



City of San Luis Obispo 2023 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

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The 2023 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 2023 General Plan Annual Report.

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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 consider 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 timeframes 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

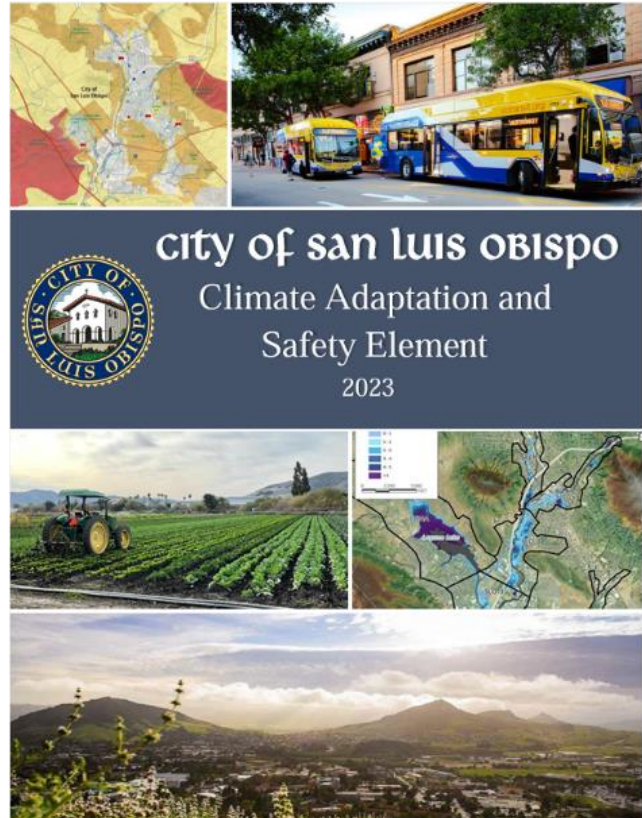
Noise
Adopted 1996

General Plan Element Updates

Safety Element Update

On January 17, 2023, the City Council approved an update to the Safety Element of the General Plan titled, the [Climate Adaptation and Safety Element](#). 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, 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.



2023 Climate Adaptation and Safety Element Goals

Public Safety. Minimize injury and loss of life, damage to public and private property, and social and economic disruptions resulting from injury, death, and property damage.

Community Resilience. All community members are enabled and empowered to prepare for, respond to and recover from disruptions while seizing opportunities to thrive in changing conditions.

City Government Resilience. The City's facilities, infrastructure, and operations are resilient, innovative, and continue to cost-effectively provide core functions and services for all community members in times of acute disaster and ongoing disruptions.

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Environmental Justice. A diverse, equitable, and healthy community where those who are disproportionately affected by natural hazards and climate change have the resources and capacity to participate in public processes and have an active role in preparing and responding to future impacts.

Natural Systems. The natural environment sustains and supports ecological and community health, safety, and natural beauty, provides equitable access to nature, and can adapt and keep pace with a dynamic, changing climate.

Built Environment. Community buildings, public spaces and transportation systems withstand the natural hazards and escalating impacts of climate change, provide places of refuge, foster social cohesiveness, minimize injury and loss of life, and equitably protect personal and community assets.

2023 Climate Adaptation and Safety Element (CASE) Policy Priorities and Recent Accomplishments

High-Impact Multi-Hazard Resilience:

The CASE emphasizes a set of high priority policies and programs that address multiple climate hazards at the same time. These actions address the root causes of vulnerability in our community and help prepare our infrastructure and natural resources for the changes ahead. One such program is to update the City's Capital Improvement Project process to better incorporate climate change (MH-1.5) as well as diversity equity and inclusion (EJ2.5). As a result, the 2022-23 CIP Planning Process included direct questions about projects' climate and DEI impacts. This new information was factored into the decision-making process and impacted the ranking and funding of CIP projects. Another high-impact multi-hazard program centers around Climate Resilience Hubs (MH-1.8). In 2023, the City applied for a Sustainable Growth Council grant with Diversity Coalition SLO, UndocuSupport, and the Center for Family Strengthening / Promotores. This group of community partners put forward a Multicultural Center & Resilience Hub concept. If funded, the City and its nonprofit partners would initiate a planning process for a physical space that could gather the community and provide regular programming and services, while simultaneously serving as a safe place during emergencies by being equipped with back-up power, food distribution capabilities, and showers.

Equity and Environmental Justice:

As the CASE serves as the City's Environmental Justice element, as defined by state law, it calls for specific actions to advance procedural, distributive, and structural equity. In 2023, the City updated its Public Engagement and Noticing Manual to better engage the community and enable procedural equity in local decision making (EJ-2.4). The City also continued to empower community organizations in implementing the case (EJ-2.3), as evidenced by the multitude of public partnerships with local non-profit organizations for programs including Traditional Ecological Knowledge, Community Resilience Hubs, and the Green and Healthy Buildings Program. Community organizations taking a leadership role on environmental justice include Diversity Coalition SLO, the yak yak tityu tityu yak tihini Northern Chumash Tribe, Creek Lands

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Conservation, the Community Action Partnership of San Luis Obispo, and the Housing Authority of San Luis Obispo. For Homelessness Response, a protocol was established for providing direct community outreach in advance of climate hazards and was implemented prior to flooding events. Additionally, the Mobile Crisis Unit has been established and partners with community organizations and agencies to provide outreach and connection to services to improve living conditions of those in crisis. Finally, the Office of DEI provides support to for the inclusion of equity within various city operations, likewise oversees the DEI High Impact Grant and the Human Services Grant programs designed to address various areas including homelessness prevention, access to services, climate justice, and other programs impacting underserved and underrepresented communities.

Flooding: As climate change shifts precipitation patterns and increases short-duration high-intensity rainfall events, the City is expected to experienced increased flooding in the future. To adapt to these floods, the City is using a “Resilient Flood Management System” (FL-3.5). Under

Flood Damage Prevention (FL-3.8)

The winter storms from 2022-2023 were significant and many sections along the creek system were damaged. Several emergency projects were initiated by Public Works and supported by the Office of Sustainability and Natural Resources to repair the damage but also build in future resiliency and community protection. As the repair projects were in development, additional channel capacity features were added to the projects along with channel stabilization elements to prevent future channel incision and bank failures. These projects increased channel capacity to slow the water down and renew access to floodplain areas that have been lost through channel constriction and sediment accumulation. These projects will be a monitored to ensure the added capacity is maintained for additional community protection and creek resiliency.

this program, Capital Improvement Projects and emergency projects are being designed to create additional channel capacity and are incorporating creek bed stabilizing structures to avoid further incision and bank failures that threaten adjacent neighborhoods and infrastructure. Another 2023 highlight in flood resilience is the \$200,000 funding request submitted through the Zone 9 Flood Control and Watershed Protection District to update the “Waterway Management Plan” (FL-3.7). As this document is now 20 years old, several of its recommended projects have been completed and staff have identified opportunities to integrate updated methodologies for flood prevention and creek channel resiliency. City staff are working also with the Fire Safe Council to develop a “Urban Creeks Vegetation

Management Plan” to reduce in-stream debris that can cause flooding and serve as fire fuel. The plan will employ several different management techniques based on the location in the creek system, to increase the biological resiliency of the riparian corridor (FL-3.10). City and County staff are also working on developing an updated “Flood Warning Monitoring System” for more accurate, real-time creek flow data that would enable an early alert system if intense rain systems should move across the watershed (FL-3.13). Lastly, to support “Community Driven Flood Education” the City hosted a Community Flood Readiness night at the farmers market on November 2nd (FL-3.7). Attendees increased their understanding of the watershed and recently completed flood control and resiliency projects completed in response to the

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January 2023 storms. This event was the first step in launching the Flood Prepared Neighborhoods Program (FL-3.11).

Extreme Heat:

While historically extreme heat has not been a climate hazard in San Luis Obispo, in the future the City will experience many more dangerously hot days. To build resilience to the heat, the City is working to develop a “Green and Healthy Buildings Program” that provides low-income homeowners with better access to new space conditioning appliances known as heat pumps that provide efficient air conditioning (HE-4.7). In support of this program, the was awarded \$400,000 dollars in prize funding from the U.S. Department of Energy to develop a concierge service for low-income community members to equitably electrify their homes. In addition to expanding access to air conditioning, the City is growing its “Climate Smart Urban Tree Canopy” to reduce heat naturally amid many other environmental and social benefits. The City’s Community Forest Plan, adopted in 2023, will guide future plantings (HE-4.5).

Fire:

Staff addressed wildfire safety through a number of programs including, “Resident Information and Training on Fire Hazards” (FI-5.16), “Implement community wildfire protection plan” (FI-5.12), and “Fire protection plans related to new development” (FI-5.19). Staff is also implementing the Vegetation Management Plan (FI-5.13). City staff from the Fire Department, Office of Sustainability and natural Resources and the Ranger Service from Parks and Recreation have met to develop a Charter to work together and develop a grant application to seek funding for a watershed wide VMP including partners from the County, Cal Poly, Caltrans and others for a comprehensive look at protecting our community internally and externally. Staff is working with the Fire Safe Council on developing a project description with fuel reduction techniques to reduce the threat of fire in the creek systems and this will help advance permitting needed to implement the work. Once this description is complete, funding for the permitting effort will be sought to keep this project moving forward. These efforts are ongoing.

City Operations and Emergency Services:

Staff Training (OP-7.18) remained a top priority and impacted all emergency operational departments across the city. Additionally, all city employees completed essential National Incident Management System, Standardized Emergency Management System, and Incident Command System training. Two programs within the CASE helped support this priority through Coordinated Emergency Planning (OP-7.15), and Emergency Operations Center (OP-7.10) program. These were carried out through the use and improvement of the City’s Primary EOC at Fire Station 1, and the planning of the new EOC’s integration into the future Public Safety Center, updates to the Emergency Operations Plan and completion of the 2022-23 Storms After Action Report and Improvement Plan. The City also made progress in adding solar to City facilities through a Power Purchasing Agreement with Forefront Energy. The designs for solar at Fire Station 1 are aligned with a future microgrid, and will enable a “Clean Energy Microgrid for City Facilities” (OP-7.11). Additionally, the Administration Department completed a “Climate Informed Economic Development Strategic Plan” (OP-7.23). The Office of Sustainability and Natural Resources also secured grants to implement climate-smart restoration projects on two

City Open Spaces. The restoration project planned for Johnson Ranch Open Space features Traditional Ecological Knowledge and will be implemented in direct partnership with the yak tityu tityu yak tilhini Northern Chumash Tribe (OP-7.20).

Community Development Department

Customer Service and Process Improvements

In 2023, the Community Development Department continued to monitor procedures and improve levels of efficiency and customer service. In 2023, the Community Development Department continued to implement work efforts such as the Ask SLO program and developed new programs such as E-Reviews for building permit submittals. This reduces costs for building permit submittals and saves paper for applicants.

Ask SLO: Ask SLO is the City's centralized resident engagement platform designed to quickly connect community members with City services and information. Following the implementation of the Ask SLO platform in Fall 2022, process improvements and feedback received both internally and externally have been the focus of 2023 to ensure the interface is user friendly.

Economic Development Strategic Plan (EDSP) Implementation: In 2023, the Community Development Department was engaged in the update to the Economic Development Strategic Plan (EDSP) as well as developing the work program for the Major City Goal of Economic Resiliency, Community Vitality and Fiscal Sustainability identified in the Fiscal Year 2023-2025 Financial Plan. Progress in 2023 included continuing to improve processing timelines for reviews, focusing on the five-year comprehensive impact fee study to update fees, 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 2023 and coordinated with other agencies on General Plan priorities. Some examples include:

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 6th 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. This last year, the Regional Housing Action Team worked together to develop the first [Housing & Infrastructure Regional Framework](#), to establish a planning toolkit in response to the region's growing housing and infrastructure

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shortage, the plan was also accompanied by the [Housing & Infrastructure Mapping Tool](#), the [Funding Strategies Assessment](#), the [Affordable-by-Design Study](#), and [Housing Highlights](#).

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 2025, and the Prado Interchange Project construction is anticipated to begin in 2027. 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.

