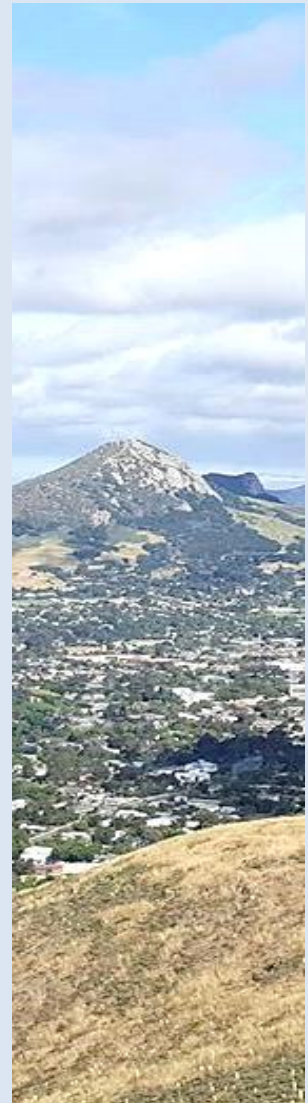


GENERAL PLAN ANNUAL REPORT



2018



www.slocity.org

Community Development Department

Our Mission Statement

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

Our Service Philosophy

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

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



Acknowledgements

City Council

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Aaron Gomez
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Erica A. Stewart

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The 2018 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by the City Council. The Community Development Department's Long-range Planning Division often takes the lead for staff work involving the General Plan. However, all City departments and advisory bodies are involved in General Plan implementation and have contributed to the 2018 General Plan Annual Report.

general plan annual report 2018

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Introduction

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

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

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

Background

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

Geographic Comprehensiveness: The general plan must cover all of the territory within the jurisdiction’s boundaries.

Regionalism: The general plan must take into account regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.

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 of the general plan elements must be internally consistent. Each element’s data, analyses, goals, policies and programs must be consistent and complement one another. This includes consistency with area plans and specific plans.

Long-Term Perspective: The general plan must address the welfare of current and future generations, although the time-frames may vary among the different elements. The Housing Element, for instance, must be updated every five to eight years.

City of San Luis Obispo General Plan Elements

Land Use
*Update Adopted
December 2014*

Circulation
*Update Adopted
December 2014*

Housing
*Update Adopted January
2015*

Conservation and
Open Space
Revised 2014

Safety
Revised 2012

Parks and Recreation
Adopted 2001

Water and Wastewater
Revised 2018

Noise
Adopted 1996

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State law says 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.

General Plan Element Updates

Parks and Recreation Element Update

In 2018, the City Parks and Recreation and Community Development Departments engaged consultant services, WRT, for the purposes of the Parks and Recreation Element and Master Plan Update. The Parks and Recreation Commission (PRC) is serving as the primary advisory body for this work effort.

The purpose of the update of the City's Parks and Recreation Element and Master Plan is to address current and future needs for the City of San Luis Obispo's parks, recreation facilities, programs and services consistent with the objectives outlined in the adopted 2017-2019 financial plan. The program of work will include a Community Needs Assessment, illustrative maps, and a prioritized action plan to ensure the most effective use of future community resources. The public will be engaged in a positive and creative way so that the results are representative of community values, desires, and needs.

The foundational stages of the Project Plan were initiated by conducting extensive initial community outreach pursuant to the approved Community Engagement Plan and as summarized in the Community Needs Assessment Engagement Memorandum approved by the PRC in December 2018. In addition, the results from the statistical survey conducted by ETC Institute are available for review in the Needs Assessment Survey Findings Report.

Water and Wastewater Management Element Update

On May 15, 2018 the City Council approved an update to the Water and Wastewater Management Element. The primary focus of the update was to provide updated water supply information from the City's safe annual yield model. Other components of the update include text amendments to background sections related to the Sustainable Groundwater Management Act, and the adoption of the *Recycled Water Master Plan* in 2017. Related to the provision of wastewater service, the update provided background information on flow monitoring, inflow and infiltration, the 2016 *Wastewater Collection System Infrastructure Renewal Strategy*, and the addition of a map identifying capacity constrained areas in the City's wastewater collection system. No policy changes were included as part of the update.

The 2017-19 Council Goals were formulated following extensive community outreach:

Housing – Facilitate increased production of all housing types designed to be economically accessible to the area workforce and low and very low-income residents, through increased density and proximity to transportation corridors in alignment with the *Climate Action Plan*.

Multi-Modal Transportation – Prioritize implementation of the *Bicycle Master Plan*, *pedestrian safety*, and the *Short-Range Transit Plan*.

Climate Action – Implement *Climate Action Plan*, assess requirements to achieve a “net-zero carbon City” target, and implement cost-effective measures, including implementation of a *Sustainability Coordinator* and formation of a *Green Team*.

Fiscal Sustainability and Responsibility - Continue to implement the City's *Fiscal Responsibility Philosophy* with a focus on economic development and responsiveness, unfunded liabilities, and infrastructure financing.

Community Development Department

Customer Service and Process Improvements

In 2018, the Community Development Department continued to monitor and improve procedures to ensure the utmost level of efficiency and customer service. In response, the Department launched the following programs throughout the year:

InfoSLO: The City launched InfoSLO in 2018 that is an easy-to-use portal that allows members of the public to search for a variety of information on properties citywide. InfoSLO allows you to search for parcel history including permits, plan cases, inspections and code cases. Parcels can be searched by address or Assessor's Parcel Number, or by an interactive map to browse parcel information across the City.

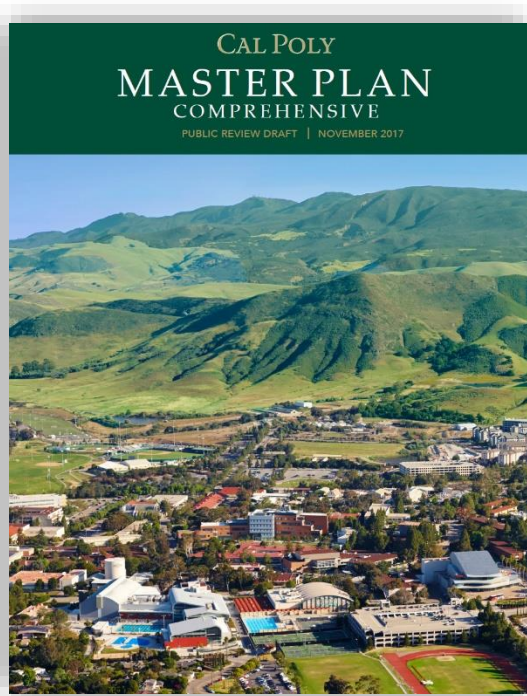
Advisory Body Review: The 2018 Zoning Regulations Comprehensive Update provided process improvements for advisory body review; Planning Commission, Architectural Review Commission, Cultural Heritage Committee. The decisions of the advisory bodies will be forwarded in the form of a recommendation to the Planning Commission or Community Development Director, depending upon the project tier. These process changes are anticipated to increase review efficiency by reducing the number of multiple discretionary decisions and appeals for a single project.

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 2018 and coordinated with other agencies on General Plan priorities. Some examples include:

County of SLO: City staff provided comments on several projects proposed in the County including a proposed rezone and subdivision, replacement communications tower on Mount Lowe, State Route 227 Mitigation Fee Program, County Housing Initiatives package, and a proposal for hillside development east of Johnson Avenue.

San Luis Obispo Council of Governments: Throughout 2018, the San Luis Obispo Council of Governments (SLOCOG) continued the multi-year process to concurrently prepare the 2019 Regional Transportation Plan (RTP), the Sustainable Communities Strategy (SCS), and the Regional Housing Needs Allocation (RHNA). Throughout the Fall, the City continued to participate in SLOCOG's multi-jurisdictional Regional Housing Needs Allocation Working Group (RHNA WG), to assist with decision-making for the region's upcoming 2020-2028 Housing Element Update and corresponding RHNA objectives. The City's participation in this work effort will continue through 2019 and will ultimately set the stage for the Housing Element Update in 2020.



Cal Poly Master Plan 2035 & Slack and Grand Residential Neighborhood Project: After a Draft EIR for the project was published in 2017 for the Master Plan update and residential neighborhood project at Slack and Grand, City staff prepared a detailed comment letter that caused Cal Poly to reconsider its approach. The City DEIR comment letter noted significant concerns on the impacts of planned Master Plan update growth on City services, infrastructure, and potential fiscal impacts on City operations. Throughout 2018, Cal Poly has been continuing to meet with City staff to discuss its approach to re-evaluate impacts across key issue areas that were outlined in the City’s letter. City staff will continue to engage with Cal Poly to achieve a better outcome, consistent with the City Council’s policy direction for engagement in the Master Plan process.

The State Department of Transportation (Caltrans):

Progress continues with preliminary engineering and environmental review for the Prado Road/US 101 Interchange Project and Prado Road Bridge Replacement over San Luis Obispo Creek, with construction anticipated to begin for both projects in 2021.

Local Agency Formation Commission (LAFCO): In October 2018, the LAFCO Executive Commission took action to annex the 131-acre San Luis Ranch property (formerly known as Dalido Ranch) to the City of San Luis Obispo, following the City’s approval of the San Luis Ranch Specific Plan. The Specific Plan includes a mix of uses; residential, commercial, and hotel, while preserving substantial areas of open space and agriculture.

