Safety Self Inspection Program*

**Hazardous Materials Inspections:** Hazardous Materials Inspections: The Fire Prevention Bureau serves as a “Participating Agency” in the County’s Certified Unified Program Agency (CUPA). Businesses that use or store hazardous materials in an appreciable quantity, generate hazardous wastes, or operate underground or aboveground petroleum storage tanks are subject to inspection. The Hazardous Materials Coordinator conducted 250 facility inspections in 2022, an increase from 2021. This program generates approximately \$170,000 in revenues annually.

**Vegetation Management:** Fewer weed complaints were fielded by the Fire Prevention Bureau in 2022. Most complaints dealt with dead trees or overgrown yards as many of the vacant parcels are being developed. The Fire Department continued to support Natural Resources and Ranger Service in the fuel reduction projects in City-owned Open Space and creek corridors. In 2022, City staff continued along the Bob Jones Bike Trail and San Luis Obispo Creek between Prado Road and Los Osos Valley Road, as well as along Prefumo Creek from Froom Ranch Way down to Calle Joaquin, removing dead and down material from the creek as well as removing smaller vegetation creating a shaded fuel break along the creek corridor behind the Water Resource Recovery Facility and City Farm. In 2022, fuel reductions efforts were continued in the Bowden Ranch Open Space, Cerro San Luis Natural Reserve, and the Irish Hills Natural Reserve with staff support from Ranger Service’s Open Space Technicians (supplemental staff positions) and help from the California Conservation Corps crews.

## General Plan Annual Report 2022

A significant effort was undertaken in East Fork San Luis Obispo Creek to remove dead/down material through a partnership with the Fire Department, Open Space Technicians, and contractors. This work was partly funded through a grant awarded by the International Association of Fire Chiefs “Ready, Set, Go!” Program. These efforts reduce the threat of wildfire and were aligned with Safety Element Policy 9.0 by not significantly impacting the environment, including wildlife habitats and views.

In 2022, the Fire Department also worked closely with the County Fire Safe Council to support future vegetation management projects into 2023 including planning and fuel reduction projects to help reduce the wildfire threat surrounding the city with a large focus on the Irish Hills, Mioffi Ranch and Reservoir Canyon areas.

### **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. In 2022, staff initiated a project with the California Joint Powers Insurance Authority to install seismic sensors in critical facilities to help staff quickly assess potential structural impacts after earthquakes. The project is anticipated to be completed in 2023.



*SafeHub Seismic Sensor*

**Mutual and Automatic Aid:** Safety Element Program 9.10 states that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. SLOFD staff was deployed for many Mutual Aid requests throughout the State for the 2022 Fire Season. In total, SLOFD sent 18 different staff members who spent a total of 5,616 personnel hours committed to mutual aid incidents, which equates to over 234 full 24-hour days. Fire personnel who are deployed to large-scale incidents receive invaluable training, and the deployment costs are reimbursed to the City. The statewide mutual aid system that redeploys SLOFD personnel to assist communities is the same system that sends non-local fire crews to the City when needed. SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazardous Materials Response Team, County Fire Investigation Strike Team, County Critical Incident Stress Debriefing Team, and Incident Command on the County Type III XSL Incident Management Team. These regional teams provide exceptional service to the communities of participating agencies at a fraction of the cost of providing that service autonomously. The Fire Department worked closely with our mutual aid partners CALFIRE to update the Automatic and Mutual Aid agreement. In the agreement, there now exists a Mutual Threat Zone along the borders of the City whereby CALFIRE makes resources available that would otherwise be dedicated to State Responsibility Areas only. Specifically, Irish Hills in its entirety, was included in the Mutual Threat Zone.

## Police Department

Safety Element Program 9.4 states that the City will train police officers and other City employees to levels appropriate for their tasks & responsibilities. In 2022, the Police Department employed 60 sworn positions and 31 non-sworn positions, for a total of 91 full-time employees. As noted in the 2018 Capital Facilities Fee Program Nexus Study (i.e. AB 1600 Nexus Study), the service population totals to a combination of 72,800 workers and residents. With the current 60 sworn officers, the current service level is a ratio of 0.82 sworn officers per 1,000 service population. At General Plan buildout, the service population is forecasted to grow by approximately 15,500 persons, and if the same service level ratio is applied, the City would need 13 more sworn officers by 2035. The Police Department had 59 sworn officers back in 2002 and has not experienced any sustained growth in personnel in the past 20 years, while conversely the City has continued to grow in area and population.



**Staff Training:** The California Commission on Peace Officer Standards and Training (POST), which mandates minimum content and hours for basic and in-service training, also regulates the training of police officers and communication technicians. The Police Department maintained compliance with POST requirements for in-service training hours for required employees. This was accomplished in 2022 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. Police Department employees have utilized a combination of on-line, in-person and SLOPD hosted training to ensure all employees maintain their training hours.

In 2022 the Department continued their commitment to having 100 percent of staff trained in Crisis Intervention Training (CIT). As new employees are hired, they are sent to CIT training as soon as possible to maintain the City's commitment to having a fully trained CIT staff. The primary goal of CIT is to reduce injuries to officers and mental health consumers during contacts, and to appropriately redirect mental health consumers from the judicial system to the services and support needed to stabilize consumers and reduce contact with police. CIT training can be between 8 and 40 hours depending on the course. The San Luis Obispo Police Department is committed to ensure that all staff receive the 40-hour training course as soon as possible.