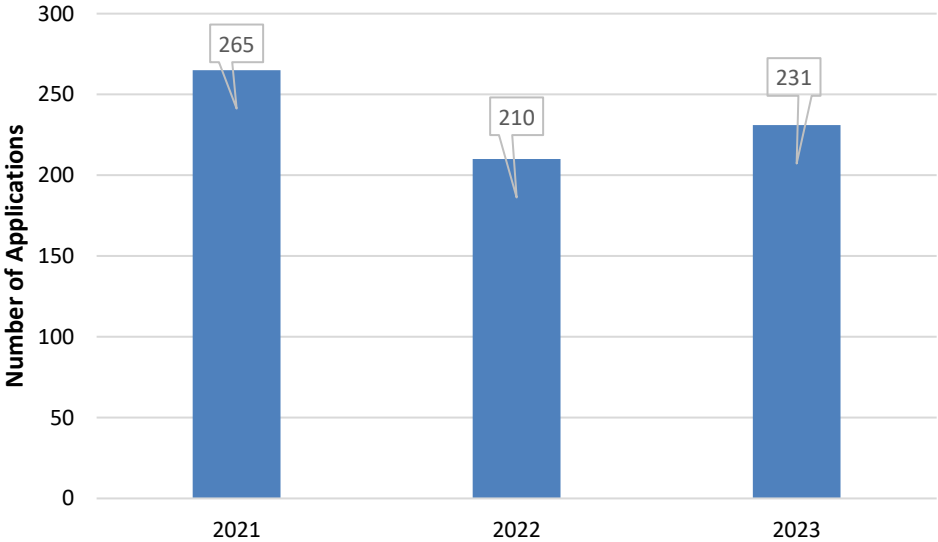
Planning and Building Activity

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 2021, 2022, and 2023. Some examples of the types of applications include use permits, development reviews, subdivisions, zoning amendments, environmental reviews, and administrative actions. In 2023, the total number of planning applications increased from the previous year by approximately 10%. This trend is in part due to a small increase in exception requests that require director review.

Figure 1 - Total Planning Applications Received per Calendar Year, 2021-2023



Source: Community Development Department, 2023

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 three years. Plan check applications has remained relatively consistent over the past three years with a slight uptick in 2023.

Table 1 - Plan Check Applications Submitted, 2021-2023

	2021	2022	2023
Plan Check Applications Submitted	1,426	1,386	1,479

Source: Community Development Department, 2023

Table 2 depicts the number of building permits issued over the past three years. In 2023, we saw a drop in number of total new units. This was due to the significant decrease in the number of New Multi-Family and Mixed Used Permits. The San Luis Ranch Development was the main factor in the larger number of New Multi-Family permits for 2021 and 2022 with only a few being issued in 2023.

Table 2 - Building Permits Issued, 2021-2023

BUILDING PERMITS ISSUED	2021		2022		2023	
	permits	units	permits	units	permits	units
New Single Family	198	198	163	163	136	136
New Accessory Dwelling Units (ADUs) ¹	62	93	100	100	73	86
New Multi Family & New Mixed Use	47	326	35	308	7	148
Demolitions ²	22	-3	11	-4	20	-3
New Commercial	3	0	10	0	6	0
Residential Additions / Alterations	199	0	138	0	236	0
Commercial Additions / Alterations	99	0	77	0	122	0
TOTAL	608	614	534	567	600	367

Source: Community Development Department, 2023

¹ADU unit totals come from ADU permits and single-family permits, ²includes 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 three years. Valuation data shows an increase across categories for 2023. Those categories showing a smaller valuation number for 2023 are due to fewer permits being issued in 2023 in the given category. Multi-Family valuation saw a significant decrease with this year’s valuation with only about a third of the number of permits as 2022.

Table 3 - Valuation of Construction, 2021-2023

VALUATION OF CONSTRUCTION	2021	2022	2023
Single Family	\$34,211,415	\$32,464,875	\$31,956,590
Multi Family	\$46,933,301	\$43,655,086	\$26,914,510
Commercial	\$1,229,510	\$33,950,000	\$41,871,000
Residential Additions / Alterations	\$6,459,062	\$8,741,375	\$11,494,439

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Commercial Additions / Alterations	\$6,722,907	\$18,711,218	\$26,659,996
Total Valuation	\$95,556,195	\$137,522,554	\$138,896,535

Source: Community Development Department, 2023

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 6th Cycle Quantified Objectives, 2020-2028

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	0	50	683		
	Non-Deed Restricted		0	0	0	0	0	0			
Very Low	Deed Restricted		0	14	42	14	22	92			
	Non-Deed Restricted		0	0	0	0	0	0			
Low	Deed Restricted		520	6	0	36	21	5		68	326
	Non-Deed Restricted			0	30	46	50	0		126	
Moderate	Deed Restricted	603	8	5	9	2	4	28	532		
	Non-Deed Restricted		0	0	0	0	43	43			
Above Moderate		1,406	523	416	472	439	293	2,143	0		
Total Units		3,354	537	465	619	562	367	2,550			
							Total Remaining for RHNA Period:	1,541			

Source: Community Development Department, Building Permits Issued, 2023

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The City has met its total allocation for “Above Moderate” housing units. This leaves 1,541 affordable units needed to meet the 6th 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 2023, two 100% BMR housing projects have been completed (Broad Street Place and Toscano Inclusionary Housing), which has resulted in 78 new units reserved for lower-income households. The City continues to assist in the efforts to complete the two BMR projects that are under construction (Tiburon Place and The Anderson Hotel), which will result in 136 units for lower-income households. Staff is also working on several new projects to ensure more BMR housing is provided in the City. Those projects are listed in **Table 5** below and shows that as of 2023, there are 586 new BMR units planned for lower-income households.

Table 5 – Active BMR Housing Projects in the Pipeline

Projects	Address	Dwellings	Status
Broad Street Place	3720 Broad	40	<i>Planning Entitlements – Approved Public Improvements – Complete Building Permits – Issued Construction – Complete</i>
Toscano Inclusionary Housing	3065 Lucca	38	<i>Planning Entitlements – Approved Building Permits – Issued Construction – Complete</i>
Tiburon Place	3750 Bullock	68	<i>Planning Entitlements – Approved Building Permits – Issued Under Construction</i>
The Anderson Hotel	955 Monterey	68	<i>Planning Entitlements – Exempt Building Permits – Issued Under Construction</i>
Bridge Street Mixed-Use	279 Bridge	94	<i>Planning Entitlements – Approved Phase 1 Building Permits - Issued Phase 2 & 3 Building Permits – Under Review</i>
736 Orcutt Mixed-Use	736 Orcutt	40	<i>Planning Entitlements – Approved Building Permits – Issued</i>
Jones Mixed-Use	3806 Ranchhouse	9	<i>Planning Entitlements – Approved Building Permits – Issued</i>
Palm Street Studios	1118 Palm	8	<i>Planning Entitlements – Exempt Building Permits – Under Review</i>
Monterey Mixed-Use	1422 Monterey	106	<i>Planning Entitlements – Approved</i>

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Avila Ranch – Sendero Apartments	165 Cessna Ct.	60	<i>Planning Entitlements – Under Review</i>
Waterman Village	466 Dana	22	<i>Planning Entitlements – Under Review</i>
HASLO Victoria Mixed-Use	2690 Victoria	33	<i>Planning Entitlements – Under Review</i>
Total		586	

Source: Community Development Department, 2023

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. In 2021, the City contracted with HouseKeys to act as the City’s BMR 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.

Through Housekeys, the city has conducted 19 Opportunity Drawings for inclusionary housing units across the City, including 8 drawings for homeownership opportunities and 11 drawing for rental opportunities.

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 \$3,710,000 towards affordable housing and \$1,160,000 towards homeless services. Projects funded for the upcoming 2024 Program Year include homeless services and homeless prevention, and funds to further implement the 6th Cycle Housing Element.
- 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 Core. The project allows up to 500 residential units under 600 square feet implementing Housing Element Policy 6.6 and Program 2.15. The project was reviewed by Planning Commission in February 2023 and presented to Council on March 2023 and adopted by City Council on April 18, 2023.
- 3. Prohousing Designation Program:** In 2023, the City applied for the Prohousing Designation Program which provides incentives to cities and counties in the form of additional points or other preferences in the scoring of competitive housing, community development, and infrastructure programs. The Prohousing Incentive Pilot Program is a state investment from the Building Homes and Jobs Trust Fund, to create and conserve affordable housing. HCD will award PIP funds to eligible jurisdictions with Prohousing Designation, with additional bonus dollars available based on a jurisdiction’s Prohousing Designation Program application score.



The program requires a minimum score of 30 points, where the City of SLO has been awarded 50 points under the program. The City of SLO is eligible for up to \$750,000 from the program, an application has been submitted and is under review.

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 2023.

Table 6 – Highlights of Housing Element Program Implementation Progress, 2023

<p>Flexible Density Program: City staff developed and completed an ordinance to implement a Flexible Density program incentivizing small units in the Downtown Core. Ordinance development included significant public engagement inclusive of public survey and strategic feedback sessions. The Ordinance was unanimously approved by the City Council on April 18, 2023.</p>	
Program 2.15	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.
Policy 6.6	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>Support supportive programs and housing solutions. 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 6th 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 also approved a 106-unit affordable housing project, referred to as Monterey Crossing, for Peoples Self Help Housing utilizing a 68% density bonus.</p> <p>Homekey Award announcement –the City and People’s Self-Help Housing were awarded a \$19.4 million Homekey Round 3 grant to convert the Motel 6 North into 75 permanent supportive housing units.</p>	
Program 1.7	Continue to support local and regional solutions to homelessness by funding supportive program services and housing solutions.

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Program 2.5	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
Program 2.9	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.
Program 2.14	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.
Policy 3.3	Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings.
<p>Technical Assistance and Education. The City worked with Housekeys to conduct two workshops to assist developers and the lending community, and prospective renters and homebuyers 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.

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<p>Assisting the homeless and those at risk of becoming homeless. In March 2023, City Council adopted the first-ever Homelessness Response Strategic Plan, outlining objectives and key tasks to prevent and address homelessness, in alignment with the Countywide Plan to Address Homelessness.(More details are included in the following section.)</p>	
<p>Policy 8.10</p>	<p>Assist the homeless and those at risk of becoming homeless by supporting 40 Prado Homeless Services Center and other local service providers, as well as advocating for additional safe parking, interim housing, and permanent supportive housing opportunities Countywide.</p>
<p>Promote sustainability in residential developments. The City worked with 3CE to help affordable housing developments receive rebates for building zero emission (all-electric) buildings. The City paused enforcement on it’s all-electric building requirements due to judicial findings that a similar ordinance pre-empted federal law; in it’s place, the City Council adopted a new ordinance requiring new buildings to be more efficient. The new standards when into effect on January 1, 2024.</p>	
<p>Policy 9.1</p>	<p>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.</p>

Source: Community Development Department, 2023

Homelessness Solutions

The City's 6th 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 2023-2025 Financial Plan. With the continued rise in homelessness across the state of California, City Council prioritized funding programs and resources to prevent and address homelessness in collaboration with the County of San Luis Obispo and local service providers. In local government, counties are primarily responsible for leading efforts to address homelessness, yet the impacts often are borne directly by cities. In 2023, the City responded to 47 encampment fires (a decrease from 61 in 2022), and 987 medical incidents involving people experiencing homelessness (a decrease from 1,015 in 2022), removed 110 tons of trash, and posted, conducted outreach, and cleaned up 161 illegal encampments with \$88,160.50 in City funds spent on cleanup and maintenance activities related to homelessness. The City also provided \$238,826 to the 40 Prado Homeless Services Center for programs and operations, including the 40 Prado Safe Parking Program, a hotel voucher program, and the 40 Prado Warming Center.