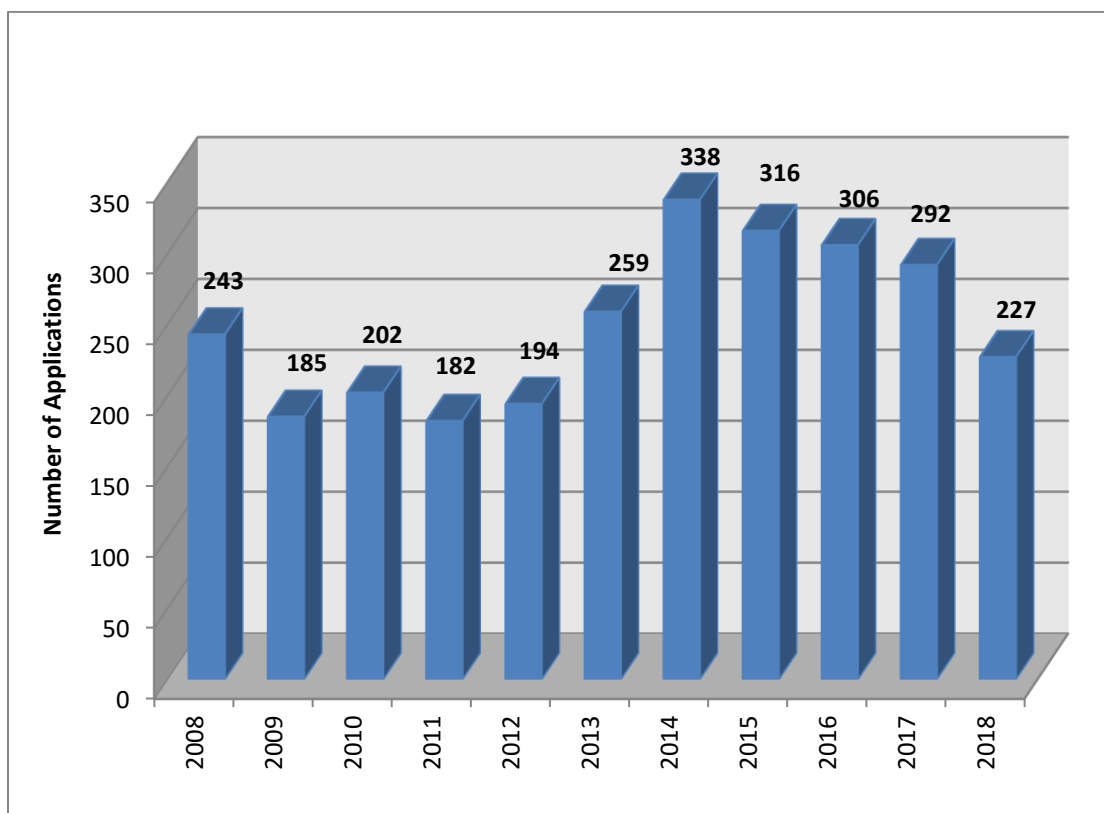
Planning and Building Activity

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

Yearly Planning Application Trends

Planning applications include use permits, architectural reviews, subdivisions, zoning amendments, specific plans and administrative actions. **Figure 1** below shows planning application totals since 2008. The figure shows the lows of the economic downturn and recovery since that time. On average, about 300 planning applications have been filed per year, for the last five years. The graph does not take into account the size or complexity of projects submitted.

Figure 1 - Total Planning Applications Received per Calendar Year



Source: Community Development Department, 2018

Building Permits and Plan Reviews

Building permits are issued for various projects ranging from the relatively simple (e.g. water heaters, window change outs, reroofing, etc.) to the more complex projects (e.g. additions and

new buildings). Plan reviews are typically required for the more complex projects where it is necessary to review proposed design documents for code compliance.

Table 1 - Building Permits Issued 2015-2018 Comparison

BUILDING PERMITS ISSUED	2018		2017		2016		2015	
	permits	units	permits	units	permits	units	permits	units
Single Family	159	159	105	105	55	42	151	157
Multi Family	19	135	10	44	11	51	16	75
Commercial	15	0	5	1	10	11	37	60
Public-New Buildings & Alterations	0	0	0	0	0	0	0	0
Residential Additions/Alterations	252	0	190	2	0	3	306	8
Commercial Additions/Alterations	129	0	82	0	150	3	186	5
Motel Rooms	1	113	0	0	0	183	0	0
TOTAL	575	407	392	152	568	293	696	305

Source: Community Development Department, 2018

Table 1 depicts the number of building permits issued over the past 4 years. In 2018, 178 permits were issued for single-family and multi-family projects, representing 294 residential units.

Table 2 - Building Division Project Statistics, 2015-2018 Comparison

PROJECT STATISTICS	2018	2017	2016	2015
Plan Check Applications Submitted	1468	1301	1273	935

Source: Community Development Department, 2018

Table 2 shows the number of plan check applications conducted by the Building Division over the last four years. Development activity remained strong in 2018, with a record high of Plan Check Application submittals, as compared to the previous four years, and are expected to remain strong throughout 2019. 2018 saw a marked increase in plan submittals due partly to the new developments of Righetti Ranch and West Creek beginning the construction phase of the projects.

Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. **Table 3** depicts the annual construction valuation over the past 4 years. The total valuation increased in 2018 from 2017 by \$42,356,637, which reflects the increased number of issued permits as displayed in Table 1 above.

Table 3 - Valuation of Construction, 2015-2018 Comparison

VALUATION OF CONSTRUCTION	2018	2017	2016	2015
Single Family	24,299,569	19,706,522	15,024,481	37,904,420
Multi Family	21,161,540	17,248,685	8,172,054	12,079,291
Commercial	20,430,385	6,248,150	51,109,620	16,159,822
Public-New Buildings & Alteration	0	0	0	0
Residential Additions/ Alterations	14,780,483	8,167,839	10,138,220	6,811,376
Commercial Additions/Alterations	19,815,863	6,760,007	17,572,763	17,473,806
Total Valuation	\$100,487,840	\$58,131,203	\$102, 017,138	\$90,429,815

Source: Community Development Department, 2018

Regional Housing Needs Allocation (RHNA) Progress

Quantified Objectives

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

Table 4 - Progress Towards Meeting Quantified Objectives (1/1/14 to 6/30/19)

Income Category (% of County Median Income)	Regional Housing Need Allocation						
	Single Family Units QO ²	Single Family Units Entitled ¹	Multi-family Units QO ²	Multi-family Units Entitled ¹	Total QO	Total Units Entitled to Date ¹	Total Remaining Units per Allocation
Extremely Low (< 30%)	0	0	142	5	142	5	119
Very Low (30-50%)	0	0	143	161	143	161	
Low (51-80%)	72	0	107	31	179	31	148
Moderate (81-120%)	81	2	121	11	202	13	189
Above Moderate (> 120%)	191	495	287	306	478	801	0
TOTAL UNITS	344	497	800	514	1,144	1,011	456

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

1 Reflects approved units for construction 01/01/14 thru 12/31/18

2 Reflects Quantified Objectives for each category 01/01/14 thru 6/30/19

The City’s most recent Housing Element was adopted in January 2015, with a planning period from January 1, 2014 through June 30, 2019. As shown in **Table 4** above, the 74 affordable housing units added to the City, aids to fulfilling the Quantified Objectives for the “very low” and “low” income categories. Combined with the addition of the 212 “above moderate” units, the Tables above display the great strides City has made great strides to the housing stock in 2018. With only six months left of the planning period, the City is at 60 percent of achieving its Quantified Objectives for housing through 2019. Achieving the quantified objective is not a requirement, yet it is a way to measure how effective the City has been in terms of housing programs and policies to advance the construction of both affordable and market-rate housing.

It should be noted, however, that market conditions and the financing environment are the primary drivers that determine the production of affordable housing.

Affordable Housing

In 2018, the City continued to implement the Inclusionary Housing Requirement, and has six Affordability Agreements in process through long-term and equity-share programs. The City also has over \$1,000,000 available for assisting future affordable housing construction. **Table 5** below identifies affordable housing accomplishments for 2018:

Table 5 - Affordable Housing Project Highlights from 2018

Project	Affordable Units	Status	Special Notes
Iron Works	46	Construction was completed and almost all units have been occupied.	This mixed-use project located at 3680 Broad Street and was developed by HASLO. The City awarded a \$920,000 AHF award to the project.
Bishop Street Studios	34	Construction kicked off in Spring 2018 and is expected to be completed at the end of 2019.	The project received an AHF award of \$850,000 and will house clients of Transitions Mental Health Association.
Courtyard at the Meadows	36	Courtyard at the Meadows, HASLO's new affordable housing development in the Serra Meadows Tract was began construction in November 2018 and is expected to be completed in early 2020.	HASLO was awarded tax credits in Spring 2018 and additionally received an AHF award of \$630,000.
West Creek (Orcutt Area)	10	The West Creek development received planning entitlements in 2017 and is currently under construction.	The 172-unit project offers both single-family and multi-family residential units, of which 10 are reserved for low and moderate income families.
South Morros (Orcutt Area)	8	All planning entitlements were completed in 2018. Construction is expected to begin in early Fall 2019.	The 53-unit project will include 5 single family residences, deed-restricted for moderate income households, and 3 multi-family units for low-income households.
San Luis Ranch	68	Large development proposing 580 residential units, a hotel, and commercial spaces	34 units are required to meet the residential component pursuant to the City's Inclusionary Housing Ordinance. 26 of the units will be dedicated at the very low level. An additional 34 units are required for the commercial component, but can also be satisfied by paying an in-lieu fee.

Avila Ranch	67	Large development proposing 720 residential units and commercial spaces	The project is required to provide 71 Inclusionary housing units that will be met through a combination of construction (67 units), dedicated land (1.2 acres for 24 low income units) and payment of in-lieu fees (4 units). In addition, the project includes 25 deed restricted workforce housing units, down payment assistance, local preference and owner-occupied restrictions.
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Source: Community Development Department, 2018

Funding and Grant Programs for Housing-Related Programs

1. *Community Development Block Grant Program (CDBG):* The CDBG program provides annual funding for eligible affordable housing projects and support for the homeless shelter. Over the past six years the CDBG Program has provided over \$2,000,000 towards affordable housing and approximately \$800,000 towards homeless services. Projects funded for the 2018 Program Year included homeless services and affordable housing land acquisition for HASLO’s Courtyard at the Meadows multifamily development.
2. *Affordable Housing Fund (AHF):* In 2018, the City awarded a \$630,000 AHF loan to the Housing Authority of San Luis Obispo to assist with new affordable housing development.
3. *Grants in Aid (GIA):* The City’s Human Relations Commission approved \$139,652 in grants to non-profit organizations whose focus is homeless prevention (including supportive services and transitional housing), hunger and malnutrition prevention, supportive physical and mental health services, and services for seniors and/or people with disabilities. Awards were approved by Council in August and distributed in October.
4. *San Luis Obispo County Housing Trust Fund (HTF):* The HTF provides financing, technical assistance and advocacy to increase the supply of affordable housing in the City. HTF staff serve as a resource to City staff working with developers on affordable housing projects. The City continues to support the HTF with Affordable Housing Funds to help support ongoing operating costs.