The San Luis Obispo Police Department (SLOPD) also conducts in-house training using employees who are certified instructors in a variety of police-related job functions, including defensive tactics, mobile field force, active shooter, and use of firearms. In addition to the standard police training, the department successfully completed its second year with a robust Peer Support Team to help officers after tragic or traumatic events. The Peer Support Team has been trained to deal with a wide variety of potential problems and can give direct counseling or direct those in need to the proper resources. They have implemented a monthly employee wellness newsletter providing outreach and information on a regular basis to staff. Peer Support has provided its expertise to surrounding Law Enforcement agencies over the past year in response to critical incidents in those jurisdictions. In 2023, the Police Department will be creating a new 5-year strategic plan to guide department-wide efforts for the future.

**Mutual and Automatic Aid – Police:** Section 9.10 of the Safety Element indicates that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. In 2022 there were no requests for mutual-aid to the San Luis Obispo Police Department for natural disasters. The Police Department provides Officers to assist surrounding Law Enforcement agencies with various special events including parades, protests, special events and large-scale investigations. Typically, our Officers assist many local Police Departments including Santa Maria, Pismo Beach, Paso Robles, Morro Bay, Atascadero, California Highway Patrol, and the Sheriff’s Department. In return, many of these agencies assist the San Luis Obispo Police Department in several of our large-scale events including the Women’s March and the Holiday Parade. With COVID-19 restrictions lifted, special events throughout the City have returned to normal levels.

The City has participated in a regional Special Weapons and Tactics Team (Regional SWAT) since 2008. The Regional SWAT team allows participating cities to leverage limited resources and maximize coordination and special expertise during critical incidents. The SWAT team responds to incidents throughout the County and conducts twice monthly training exercises along with scenario-based training days in conjunction with the City’s Crisis Negotiation Team.

**Community Action Team (CAT):** CAT Officers continue to identify problems and crime trends that negatively impact the quality of life of residents, business owners, and visitors. CAT officers work collaboratively with a variety of individuals and groups, including patrol officers, investigators, the Neighborhood Outreach Manager, other city departments (Fire, Ranger Service, Public Works, Community Development), social service providers, business groups, and other governmental agencies as appropriate. CAT Officers have focused on several individuals in our community who are involved in adverse and repetitive criminal activities that negatively impact our community. In 2022, the CAT team engaged with 523 individuals and 139 of them elected to receive mental health and substance abuse services. They have been successful in working with others to find alternatives to incarceration that include service placement and transitional housing.



The program has continued to grow and the relationships in the court system have proven very valuable. In 2022, the CAT team provided 11 Behavioral Health Trainings with approximately 281 people attending. This past year, Transitions Mental Health Association (TMHA) has had difficulty finding qualified candidates to work on the CAT team. This is the department’s fourth year working with TMHA to fill this specialist position on the CAT team. This partnership has brought the mental health services with the community to a higher level and is extremely successful when filled. The department has engaged in a short-term solution for the vacant specialist position. A contractor has been temporarily hired to fill this vacancy. This added resource has helped tremendously support the growing needs of the many chronic offenders who suffer from mental health disorders. Additionally, in the first quarter of 2022, the department will add another CAT officer and is currently working with Transitions Mental Health Association to hire one more social worker. It is the department’s goal to have the new personnel in place by the second quarter.

## Neighborhood Wellness

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

### **Neighborhood Officer Program – Police Department**

In 2013, the Police Department launched a Neighborhood Officer Program that divides the City into 13 distinct “neighborhoods,” each with dedicated patrol officers assigned to address City neighborhood issues. The Neighborhood Officers act as liaisons between the Police Department, the community, and a variety of city agencies. Neighborhood officers have continued to be a consistent “go to” for residents needing assistance with a variety of quality-of-life concerns. Neighborhood officers also provided crime prevention help to Neighborhood Watch groups in the City. Residents can contact their neighborhood officer directly from the City website.

### **Code Enforcement – Community Development Department**

The City’s Code Enforcement Office reports directly to the Community Development Department’s Chief Building Official and is responsible for prioritizing, responding to, investigating, and enforcing the validity of all reported violations relating to several regulations. It is the goal of code enforcement to gain compliance utilizing the lowest level of enforcement mechanisms and techniques possible. Staff is responsible for ensuring compliance with state and local laws relating to:

- Building and Zoning Requirements
- Property Maintenance
- Graffiti
- Conditional Approvals and Permits
- Setbacks, Fence Height
- Polystyrene/ Straws/Water bottle
- Signs
- Land Use
- Health & Safety Concerns
- Unpermitted Construction
- Improper Occupancy
- Substandard Buildings
- Dangerous or Unsecured Buildings
- Animal & Waste
- Noise & Odor

In addition to reactive enforcement, Code Enforcement Technicians are assigned to patrol City neighborhoods and business districts to proactively identify readily visible violations relating to property maintenance. Commonly identified violations include the following: overgrown weeds, visible storage, abandoned vehicles, furniture on roofs, front yard parking, unscreened waste containers, premise identification, and graffiti.

## General Plan Annual Report 2022

In 2022, Code Enforcement staff responded to 580 requests for investigation resulting in 103 Neighborhood Preservation cases and 223 additional Code Enforcement cases, as shown below in **Table 14**. Additionally, 262 Neighborhood Preservation cases were proactively opened resulting in a total of 588 Code Enforcement Cases.

**Table 14 - Code Enforcement Statistics, 2017-2022**

	2017	2018	2019	2020	2021	2022
<b>Requests for Investigation</b>	522	625	552	450	460	580
<b>COVID-19 Related Calls</b>	-	-	-	700	122	-
<b>Code Enforcement &amp; Safe Housing Cases Opened</b>	220	232	280	143	155	223
<b>Neighborhood Preservation Cases opened</b>	739	573	649	562	518	365

Source: Community Development Department, 2022

In 2022, a significant work effort was the development of a Safe Housing Outreach and Education Program. The goal of the Safe Housing Outreach and Education Program is to provide proactive education and outreach to stakeholders such as tenants, property owners and property managers to empower tenants to recognize, and work with property owners and/or code enforcement staff, to abate substandard conditions. This involves using communication methods other than violation notices and/or citations, such as extended timelines, providing educational material, offering more accessible paths to obtain corrective building permits and other methods to promote a cooperative approach with property owners to gain compliance.