Strategic Planning for Homelessness

In March 2023, City Council adopted the City's first Homelessness Response Strategic Plan to outline objectives and key tasks towards preventing and addressing homelessness in the City of San Luis Obispo. The Strategic Plan aligns with the San Luis Obispo Countywide Plan to Address Homelessness, which outlines key lines of effort to reduce homelessness by 50% between 2022-2027. Key Components in the City's Strategic Plan include Regional Collaboration & Engagement, Communications, Data, Pilot Programs, and Funding Opportunities. The Homelessness Response Strategic Plan was informed by a community-wide survey, interviews with unhoused community members, and stakeholder feedback sessions with Homeless Services Providers, Housing Services Providers, Healthcare Providers, Grassroots/Activists Groups, Business Community, and Faith-Based Groups. Homelessness response activities in 2023 included regional collaboration on state funding opportunities to develop interim and permanent supportive housing; partnering with community and faith-based organizations to develop a Rotating Overnight Safe Parking Program model; implementation of internal procedures and standards for encampment related activities operationalized through a data collection app for use in the field; and distribution of the City's Homeless Resources Pocket Guide, updated in English and Spanish, which contains critical information on how to access community resources for individuals experiencing homelessness.

Human Services Grant Program

The City's Human Services Grant (HSG) Program, overseen by the Human Relations Commission, provides financial support to non-profit organizations that promote the economic and social wellbeing of the community, whose primary funding criteria focuses on homelessness prevention, including affordable and alternative housing, supportive services, and transitional housing. Other funding priority areas include hunger and malnutrition prevention, supportive physical and mental health services, services for seniors, veterans and/or people with disabilities, supportive, developmental, and care services for children and youth, and services encouraging diversity, equity, and inclusion initiatives, including access to language services. The Human Services Grant Program is

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very competitive and had a total funding request of \$379,245 which was \$229,245 more than funds available to the program.

The Human Relations Commission reviewed 29 applications and recommended full or partial funding for 19 different organizations. The City has issued \$150,000 in grants to those organizations since the approval of the funding recommendations.

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 to unhoused individuals. In 2022, an additional social worker was added to expand CAT outreach efforts. In 2023, the CAT team engaged with 408 people, with 258 individuals electing to receive referrals to 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. In 2023, CAT reunified 6 individuals with family members or agencies, and facilitated 3 permanent housing placements.

Partnerships with Downtown SLO and CAPSLO

The City provides funding for the Downtown Ambassador Program which is administered by Downtown SLO. The Downtown SLO Ambassadors work to ensure that downtown is clean, safe, and welcoming to visitors — whether they're living, working, shopping, or exploring downtown.



Ambassadors provide cleaning services for the sidewalks and alleys within the boundaries of the 24-block service area. This includes, but is not limited to, the removal of trash, graffiti, stickers, and human waste. Additionally, Ambassadors are out on the streets connecting our community — whether that's providing directions, recommending restaurants, answering questions, or providing resources to unhoused individuals. In 2023, Downtown SLO Ambassadors removed 4,809 pounds of trash, removed 533 graffiti tags, cleaned 640 incidents of human waste, performed 637 wellness checks on unhoused individuals, provided directional assistance to 539 downtown visitors and shared information about downtown businesses 540 times. The Ambassadors worked over 3,000 hours to keep Downtown SLO clean and safe.

Downtown SLO partners with CAPSLO to provide a part-time case manager to connect unhoused individuals with services and housing. CAPSLO provides 12-18 hours of dedicated outreach downtown on a weekly basis. The City's Community Service Officers provide additional enforcement support for the Downtown Ambassadors who report potential dangers or active emergency situations to the police, fire department, or emergency services.

The City also provides funding to CAPSLO for 40 Prado Homeless Services Center, which provides overnight shelter and day services for unhoused community members, including housing navigation and case management. The Homeless Services Center also provides access to meals, showers, laundry facilities, healthcare, internet, and other supportive services. The City also provides funding for the

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40 Prado Safe Parking, Warming Center, and Hotel Voucher Programs, which provide needed overflow capacity, services, and shelter for unhoused community members.

Mobile Crisis Unit

Embedded within the City's Fire Department, the Mobile Crisis Unit (MCU) was implemented in the Summer of 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 addition, and chronic homelessness. In 2023, the MCU established 3,285 contacts with individuals experiencing homelessness and reunified 91 homeless individuals with agencies or family, provided 56 transports to services or alternate facilities, and fielded a total of 265 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. Projected numbers are based on a 1 percent annual growth rate.

Based on the Community Development Department’s residential building permit data, the City has maintained an average annual growth rate of **.98** 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, 2015-2023

Calendar Year Period	New Units	Average Annual Growth Rate	Total Units in the City in 2023	LUE Estimated Units in 2023 (1% Growth)
2023	301*	0.98%	22,814*	22,869
2015 - 2023	2,003*			

Source: 2023 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 2023 was 23,402 units.

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From 2015 to 2023, the City granted occupancy to 2,608 newly constructed residential units (also accounting for the 41 units that were demolished between 2015 and 2022). Of the 2,608 units constructed between 2015-2023, 2,003 units were subject to growth management limitations. Of the units exempt from the growth management ordinance, 246 units were deed restricted for affordable housing, 341 units were Accessory Dwelling Units or Junior Accessory Dwelling Units, and 3 units were located within the Downtown Commercial (C-D) zone. As of 2023, there are a total of 22,814 residential units subject to the growth management ordinance within the City (as identified in **Table 8** above), where the 2015 LUE estimated 22,869 units for 2023.

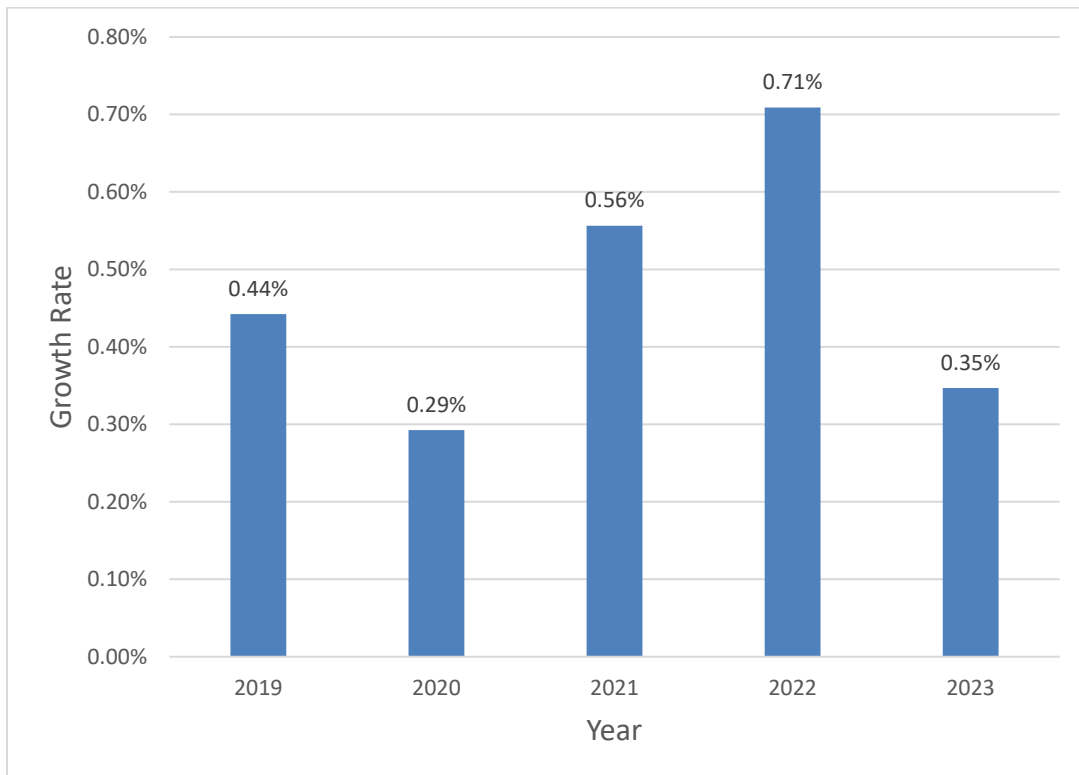
The City updated the General Plan Land Use and Circulation Elements in 2015, however, some of the housing construction occurring today within the Orcutt Area and the Margarita Area was planned for in the previous General Plan. Due to a variety of factors, some of the development originally planned in 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 2,608 units granted occupancy from 2015 to 2023, 1,342 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 47,788 residents as of January 1, 2023.

Non-Residential Growth

Based on final building permits, 41,363 square feet of net new non-residential floor area was added to the City in 2023, resulting in an annual growth rate of 0.35 percent. **Figure 2** illustrates the net annual non-residential growth rate from 2019 to 2023. Non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

Figure 2 - Net Annual Growth Rates of Non-Residential Sectors, 2019-2023



Source: Building Permits Finaled, Community Development Department, 2023

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 2019 through 2023 was 2.35 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 (2.35 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.

In 2021 the Airport Land Use Plan (ALUP) was amended. As such, several areas of the MASP are either available for residential development (where it was not allowed before) or available for higher density residential development. Staff is preparing a Request For Proposals (RFP) for a consultant to prepare amendments to the MASP that would increase density on existing residentially zoned land and specifically include opportunities and incentives to develop “Missing Middle” Housing types as well as allowing mixed-use development on commercially zoned land.

Table 9 - Margarita Area Development Status, 2023

Projects	Address	Commercial	Dwellings	Status
Toscano	3000 Calle Malva	-	168	<i>Construction Complete</i>
Toscano Affordable Housing	3065 Lucca		38	<i>Construction Complete</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>

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Total	159,663	442	
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Source: Community Development Department, 2023

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, 2023

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Bullock Ranch	3580 Bullock	192	585	<i>Planning Entitlements – Approved Public Improvements - Under Review Building Permits – Under Review</i>
Pratt Property	3750 Bullock	35	3,400	<i>Planning Entitlements - Approved 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>Construction Complete</i>
Righetti Ranch Subdivision	3987 Orcutt	272		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete Building Permits Issued – Under Construction</i>
Enclave at Righetti	3805 Orcutt	34		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete Building Permits Issued – Under Construction</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>
Total		961	11,585	

Source: Community Development Department, 2023

Airport Area Specific Plan

Located approximately 2.5 miles south of Downtown San Luis Obispo, within the City’s Urban Reserve, the Airport Area consists of 1,500 acres of land adjacent to the San Luis Obispo County Regional Airport bordered by the Margarita Area, South Higuera Street, South Broad Street and Buckley Road.

The Airport Area Specific Plan (AASP) envisions a mixture of open space, agriculture, business parks and industrial development as well as limited residential development. Plans for the Airport Area include reuse and regeneration of the natural and built environment; public, private, and environmental value enhancement; and smart and sustainable growth that benefit the community economically, aesthetically, and environmentally. **Table 11** shows the status of development within the AASP.

In 2020 the City amended the Zoning Regulations to allow mixed-use development by right within the Service Commercial (C-S) and Manufacturing (M) zones but did not extend this change to any of the specific plan areas. With the update and amendment to the ALUP and the recent allowance for mixed use development in the rest of the City, the City is currently moving forward with an applicant-funded application to review options for allowing mixed-use development with a Conditional Use Permit where consistent with the ALUP.

Table 11 – Airport Area Development Status, 2023

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
862 Aerovista	862 Areovista		35,908	<i>Construction Complete</i>
Tank Farm Commerce Park	179 Cross		29,280	<i>Planning Entitlements - Approved Building Permits – Issued Under Construction</i>
650 Tank Farm Mixed-Use	650 Tank Farm	239	18,600	<i>Planning Entitlements – Approved Building Permits – Under Review Public Improvements - Under Review</i>
600 Tank Farm Mixed-Use	600 Tank Farm	280	12,500	<i>Planning Entitlements - Approved Public Improvements - Under Review</i>
Northwest Corner	660 Tank Farm		61,745	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
SLO Airport Hotel	950 Aero		204 Rooms	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Farmhouse Commercial Campus	1130 Farmhouse		86,020	<i>Planning Entitlements – Under Review</i>
Conserv Fuel Station	4600 Broad		4,800	<i>Planning Entitlements - Approved Building Permits – Under Review</i>
Total		519	248,853	

Source: Community Development Department, 2023

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

Major Development review of the R-2 portion of Phases 1-3 and the R-1 portion of Phase 5 were approved by the Planning Commission in 2021. The R-2 area includes up to 297 detached for-sale dwelling units. Building permits for this part of the project have been issued and construction of the residential units and public improvements are underway. 66 residential units in Phase 1 have been completed. The R-1 portion includes 101 detached for-sale dwelling units, which have entitlements approved but have not yet been constructed.