Homeless Services Support

1. *40 Prado Homeless Services Center:* On September 17, 2018 Community Action Partnership of San Luis Obispo County (CAPSLO), hosted a ribbon cutting ceremony to celebrate the newly constructed homeless shelter. The facility offers overnight shelter, meals, showers, and laundry services, to individuals and families working towards self-sufficiency.
2. *Safe Parking Program:* The program provides seven parking spaces located at the 40 Prado facility. This allows homeless persons with vehicles a safe place to temporarily park with the goal of eventually transitioning them into permanent housing. The City provides \$10,000 annually to CAPSLO for the program.
3. *Homeless Services Oversight Council (HSOC):* Staff continues to participate in HSOC quarterly general meetings and provide input on grant opportunities for affordable housing development for the County's most vulnerable, chronically homeless persons

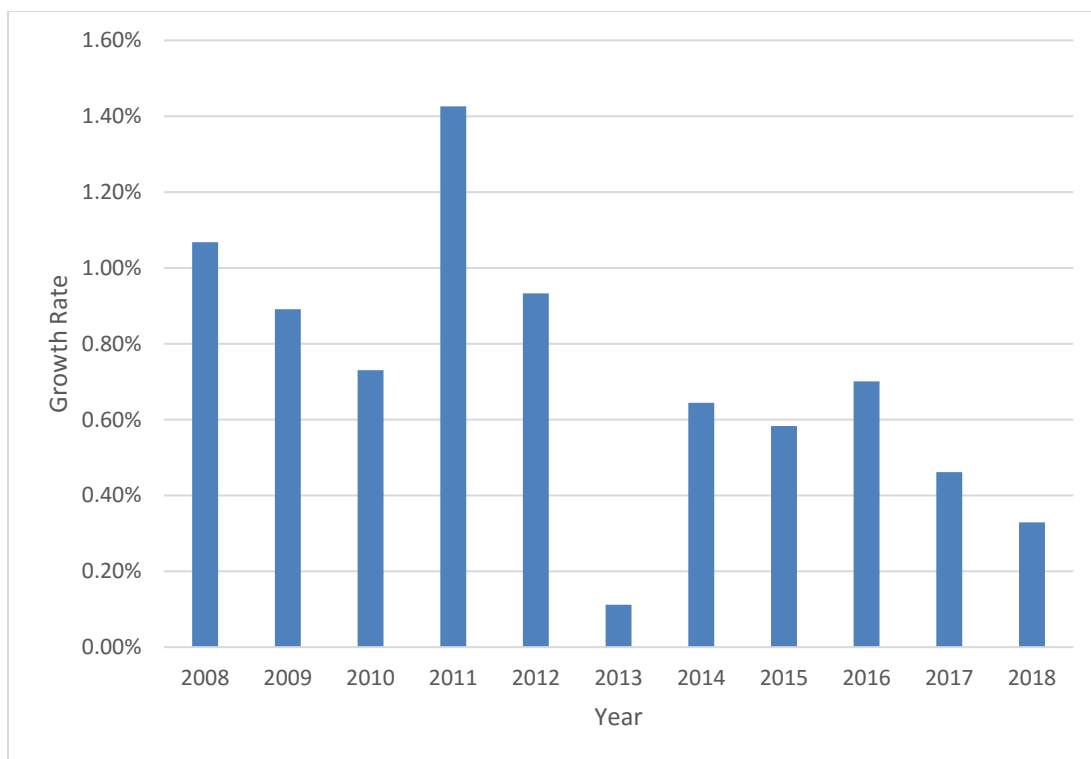


Non-Residential Growth

Based on final building permits, 38,338 square feet of net new non-residential floor area was added to the City in 2018, resulting in an annual growth rate of 0.46 percent.

Figure 2 illustrates the net annual growth rate of non-residential sectors beginning in 2008. Net annual non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

Figure 2 - Net Annual Growth Rates of Non-Residential Sectors (2008-2018)



Source: Building Permits Finaled, Community Development Department, 2018

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 2013 through 2018 was 2.72 percent, and the five-year average annual average growth rate was 0.54 percent.

Each year the Council has considered whether or not to implement limits to new non-residential floor area and has decided against establishing limits. If limits are established, they would only

apply to certain types of new commercial floor area, such as new offices or new retail establishments outside of the downtown core.

Jobs-Housing Balance

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

The balance of jobs and housing in an area has implications for transportation systems, however even an ideal balance may not prevent daily in- or out- commute patterns. According to planning literature, the desired target is a jobs-to-housing unit ratio of 1.5:1, which reflects that there is more than one worker living in the average household. **Table 6** shows that the current jobs-to-housing ratio inside the City limits is 2.5:1, which was a slight increase from the ratio in 2017 (i.e. 2.4:1). California Polytechnic State University (Cal Poly) and the California Men’s Colony are two major employers located in close proximity to San Luis Obispo, thus the jobs-to-housing ratio including these neighboring employers outside the City limits is 2.7:1 – which remained constant from 2017. At the current rate of 2.5:1, the City is experiencing a jobs-housing imbalance.

Table 6 - Current Jobs/Housing Balance

Estimated jobs in City limits	54,132
Housing units	21,416
Jobs to housing ratio	2.5:1
Cal Poly jobs (not in City)	3,143
California Men's Colony jobs (not in City)	1,517
Jobs to housing ratio including neighboring major employers	2.7:1

Sources: San Luis Obispo Chamber of Commerce Major Employers, 2018; Community Development Department, 2018; Central Coast Economic Forecast, Beacon Economics, 2018

The increase of the number of estimated jobs inside the City limits, shows the stability and strength in the City’s economy compared to last year. The number of housing units developed is also increasing, however more housing is still needed. With housing as a Major City Goal in 2017-19, the City continues to focus on promoting housing development to keep pace with job creation in the City.

Implementation strategies in the updated land use and housing elements of the general plan seek to reduce the jobs/housing ratio through programs targeted at additional housing within the city limits. Land Use Element Policy 1.5 states that the gap between housing demand (due to more jobs and college enrollment) and housing supply should not increase.

Specific Plan Implementation and Development

The General Plan requires approval of specific plans as a precursor to development of the City’s major expansion areas. Specific plans typically contain more detailed land-use and design standards than the General Plan and address the timing and financing of public facilities. Specific plans can supersede the Zoning Regulations or lead to amendments 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 business park and live work 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 a up to 809 homes in a wide range of housing types with an emphasis on housing that is affordable to those working in San Luis Obispo. **Table 7** below displays the status on development in the Margarita Area.

Table 7 - Margarita Area Development Status

Projects	Address	Dwellings	Status
Toscano	3000 Calle Malva	161	<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits Issued & Under Review – Under Construction (subject to phasing)</i>
Serra Meadows	408 Prado	169	<i>Construction Complete</i>
Serra Meadows Prado Frontage	3420 Serra Meadows	36	<i>Planning Entitlements - Approved Public Improvements - Under Construction Building Permits - Under Review</i>
Courtyard at Serra Meadows	3725 Orcutt	53	<i>Planning Entitlements - Approved Building Permits Issued - Under Construction</i>

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 and recreational opportunities including bicycle and pedestrian paths, and natural habitat and visual resource protection in open space areas.

The City envisions the area including hillside and creek open space areas with bike and pedestrian paths, and a public park with a potential school site surrounded by residential neighborhoods. A modest community commercial retail and office zone is also proposed. **Table 8** below displays the status on development in the Orcutt Area.

Table 8 - Orcutt Area Development Status

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Pratt Property	3750 Bullock	35	3,400	Planning Entitlements - Approved Public Improvements - Under Review
Imel Ranch	3777 Orcutt	18		Planning Entitlements - Pending ARC Review Public Improvements - Under Review
South Morros	3725 Orcutt	53		Planning Entitlements - Approved Public Improvements - Under Construction Building Permits - Under Review
Righetti Ranch Subdivision	3987 Orcutt	304		Planning Entitlements - Approved Public Improvements - Under Construction Building Permits - Issued (Subject to Phasing)
Jones Subdivision	3761 Orcutt	65	15,070	Planning Entitlements - Approved Public Improvements - Under Construction
West Creek: Vintage & Noveno	1355 Orcutt	172		Planning Entitlements - Approved Public Improvements - Under Construction Building Permits - Issued (Subject to Phasing)

Airport Area Specific Plan - Avila Ranch Development Plan

On September 19, 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”). The project also includes 18 acres of parks and 53 acres of designated open space within the project boundaries. The project will implement



Avila Ranch Site Plan

the policies and development parameters in the recent Land Use and Circulation Elements (LUCE) update, other elements of the General Plan, Airport Area Specific Plan (AASP), and the City's Community Design Guidelines. The project is the development of a major new City neighborhood, which will be governed by a Development Plan within the framework of the existing AASP as amended.

The project will address housing affordability in several ways, most notably through the design itself, which includes cluster development and many medium and high-density housing units (197 R-3 units and 125 R-4 units), as well as R-2 units that have floor areas that are well below the typical average for single-family detached units in the community. The project will include 71 inclusionary housing units that will be met through a combination of construction (67 units), dedicated land (1.2 acres for 24 low income units) and payment of in-lieu fees (4 units). In addition, the project includes design and development strategies that serve to provide lower cost housing by providing for a range of housing sizes and types, greater number of lower income Inclusionary housing units than required by Ordinance (32 provided; 23 required), larger affordable housing site (1.2 acres provided; 1 acre required), local preference (none required), owner occupancy restrictions (none required), workforce housing incentive program (25 units provided; none required) and down payment assistance (\$500,000 provided; none required). These are contractual requirements of the Affordable and Workforce Housing Plan in the Council-adopted Development Agreement pursuant to Ordinance No. 1639 (2017 Series). The project will likely be developed over a period of 10-15 years.