Staff is also exploring the implementation of a voluntary certification program in which property owners may participate to encourage maintenance of rental units. This program will allow for opportunities to educate property owners regarding pertinent housing regulations and promote the identification of safe housing to potential renters. Staff has completed initial meetings with focus groups and community stakeholders to collect input on what aspects of a proposed program may yield a high level of participation. Program development will continue into 2023 and will include additional community outreach, development of clear policies & procedures, and implementation of a pilot program to determine feasibility.

### **Neighborhood Outreach – Police Department**

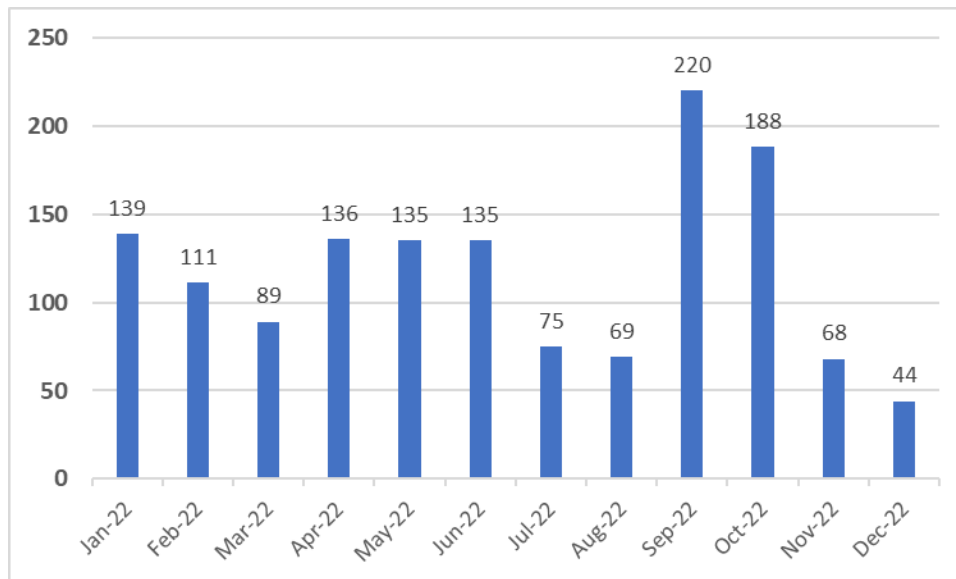
Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement and respond to noise complaints in neighborhoods during evening hours. In 2022, SNAP responded to 570 noise complaints in the neighborhoods and issued 218 Disturbance Advisement Cards (DACs). DACs are a formal warning that does not have financial penalty, but it does place the property on the noise “no warning” list. SNAP continues to conduct parking enforcement in the residential districts and in 2022 issued 2108 citations (no permit, fire lanes, blocking hydrants, parking in disabled spaces without placard, etc.).

## General Plan Annual Report 2022

In response to the need for non-adversarial processes that address community conflicts, the City of San Luis Obispo, Cal Poly, Cuesta College, and Creative Mediation, a local non-profit, developed the SLO Solutions Program in 2004 to offer free conflict resolution and mediation to City residents. SLO Solutions served 812 residents in 2022 which is an 18% increase from the previous year. In 2021, Creative Mediation's staff was reduced from two staff members. Two new staff were hired in December 2021. Significant time and resources were directed toward training and developing new staff members who lacked experience with community mediation. While fewer community-wide SLO Solutions trainings and workshops were offered, Creative Mediation made gains in the number of conflict resolution services provided following the introduction of formal Conflict Coaching sessions as an option for residents for whom mediation is not an option. Additionally, they hosted three Cal Poly interns as SLO Solutions Ambassadors on campus to explore new inroads for services to students.

Noise abatement in the neighborhoods continues to be a priority in the maintenance of civility and wellness in the community. **Figure 4** below provides a monthly overview of noise complaints, throughout the year. Voluntary party registration continues to be an excellent tool for residents who choose to have social gatherings at their homes. Party registration provides residents the opportunity to register their event with SLOPD and if a noise complaint is received, police dispatch will call the host and give a 20 minute warning for the party to quiet down. In 2022, 460 party registration applications were received, 332 applications approved, 34 warning calls were made and 14 citations issued to party hosts that did not heed their warning call.

**Figure 4 - Monthly Noise Party Calls for Service, 2022**



Source: Community Development Department, 2022



## Conservation & Open Space

Conservation and Open Space Protection was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2021-2023 Financial Plan. The General Plan contains many goals, policies and programs focused on open space protection. The policies apply to sensitive lands within the City's urban reserve as well as land in the San Luis Obispo Greenbelt area that is protected for its biological, agricultural, aesthetic and/or watershed protection value. These policies are further detailed in the Land Use and Circulation Element and the Conservation and Open Space Element. Department highlights for 2022 include:

1. The City purchased the 266-acre property for conservation purposes that is now called *Mioossi Open Space* in 2018. The acquisition protects six different special status wildlife species and six different special status botanical species, while also serving as critical area of the upper San Luis Obispo Creek watershed and as a key wildlife migration corridor along Cuesta Ridge. City Council approved the conservation plan for the property in 2019, and Natural Resources and Ranger Service staff implemented the necessary steps to open the property to the public for compatible passive recreational uses. The Mioossi Open Space trail system was completed in Spring 2022, including a trail agreement with Cal Poly in November 2021 that allowed the City to create a trail connection from Mioossi Open Space to Poly Canyon Road, thereby greatly improving overall trail connectivity in the area, as well as providing opportunities for student research.