An application for Major Development review for the multi-family R-4 portion of Phase 3 was approved by Planning Commission on February 14, 2024. The application included a density bonus request to add an additional 20 affordable units to the site, thereby bringing the total R-4 unit count to 85 market rate units and 60 affordable units. Mass grading for Phases 2-6 is currently underway. Public improvements for some onsite improvements, including internal roads, utilities, and some park and landscape areas, as well as some offsite improvements including the Buckley Road extension, have been substantially completed. **Table 12** shows the status on development in the Avila Ranch area.

Table 12 - Avila Area Development Status, 2023

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Avila Ranch SFR Phases 1, 2, & 3 (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	-	Planning Entitlements – In process, would add additional 20 R-4 units Public Improvements – not submitted Building Permits – not submitted
Avila Ranch Phases 4 (R-3)	175 Venture	197	-	Future phase – not yet begun
Avila Ranch Phase 5 (R-1)	175 Venture	101	-	Planning Entitlements - Approved Public Improvements – Under Construction Building Permits – not submitted

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Avila Ranch Phase 6 (Neighborhood Commercial)	175 Venture	-	15,000	<i>Future phase – not yet begun</i>
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Source: Community Development Department, 2023

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 366 independent senior units, 38 assisted living units, 51 care facility 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 were completed, and the site was annexed into the City of San Luis Obispo in November 2023. Public improvement Plans for on- and off-site roadway and utility improvements were submitted to the City for initial plan check in June 2023.

San Luis Ranch Specific Plan

The San Luis Ranch Specific Plan project includes a mix of 654 residential units, 145,500 square feet of commercial/retail/restaurant space, 100,000 square feet of office development, and a 200-room hotel. The majority of the public improvements have been completed including utilities, landscaping, and the extension of Dalidio Drive and Froom Ranch Way. Building Permits were issued in 2022 for the hotel. The Agricultural Heritage and Learning Center is nearing completion, including several new commercial buildings and the rehabilitation of historic structures. 384 residential units have been completed and occupied, and an additional 164 residential units are currently under construction with issued building permits. **Table 13** below displays the status on development in the San Luis Ranch Area.



San Luis Ranch Site Plan

Table 13 – San Luis Ranch Area Development Status, 2023

Projects	Address	Dwellings	Commercial Sq. Ft.	Hotel Rooms	Office Sq. Ft.	Status
Commercial Center	1035 Madonna	77	114,300			Planning Entitlements – Approved Public Improvements – Partially Complete
SpringHill Suites Hotel		-		200		Planning Entitlements – Approved Public Improvements – under Construction Building Permits – Under Construction
NG-10 Single-Unit Residences		198				Planning Entitlements – Approved Public Improvements – Substantially Complete Building Permits – Issued, Under Construction
NG-23 Single-Unit Residences		83				Planning Entitlements – Approved Public Improvements – Substantially Complete Building Permits – Issued, Under Construction

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NG-30, The Orchard Multifamily Residential	296				<i>Planning Entitlements – Approved Public Improvements – Substantially Complete Building Permits – Issued Under Construction</i>
Agricultural Heritage and Learning Center	-	31,200			<i>Planning Entitlements – Approved Public Improvements – Under Construction Building Permits – Issued, Under Construction</i>
Office				100,000	<i>Future phase, no building permits issued</i>
Total	654	145,500	200	100,000	

Source: Community Development Department, 2023

Municipal Code Updates

Downtown Flexible Density Ordinance

The concept of the flexible density program was specifically identified throughout the 2020 Housing Element Update as an opportunity to incentivize housing production within the City’s urban core and support the production of smaller residential units. On April 18, 2023, the City Council adopted Ordinance No. 1726 (2023 Series) to implement Housing Element Program 2.15 and Policy 6.6, by adopting the Downtown Flexible Density Program (Chapter 17.141). The main goals of the program are to help address the local housing demand by facilitating increased higher density residential infill development in the downtown area near employment centers, incentivizing smaller units, and diversifying the City’s housing stock. The Downtown Flexible Density Program is a pilot program with the intent of adding 500 residential units to the City’s Downtown Core, the program is set to expire on January 1, 2029, or until 500 qualifying units are entitled or permitted under the program (whichever occurs first). At this time, no permits or entitlements have been granted for any qualifying units under the program, however, a few projects have been submitted for pre-application review with considerations of using this program.

Comprehensive Subdivision Regulations Update

A comprehensive update of the City’s Subdivision Regulations was adopted on June 6, 2023. An update of the Subdivision Regulations was included as a strategic task of the Housing and Homelessness Major City Goal. The adopted updates benefit the community by more effectively implementing the policies and regulations of the General Plan, Zoning Regulations, and Specific Plans, while also reducing unnecessary and additional review steps through streamlined and concurrent review; and will allow for superior subdivision design by providing for more flexibility and innovation as summarized below:

- Implemented Housing Element Policy (HE 6.20): Added subdivision types and clarified standards to support more flexibility and innovative designs by providing clear standards and allowed map types for small lot subdivisions (Flexible Lot Design Subdivisions), and common interest and airspace subdivisions. These updates implement Housing Element Policy 6.20 which called for updating the regulations to support small lot subdivisions and other alternatives to conventional subdivision design.
- Aligned Subdivision Review process to be consistent with the Zoning Regulations for concurrent review and streamlining the review process for subdivisions submitted in association with development projects to eliminate extra steps and review of subdivisions separate from their related development proposals.
- Enhanced “user friendliness” with cross references to other codes and regulations, reorganization, clarifications to clearly explain subdivision types and review processes, removal of redundant content, and revision of map terminology consistent with the Subdivision Map Act and other jurisdictions.

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- Established City review procedures and standards to implement state legislation (SB 9 Urban Lot Splits)
- Added standards to clarify and implement General Plan Hillside development policies.

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. 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.

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 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. The updated program went into effect on January 1, 2023.

On April 17, 2023, a three-judge panel of the Ninth Circuit Court of Appeals ruled in California Restaurant Association v. City of Berkeley, that a Berkeley ordinance requiring all-electric new buildings was pre-empted by the federal Energy Policy and Conservation Act of 1975 (EPCA) and was therefore invalid. On April 18, 2023, Council voted to direct the City Manager and Community Development Director to temporarily suspend enforcement of the all-electric building requirement for new buildings. On September 19, 2023, the City Council voted to introduce Ordinance No. 1730, which provides local amendments (also referred to as a reach code”) to the California Energy Code for the purpose of reducing energy use and reducing greenhouse gas emissions in support of the City’s climate action goals.

Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the Building Energy Efficiency Standards establish a process that allows local adoption of energy standards that are more stringent than the statewide standards. Under this process, the California Energy Commission requires any local amendments to the California Energy Code that affect energy use in regulated

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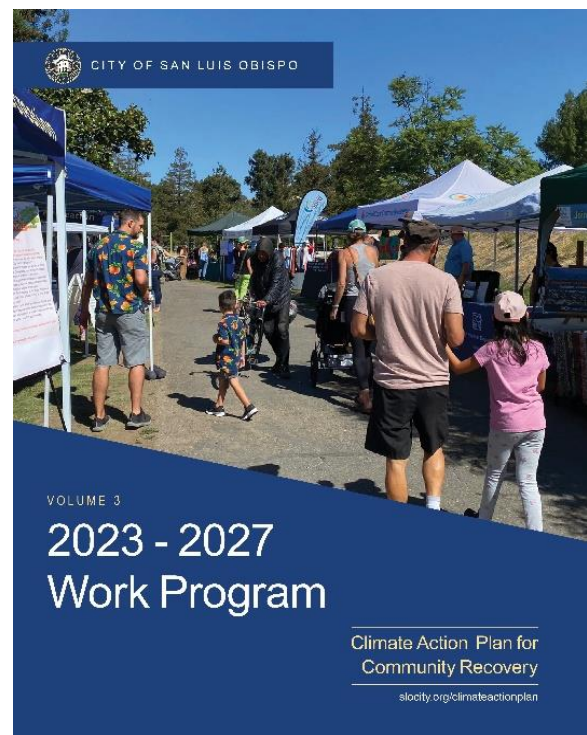
buildings to be cost effective and use less energy than the standard requirements. At the September 19, 2023, meeting, Council found the amendments proposed in the Ordinance to reduce energy and to be cost effective. These findings were based on cost effectiveness studies conducted by the California Energy Codes and Standards Statewide Utility Program.

On October 3, 2023, Council adopted an interim energy reach code that began enforcement on January 1, 2024, and will result in lower building emissions. The reach code will be in place through December 31, 2025, when a new state energy code will be adopted.

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. In 2023, the

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Climate Action Plan and the 2023-2027 were nationally recognized for innovation in green planning by the American Planning Association.

Notable Climate Action Plan implementation efforts in 2024 include the various active transportation, mobility, and land use efforts described in this report, as well as:

- Progress on municipal operations decarbonization, including procurement of electric vehicles, installation of electric vehicle chargers, and the installation of seven heat pump hot water heaters.
- Introduction of electric buses to the City's transit fleet.
- Ongoing participation in Central Coast Community Energy, which has a goal of 100% carbon free and renewable energy by 2030.
- Review of major development projects for consistency with the Climate Action Plan
- Designation of San Luis Obispo as an "A List" City by the Carbon Disclosure Project
- Direct support for building decarbonization programs to help community members and affordable housing providers reduce fossil fuel use.
- Successful pursuit of Federal funds to develop a building decarbonization concierge service.

Economic Development

The City's Economic Development Strategic Plan (EDSP) was adopted by City Council 2012, revised in 2015, and completely updated in 2023. The overarching goal of the plan is to continue to advance the economic vitality of the City of San Luis Obispo and develop strategies that strengthen the City's economic development efforts while integrating the principles of sustainability, diversity, equity, and inclusion. In addition, the 2023 EDSP applies an emphasis on the retention of current businesses, the continued expansion of the arts and culture scene, and ongoing efforts to contribute to the vibrancy of Downtown. The city has also recognized the need to expand the traditional function of economic development to include practices that incorporate sustainability and social equity to maximize the community's economic vitality. The EDSP has created broad themes that encompass the three following key pillars and their subsequent action plans:

1. Business & Entrepreneurship Vitality
2. Placemaking & Promotion
3. Talent Development & Attraction

This update is meant to reflect the City's new priorities, where appropriate, along with its ever-evolving economic landscape. Careful consideration was made to ensure that the recommendations that follow fall within the scale and scope of the City's economic development function.

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 2023 and as a result, the City of San Luis Obispo collected a record breaking \$11 million dollars in transient occupancy tax (TOT). This number represents a 3.6% increase in revenue compared to FY22, which was previously the best performing year in City history. Continuing the FY22 trend of reaching \$1 million in revenue collection for a single month, this fiscal year the City produced five \$1 million revenue months including July, August, September, April and June. This incredible contribution of TOT revenue into the City's General Fund is one of the direct benefits from tourism for the City, as the full collection of TOT revenue is retained by the City. The FY23 occupancy level in the city saw a slight increase of 1% compared to FY22, with an average annual occupancy rate of 68% for the year.



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 continued the implementation of the Public Art Promotional Plan. The PCC also continued to utilize the City's modified Cultural Grants-in-Aid (GIA) program which provided vital promotional grants to local

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non-profit organizations for programs to enrich the social, cultural, and diverse community events and activities available during this time.

Also continued in FY23, 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 third year of the shopping incentive program called Buy Local Bonus and the new Eat Local Bonus program in January.

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 2023 calendar year, the City approved 16 Homestay Permits, and since the ordinance’s adoption, the City has approved 196 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

Tax Revenue

The revenue generated from the Cannabis Program helps support a variety of the City's core services that everyone in San Luis Obispo can enjoy. Revenue is generated through taxes, licensing fees, and other financial mechanisms associated with the legal cannabis market. The City has collected \$1.1 million in tax revenue for the fiscal year 2023 and is budgeting for more than \$1.4 million the following fiscal year.