San Luis Ranch Specific Plan

The Council approved San Luis Ranch Specific Plan project includes a mix of 580 residential units that would be located primarily at the north/northwest portion of the site. The project is intended to implement the broad development parameters set forth in the LUCE update with the provision of housing, commercial floor space, hotel/visitor serving uses, and preservation of agricultural area. The commercial portion of the project includes up to 200,000 square feet of general commercial/retail space, 150,000 square feet of office development, and a 200-room hotel.



San Luis Ranch Site Plan

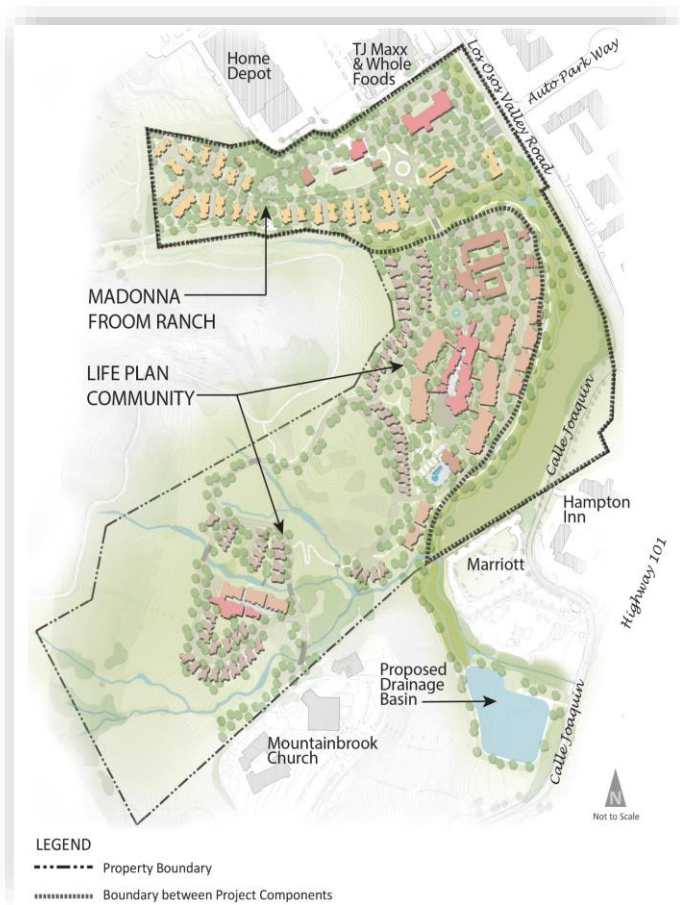
In 2018, work continued on the next steps in the process which included completion of annexation, final map approval, continuing work on the establishment of a Community Facilities District (CFD), and ongoing staff review continued on submittals for site work including grading, public improvements plans, and infrastructure.

Madonna on LOVR Specific Plan (Froom Ranch Specific Plan)

The pre-application and Specific Plan and General Plan Amendment initiation request process for the Madonna on Los Osos Valley Road (LOVR) Specific Plan was initiated in May 2015. A major component of the Froom Ranch Specific Plan is a Life Plan Community (LPC) known as Villaggio, which would provide a variety of independent and assisted senior living units, memory care beds; skilled nursing beds; and a wellness center and ancillary services. In addition to the LPC, the Specific Plan anticipates: approximately 174 multi-family units; 100,000 square feet of commercial retail uses; a three-acre trailhead park, which would incorporate onsite historic structures; and 59 acres of land designated for conservation/open space. Infrastructure includes on and off-site road improvements and an offsite drainage basin.

The conceptual project was presented to the City Planning Commission and City Council in 2015 and 2016. In 2017, several advisory bodies were introduced to the Specific Plan, and staff and the

applicant received preliminary comments from the Parks and Recreation Commission, Cultural Heritage Committee, and Architectural Review Commission. The Notice of Preparation of an Environmental Impact Report (EIR) scoping meeting was held at a Planning Commission hearing in July 2017.



Froom Ranch Site Plan

Preparation of the Draft Environmental Impact Report was initiated in 2018 by City-consultant AMEC Foster-Wheeler (Wood Environment & Infrastructure Solutions, Inc.), including: preparation of the EIR Project Description, peer reviews of applicant-prepared technical studies, submittal of supplemental technical reports by the applicant in response to the peer reviews, preparation of administrative draft EIR sections, and consultation with Native American tribal representatives. Review steps in

2018 included additional advisory body review and preparation and circulation of the EIR, concluding with consideration of the Specific Plan, General Plan Amendment, and final environmental document by the City is anticipated in 2019.

Municipal Code Updates

Zoning Regulations Update

City Council included the Zoning Regulations Update project for 2015-17 Financial Plan and allocated \$225,000 for consultant services. The Zoning Regulations are the primary document for implementation of the LUCE. The project work program included a variety of public engagement opportunities for the public to provide input on how to implement LUCE policies through the Zoning Regulations and how to address other land use issues of interest to the community.

A few of the key revisions made to the Zoning Regulations are as follows:

- 1) Restructured the document to improve ease of use
- 2) Simplified land use tables to consolidate similar uses (e.g., offices), reflect modern land use practices, and create flexibility over time
- 3) Created more objective standards for the review of multi-unit residential development and mixed-use developments (in response to recent State law)
- 4) Created new development standards for the R-1 and R-2 zones to address neighborhood compatibility concerns outlined in LUCE policies 2.12 and 2.13
 - Edge Conditions regulations for higher intensive zones adjacent to lower density zones
 - FAR limitations within the R-1 zone
- 5) Revised parking regulations for motor vehicles and bicycles to achieve the City's 50% mode shift objective and to provide more precise shared parking provisions
 - Parking requirements revised to reflect ITE demand
 - Bicycle parking reflective of square-footage rather than vehicle parking requirements
 - Consolidated parking reduction opportunities
- 6) Codified conditions routinely applied to specific uses (e.g., alcohol establishments, bed and breakfast establishments)
- 7) Clarified provisions for mixed-use developments and required usable and purposeful ground-floor commercial space for mixed-use developments
- 8) Included specific regulations to address the City's current Climate Action Plan (CAP), with the understanding that the CAP is being updated and subsequent follow-up will likely be required (and that many CAP programs are implemented through avenues other than the Zoning Regulations)
- 9) Responded to policy direction from the City Council at the April 10, 2018 study session regarding:
 - Redefined density calculations
 - Regulations for rooftop uses
 - Reviewed adequacy of alcohol outlet regulations
 - Evaluate tiny homes on wheels in backyards
 - Consolidated and streamlined the development review process

On September 18, 2018, the City Council voted 5-0 to approve Ordinance No. 1650 (2018 Series) which comprehensively updated the City's Zoning Regulations, Title 17 of the City's Municipal Code.

Sign Regulations Update

In late 2018, staff resumed work on the Sign Regulations update. Staff anticipates refinement of the draft Sign Regulations update and ARC review to occur by early 2019 followed by subsequent consideration for final approval by the City Council.

- Various amendments and additions to respond to the free speech case of *Reed v. Gilbert*. This includes legal analysis and appropriate amendments based on the holdings of the case that has serious implications for many jurisdictions that include regulations that are based on the content of the message. An example of this would be that it is not permissible to only allow signage on residential properties for a specific purpose such as political signs or yard sales.
- Additional sign types will be added to the Prohibited Signs section such as electronic message centers, video displays, and internally illuminated channel letters in the Downtown.
- Addition of Design Principles to further define requirements for sign quality, proportion, and appropriate placement.
- Updated photos and graphics for clarity on encouraged signs types and those that are prohibited or discouraged.
- Cross references to other relevant guidelines and ordinances such as the Community Design Guidelines, and Historic Preservation Ordinance and Historic Preservation Guidelines.
- Added language for clarity on the purpose and appropriate use of Sign Programs for new development and projects with multiple tenants.
- Added language for clarity on level of review and required findings for exceptions.
- New and updated definitions to cover newer sign types and to improve interpretation and enforceability.

Climate Action Plan

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

The community identified Climate Action as a Major City Goal for the 2017-2019 Financial Plan. The purpose of the goal is to implement the Climate Action Plan, assess requirements to achieve a "net-zero City" target, and implement cost-effective measures, including the implementation of a Sustainability Coordinator and formation of a Green team.

Currently, the City is 70% complete with this Major City Goal and is on-track to complete it by the end of the 2019 Financial year. There have been many accomplishment and milestones that have helped progress the City towards completing this Major City Goal.

In January 2018, the adopted Environmentally Preferred Purchasing policies, which included prohibiting the use of City funds to purchase single-use plastic bottled beverages of less than 21 ounces. In August 2018, the City updated the City's GHG Emissions Inventory to support the Climate Action Plan update.

In September 2018, the City approved the installation of 43 EV charging stations at the Marsh Street and 919 Palm Street parking structures. Also in September 2018, the City in partnership with the City of Morro Bay adopted ordinances and passed resolutions to create Central Coast Community Energy (CCCE); and the City set a GHG emissions reduction target of carbon neutrality by 2035 and identified the following principles to achieve it: 1) Resource Efficiency and Conservation, 2) Carbon Free Electricity, 3) Electrification, 4) Reduce Solid Waste, and 5) Carbon Sequestration.

In October 2018, the City implemented lighting fixture retrofit and replacement projects at several city owned/operated facilities to improve their energy efficiency performance; and applied for the Caltrans SB1 Adaptation Planning Grant for assistance with the preparation of an update to the City's Safety Element to address adaptation and resiliency associated with the changing climate.

In November 2018, the CCCE joined Monterey Bay Community Power; released an RFP for consultant services to assist with the preparation of the Climate Action Plan update; and adopted Zoning Regulations that included requirements for the installation of EV capable parking spaces in new development or significant remodels/additions.

Economic Development

On October 16, 2012 the City Council approved the adoption of the Economic Development Strategic Plan (EDSP). The EDSP was revised on March 17, 2015. The EDSP focuses on creating a system that supports and sustains industries creating head of household jobs. The EDSP is organized into four overarching strategies:

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

As part of the City's effort to build on existing efforts and strengthen regional partnerships, in 2018 the City, in cooperation with the San Luis Obispo Council of Governments (SLOCOG), the Economic Vitality Corporation (EVC) and Beacon Economics, was able to secure and continues to access data from the California Employment Development Departments.