*Mioossi Open Space Trail*

2. The City received a dedication of Righetti Hill within the Orcutt Area Specific Plan and Natural Resources, along with the Ranger Service staff to establish a new open space and trail system. A cultural resources analysis was completed in early 2022. This analysis was required prior to installation of a trail system. Phase one of the trail system and trailhead work is anticipated to be completed in early 2023.
3. The City continued to support and partner with City Farm SLO to deliver sustainable agriculture education for students and the community, while producing healthy local food. In early 2022, a 40-year lease extension was granted to City Farm SLO reflecting the successful long-term partnership and City Farm SLO's plans for significant capital improvements at the property.
4. The City continued invasive species vegetation control along Froom, Prefumo and San Luis Obispo Creeks, along with planting native plants and trees to restore habitat. Restoration plantings included the installation of butterfly gardens in City parks in support of the Mayor's Monarch Pledge; a partnership with the National Wildlife Federation.

## General Plan Annual Report 2022

5. The Office of Sustainability and Natural Resources program staff worked with the Coastal San Luis Resource Conservation District (CSL-RCD) to conduct a Carbon Farm Plan for Johnson Ranch and City Farm SLO. The plan recommended a series of management practices to increase carbon sequestration in the vegetation and soils of these two City-owned open space properties. At Johnson Ranch, the pilot project included spreading a thin layer of compost on 1.2 acres of grassland.



*Johnson Ranch Open Space*

The City and CSL-RCD worked with Cal Poly professors and students on the compost application pilot. Through this institutional partnership the City established the experimental design, conducted baseline testing, analyzed various compost sources, and defined a protocol for ongoing monitoring. Expected benefits include carbon sequestration, increased water retention, and improved forage quality. At City Farm SLO, the City planted a pollinator habitat hedgerow alongside the riparian corridor of Prefumo Creek. Expected benefits include carbon sequestration, wind protection, and improved pollinator habitat.

6. Staff continue to engage with different professors and classes from Cal Poly to further educate with the “Learn by Doing” mantra in open space monitoring and restoration projects. This is a wonderful opportunity for collaboration and capacity building.
7. Staff continued to support the Utilities Department and the coordination transitioned to Environmental Programs to lead the *Stormwater Management Program* as required by the Regional Water Quality Control Board (RWQCB). The Plan focuses on improving stormwater quality through Best Management Practices (BMPs), including construction site monitoring, municipal operations, development review, litter control, and public participation to reduce pollution run-off.
8. Staff continued steelhead trout (*Oncorhynchus mykiss*) and Pacific lamprey (*Entosphenus tridentatus*) surveys along San Luis Obispo and Stenner Creeks with biologists from California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Staff also began cataloging where new oak trees can be planted to expand the current oak forest in several City open space properties. These surveys were completed in collaboration with the California Conservation Corps and will support the City’s “10 Tall” goal of planting 10,000 trees by 2035.
9. City staff partnered with the California Conservation Corps (CCC) through the Greenhouse Gas Reduction Fund (GGRF) program to help implement the Wildland-Urban Interface and Integrated Vegetation Management Plan for Open Space Lands of San Luis Obispo. Through this partnership, CCC members worked in the Irish Hills, Cerro San Luis, Prefumo Creek and Bowden Ranch to reduce and remove dead and down material and ladder fuels to prevent the start and spread of wildfire. Staff are continuing to work with the FireSafe Council to further identify projects to increase the community’s protection along the WUI.

## Parks & Recreation

Parks and Recreation returned to pre-pandemic program offerings with increased focus on community building as highlighted in the Parks and Recreation Blueprint for the Future (Element and General Plan). Throughout 2022, the Parks and Recreation Department offered new and expanded programs and activities in order to best serve the community. Along with the growth of program offerings, it is important to note that Parks and Recreation faced an ongoing shortage of supplemental and frontline staff, at times impacting program hours. The following sections highlight the different divisions and programs supporting the Major City Goals and the Parks & Recreation Blueprint for the Future (Element and General Plan).

### Community Programming

**Youth Sports:** The City provides recreational youth sports opportunities for children of all abilities and experience levels. The City's recreational programming focuses on building confidence, teamwork, integrity, and leadership skills. The City continues to work collaboratively with local youth sports groups and San Luis Coastal Unified School District to meet the needs of community. The Youth Sports Clinics were created in Fall 2020 and were expanded to provide a wider variety of sports and fitness activities in 2022. Clinics included: pickleball, soccer, speed and agility, basketball, and volleyball, serving over 550 youth athletes. Staff also provided five weeks of full day sports camps during the summer, with over 140 youth participants.



*Parks and Rec Youth Sports Clinic*

In Summer 2022, the Sports Division continued the long-standing San Francisco Junior Giants program. 250 children and over 40 volunteer coaches participated in this free, non-competitive, 8-week program focused on skills and drills, training, and game play. The program incorporated sport skills as well as more focused lessons to build resiliency, including: education, teamwork, confidence, leadership, and integrity. In Fall 2022, the San Luis Obispo County YMCA and Parks and Recreation Department continued their partnership as the youth basketball league reopened for registration. Over 550 children were enrolled in the 56-team program. The spring Futsal program was the second of these partnership leagues with 150 children participating.

**Adult Sports:** Adult recreational sports continue to provide a variety of activities for both adult and senior populations. These sports include drop-in Boomer Softball, ultimate Frisbee, table tennis, volleyball, dodgeball, and basketball. Programmed activities include adult soccer through partners Central Coast Soccer and pickleball with partners SLO Pickleball Club.