Program Updates

Since the adoption of the Cannabis Program, staff has provided annual updates to City Council as well as recommendations for code and process improvements. In 2023, staff presented the Annual Program Update and Council adopted ordinances amending the City's Cannabis Regulations and Zoning Regulations to add requirements for owners that lease real property to commercial cannabis operators, modify specific rules for retail storefront operations, and expand the Cannabis Business Overlay Zones to include newly annexed areas of the City.

Additionally, Council adopted a resolution amending the Merit Criteria for all permit types to clarify submittal requirements and points awarded to ensure fair evaluation and ranking of commercial cannabis operator permit applications.

Application Period

The City opened an application period to receive applications for cannabis operator permits in July of 2023. Two retail storefront permit applications and one microbusiness application were received during the application period. Retail storefronts in the City are limited to three total, therefore, only one retail storefront application may be selected for a Contingent Operator Permit for the summer application period. Staff and the Cannabis Application Review Team (CART) have initiated the review of all commercial cannabis applications and anticipates final decisions in 2024.



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

Water Supply

During the 2023 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 14 - City Water Resource Availability, 2023

Water Resource	2023 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	4,910 AF	Safe Annual Yield ¹
Nacimiento Reservoir	5,482 AF	Dependable Yield ²
Recycled Water	291 AF	2021 Annual Usage ³
Siltation to 2060	(500 AF)	WWME Policy ⁴ A4.2.2 ⁴
TOTAL	10,183 AF	

Source: Utilities Department, 2023

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

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

³The quantity of recycled water included is the actual prior year’s recycled water usage (2022) per WWE A7.2.2.

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

In 2023, availability from the City’s water sources equaled 10,183 acre-feet, as shown in **Table 14**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,252 acre-feet for a reliability reserve and a secondary water supply of 1,435 acre-feet.



Whale Rock Reservoir

The primary water supply was calculated using the City’s build-out population (57,200 people)¹ and the water use rate of 117 gallons per capita. The reliability reserve was calculated using the City’s estimated 2023 population (47,788) 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*.

¹The 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).

Transportation & Circulation

Sustainable transportation was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2022-2023 Financial Plan, and again in the 2023-25 Financial Plan. The following transportation planning/engineering projects and programs were implemented in 2023 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.
- Numerous traffic signal and intersection optimization improvements were completed as part of the City's ongoing traffic signal management responsibilities.
- Design for the roundabout at California and Taft Streets is 90% complete. Acquisition of remaining right-of-way is currently in progress.
- 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.
- 13 new path lights and two new full-height streetlights are in construction in the 2023 calendar year, including new lighting at the US 101/Chorro Street undercrossing as part of the North Chorro Greenway project.



Vision Zero traffic safety program



Traffic signal modifications at Santa Rosa/Monterey

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- Progress continues with preliminary engineering and environmental review for the Prado Rd / US 101 Interchange Project, which is anticipated to begin construction in 2027.



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 2025 and should be complete prior to the start of construction for the Prado Interchange.



Rendering of the Prado Road Bridge Replacement at San Luis Obispo Creek

- The Righetti Ranch development completed frontage improvements and landscaping along Orcutt Road in 2023, 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 2022 Paving Project was finally completed in 2023 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

- Enhanced bicycle and pedestrian crossings were installed as part of the 2023 Pedestrian Crossing Improvements Project. Work included installation of Rectangular Rapid Flashing Beacon (RRFB) systems, high-visibility crosswalk markings and warning signage at the intersections of Johnson/Sydney, King/South, Osos/Islay, and Broad/Islay. The project also included a pilot road diet project on Johnson Avenue between Bishop Street and Laurel Lane, which has been successful in decreasing illegal speeding and improving pedestrian and bicycle crossing safety.



New Pedestrian Crossing Improvements

- Annual transportation safety educational activities continued throughout 2023, including Walk & Bike to School Days, Bike Month, Rideshare Week, Reflective Halloween Bag distribution, the Bike Light Education Pop-up, and ongoing coordination with educational programs in cooperation with Bike SLO County.

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- Construction began on the North Chorro Neighborhood Greenway, a 1.7 mile bicycle/pedestrian route connecting the north Foothill neighborhoods into Downtown, 43 new accessible curb ramps, 60 new street trees, hi-visibility crosswalks throughout the corridor, and path lighting and gateway elements at the Chorro Underpass. Project is scheduled for completion Spring 2024.



North Chorro Neighborhood Greenway Construction

- Public outreach and design work continues on the Higuera Complete Street Project. The project includes 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. The project is funded by over \$8 million in grant funding. Project outreach, design and environmental review will proceed through 2024, with construction start planned for early 2025.
- 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.



Rendering of the Planned Higuera Complete Street Project

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

SLO Transit

SLO Transit operations in 2023 included the following:

- SLO Transit received its first electric buses from New Flyer and Proterra which are currently in service on the 2A and 2B routes. Charging infrastructure needed to support the electric buses is nearing completion.
- In October 2023, SLO Transit partially restored services beyond the modified academic schedule that has been in use since the onset of the pandemic. The service restoration is due to a recent increase in drivers. SLO Transit currently has 22 full-time drivers with full Academic Service requiring 32 drivers.
- SLO Transit reinstated the Laguna Tripper in fall 2023 thus providing better access to Laguna Middle School for students. SLO Transit also reinstated the Famer’s Market Trolley and the Holiday Trolley which runs for the month of December 2023.
- Ridership continues to recover post-pandemic. SLO Transit reported over 515,000 riders for fiscal year 2022-23 of which almost 328,000 were Cal Poly riders. Staff anticipates a continued increase in riders as more services are restored and as Cal Poly returns to 100% in-person instruction.
- In September 2023, Council approved funds to be as hiring incentives and retention bonuses to help attract and retain bus drivers. Staff is currently negotiating terms with their operations contractor.
- In August 2023, the City completed its Federal Transit Administration (FTA) Triennial Review of SLO Transit’s operations for reporting years 2020-2022.
- A Transit Innovation Study was completed in 2023 and will go before Council for consideration in January 2024. Staff is developing an implementation plan for the recommendations listed in the report.
- Council approved amendments to the Mass Transportation Committee bylaws expanding the qualifications for certain positions to help attract new members.
- Pedestrian and Bicycle Safety Education was provided to SLO Transit operations and maintenance staff. The educational opportunity will be offered annually and updated as new pedestrian and bicycle infrastructure is implemented throughout the City.
- In July 2023, the City issued a purchase order for six (6) new battery electric buses that are scheduled for delivery in summer 2025. The order puts SLO Transit ahead of the state’s mandates for zero-emission bus adoption. Staff secured financing for an additional order



SLO Transit Buses

of two (2) more battery electric buses and anticipate issuance of a purchase order in Spring 2024.

Parking Management

Parking Management major focus areas in 2023 included:

- Council adoption of the Access and Parking Management Plan
- Installation of gateless technology at one of the three City parking structures
- The City Council approved and implemented a parking rate change in the downtown area that went into effect July 1, 2023.
- Implementation of a Park Local Pilot Program to provide one hour free in the 842 Marsh gateless parking structure to San Luis Obispo County residents. Ultimately, this pilot program was concluded in November 2023.
- The City secured financing, awarded a construction contract, and began construction on the Cultural Arts District Parking Structure, which will be the City's fourth parking structure and will be located at the corner of Palm and Nipomo.
- Council took action to provide free parking during the following times to support downtown commerce, beginning Thanksgiving Day:
 - One free hour for all users in the parking structures until June 30, 2025
 - Free parking in structures on Sundays until June 30, 2025
 - Free on-street and structure parking on December 1, 2023, between 6 PM to midnight during the annual holiday parade.
- Ordinance was passed to allow for electric vehicle charging at City park parking lots at any time of day.
- The division continued to assist with the Safe Parking Program, located at Railroad Square until the program concluded in the fall of 2023.
- The division continued modernization efforts, upgrading several multi-space pay-stations.
- 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.

Major City Goals for FY 2023-25:

Climate Action, Open Space & 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.

Diversity, Equity, and 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

Economic Resiliency, Cultural Vitality and Fiscal Sustainability - In collaboration with local partners, implement initiatives that reinforce a thriving and sustainable local economy, support a diverse, inclusive, and vibrant community, preserve arts and culture, and ensure fiscally responsible and sustainable city operations.

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.

Safety Services

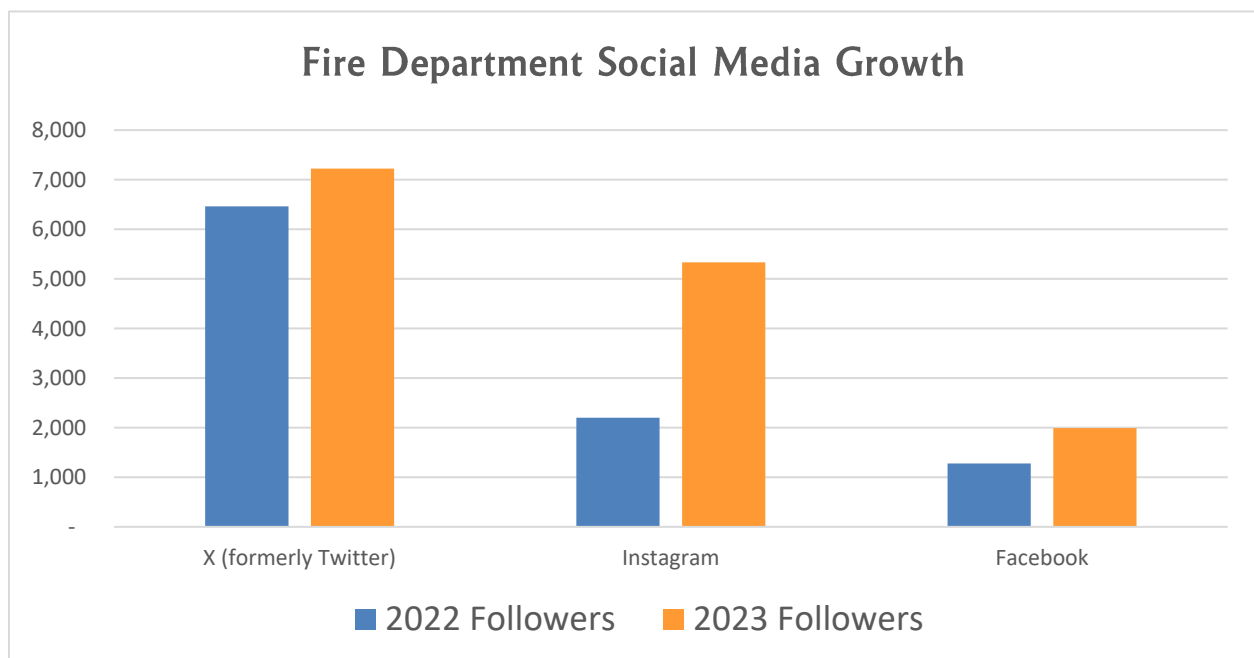
Fire Department

Climate Adaptation and Safety Element Policy OP-7.1 states that there should be adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2023 to meet this policy and have highlighted some of them below.

Administration

Public Information: SLOFD continued to increase Public Information services in 2023 by expanding the Department’s communication through increased social media presence and activity, utilizing an updated and comprehensive social media calendar which was integrated into the City’s master communications calendar, 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 2023, the department’s Instagram account saw a 142% percent increase in followers. Per Instagram analytics and insights, nearly 50% of the department’s followers are local residents. Additionally, two extensive public outreach campaigns were conducted in 2023 to promote Wildfire Readiness Night in the summer and Community Flood Readiness night in the fall.

Figure 3 - Fire Department Social Media Platform Growth 2023



Source: SLO Fire Department, 2023

Operations

Emergency Response: In 2023, SLOFD responded to 7,428 incidents from four strategically placed fire stations throughout the city. This number is 3.73 percent higher than 2022. 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 the mental health and wellbeing of department personnel.