As an example of the data available, payrolls in the City of San Luis Obispo grew 2.5% from fiscal year 2014/2015 to fiscal year 2015/2016, trailing the 3.1% mark set in the rest of San Luis Obispo County. However, wages in the City of San Luis Obispo also increased that year, with the average annual wage across all sectors growing by 5.2% compared to 3.5% in the rest of the county. The Manufacturing sector, Wholesale Trade sector, Retail Trade sector, and Government sector also added a significant number of new jobs in the City of San Luis Obispo during this time period. In addition, 45% of the jobs in SLO County are in the City of SLO. The latest reports can be found on the City's website under the Economic Development Program.

Public Infrastructure Financing

In April 2018, the City adopted updated development impact fees that are charged to new development for a range of transportation, parks, public safety, and water and sewer capital facilities and infrastructure that are important to the City's future and quality of life. The economic vitality of the City is linked to critical investment in its urban infrastructure system. The City's changing economic circumstances, approval of new Specific Plans, and implementation of the City's Public Infrastructure Financing Framework policies, which warranted the update of existing fees and the creation of new fees.

Senate Bill 1090

As a partner in the Coalition of Cities, the City continued in its advocacy for the passage of Senate Bill 1090, proposed by CA Senator William Monning and CA Assembly Member Jordan Cunningham. On September 19, 2018, Governor Jerry Brown signed the bipartisan bill, which includes PG&E's agreement to provide \$85 million to the cities, County and San Luis Coastal Unified School District to reduce the risk of economic fallout, proactively assist with economic development, provide funding for continuing emergency services and support basic education programs and services.



Actively Support Knowledge & Innovation

Entrepreneurship: The Economic Development Program was actively working with partners to promote an environment that supports entrepreneurship and start-ups. The City continued to support the SLO HotHouse financially and professionally and participated on Cal Poly's Center for Innovation & Entrepreneurship (CIE) Advisory Council. In 2018, seven incubator companies outgrew the HotHouse and have taken office and warehouse space in the community. The CIE and HotHouse have provided free consulting services to 193 companies throughout the county and those companies have created 57 local jobs, securing over \$21.4 million in growth capital. There are also 45 co-workers working in the downtown HotHouse which has benefitted from 2,000+ volunteer mentor hours.

Access to Broadband: The City of San Luis Obispo has the highest level of fiber coverage in the region. The City is continuing to work with Downtown SLO on possible Wi-Fi solutions in the downtown area.

Tourism and Community Promotions

The City's Tourism and Community Promotions activities remain a vital economic development function for the City of San Luis Obispo. The 2017-18 fiscal year produced mild growth in the tourism industry in San Luis Obispo. The City collected nearly \$7.5 million dollars (+1.9%) in transient occupancy tax (TOT). The collections met the City's forecasted and budgeted growth of 1% which is contributed directly into the City's General Fund. The City experienced a slight decrease in occupancy resulting in the annual average occupancy rate of 71%, while the Average Daily Rate (ADR) increased to \$147.41.



Additionally, the downtown Visitor Center served over 84,000 in person guests and San Luis Obispo lodging properties achieved twenty-nine near sell out weekends in 2017-18.

Fiscal year 2017-18, was a very accomplished year for tourism promotion activities. The tourism efforts lead by the City's Tourism Business Improvement (TBID) district included:

- Deployment of a new destination brand campaign "Be Here" designed to bring humanity back into travel by selling the feeling of SLO, from landscapes to people; and
- Implementation of the "SLO Welcomes" initiative to communicate through social networks and industry partnerships the spirit of hospitality to all visitors in San Luis Obispo; and
- Selling Out "Money for a Rainy Day" Promotion targeted at incentivizing over-night stays during a slow travel period; and
- Commissioning dedicated market research to better inform future marketing efforts; and
- Beginning the developing the first two-year Tourism Marketing Plan for 2018-2020.

During the 2017-18 fiscal year, tourism promotion activities generated at least 268 total mentions or media placements that highlighted San Luis Obispo, in a range of publications from the New York Times to Architectural Digest, National Geographic Explorer and Goop. Additionally, coordinated media visits were secured to promote the destination with the goal of earning valuable editorial coverage. In fiscal year 2017-18, over 40 media outlets, both domestic and international were hosted in San Luis Obispo.

The Promotional Coordinating Committee (PCC) continued the commitment to enhance the San Luis Obispo experience for residents as well as visitors. The PCC funded vital promotional grants to over 25 local non-profit organizations through the annual grants-in-aid process to enrich the social, cultural, and diverse community events and activities available throughout the City. Additionally, the PCC provided financial and program support to boost the visitor service offerings in the City through the funding of programs like the tear-off City maps for visitors and financial contribution to the operational costs for the downtown Visitors Center. The PCC's strategic plan, adopted in 2016-17, continues to serve as the foundation for the committee's work efforts, evaluation and program consideration over the next fiscal years.

Homestay Rentals

In 2015 the City Council adopted Ordinance No. 1611 (2015 Series) to develop rules and requirements for short-term rentals (commonly referred to as the Homestay program) to protect public health, safety, and welfare within the City.

Since the ordinance's adoption the City has approved over 80 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 homestay 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. In 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.

New Policy Initiatives

In 2018, the City completed a few new policy initiatives across a wide variety of subject areas with the support of all City departments. Those initiatives included:

Proposition 64: Adult Use of Marijuana Act

Following the passage of Proposition 64, the Adult Use of Marijuana Act (AUMA), on November 8, 2016, the State of California passed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), on June 15, 2017 and signed into law by Governor Brown on June 27, 2017.

The MAUCRSA integrates California’s medical and recreational cannabis regulatory systems. With the approval of MAUCRSA, most municipal legal advisors and League of California cities staff have concluded that cities will not be able to rely on permissive zoning concepts to preclude issuance of state cannabis licenses. Instead, cities wishing to regulate cannabis uses within their jurisdictions more restrictively than state law needed to adopt express regulations defining local limits of use. Cities that did not adopt such regulations likely would become subject to state law regulation and the licensing of marijuana uses and activities within their jurisdiction subject only to state law requirements.

On February 20, 2018, the City Council held a study session and provided direction to staff on key policy matters relating to the development of regulations for cannabis - related businesses and activities, including the potential for taxation.

On May 1, 2018, the City Council adopted Ordinance No. 1647 (2018 Series), to establish zoning and operational regulations for commercial cannabis business and personal cultivation. And on September 4, 2018, the City Council adopted Ordinance No. 1653 (2018 Series), to establish seven Cannabis Business Overlay Zones where cannabis business activity may be permitted.

On November 6, 2018, the residents of San Luis Obispo voted to adopt the Cannabis Tax Measure (Measure F-18). The general-purpose tax includes a combination of the two most common tax structures implemented throughout the State, with a gross receipts tax of up to 10% and a cultivation tax of up to \$10.00 per canopy square foot. The gross receipts, or excise taxes, will be assessed at every stage of cannabis production within the City including testing, retail sales, distribution and manufacturing. Cultivation taxes will be assessed on the size of the canopy or license issued by the State. The general-purpose tax will go to the City’s General Fund and could be used for any City project, service or operation, as directed by the City Council. It is estimated that the Cannabis Business tax could raise approximately \$1.5 million annually.

The City will begin accepting applications for Cannabis Commercial Business Operator Permits in January 2019.

Tiny Homes on Wheels

Tiny homes have been a policy focus area in the Housing Major City Goal. The scope of work developed for the Zoning Regulations Update included specific outreach and discussion about how to evaluate whether tiny homes and in particular, tiny homes on wheels should be regulated in the City. Staff has focused on how existing regulations should be revised to accommodate tiny homes on wheels in backyards of single-family homes as a temporary housing alternative. The critical issues for tiny homes on wheels centers around how to address basic health and public safety considerations such as wastewater connections/disposal, electric power/natural gas provision, and potable water.

Historic Preservation

Queenie Warden Bridge Plaque Dedication

The CHC formed a subcommittee to refine plaque language and provide input on the final design for the Queenie Warden bridge plaque which was dedicated on August 24, 2018. The plaque recognized her responsibility for construction of the bridge, early community involvement, and run for Mayor in 1917. The only known photo of Queenie Warden was discovered by Historic Preservation planning intern, Jill O'Connor. Final layout, graphics prep and plaque production services were conducted pro bono, by Mr. Pierre Rademaker. The dedication ceremony conducted by Mayor Harmon and several descendants of Queenie Warden were present along with members of the public.



Cultural Heritage Committee

The Cultural Heritage Committee was very busy in 2018, with the review of various projects including historic rehabilitations and modifications and/or additions to historic resources, Mills Act Historic Preservation Agreements, Historic Resource significance determinations, The four City owned adobes include La Loma, Rodriguez, Butron, and Murray. In June of 2018, the CHC conducted an informational tour of the City owned adobes to gain an understanding of their current condition, significance, and ongoing maintenance challenges.

Water Supply

In 2018, the City obtained water from five sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; recycled water from the City’s Water Resource Recovery Facility (WRRF); and groundwater.

Table 9 – City Water Resource Availability

Water Resource	2018 Annual Availability	
	Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	4,910 AF
Nacimiento Reservoir	5,482 AF	Dependable Yield ²
Recycled Water	238 AF	2017 Annual Usage ³
Siltation to 2060	(500 AF)	WWME Policy ⁴
TOTAL	10,130 AF	

Source: 2018 Water Resources Status Report, Utilities Department, 2018.

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 (2017) per WWEA7.2.2.