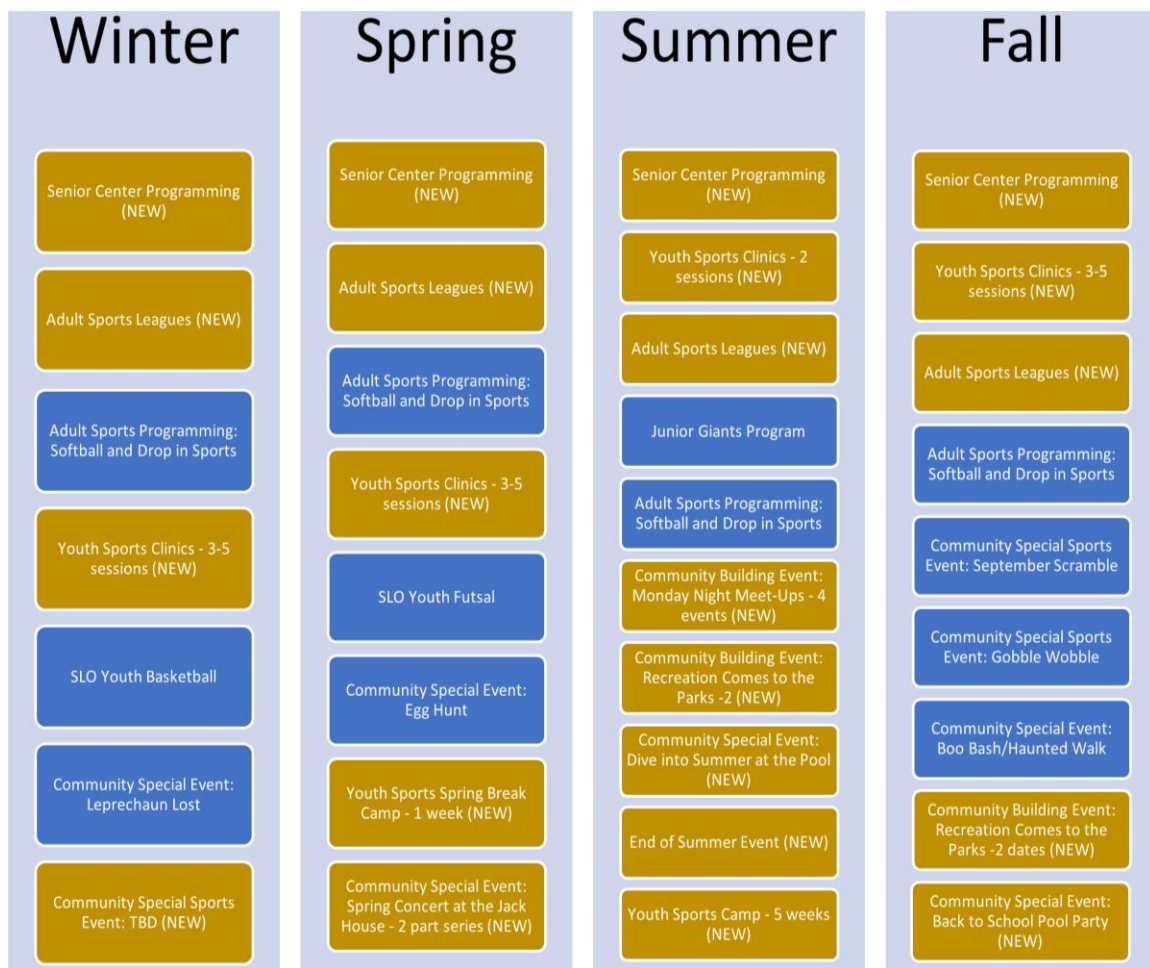


*Softball league Champions*

## General Plan Annual Report 2022

Parks and Recreation staff manage the popular year-round softball leagues which encompass three seasons averaging 161 teams in 2022 with over 2400 rostered players. Senior sports activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity with the total number of participants playing on a regular 7-days a week basis steadily increasing.

**Community Building Programs:** With the community ready to connect and enjoy all that San Luis Obispo has to offer, Parks and Recreation staff were at the ready to bring back community building opportunities and support the Blueprint of the Future initiatives. The difficult decision to cancel the SLO Triathlon was made along with the commitment to provide ample community opportunities using the resources previously allocated to support the Triathlon. The chart below shows the commitment from Parks and Recreation staff to provide enhanced programming year-round to local community members.



*\*Blue = current event; \*Gold = new event with reallocated resources*

## General Plan Annual Report 2022

Throughout 2022, Parks and Recreation staff coordinated events such as the Leprechaun Lost event at Farmer’s Market and the spring Egg Hunt, the Jack House Spring Concert series, “Monday Meet-Up” days (including music, food trucks, games), and movie nights at the Sinsheimer Stadium. Popular fall events returned in 2022 such as the September Scramble with over 600 participants, as well as the October Boo Bash with a movie and haunted house. In addition, staff launched a “Rec is Rad” program which provided free afterschool activities at parks near low-income housing during the months of September and October, where staff also provided information about programs and scholarship opportunities.



*Leprechaun Lost at Farmer’s Market*

**Contract Classes:** With the return of in-person programs, the City’s external instructor partners returned to providing classes for youth and adults. Due to the nature of the program, staff were required to build back user and instructor bases from beginning with only a few pre-pandemic instructors returning. As such, attendance was lower but continued to build throughout the year. City staff coordinated 285 classes with 960 registered participants.

**Community Gardens:** There are five Community Gardens in the City which continued to thrive because of staff’s hard work and maintenance. Staff coordinated three volunteer workdays, as well as free composting days available to gardeners through the City’s Hitachi Zosen Inova (HZI) program. During this time, the Broad Street gardens (which had been provided for the past year at no cost to the users) was decommissioned in order for the North Broad Street Park project to begin. Past gardeners will have first priority in plot placements when the park opens.