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. The city's 2023 safety element references the fire department's master plan objective to respond to all lights and sirens emergencies within 4 minutes or less 90% of the time. New ImageTrend Continuum software deployed in 2023 has allowed the fire department to further study its response times using key performance indicator dashboards and special study analysis on unique populations like students and the unhoused. The fire department plans to join the County of San Luis Obispo's patient care reporting system in 2024, unifying most emergency medical service providers in the county on a common platform. The fire department deployed field fire inspection data collection tools in 2023 using new software that combines fire reporting with fire inspections.

Open Space Rescue Operations: In 2023, 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. Members of the USAR Team receive specialized training in complex and technical rescue operations and also take part in the San Luis Obispo County Regional USAR Team. In January of 2024, the department will be expanding the USAR Team from six members to nine. This will increase the likelihood that



Open Space Rescue and Expanded Technical Rescue Team

multiple USAR specialists will be on duty on any given day, thereby increasing the department's level of operational readiness. The Fire Department, along with its USAR Team members, responded to 16 technical rescues and medical emergencies in open space areas in and around the city during 2023. Among the significant incidents were rescues on Madonna Mountain, Bishop Peak, Irish Hills, Cal Poly, and Reservoir Canyon.

The Fire Department's open space rescue programs continue to develop. Many of the open space rescues, especially in the area of Bishop Peak, require the use of a helicopter to locate, access, and transport victims. The department works closely and trains frequently with the California

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Highway Patrol, which operates the rescue helicopter in this county. In addition to the cooperation with CHP for air resources, two key contributors to the continued success of the fire department's open space rescue program 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, Case Worker – Scott Giem

Mobile Crisis Unit: The Mobile Crisis Unit (MCU) continues to operate in the community and provides response to behavioral health incidents in both a proactive and reactive manner. The 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 fire department EMT or 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 fire department EMT or 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 integrate into a regional program overseen by SLO County Mental Health Services Department.

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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. In 2023, the MCU responded to a total of 265 calls for service and 3285 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 56 times. Working with fellow stakeholders, the MCU Team was able to facilitate the reunification of 91 individuals with their family, friends, or other out-of-area support networks.

Training

CASE Program OP-7.18 "Staff Training" 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 49 sworn positions and 12.5 non-sworn positions for a total of 57.5 full-time employees.

Fire Department employees logged nearly 24,000 hours of training in 2023. Employees who are eligible to participate in the Joint Apprenticeship Committee (JAC) registered a total of 16,298.25 hours in 2023. JAC provides reimbursable funds back to the department. The JAC training resulted in over \$36,000 in funds returned to the department in 2023, a \$8,000 increase from 2022. 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. The department has also reached an Instructional Service Agreement (ISA) with Allan Hancock College, which allows the department to receive compensation for the training of personnel that do not qualify for the JAC program.

Non-sworn employees attended several key trainings to maintain levels appropriate for their tasks and responsibilities in 2023. 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 certification training. Our Fire Mechanic staff attending training to maintain their certifications and also to learn about new technologies in fire apparatus, including electric fire apparatus, which are becoming more common across the nation. 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 continues to adapt this program to additional types of emergencies, applying it to multi-family residential fires, commercial fires, and wildland fires.

During 2023, the training division successfully hosted multiple courses through State Fire Training, including Haz Mat IC, S-215, Company Officer 2A, Company Officer 2B, Company Officer 2C courses in 2023. By hosting classes, the department was able provide employees with 27 Ca State Fire Marshall certificates. Hosting classes for succession planning in the Captain rank help

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the training division provide \$90,269 worth of training for only \$4,510. The Training Division was able to offset that cost by generating \$6,790 in registration fees from students from outside agencies.

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. To date in 2023 total comp time hours lost is 7,277. 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.

The Training Captain also manages the fire intern program. In 2023, the Fire Department employed three interns, sponsoring one intern through a Firefighter 1 academy at Allan Hancock College. The Fire Intern Program has assisted staff with the firefighter recruit academy, special projects, administrative duties, public education, facility maintenance, and station logistical support.

Interagency Training: The Training Division coordinated joint training with inter and intra-departmental entities, preparing our employees for all types of emergencies. Those included:

- Active Shooter Training with SLOPD - Laguna Middle School
- County WUI Drill - Camp Roberts (prepares members on how to respond to wildland emergencies in urban areas)
- County Impact Burn - Prepares members to utilize fire to assist with control and containment of large wildland fires.
- Confined Space - Joint training with wastewater on response to emergencies at lift stations throughout the city
- Open Space Rescue - Joint training with the county USAR team on responses to the poly canyon open space area. Conducted specialized training with CHP helicopter H70 on extracting victims from remote open space locations.

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- Cal Poly - Conducted training at Cal Poly on fire suppression and rescue at dormitory style residences. Simulated training smoke was used to help train crews on understanding how to search dormitory or student type residences.

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. SLOFD completed one academy in 2023, training seven firefighters and firefighter/ paramedics to deliver exceptional service to the community.

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 2023 the WFI team once again 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 at no cost to the fire department.

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, are following our program to 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 of the ICS system, minimum training standards, qualification, and experience requirements when assigned to wildland/urban interface incidents. To achieve these standards and qualifications, personnel must meet the minimum requirements for each ICS position they choose to work in. The minimum qualifications require prospective candidates for each ICS position to take multiple week-long classes. They then fill out an application that includes certifications from the required classes, experience level, and a letter of support from their perspective fire department. This application is then sent to the CICCIS committee for review and approval to become a trainee in the position. Then they are required to open a task book. The task book involves going out on all hazard incidents as a trainee assigned to a trainer. They are then taught and evaluated on specific aspects of the position by the trainer. This requirement often takes two or more years and multiple assignments on incidents. Once the task book is complete, all the documentation is submitted to the CICCIS committee for review and final approval to work in the position. These expanded roles allow for a greater depth of knowledge and qualification that further improves personnel capabilities. This process provides a benefit for the individual and each department the individual works for. By being qualified to work in different ICS positions, the individual can then work in these positions both out of the area and in their department in the event an incident occurs within the city they work for.

Emergency Management

Climate Adaptation & Safety Element (CASE) Policy OP-7.1, Emergency Preparedness and Response ensures that that City and all relevant City departments have adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2023 to meet this policy and have highlighted some of them below.

Coordinated Emergency Planning & Training: Safety Element Program OP-7.15 states that the City will work within the Standardized Emergency Management System (SEMS), an emergency response and coordination system used throughout California, the National Incident Management System (NIMS), and the National Response Framework (NRF). Additionally, the City will participate in periodic disaster-response drills, on a regional basis with all involved jurisdictions and involving the news media. CASE Program OP-7.18 states that the City will conduct disaster-City Operations and Emergency Services response exercises for the types of non-nuclear disasters discussed in the CASE, coordinated with participation in required, periodic nuclear-disaster response training exercises. All public employees in the State of California are considered Disaster Service Workers (DSW) and as such the city will train all employees to ensure basic understanding of DSW responsibilities, the Standardized Emergency Management System, National Incident Management System, and the Incident Command System.

In 2023, the City's Emergency Manager ensured the Fire Department maintained the ability to effectively manage the City's emergency management program which includes emergency

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planning, training, staff preparedness, community preparedness, and hazard mitigation project support.

The Fire Department continued coordination with every City department to ensure all employees, including City Council members, 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. In 2023, the City rolled out a new required SEMS course for all employees, "G-606, an introduction to SEMS" which was identified as a training need after consultation with state and federal training partners. All City employees are required to take a combination of IS-100, IS-700, and G-606, to prepare to be a disaster service worker during an emergency or disaster. Additionally, other employees are required to take IS-200, IS-800, and IS-908 based in their likely role during emergencies. 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 2024 with general disaster service worker training.

City Staff activated the Emergency Operations Center three times in 2023, thus implementing the Emergency Operations Plan (EOP). Pursuant to state regulations for proclaimed emergencies, staff conducted thorough after-action reviews of the activations and developed corresponding action plans for remediation of identified gaps. The EOP was revised where necessary and policy and procedures across the city were amended to fill observed gaps in EOC performance and response.

The EOP is in place to describe the City of San Luis Obispo policies and concept of operations for responding to major emergencies or disasters that could affect the health, safety, and property of the public within the City of San Luis Obispo and exceeds the capabilities of day-to-day city operations. The EOP 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: CASE Program MH-1.10 states that the city will work with community organizations to educate individuals and households about strategies to increase preparedness for emergency events and climate-related impacts. In 2023, the Fire Department offered several public events to improve disaster and emergency readiness including wildfire readiness night, community flood readiness night, the fire department's annual Fire Prevention Week Open House, and a Parks & Recreation Monday Meet Up event.



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 CASE 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. The city is required to maintain a current HMP, which must be updated every five years and in 2023 signed a letter of commitment to participate in the 2025 MHP Update with the County of San Luis Obispo. 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.

Program FI-5.12 of the CASE states that the City should Continue to implement the City’s Community Wildfire Protection Plan (CWPP) to reduce wildfire risk in the City’s wildland-urban interface including implementation of the CWPP Tactical Policy Measures which focus on the four key policy areas of community education, fuels management, planning, and emergency response preparedness on an ongoing basis. As part of hazard mitigation, SLOFD finalized the City’s first Community Wildfire Protection Plan (CWPP) in July of 2019 . 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.

Staff utilized the plan to act in 2023, 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 a Wildfire Readiness Night held in June. The Fire Department also coordinated with the Office of Sustainability and Natural Resources and Parks & Recreation Ranger Service to conduct fuel reduction efforts along San Luis Obispo Creek, the Irish Hills Open Space, San Luis Drive, and Cerro San Luis Open Space.

Per Program FI-5.12, the CWPP is scheduled to be updated in 2024. Staff will be working with partners at the San Luis Obispo Fire Safe Council to accomplish this effort in the new year.

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 \$350,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau completed 545 inspections of apartments, hotels, and fraternity/sorority houses in 2023.

Fire and Life Safety Inspections: SLOFD completed 1,328 fire and life safety inspections for businesses in 2023. Of this inspection total, Fire Prevention Bureau staff completed xxx inspections of schools (3), hospitals (2) day care centers (12) and assisted living centers (4), and large public assembly occupancies (43). 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 1,200-1,300 qualifying businesses, only about 30 chose to participate in 2023. Additional resources may be necessary to effectively follow up on these inspections to increase participation.



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 233 facility inspections in 2023. This program generated approximately \$217,000 in revenue in fiscal year 2022-2023.

Vegetation Management: With the addition of a half-time fire inspector the Fire Prevention Bureau was able to take a proactive role in Weed Abatement. The Bureau mailed out 75 courtesy letters to property owners with a history of enforcement. Due to the early notification only two dozen required follow up enforcement, leading to compliance within 30 days. The Fire Department continued to support Natural Resources and Parks and Recreation Ranger Service in the fuel reduction projects in City-owned Open Space and creek corridors. In 2023, City staff continued along the Bob Jones Bike Trail and San Luis Obispo Creek between Prado Road and Los Osos Valley Road, San Luis Drive, removing dead and down material from the creek as well as

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removing smaller vegetation creating a shaded fuel break along the creek corridor behind the Water Resource Recovery Facility and nearby critical facilities. Additionally, fuel reductions efforts were continued in the Bowden Ranch Open Space, Cerro San Luis Natural Reserve with staff support from Ranger Service's Open Space Technicians (supplemental staff positions) and help from the California Conservation Corps crews. One particularly impactful project in 2023 was the removal of invasive Arundo plants, similar to bamboo, in San Luis Obispo Creek west of Los Osos Valley Road. Arundo is a highly invasive species that presents both a hazardous fire and flood threat, and negatively impacts the natural ecosystem.

In 2023, the Fire Department also worked closely with the County Fire Safe Council to support future vegetation management projects into 2024 including both planning and fuel reduction projects to help reduce the wildfire threat surrounding the city with a large focus on the Irish Hills, Miossi Ranch, and Reservoir Canyon areas. Grants through the fire safe council were secured to fund hazardous tree removal throughout the city and grazing along San Luis Obispo and Prefumo creeks.