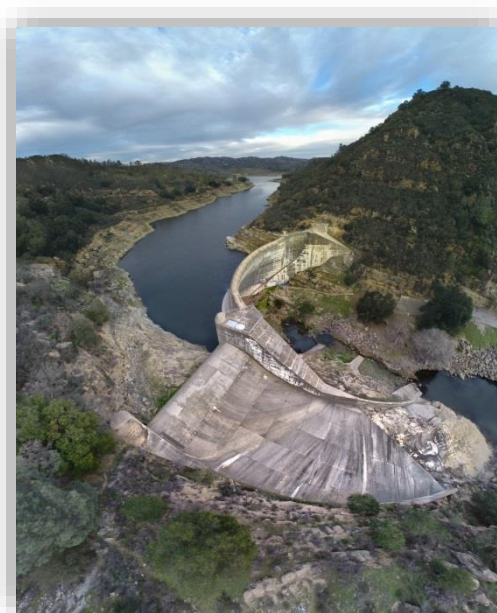
⁴Reservoir siltation is a natural occurrence that reduces storage capacity over long periods, resulting in the reduction of safe annual yield.

In 2018, availability from these sources equaled 10,130 acre-feet, as shown in **Table 9**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,220 acre-feet for a reliability reserve and a secondary water supply of 1,414 acre-feet.

The primary water supply was calculated using the City’s build-out population (57,200 people) and the water use rate of 117 gallons per capita. The reliability reserve was calculated using the City’s 2018 population (46,548) 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 Resources Status Report* available at the Utilities Department website:

<https://www.slocity.org/government/department-directory/utilities-department/documents-and-files>.



Santa Margarita Lake

Circulation

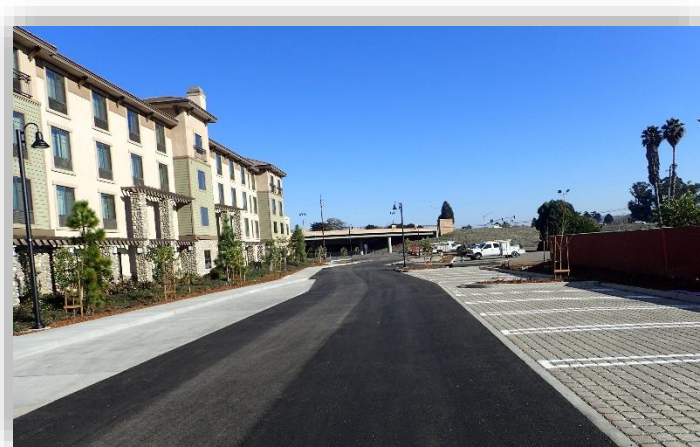
Transportation Improvements

The following transportation planning projects and programs were implemented in 2018, consistent with goals and policies in the Circulation Element of the General Plan.

Vehicular

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

- Numerous traffic safety improvements were implemented as part of the City's Traffic Safety Program including striping modifications and sign replacements.
- The Calle Joaquin Park and Ride Lot was completed in 2018 and adds 30 new parking spaces to the region's inventory of Park and Ride lots as part of a regional goal to increase sustainable mobility options.



Calle Joaquin Park and Ride Lot

- Signal upgrades at Monterey and Osos Street are complete including new signal poles and mast arms.
- Design for signal upgrades at the Marsh/Broad Street intersection underway, with plans to add signal poles with mast arms, upgraded crosswalks, and a corner bulbout. Construction planned for 2019.
- 100 traffic signs were replaced in the downtown and Cal Poly neighborhoods as part of implementing the City's Traffic Sign Maintenance program to meet retro-reflectivity standards.
- Design for the California/Taft Roundabout is underway. Construction documents are scheduled to be complete by spring of 2019. Acquisition of right-of-way is currently in progress.
- Design for a roundabout at Orcutt and Tank Farm is complete. Construction will be done as part of the Righetti Ranch public improvements. Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City's radar sign program.

- Progress continues with preliminary engineering and environmental review for the Prado Road/US 101 Interchange Project and Prado Road Bridge Replacement over San Luis Obispo Creek, with construction anticipated to begin for both projects in 2021.



Rendering of Future Prado Road/US 101 Interchange

Bicycle/Pedestrian:

- The Laurel Lane Complete Streets Project was completed including restriping Laurel Lane from four lanes to one in each direction with a two-way center turn lane. The roadway reconfiguration allowed for buffered bike lanes as well as the addition of approximately 30 on street parking spaces. Crossing enhancements were completed at the intersections of Laurel/Augusta and Laurel/Southwood including bulb outs to reduce the crossing width, hi-visibility crosswalk markings and stop sign panel replacements. The project was done as part of the City's Annual Pavement Management Plan which included other bicycle and pedestrian improvements including crosswalk enhancements on Augusta at Sinsheimer Elementary, buffered bike lanes on Southwood Drive and over one mile of new shared lane markings.
- Garden Street sidewalk and crossing improvements.



Top Image: Laurel Lane Before; Bottom Image: Laurel Lane After Completion of the Project

- Green bike lanes were installed at various locations including Laurel Lane at Orcutt Road and a bike box was installed on Bullock Lane at Orcutt Road.
- Jennifer Street Bridge panel replacement.
- Adoption of Final Anholm Bikeway Plan (previously the Broad Street Bike Boulevard). Construction will begin in 2019 with improvements phased over several years. Plans include a signalized pedestrian/bicycle crossing at Foothill/Ferrini, pedestrian crossing improvements along the corridor, and protected bike lanes (a.k.a. cycle tracks) along segments of Ramona, Broad and Chorro Streets connecting Foothill Blvd. to Downtown SLO.



Rendering of Future Anholm Bikeway

- Design of the Railroad Safety Trail Extension from Taft to Pepper as well as the connecting segment from Pepper to Monterey is underway.
- Design for the Downtown Bollard project is underway to increase safety during downtown events such as Farmer’s Market.
- Design for a pedestrian hybrid beacon on Broad Street at Woodbridge is underway to improve conditions for bicyclists and pedestrians crossing the south Broad Street corridor. Construction is planned for winter 2019.
- The New Street Light Program has been developed and underway with the first new light installation in design at Hathway near Cal Poly. Construction should be complete by summer of 2019.
- In May 2018, the City participated in Bike to Work Month activities, including hosting its annual bike breakfast on the steps of City Hall, encouraging the use of active transportation.
- In November 2018, Public Works and Police Departments partnered up for a successful bike light giveaway “pop-up” event on the Railroad Safety Trail near Cal Poly. Over 300 bike lights were mounted onto bicycles as they passed by.
- In September 2018, the City held its annual Bicycle Rodeo instructing City youth on safe bicycling techniques and proper riding habits.
- The City’s supply of short-term bicycle parking continued to expand as part of the City’s “Racks with Plaques” bicycle rack donation program.

- Bike valet parking service continued at the weekly Thursday night Farmer’s Market and during the summertime Concerts in the Plaza.
- Bike valet at special events
- The City collaborated with Bike SLO County and other community volunteers to offer bicycle safety education training.
- The Public Works Department targeted Cal Poly’s Week of Welcome (WOW) for the promotion of bicycle-on transit use.
- The City provided annual bicycling awareness training to SLO Transit drivers.
- The City conducted its twelfth annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.

Neighborhood Traffic Management (NTM)

The Neighborhood Traffic Management Program was briefly on hold during 2018 as staff resources were reallocated to accommodate the high priority Downtown Bollard Project. Efforts picked back up in fall of 2018 with design completion of a traffic circle and speed humps in the Pismo/Buchon neighborhood. Construction is anticipated for the spring of 2019.

Additionally, in early 2019 efforts will continue with the Chorro Street neighborhood as well as the High Street neighborhood. Below is the current queue of neighborhoods qualifying for a Traffic Improvement Plan. Neighborhoods are listed in the order they were received:

1. Chorro (Broad to Buchon)—in progress
2. High (Higuera to Broad)—in progress
3. Augusta (Sinsheimer to Laurel)
4. La Entrada and Ramona
5. Mill Street (Santa Rosa to Grand)
6. Highland Drive (Patricia to Santa Rosa)

Additionally, in 2019 planning will begin to update the Neighborhood Traffic Management Program guidelines and policy to increase program effectiveness and ability to implement safe speed and volume management and bring the program up to date on best practices and procedures.

Transit

With a full year of implementation of the City adopted Short Range Transit Plan (2017-21 SRTP), SLO Transit operations performed as follows:

- In FY 2018, SLO Transit continued to see strong ridership with 945,288 total rides.
- In FY 2018, SLO Transit operational on time performance reached 98%.
- In FY 2018, SLO Transit reduced its annual fuel consumption by 13,690 gallons of fuel, a 12% reduction from the year prior.

general plan annual report 2018

- In FY 2018, SLO Transit increased pass sale revenue by \$4823.93, a 10% increase from the year prior.
- Below is a summary of transit projects implemented:
- In May 2018, installation of 12 solar powered bus shelters per the Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA) grant program.
- In November 2018, extension of agreement between City of SLO and County of SLO for public transit services to the airport through November 1, 2019 (Route 1A).
- Installation of solar powered bus information signs with real-time departure and schedule information at San Luis Airport (Route 1A) and Los Osos Valley Road (Route 2B) bus stops for pilot project.

Below are the awards and recognitions received in 2018:

- 2018 American Public Works Association (APWA) Central Coast Chapter Project of the Year Award in Sustainable Initiatives for the Transit Fleet Modernization and Upgrade Project
- 2018 California Association for Coordinated Transportation (CalACT) Outstanding Transportation Agency
- 2018 METRO Magazine Innovation Award in recognition of the City's efforts to modernize the fleet and public transit system

Parking Management

Below is a summary of some of the major focus areas related to Parking Management in 2018:

1. A new service provider to process parking citations issued by the City was undertaken in 2018. Implementation is currently under way.
2. New Parking Revenue and Access Control (PARC'S) equipment is being installed in all structures that will update reporting capabilities and data sharing for the public. The project is underway and anticipated to be completed in early 2019.
3. All parking structures are now equipped to accept credit cards (Visa, Mastercard, American Express, and Discover). Credit card acceptance makes the exiting process faster for customers and reduces the amount of cash the Booth Attendants must handle. New Pay of Foot machines will be installed as part of the PARC's project.
4. License plate recognition has been installed on two vehicles and can be used for parking enforcement, data collection, and digital permitting.
5. Parking services assisted in construction activities in a number of large-scale development projects in the downtown area.
6. The Environmental Impact Report for the Palm-Nipomo Parking Structure project was certified and adopted by the Council in August 2018.
7. In December 2017, the City finalized a reorganization of the Parking Services staff including the creation of a Parking Enforcement Officer II position. The position was filled in early 2018.