**SLO Skate Park:** The Skate Park remained open to the public throughout 2022 and the community continued to actively utilize the skate park and rink. Skate Park ambassadors continued to remind skaters of proper etiquette and safety when using the City facility. As roller sports have become increasingly more popular, City staff played a role in supporting all user groups to enjoy the park with education and assistance for user groups with facility reservation times. Throughout Spring 2022, the City participated in the SLO County Monster Skate Program which rotates throughout the County and finalizes at the SLO Skate Park.



*SLO Skate Park*

**SLO Senior Center:** When the Senior Center reopened in 2021 from the pandemic restrictions, the Senior Board members requested additional support from City staff which presented an opportunity to create a Coordinator position to provide 20 hours of support per week to Senior programming, including the Senior Center. The Senior Center Board participated in the interview process for the position, which was filled by Recreation Coordinator, Hadley Clegg.

## General Plan Annual Report 2022

With the commitment of additional staff support, the City also contributed towards trips coordinated by the Senior Center Board, including a trip to the SLO Rep and the Melodrama theaters. In 2022, staff coordinated new programs for Seniors including a walking group and a hiking group. One such program was a luncheon was held for all members of the Senior Center, which was the first time everyone had been together since 2019. Over 50 members were in attendance for a lunch to meet the new City Coordinator. The Senior Center Board continues to organize book clubs, bridge, brain aerobics, and other programs geared at engaging the Senior community in San Luis Obispo.

**Jack House and Gardens:** In 2022, the remaining members of the Jack House Committee requested a transfer of oversight to the Parks and Recreation Commission (PRC). With both PRC and City Council support, the decision was approved in November 2022 to decommission the Jack House Committee and transfer responsibility to the PRC. As such, the Jack House docent program was transferred to the Department and the incoming Volunteer Coordinator for support. The Jack House reopened to public tours one Sunday per month and held the Victorian Christmas event with several tour dates in December 2022. Over 150 individuals came through the Jack House and enjoyed crafts for kids in the gardens.

**SLO Triathlon:** Due to declining participant registrations, volunteer support, and the interest level of triathlons nationally trending downward, the Parks and Recreation Department made the difficult decision to permanently cancel the annual SLO Triathlon. Staff assessed the previous 5 years (2015-2019) registrations, volunteer rosters, and the financial resources to properly make the educated decision. A significant portion of the resources in the 21-23 financial plan were able to be reallocated to support the expanded community service programs to provide free to nominal cost family and youth programs and events to reach a broader community audience. In addition, staff informed regional professional event companies of the cancellation and are prepared to entertain any future external group special event permits to help coordinate a local triathlon or similar event if desired.

## Youth Services

Throughout the pandemic, childcare rose to the top of essential services. The 2022 calendar year was the first year of “traditional care” services and no longer required constant program pivots, but staff recruitment continues to be an ongoing issue.

**School Year Child Care:** Childcare was offered before and after school to children enrolled in grades TK through 6<sup>th</sup> grade at their home school sites (with the exception of Teach Elementary which is bussed to the nearby Pacheco Elementary school site). Families were able to register for drop-in care (paying only for the time that their child attends) which benefits more families as they only pay the cost of the care used (as opposed to a flat program rate that is a “use it or lose it”) which allows more children to be enrolled in the program due to fluctuating schedules. Programs continue to be offered in the traditional time frames: before school, middle of the day for TK and Kindergarteners, and after school. Due to continued nationwide staffing shortages and limited facility space, programs continue to manage waitlists throughout the school-year.

## General Plan Annual Report 2022

For the 2022-23 school year, San Luis Coastal Unified School District (SLCUSD) requested a new partnership from the City. Instead of the City providing childcare during the traditional TK/Kinder program hours (8:30 am to the start of their school day or release of their school day until 2:50 pm), the District used funds to pay for childcare coverage for all TK/Kinder students during this time. The District also extended the school day for Kindergarteners. This request has resulted in a Memorandum of Understanding (MOU) with the District to pay City staff costs to provide this care to the children. While the partnership benefits the student population and their families is great, there has been a reduction in program revenue.

**Summer and School Break Care:** Summer Camp returned to its normal program structure in 2022 which included seven weeks of camp for 400 students, each week including field trips, swim trips, and special events on-site. Staff coordinated field trips to locations throughout the City and County, including: Mustang Waterslides, Mustang Lanes, Avila Beach, Morro Bay, Meadow Park, SLO Swim Center and Sinsheimer Park. Since the pandemic began, City transit and local buses have not been available for summer camp. The program was required to pay more for an outside charter bus to allow children to participate in the traditional field trip offerings. Another extension of the enhanced SLCUSD partnership was the District's new Summer Experience program. The district provided summer camp classes for hundreds of children at multiple locations throughout the City. Youth Services provided before and after school care at two school sites to support the children attending the SLCUSD Summer Experience. Other programs during the school year included: two Teacher Workday Camps, a week-long Spring Break Camp for school-aged youth, as well as numerous onsite special events.



*Day Camp Field Trip*

**Subsidized Child Care:** The City continues to work with Community Action Partnership (CAPSLO) and Child Care Resource Connection to provide subsidized care for children. This means that children who are qualified through CAPSLO are allowed to attend childcare without paying and the City applies to CAPSLO for reimbursement (unlike all other attendees who are required to pay prior to attendance). In 2022, 62 children were subsidized through CAPSLO. The Youth Services division also manages a registration scholarship program. Finances are provided from the Director's annual \$7,500 allotment, along with grant money that City staff has applied for and received. In 2022, 45 children received a total of \$11,940 in scholarship funding. Due to the administrative time that these subsidy programs require, the City employs staff who oversees this process along with other job requirements.