Critical Facilities Locations and Reducing Structural Hazards:

CASE Program OP-7.12 identifies City facilities necessary for community function and emergency response. Additionally, the program tasks the City with preventing the construction of new critical facilities from being located in specified flood zones, wildfire zones, earthquake faults, or other special designated zones. Where critical facilities are already located in these zones, the program tasks to identify, and when feasible, implement, mitigation strategies to limit the impacts of associated hazards. In 2022, staff attempted to implement 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 was paused due to staff time capacity within the Public Works department due to winter storm impacts and anticipated to be completed in early 2024. The majority of the sensors were installed in December 2023.



SafeHub Seismic Sensor

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 2023, the Police Department employed 61 sworn positions and 34 non-sworn positions, for a total of 95 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



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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 significant 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 2023 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 2023 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 is completed its draft of a new 5-year strategic plan to guide department-wide efforts for the future, with an expected adoption in January 2024.

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 2023 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.

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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 2023, the CAT team engaged with 408 individuals and made 258 treatment referrals to 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. In 2023, CAT facilitated 3 permanent housing placements and 6 family or agency reunifications for individuals experiencing homelessness and/or mental health crises.

The program has continued to grow and the relationships in the court system have proven very valuable. In 2023, the CAT team provided 4 Behavioral Health Trainings with approximately 100 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 plans to add another CAT officer when Transitions Mental Health Association is successful in hiring an additional social worker. It is the department's goal to have the new personnel in place as soon as possible.

Community Service Officers: The growth and rebranding of the Community Services Officer (CSO) program formerly known as Field Service Technician (FST), was a strategic expansion aimed to triple the program's capacity and enhance our commitment to the downtown core's well-being along with the rest of the city. With this, the CSO program has played a pivotal role in delivering personalized services to our business community, residents, and visitors.

The primary objective of CSOs is to address quality-of-life issues efficiently. These non-sworn officers promptly respond to non-criminal and criminal infractions, including but not limited to drinking, smoking, noise disturbances, blocking the right of way, and minor disturbances of the peace.

This year, the CSO program has demonstrated a significant impact and success in addressing crime and quality-of-life issues. CSOs have effectively responded to infractions, and misdemeanors contributing to a safer and more harmonious downtown environment. Their presence has been felt through their rapid resolution of incidents.

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Community Service Officers have actively engaged in building effective partnerships with various community stakeholders. This collaborative approach not only fostered a sense of community but also enabled sworn Police Officers to concentrate on more serious calls for service. The CSO team is a visible presence in the community, utilizing a range of patrol tactics, including bikes, vehicles, and predominantly, foot patrols. The CSOs have proven to be a force multiplier for the Police Department and the strategic allocation of these resources has improved overall service delivery to the community, offering assistance in a shorter timeframe.

The success witnessed over the past year in the expanded CSO program represents a significant step towards creating a safer, more vibrant downtown community. This initiative has strengthened the bond between law enforcement and the community, fostering a collaborative and secure environment for everyone.

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. 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
- Abandoned Shopping Carts
- 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 2023, Code Enforcement staff responded to 978 requests for investigation, a 55% increase over the previous calendar year. In total, 73 Neighborhood Preservation cases and 155 additional Code Enforcement cases were opened, resulting in a total of 228 Code Enforcement Cases as shown below in **Table 15**.

Table 15 - Code Enforcement Statistics, 2017-2023

	2017	2018	2019	2020	2021	2022	2023
Requests for Investigation	566	612	528	450	460	628	978
COVID-19 Related Calls	-	-	-	723	109	-	-
Code Enforcement & Safe Housing Cases Opened	221	240	273	143	153	223	155
Neighborhood Preservation Cases opened	732	574	658	556	518	365	73

Source: Community Development Department, 2023

In 2023, the development of the Safe Housing Outreach and Education program was placed on hold due to staffing shortages. With the successful recruitment of a Code Enforcement Technician II in December of 2023, focus can be redirected on program development and implementation related to education and outreach. 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.

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 2023, SNAP responded to 648 noise complaints in the neighborhoods and issued 376 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 2023 issued 2299 citations (no permit, fire lanes, blocking hydrants, parking in disabled spaces without placard, etc.).

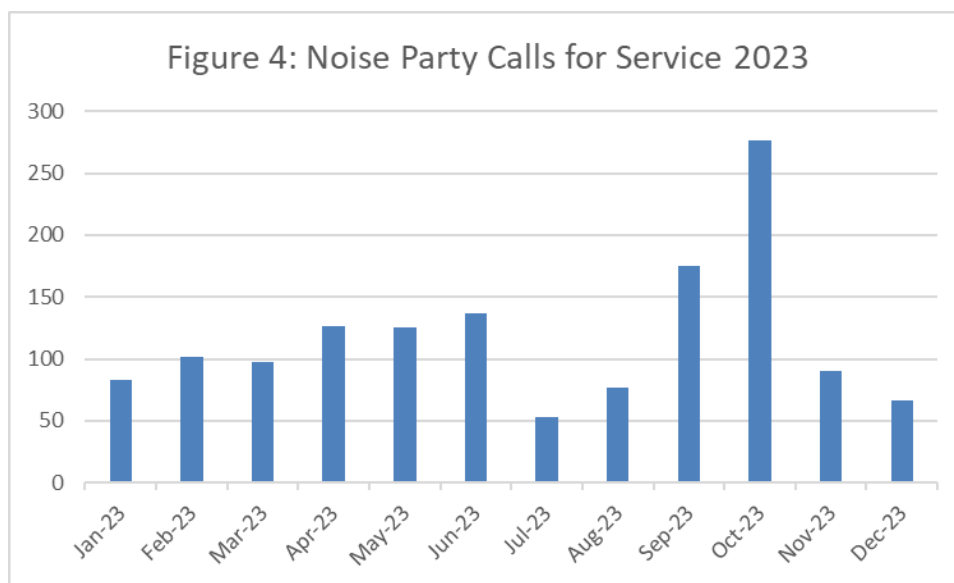
In response to the need for non-adversarial processes that address community conflicts, the City of San Luis Obispo, Cal Poly, Cuesta College, and Creative Mediation, a local non-profit, developed the SLO Solutions Program in 2004 to offer free conflict resolution and mediation to City residents. SLO Solutions served 958 residents in 2023, an 18% increase from 2022. In addition to the number of residents served, Creative Mediation increased marketing and outreach to residents and students by distributing and posting 475 flyers in locations across SLO City, Cal Poly, and Cuesta, including campus spaces, businesses, and off-campus housing complexes. SLO Solutions information was also distributed in move-in packets for new residents of The SLO and Mustang Village, a practice that will continue with each new resident moving forward. To support these outreach and marketing efforts, Creative Mediation hosted two Cal Poly interns as SLO Solutions Ambassadors who continued to explore new ways for students and residents to engage in services.

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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 minute20-minute warning for the party to quiet down. In 2023, 480 party registration applications were received, 339 applications approved, 49 warning calls were made, and 5 citations issued to party hosts that did not heed their warning call.

Figure 4 - Monthly Noise Party Calls for Service, 2023



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 2023-2025 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 2023 include:

1. The City continues to implement measures identified in the Miossi Open Space Conservation for this 266-acre property that was purchased in 2018. The acquisition protected 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 have been implementing the necessary steps to steward the property for natural resources protection and for compatible passive recreational uses. The core network of the Miossi 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 Miossi Open Space to Poly Canyon Road, thereby greatly improving overall trail connectivity in the area, as well as providing opportunities for student research. Invasive species control efforts were implemented in 2023, as well as erosion and storm damage repairs. Additional trails identified in the conservation plan are anticipated in 2024 as part of the Major City Goal work program.



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. The Righetti Hill Open Space Conservation Plan was adopted by Council in 2023 and phase one of the trail system and trailhead work was also 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. City Farm SLO was awarded a \$200,000 grant from the California Farmland Conservancy Program for site access improvements and enhancements along Prefumo Creek; the City will further augment this effort with in-kind services and additional funding as part of the Major City Goal work program.

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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 and neighborhood parks in support of the Mayor’s Monarch Pledge; a partnership with the National Wildlife Federation.

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. Staff continue to monitor and measure these efforts, and also anticipate additional funding through the California Wildlife Conservation Board and Point Blue Conservation Science to implement additional measures in 2024.

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 to implement 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, Bowden

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Ranch and Islay Creek 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

The Parks and Recreation Department continued to revise and expand programming to support of objectives associated to the Parks and Recreation Blueprint for the Future (Element and General Plan), Major City Goals and Local Revenue Measure G. Throughout 2023, the Parks and Recreation Department offered new and expanded programs and activities in areas of senior programming, youth activities, and family-friendly community events in order to best serve the community. Along with the growth of program offerings, it is important to note that Parks and Recreation continued to face an ongoing shortage of supplemental and frontline staff, at times impacting program hours, specifically with Youth Services and Aquatics. 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 (SLCUSD) to meet the needs of the community. The Youth Sports and Activity Clinics have continued to expand to provide a wider variety of sports and fitness activities in 2023. Clinics included: pickleball, soccer, basketball, and volleyball, serving over 180 youth athletes. Staff also provided two and a half weeks of full day sports camps during the summer, with over 100 youth participants.

The Sports Division continued the long-standing San Francisco Junior Giants summer program (baseball and softball) with over 230 children and over 30 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 focused lessons to build resiliency, including: education, teamwork, confidence, leadership, and integrity. Parks and Recreation Department continued their partnership with the San Luis Obispo County YMCA for the winter youth basketball league with over 650 children enrolled to form the 65-team program. The spring Futsal program was the second of these partnership leagues with over 250 children participating.



Parks and Rec Youth Sports Clinic

Adult Sports: Adult recreational sports continue to provide the community with 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 partnerships with Central Coast Soccer and the SLO Pickleball Club for affordable pickleball lessons.

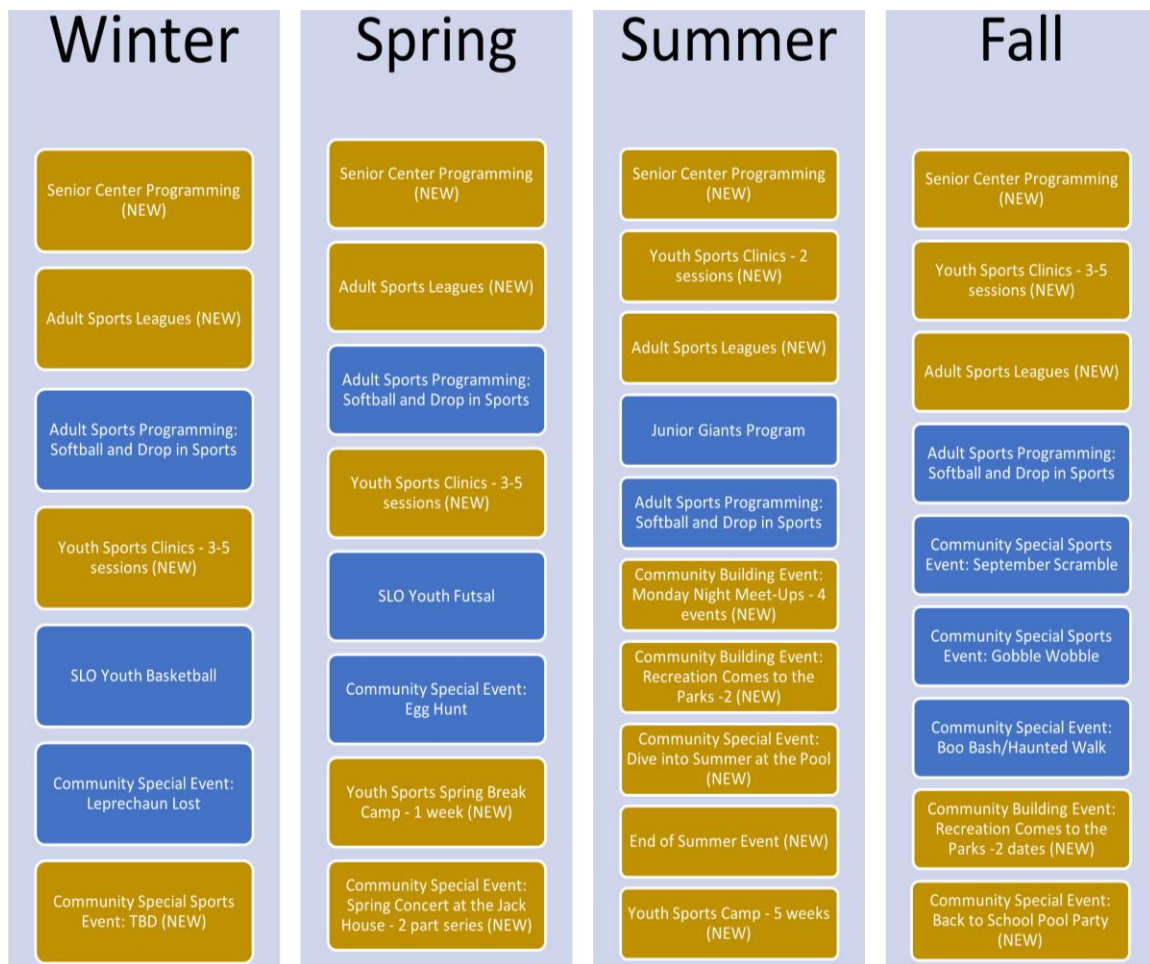
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Parks and Recreation staff manage the popular year-round softball leagues which annually encompass three seasons averaging 160 teams in 2023 with over 2400 rostered players. Senior sports activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity with the total number of participants playing on a regular 7-days a week basis steadily increasing.