The reorganization was a result of recommendations made from an organizational assessment conducted in 2015.

8. Operationalized new Parking Enforcement Management System (PEMS)
9. Implemented the new License Plate Recognition (LPR) system to assist in enforcement and data collection which will link with new PEMS system.
10. Authored new City policy on the use of License Plate Recognition systems and scheduled adoption for July 2018.
11. Entered into new service contracts for Structure and Lot cleaning and maintenance.
12. Completed Structural Assessment and Maintenance Report for all three public parking structures.
13. Began installation of the new Parking Access and Revenue Control System (PARCS) in all three parking structures
14. Worked with PG&E to coordinate new EV charging stations in two parking structures to meet public needs and City fleet needs. Preliminary designs are complete, and installations projected for winter 2018/19.
15. Implemented new rate structure in January 2018 to assist in funding services and future Palm – Nipomo Parking Structure.
16. Completed environmental review of the Palm-Nipomo Parking structure project and scheduled review by Council in July 2018.
17. Opened new Park and Ride lot at Calle Joaquin and US 101.

Safety

Emergency Preparedness and Response: Fire Department

Medic-Rescue 1: In 2018, the City of San Luis Obispo Fire Department (SLOFD) replaced and added several pieces of vital apparatus to the fleet. Medic-Rescue 1, a 1998 used ambulance originally purchased from the Sacramento City Fire Department, was replaced with a new modern unit that meets current CARB standards. The ambulance was originally purchased to conduct a strategic analysis of the benefits and service a transport unit could provide to the community. On several occasions the Medic-Rescue unit was used as an additional Paramedic level resource for special events in the community such as the Women's March, Cal Poly special events, and as an additional transport unit available for use during heavy drawdowns to the system of ambulances serving San Luis Obispo County. In addition, the unit is available for mutual aid, call when needed and contract resource. These many functions allowed for an effective evaluation of the benefits of having a Medic-Rescue and led to staff and City Council support to replace with a new unit. The replacement unit was purchased through the City's Fleet Replacement Plan.

UTV-1: In 2018 SLOFD received non-matching grant funding for an off-highway utility vehicle (UTV) to be used for open space rescue and closed course events in the city. SLOFD identified the need for improved response times and patient access to open space areas throughout the City and trails adjacent to Cal Poly. Through the San Luis Obispo County Parks and Recreation Department, SLOFD was successful with two grants totaling \$32,628 utilizing County Off-Highway Vehicle funds. Citizens and visitors enjoying open space areas who become injured, trapped and/or lost, may require prompt life saving measures and specialized rescue techniques. The need to be treated, stabilized and extricated from these limited access areas and transported to nearby hospitals for continuation of medical care is crucial for best patient care outcomes. The new UTV, identified as UTV-1, has significantly improved SLOFD response times to patients in open space areas and has become an invaluable new resource.

ImageTrend Software: In 2018, SLOFD transitioned all emergency response record keeping to a cloud-based records management system, ImageTrend, which reports incident data to the National Fire Incident Reporting System (NFIRS), supported by Measure G funding. SLOFD is now functionally submitting approximately 1,400 NFIRS incidents to the State of California quarterly. This data ultimately becomes part of the national fire incident reporting system, used to justify grant awards, and analyze trends that impact public safety on a national scale. Maintaining compliance with fire data through the reporting to NFIRS is a requirement to maintain our community's eligibility to apply for Federal grants. Annual reporting now includes breakdowns of call incident by type, response unit, and allows the fire department to accurately track the frequency of overlapping incidents. The fire department can now analyze the impact of simultaneous 911 calls. The SLOFD electronic reporting team is actively configuring electronic patient care reports (ePCR) for submission of patient care data to California EMS Information System (CEMSIS), the California state repository that collects patient data for analysis nationally. The fire department has automated monthly reports that track the amount of property saved

from the impacts of fire, fire cause determination, Cal Poly fire response workload, repeat false fire alarms, and fire unit workload.

Station Alerting Improvements: In 2018, SLOFD reconfigured the Fire station alerting system to use different audible tones for 911 call alerts, allowing personnel to rapidly identify a fire versus a medical emergency, or traffic collision. By identifying the incident by tone, personnel are able to quickly don the appropriate response attire ranging from protective turnouts to their EMS jackets. In addition, personnel are now able to be alerted via smart phone to 911 calls, with built in mapping which includes the call location and fire hydrant location instantly improving overall response time and service delivery; seconds count.

Fire Prevention Week: SLOFD presented a safety message to school children in local schools of “Look, Listen, and Learn”. The message includes “Look” for fire hazards and mitigate them, “Listen” for smoke or carbon monoxide detectors and evacuate and “Learn” safety measures in the home to be fire safe. The department completed the Fire Prevention Week activities with the annual Open House and provided emergency preparedness information to residents and visitors.

Hazard Mitigation: Fire Department

In 2018, SLOFD in collaboration with other City departments and community agencies partnered and submitted a grant application to update the City’s 2014 Local Hazard Mitigation Plan (LHMP). The LHMP provides guidance on how to reduce the community’s vulnerability to natural hazards. The grant was awarded to San Luis Obispo County to develop the countywide LHMP. The cost of developing a regional LHMP decreases the cost to local municipalities, and the management of LHMP development is a shared function across participating agencies. Another significant benefit will be realized by regional organizations that participate in the LHMP process, particularly those organizations that serve several jurisdictions, such as hospitals, school districts, California Highway Patrol, and others. These organizations will be able to participate fully in one planning process, rather than figure out a way to participate in the LHMP processes of multiple agencies. This plan calls for annual stakeholder meetings to update progress and identify collaborative opportunities. The City is required to maintain a current LHMP, which must be updated every five years. Maintaining a current LHMP allows the City to apply for State and Federal reimbursement in the event that the City is impacted by a disaster.

Staff Training: 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 and responsibilities. In 2018, the Police Department employed 59 sworn positions and 26.5 non-sworn positions, for a total of 85.5 full-time employees.

The California Commission on Peace Officer Standards and Training (POST), which mandates minimum content and hours for basic and in-service training, regulates the training of police officers and communication technicians. The Police Department maintained compliance with

POST requirements for in-service training hours for required employees. This was accomplished in 2018 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.

In 2018 all sworn officers and some department staff participated in a 16-hour CIT (Crisis Intervention Training) course. The primary goals 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. In 2018 the department has continued to send all newly hired officers as well as civilian personnel to CIT training.

The San Luis Obispo Police Department (SLOPD) also conducts in-house training through the use of employees who are certified instructors in a variety of police-related job functions, including defensive tactics, mobile field force, active shooter and use of firearms. In addition to the standard police training the department implemented a Peer Support group 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 has the ability to give direct counseling or direct those in need to the proper resources.

Staff Training: Fire Department

In 2018, SLOFD was a leader in bringing State Fire Training (SFT) fire service professional-track certification classes to San Luis Obispo County. Partnering with the San Luis Obispo County Training Officers Association to maximize student/firefighter participation based on training needs and priorities, SLOFD hosted the SFT Executive Chief Fire Officer course. This executive level course was attended by Fire Chiefs and Chief Officers statewide over an 8-week period. In addition, SLOFD personnel completed Nearly 5,900 hours of in-service annual refresher skills training.

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. Development of personnel in key field positions minimum training standards, qualification, and experience requirements when assigned to wildland/urban interface incidents. SLOFD had 14 personnel receive qualifications for expanded operational qualifications from Engine Boss (ENGB) up to Strike Team Leader (STEN). These expanded roles allow for a greater depth of knowledge and qualification that further improves personnel capabilities.

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. The San Luis Obispo Police Department assisted Santa Barbara County with the mudslides in Montecito in the

beginning of 2018. A total of 10 officers responded over a 7-day period. Officers responded immediately on the morning of Tuesday January 9, 2018 and with a few days break stayed through Thursday January 18. While the officers were again asked to work many different assignments, officers were asked to assist in evacuating those who were stranded in their homes and could not leave the area on the night of the mudslides. After the initial emergency, officers completed roving patrols and scene security.

SLOPD continued coordination efforts with the San Luis Obispo Sheriff's Office in facilitating mobile field force training. Law Enforcement personnel throughout the county had the opportunity to be involved in mobile field force scenario-based training and become familiar with each other's policies and practices in the event of an actual significant event.

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

Mutual and Automatic Aid: Fire

SLOFD deployed on many requests for Mutual Aid throughout the State in 2018, including devastating fires in Shasta, Mendocino, Butte, Ventura and Los Angeles Counties, a fire in the hills of Johnson Ranch, and the largest fire in California State history, the Mendocino Complex. Fire personnel deployed to large-scale incidents receive invaluable on-the-job training, and the costs associated with their deployment are reimbursed to the City. The statewide mutual aid system that redeploys SLOFD personnel to assist communities in need is the same system that sends non-local fire crews to our area when we are in need of assistance.

SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazardous Materials Response Team, County Fire Investigation Strike Team, County Critical Incident Stress Debriefing Team, and Incident Command on the County Type III XSL Incident Management Team. These regional teams provide exceptional service to the communities of participating agencies at a fraction of the cost of providing that service autonomously.

Community Action Team (CAT)

CAT Officers continue to identify problems and crime trends that negatively impact the quality of life of residents, business owners and visitors. CAT Officers have focused on several individuals in our community who are involved in adverse and repetitive criminal activities that negatively impact our community. They have been successful in working with others to find alternatives to incarceration that include enhanced and focused service placement and transitional housing. The program has continued to grow and the relationships in the court system have proven very valuable. This past year the department worked closely with County Mental Health to add a fulltime mental health specialist to the CAT team. In September 2018, John Klevins, a Licensed Social Worker with Transitions Mental Health, joined forces with the CAT Team to bring the level of services with the community to a higher level. This added resource has helped tremendously

support the growing needs of the many chronic offenders who suffer from mental health disorders.

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

Multi-Dwelling Property Inspection Program

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 \$284,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau completed approximately 1014 inspections of apartments, hotels, and fraternity and sorority houses in 2018.