**Child Care Staff:** All Youth Services programs are made possible with the work of up to 70 supplemental staff (currently only 30-40 staff members due to ongoing hiring challenges), ranging from entry level aides to Child Care Head Teachers and full time Site Directors. Staff turnover since Fall 2021 has been higher than ever before with 43 part-time staff hired during the year and 40 staff separations.

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Staff are provided ongoing instruction to ensure programs are consistent with Department and State Licensing standards. Topics include Positive Guidance, Safety and Accountability, Mandated Child Abuse Reporting, and Pediatric CPR/First Aid. In addition to supplemental staff, each school site is supervised by a Site Director who is responsible for up to 150 children throughout the day, ensuring state licensing compliance and staff oversight. Due to current staff shortages, all Site Directors, along with full-time positions such as Program Assistant, Recreation Coordinator, and Recreation Supervisor are providing direct care to the children.

### Volunteers & Training

As programs returned to pre-pandemic levels, the Parks and Recreation Department worked on building back a community volunteer base. Volunteers regularly participate in Ranger Workdays within the City's managed open space. Other opportunities in 2022 included Docents at the Jack House; Cal Poly student volunteers supporting community events such as the September Scramble, Leprechaun Lost and Boo



*Volunteers at the Emerson Park Garden Work Day*

Bash events; garden workdays; and Rotary groups providing care to the Jack House Gardens. Parks and Recreation staff continue to promote a culture that values staff development and progress. Staff are encouraged to participate in training opportunities both in the area and out-of-area. In 2022, staff attended out-of-town conferences such as FEMA, CPRS, CAMS, BOOST, in addition to local CPRS Forums and COE trainings. Another form of training is the onboarding training that Division managers provide for incoming staff of all positions. In 2022, a new citywide Volunteer Coordinator position was approved, and a new Coordinator was successfully recruited who began working at the City in January 2023.

### Open Space Maintenance

Throughout 2022, Ranger Service continued to provide educational and recreational opportunities to the community of San Luis Obispo. The City's 4,040 acres of designated open space and 65 miles of trails is designed to provide access for a variety of abilities and experiences including rugged hiking trails, challenging mountain biking, and scenic pathways within minutes of community residences and businesses.



*Parks & Recreation Department Ranger Service*



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The City's Ranger Service staffing model was reformatted in the 2021-23 Financial Plan to elevate the four Limited Benefit positions (supplemental) to Full-Time employees, allowing the divisional organization model to have one supervisor and seven full-time rangers that actively maintain the City's open spaces. Ranger Service led monthly educational hikes through different City open spaces, held 55 workdays, and promoted Wilderness Wednesdays via social media to engage and educate our community. In 2022, a total of 1,250 hours were devoted to public education focusing on conservation and local history of the flora and fauna specific to each open space properties. In 2022, free dog leashes were given away at trail entrances and bike bells were also provided to keep users safe. New trailhead kiosks and educational panels were added to the new Mioosi Open Space property, as well as prepared for the upcoming Righetti Ranch open space trail. Collaboration with the public and with the Central Coast Concerned Mountain Bikers (CCCMB) resulted in trail maintenance projects at Bishop Peak, Irish Hills, Bob Jones Trail within the City's open space trail network. The new Mioosi Open Space trail system was completed in 2022 which is comprised of the Panoramic Trail and the Quercus Trail. A historic partnership with Cal Poly allowed for the Quercus Trail to be extended and connect to the Poly Canyon Trail allowing access from either Cal Poly property or the Mioosi Trailhead.

The Winter Evening Access (WEA) Pilot Program at Cerro San Luis Natural Reserve which began in Winter 2017 was officially approved by City Council to be a permanent seasonal program. The WEA program allows for extended evening hours of use for passive recreational purposes along approximately 4.9 miles of City managed trails within the Cerro San Luis Natural Reserve during the winter months (November – March) when daylight savings time is not in effect. During these time periods, public use is extended to one hour before sunrise and until 8:30 PM. During daylight savings time, the hours of use for the public return to one hour before sunrise through one hour after sunset. Nighttime use is by permit only and limited to 65 people per evening based on prior conservation review. The free permits for biking and hiking are allowed up to 1-week before and available through the City website. Ranger staff are present at the trailhead, checking permits and educating the public during the Winter Evening Access program.

### Emerson Fitness Park Equipment Replacement Project

The Emerson Fitness Park project removed the existing fitness park and installed a new fitness circuit. The new fitness park is low maintenance, ADA compliant, and allows fitness tracking and workouts through a dedicated mobile app which the Parks and Recreation Department has developed through a \$25,000 grant award to help fulfill the City's goal of a revitalized Emerson Park. The project was completed in February 2022 and has been consistently used by the public since the project completion.



*Emerson Park fitness court model*

### North Broad Street Neighborhood Park

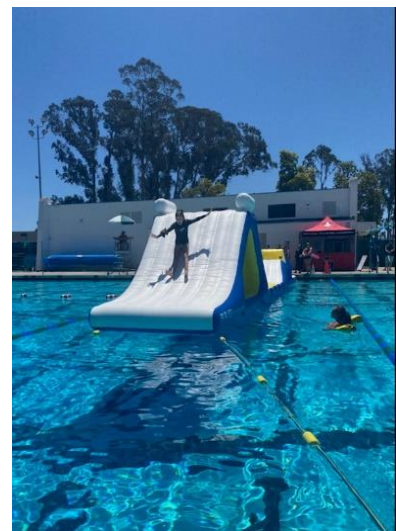
In June 2018, City Council approved the North Broad Street Neighborhood Park project to develop a new park facility in the location of the existing community garden. Multiple public engagement sessions with neighbors of North Broad Street were held throughout 2019 to assess priority amenities and feedback on initial concepts and designs. As a part of the park design, a portion of the park will remain to be used as a community garden. A final design concept was presented to the Parks and Recreation Commission for approval in November 2019. An environmental review process was conducted in 2020 based on the conceptual park design to support the recommendation for City Council to approve a general plan amendment and rezone the parcel for the creation of a neighborhood park. City Council approved the rezone, and the process was completed in April 2021. The project design is expected to be finalized in early 2023 with construction anticipated to begin in Summer 2023.