Softball league Champions

Community Building Programs: The Department continued to revise and expand activities for the community to connect and enjoy all that San Luis Obispo has to offer. 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*

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Throughout 2023, Staff coordinated popular community events such as the Leprechaun Lost event at Farmer’s Market in March, the Spring Fling and Egg Hunt at Meadow Park, the Jack House Spring Concert series, and summer “Monday Meet-Up” days (including music, food trucks, games). The extremely popular fall events were the September Scramble with over 600 participants, as well as the October Boo Bash with a movie and haunted house that experienced record attendance over nearly 800 community members.



Leprechaun Lost at Farmer’s Market

Contract Classes: The City’s external instructor partners provide a range of classes for youth and adults. Parks and Recreation staff coordinated 285 classes with 960 registered participants for courses related to art, dance, fitness, financial planning, and even surfing.

Community Gardens: The five Community Gardens in the City continued to thrive with the support 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 in fall 2022. Past gardeners will have first priority in plot placements when the park opens.

SLO Skate Park: The Skate Park remained an extremely popular location for the community to actively utilize from beginners to experts at both the skate park and roller rink. 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 2023, the City participated in the popular SLO County Monster Skate Program which rotates throughout the County and finalizes with the end of season event at the SLO Skate Park in May.



SLO Skate Park

SLO Senior Center:

This was the first full-year of Department support to the Senior Executive Board with a 20-hour per week full-time Coordinator. With the commitment of additional staff support, the City contributed towards trips coordinated by the Senior Center Board, including a trip to the Solvang. In 2023, staff coordinated new programs for Seniors including a walking group, hiking group, “Around the Town” staff led tours, a summer ‘Olympic activity’ and BBQ, a “Pet Week” with community partners, weekly family trivia nights in the summer, and finally a Winter 1950’s

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themed sock hop dance... 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: At the end of 2022, the Jack House Committee was incorporated into the responsibility and oversight to the Parks and Recreation Commission (PRC). With both PRC and City Council support, this decision has provided more support for the Jack House docent program (comprised of volunteers). In addition, the City's newly hired Volunteer Coordinator, in coordination with the Community Services division, contributed to growth and development of Jack House Docent programming, events, and recruitment strategies enabling more activities to take place in 2023 and greater volunteer support. Jack House Docents conducted public tours one to two Sundays per month from May to December and held frequent special events like musical concerts and crafts for kids in the garden. Docent volunteers decorated the Jack House for the holidays and welcomed involvement from the SLO History Museum and a life-size model train on display for guests to operate from the Railroad Museum in the freshly cleared out Carriage House. Over 150 community members of all ages visited the Jack House over the holidays – a record and best year yet, according to a Docent volunteer who's been involved with the Jack House for over 45 years.

Youth Services

School Year Childcare: Childcare was offered before and after school to children enrolled in grades TK through 6th grade at their home school sites (except for 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 schoolyear.

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 directly for the costs of children attending during these program times.



Day Camp Field Trip

Summer and School Break Care: In 2023, Summer camp programming shifted again due to the school district's change in summer programming. The City provided two camp options: its traditional summer camp program, (Ultimate Day Camp, UDC) and a summer school option in partnership with SLCUSD (Summer Fun Day Camp, SFDC). UDC included seven weeks of full-day camp for about 75 children 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 offering, including twice a week trips to the SLO Swim Center. Numbers for this package-price program decreased in 2023 and numbers in the District's free summer school program increased. For SFDC, numbers increased as the City partnered with SLCUSD to provide before and after summer school care at two school sites. While this program was free for the children, the District paid the City directly for the services using ELOP funds, with closed to 250 children participating at two sites.

Other programs during the school year included: two Teacher Workday Camps, a week-long Spring Break Camp for school-aged youth, increased care hours during the district's early release days, as well as numerous onsite special events. The Division also held its second annual "Family Fest" in the winter where families made gingerbread houses and could participate in a silent auction for items donated by local businesses, with all proceeds going to Youth Scholarships.

Subsidized Childcare: The City continues to work with Community Action Partnership (CAPSLO) and Childcare 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 2023, 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 2023, 15 children received a total of \$4,050 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.

Childcare Staff: All Youth Services programs are made possible with the work of up to 70 supplemental staff, ranging from entry level Childcare Aidesides to Childcare Head Teachers and full time Site Directors. Staff turnover since Fall 2022 has resulted in 43 part-time staff hired during the year and 40 staff separations. Each time a supplemental staff is onboarded, the Youth Services Administrative team and Parks and Recreation administrative staff spend a total of 60 hours per employee in onboarding and training.

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

With a new City-wide Volunteer Coordinator hired in January of 2023, the Department worked on building back a community volunteer base that was lost during the pandemic, setting eyes on building a strong programmatic foundation and system infrastructure. Volunteers support the advancement of City projects and Major City Goals, working alongside staff on a regular basis or for single-day events. Community members and



Volunteers at the Emerson Park Garden Work Day

affiliate partners volunteered for Ranger Service workdays, community garden service days, creek and park cleanups, and at Parks and Recreation annual family-fun events like September Scramble, Leprechaun Lost and Boo Bash. Partnerships between the City and Cal Poly, Cuesta, local non-profits, and faith-based organizations continued to strengthen with broader volunteer engagement. To support volunteer activity, the Department launched the first-ever volunteer portal *Engage SLO* attached to the City's main website that enables the public to view and respond to volunteer opportunities and log hours – as an individual or a group. On the backend, staff are provided the opportunity to learn a new content management system, run easy and accurate volunteer reports, and market and manage volunteer opportunities with the City. The system has increased staff's ability to recruit, retain, and sustain a skilled and known volunteer base to deploy for future needs. In 2023, 107 new volunteers enrolled into the system, for a total of 130 volunteers. Hours began to be tracked in July of 2023 with the new system and in the six-month period, almost 2,000 hours of service were tracked.

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.

Open Space Maintenance

Ranger Service had an exciting 2023 with creating new trails and continued to provide educational and recreational opportunities to the community of San Luis Obispo. The City's 4,050 acres of designated open space and 66+ 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

The City's Ranger Service staffing model continued to evolve with the approval for a pilot skill-based pay format for the FTE positions. 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, as well as conducted three Junior Ranger Camps this year. In 2023, 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. Dedicated community volunteers worked hand in hand with Ranger staff in trail maintenance projects at Bishop Peak, Irish Hills within the City's open space trail network.

The popular Winter Evening Access (WEA) Program at Cerro San Luis Natural Reserve which allows for extended evening hours of use for passive recreational purposes along approximately 4.9 miles of City managed trails 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.

North Broad Street Neighborhood Park

The long-awaited park project was approved for construction financing in the fall of 2023 and broke ground in December 2023. As the original location served as a community garden, the new park project incorporates a portion of the park to remain to be used as a community garden. The project will include 18 garden plots (6 that are ADA accessible), playground that includes a rope net climber, seating tables, walking paths with lighting, shade structure, and grass areas. The project is anticipated to be completed in late spring 2024.



Orcutt Area Parks (Righetti Park System)

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. The design process continued throughout 2023 for the comprehensive three-park system with an in-person community workshop held in April accompanied with a community wide on-line survey. The Parks and Recreation Commission approved the final concept plans in summer, along with Staff working directly with RRM Design on the construction documents. It is anticipated that the final construction documents will be completed in late spring 2024. The proposed parks in this area include a comprehensive community park, a linear park, a pocket park, as well as a formal trail junction. The recreation amenities of the parks are in support of the Parks and Recreation Blueprint for the Future (General Plan and Element), including pickleball and tennis courts, basketball courts, multi-age playground, restrooms, athletic turf fields, a dog park, bike park, and community gardens.



SLO Swim Center

In 2023, the popular SLO Swim Center continued to provide a range of community focused aquatic opportunities including lap swimming, recreational swimming, group and private swim lessons for all ages, aquatic fitness classes, SCUBA, and a variety of programs specifically for the warm water pool. In Summer 2023, the Swim Center offered extended recreational swim times, as well as the popular Super Rec Saturdays in July and August. The Super Rec Saturdays featured the inflatable obstacle course, family focused themed activities with attendance for each Super Rec Saturday averaging between 500 and 800 persons. Additionally, this summer staff partnered with the SLO Seahawks to operate a snack bar during each event. . While the Swim Center continues to experience a lifeguard staffing shortage based on a nation-wide lifeguard shortage, management were able to hire and train just enough staff to minimize program and facility reductions with only a couple weeks in October being impacted by reduced program hours. Recruitment and retention efforts were expanded to traditional hours of operation for Spring and Summer. The SLO Swim Center currently serves as the lifeguard training hub for the county of San Luis Obispo as the Aquatic Coordinator is the regional Instructor Trainer for the Red Cross courses. This is a prestigious luxury for a City staff member to have this level of certification and allows the SLO Swim Center to be a focal point for water safety within our region. .



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 aging irrigation requiring additional maintenance resources and facility impacts, as well as increased water costs. The Pro Shop facility remained closed due to major flooding from a significant winter storm in December 2021. Golf Operations continues to take place in a temporary on-site trailer to support golf reservations, rentals, and merchandise sales. During 2023, the Pro Shop facility was mitigated for mold and staff are in the process of creating an RFP for an architectural contracting service for internal design with a forecast for the project to be complete in 2025.



Laguna Lake Golf Course Concessionaire

The winter 2023 storms impacted the golf course with a total of 53 closure dates during January and March. The storms created a significant safety hazard for the pedestrian wooden bridge due to the creek embankments being compromised. The bridge connects holes 1 and 2. Staff were able to modify the course to provide alternate access to resume play for golfers. Staff continue to implement community programming at the golf course, including driving range and pitching area upgrades, golf lessons, middle school classes, Cal Poly kinesiology classes, free youth golf clinics, as well as hosting special events such as September Scramble and a cross country youth competition.

Public Art Program

The City Public Art Program plays a key role within our community and supports the Major City Goals of Diversity, Equity, and Inclusion (DEI) and Economic Development. In 2023, the Public Art program continued to thrive through collaborations with local community groups such as the San Luis Obispo Museum of Art, SLO Arts Council, and local artists. An updated community partnership agreement was established for an additional two-year contract with San Luis Obispo Museum of Art (SLOMA) for art installations throughout Downtown and for major CIP projects such as the new roadway roundabouts.



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In April of 2023, SLOMA staff worked with City staff for the year-long installation of Adam Parker Smith’s “David” in the Mission Plaza lawn area. This sculpture features a rendition of Gian Lorenzo Bernini’s 17th century sculpture of David.

With continued commercial and residential development, City staff supported 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 artists to repair the “Ironroad Pioneers” sculpture located in the Railroad district. In addition to maintenance and installation, staff updated the online inventory and created a web application to map and story-tell about City-owned artwork resulting in an “art walk” program.

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 2023 General Plan Annual Report summarizes progress made in 2023 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 2023 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 2023-2025 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 2024 General Plan Annual Report.