### Orcutt Area Parks

In July 2021, City Council approved the development of a multi-park system as part of the Orcutt Area Specific Plan, specifically within the Righetti Ranch Neighborhood. In December 2022, a Request for Proposals (RFP) led to the selection of a landscape architect to initiate the design of the park system. These parks will be designed and built over the next three years to provide new community amenities to the City. Proposed parks in this area include a community park, a linear park, a pocket park, and a trail junction. The tentatively planned recreation amenities of the parks will support the Parks and Recreation Blueprint for the Future, including pickleball and tennis courts, basketball courts, a playground, restrooms, athletic turf fields, a dog park, bike park, and community gardens. Multiple public engagement sessions with neighbors will be conducted in early 2023 to assess priority amenities in each park location.

### SLO Swim Center

In 2022, the SLO Swim Center continued to provide a range of aquatic opportunities including lap swimming, recreational swimming, group and private swim lessons, aquatic fitness classes, SCUBA, and a variety of programs specifically for the warm water pool. In Summer 2022, the Center offered extended recreational swim occasions (Super Rec Saturdays), providing 6-hour dates between July and August. The Super Rec Saturdays featured the return of the inflatable obstacle course, providing fun themed activities with attendance for each Super Rec Saturday averaging over 500 persons per event and was considered a summertime success. Due to a continued nationwide lifeguard shortage, the SLO Swim Center experienced a modified programming schedule in Fall and Winter 2022. Lap swim and warm water pool hours were modified based on staff availability. Recruitment and retention efforts were expanded with the expectation of returning to traditional hours of operation for Spring and Summer.



*Super Rec Saturdays*

### Laguna Lake Golf Course

The Laguna Lake Golf Course (LLGC) provides affordable annual programs and services on a seven days per week schedule. The general maintenance and operations of the golf course continued to be severely impacted from leaks caused by aging irrigation lines requiring additional maintenance resources and facility closures, as well as increased water costs. The main Pro Shop closed due to major flooding from a significant winter storm in December 2021. In 2022, a temporary trailer on-site began to serve as the temporary Pro Shop and staff offices. The remediation project for the Pro Shop recently completed the removal and sanitization of all golf equipment (Phase 1) and the removal of all damaged areas within the facility (Phase 2). Staff are currently in the process of contracting services for renovating the Pro Shop building (Phase 3), with an expected finish date of Summer 2023.



*Laguna Lake Golf Course Concessionaire*

Staff recently implemented a new credit card system and replaced its golf cart fleet in 2022, which has enhanced the customer experience. The new Golf Course concessionaire began offering services at the course in December 2022 with an outdoor venue. The concessionaire will transition into the Pro Shop building at the completion of the renovation. Staff continue to implement community programming at the golf course, including driving range upgrades, golf tournaments, lessons, middle school classes, Cal Poly kinesiology classes, and youth golf clinics.

### Public Art Program

The City continues to prioritize Public Art through the Major City Goal of Diversity, Equity, and Inclusion (DEI). In 2022, the Public Art program continued to thrive through collaborations with local groups such as the San Luis Obispo Museum of Art, SLO Arts Council, and local artists. In 2021, an agreement was established for a two-year contract with San Luis Obispo Museum of Art (SLOMA) for art installations throughout Downtown, at roadway roundabouts, and along the future North Chorro Neighborhood Greenway.



## General Plan Annual Report 2022

With continued commercial and residential development, City staff continue to support developers with public art installations as required by the Public Art Master Plan, managing art juries and giving feedback to the Community Development Director. City Staff also worked with local contractors and original artist Jim Jacobson to repair the Flames of Knowledge sculpture at the Parks and Recreation office at Emerson Park.

In addition to maintenance and installation, staff also worked on updating the online inventory and create a web application to map and story-tell about City-owned artwork resulting in an “art walk” program. The PCC funded and developed a Public Art Promotional Plan and created a SLO Public Art Graphic to be used for promotions and commissioned a professional photographer to capture photos and videos of the City’s public art collection.

In 2022, SLOMA staff worked with City staff for the installation of “Between the Greys” sculpture by artist Anila Agha at the Tank Farm/Orcutt Roundabout. In addition, the sculpture on the lawn outside of the Museum of Art was changed in June, replacing the sculpture of Mark Di Survio with a sculpture by artist Camille Hoffman entitled *Storied Waters: Dreams of Bayanihan*, recognizing the impact that the Philippine Community has had in San Luis Obispo County.



*Between the Greys*

## Conclusion

The City’s General Plan guides the use and protection of the City’s various resources to meet community purposes. The General Plan reflects consensus and compromise among a wide diversity of citizens’ preferences within a framework set by state law. The General Plan is published in separately adopted elements, each containing its own policies and programs. The 2022 General Plan Annual Report summarizes progress made in 2022 for major programs specified in the elements of the General Plan.

One outcome of an annual report is the evaluation of whether actions that have occurred indicate a change in the general vision of the community that requires a more comprehensive update of the General Plan. Substantial progress was made by the City in 2022 related to implementation efforts of key General Plan elements. These efforts were taken in pursuit of the City Council’s Major City Goals for FY 2021-2023 as described on page 3. City staff will continue to implement goals and objectives related to; Economic Recovery, Resiliency and Fiscal Sustainability; Diversity, Equity, and Inclusion; Housing and Homelessness; and Climate Action, Open Space, and Sustainable Transportation. Progress on implementation of these goals and objectives will be further reported on in the 2023 General Plan Annual Report.