Fire and Life Safety Inspections

Fire and Life Safety Inspections: SLOFD engine companies completed over 1,337 fire and life safety inspections in 2018. In addition, Fire Prevention Bureau staff completed over 507 inspections of industrial facilities, schools, hospitals and nursing homes, day care centers and assisted living centers, and large public assembly occupancies. A portion of these inspections resulted in Fire Code operating permits, which generated approximately \$104,000 in annual revenue.

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 262 facility inspections in 2018, which generated over \$174,000 in permit fee revenue.

Vegetation Management

Vegetation Management: While fewer weed complaints were fielded by the Fire Prevention Bureau in 2018, there was again a significant



increase in complaints regarding dead pine trees due to the pitch canker epidemic. The Fire Department continued to support Natural Resources in the fuel reduction projects in City-owned Open Space.

Critical Facilities Locations and Reducing Structural Hazards

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

Unreinforced Masonry Hazard Mitigation

Unreinforced Masonry Hazard Mitigation: The 2004 URM Ordinance required full strengthening by July 2010 unless partial, Level A, strengthening was completed by July 1, 2007. Where Level A was completed by the deadline, Level B work could be delayed until July 1, 2012. Level A strengthening consists of installation of anchors between building walls and roof, walls and floors, and bracing of any parapets. Level B consists of Level A work plus installation of the steel members that stabilize the storefront and frame. Distinction between Level A and B was established by ordinance to encourage owners to complete this significant portion of the strengthening process as soon as possible. Of the 128 URM buildings in the City, 125 have completed seismic strengthening or were otherwise brought into compliance with the ordinance and the last three are currently under construction. This includes the Hotel Serra project and 796 Higuera Street.

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. In 2018, the Neighborhood Officer program continues to be a strong resource for residents and business owners. Neighborhood officers conducted “Walk & Talks” in the neighborhoods surrounding Cal Poly in the fall to educate and acclimate student residents to living in San Luis Obispo. Neighborhood officers have continued to be a consistent “go to” for residents needing assistance with a variety of quality of life concerns. Neighborhood officers also provided crime prevention help to Neighborhood Watch groups throughout the city.

Code Enforcement – Community Development Department

The City’s Code Enforcement Office, which reports directly to the Community Development Department’s Chief Building Official, deals primarily with violations of building codes and zoning regulations. Examples of code violations that impact neighborhood quality include:

- Property Maintenance Violations
- Sign Violations
- Unpermitted Construction
- Substandard Buildings
- Occupancy Violations
- Land Use Violations
- Homestay Violations

In 2018, there were 232 code enforcement cases opened in response to requests for field investigations and proactive enforcement. These included land use and zoning violations, property maintenance and substandard building violations, among others.

In addition, there were 573 Neighborhood Services code enforcement cases, which included violations such as visible storage, failure to screen waste containers, dead or overgrown vegetation and yard parking. Neighborhood Services conducts proactive outreach and enforcement measures in residential areas throughout the city and attends numerous outreach events at Cal Poly, Cuesta, The San Luis Obispo Board of Realtors. These outreach efforts are ongoing.

Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement in neighborhoods during evening hours. In 2018 they issued 2518 parking citations for violations in residential parking permit districts. SNAP issues Disturbance Advisory Cards (DACs) which are formal warnings, in response to substantiated noise party complaints. In 2018, SNAP issued 456 DACs. SNAP also assists with graffiti abatement and identifying abandoned vehicles for towing.

In response to the need for non-adversarial processes that address community conflicts, the City of San Luis Obispo, Cal Poly, Cuesta College, and Creative Mediation, a local non-profit, developed the SLO Solutions Program in 2004 to offer free conflict resolution and mediation to City residents. The program served 1300 residents in 2018.

Neighborhood Wellness meetings were discontinued in 2015 as attendance had dropped off considerably. In its place, the police department is now providing an annual “Community Update”, providing attendees with information on neighborhood initiatives, crime prevention techniques and upcoming police department driven projects. The third annual Community Update was held on December 6, 2018. Chief Cantrell and staff provided information on crime trends, crime prevention, homelessness, department initiatives and anticipated budget challenges and planning for a replacement for the aging police station.

Conservation & Open Space Protection

The General Plan contains many goals, policies and programs focused on open space protection. The policies apply to sensitive lands within the City's urban reserve as well as land in the greenbelt area that is protected for its biological, agricultural, aesthetic and/or watershed protection value. The Land Use and Circulation Element and Conservation and Open Space Element address this subject in detail. The highlights of 2018 include:

1. Continued implementation of the *Calle Joaquin Agricultural Reserve Master Plan* with Central Coast Grown, for educational and local agriculture production purposes.
2. The City's Ranger Service program, in partnership with the Central Coast Concerned Mountain Bikers (CCCMB) and other volunteers, continued brushing of both single-use and multi-use trails in the Irish Hills Natural Reserve. Bishop Peak Natural Reserves summit trail was also retreaded and is holding up wonderfully.
3. Reservoir Canyon trailhead saw extensive improvements for users and safety. New parking areas, entrance to the natural area and kiosks have been installed. A bridge was completed which provides all season access to trails.
4. Continued invasive species vegetation control along Froom Creek and San Luis Obispo Creek and continued planting native plants to restore the habitat, including a native oak volunteer planting day at Bishop Peak Natural Reserve.
5. Continued 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, and public participation to reduce pollution run-off.
6. Participated in planning and implementation of several important ongoing City projects, including the Chevron Tank Farm Remediation and Redevelopment Plan and the Margarita Area and Orcutt Area Specific Plans.
7. Continued steelhead trout (*Oncorhynchus mykiss*) surveys along San Luis Obispo Creek with biologists from California Department of Fish and Wildlife.
8. Ranger Service continued to implement the adopted *City of San Luis Obispo Open Space Maintenance Plan*. The Open Space Maintenance Plan provides a comprehensive strategy for day-to-day maintenance activities, as well as long-term improvements and enhancements, including items such as signs and kiosks, gates and fencing, or parking and trash. The Open Space Maintenance Plan also includes two technical appendices: The *City of San Luis Obispo Vegetation Management Plan: The Wildland–Urban Interface* and *Integrated Vegetation Management Plan for Open Space Lands of the City of San Luis Obispo 2015-2020*. Substantial progress continues toward all components of the plan with most kiosks and trailheads fully improved and new improvements and trails coming with new acquisitions.

Parks & Recreation

In 2018, the Parks and Recreation Department continued to offer a wide variety of programs and activities that enhance the quality of life in the community. The following tasks were accomplished implementing the Parks & Recreation Element of the General Plan:

Collaborative Programs

Sports: The City provides recreation sports opportunities for youth, adults and seniors. The City continues to collaborate with local community groups (such as the San Luis Obispo County YMCA and San Francisco Jr. Giants Baseball program) to form partnerships in effort to provide recreational activities for over 1,200 local children through youth basketball, futsal (indoor soccer), Jr. Giants Baseball Program and the Major League Baseball Youth Camp. The City's recreational programming focuses on building confidence, teamwork, integrity, and leadership skills. The City continues to work collaboratively with the Youth Sports Association and San Luis Coastal Unified School District to meet the needs of youth.



Adult recreational sports include adult softball, adult soccer, ultimate Frisbee, table tennis, volleyball programs, and the introduction of a dodgeball pilot program. Senior sport activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity

with the total number of participants playing on a regular basis steadily increasing. In 2018, Parks and Recreation continues to provide Pickleball play opportunities within existing city parks, facilities and resources through a sports court restriping project. Pickleball is currently played daily at five City park locations (Meadow Park basketball court, Ludwick Community Center, Islay Park basketball court, French Park tennis court and French Park basketball court). French Park is slated for installation of three permanent pickleball courts replacing the basketball court which will be moved to the existing sand volleyball court.

Community Programs: Parks and Recreation provides high quality programs that are responsive to industry trends and changing community needs. New programming in 2018 encouraged participation, built community amongst all users, and strengthened the Department's operational commitment to programs

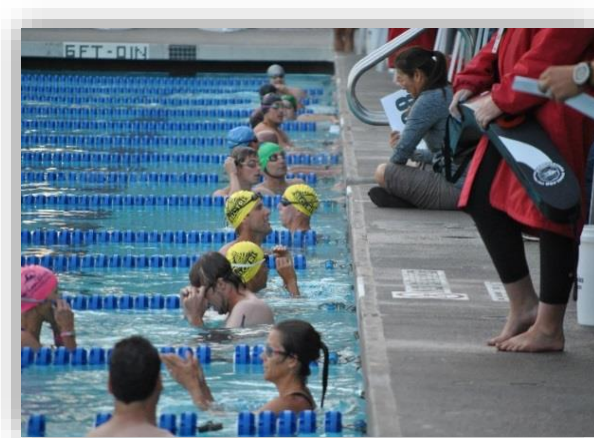


across all age groups. In 2018 community programming included events such as Snow Night and Leprechaun Lost at Farmer’s Market (in collaboration with the Downtown Association), Egg Hunt, Family Water Safety Day, The 100-mile club, Night Golf, Family Camp Out, Major League Baseball Clinic, Movie Nights, Back to Pool Night, September Scramble, Gobble Wobble, Pix-On-Peaks, Turkey Break Skate camp, Kids Play Free at the Golf Course, the 39th Annual SLO Triathlon and numerous Garden Clean-up Days. Additional collaborations, from Health and Wellness Seminars and Senior Center Contract Classes, have provided much needed services and programs to the community, especially underserved populations. In October, the depart hosted a luncheon celebrating the 40-year anniversary of the Senior Center highlighting the great services provided



by the volunteers at the Senior Center. Community Gardens are provided at five locations with the garden location at Laguna Lake Golf Course opening in April of 2018. There are 100+ garden plots available to City residents to lease. The Parks and Recreation Department continues to offer online program registration, facility reservations, and satisfaction surveys to its customers. In 2018 the Department enhanced its web and social media presence which resulted in an increase in event attendance.

SLO Triathlon: In 2018 the City sponsored the 39th annual SLO Triathlon. The SLO Tri occurred on the fourth Sunday in July at Sinsheimer Park and included a .5-mile swim, 15-mile bike and 3.1 mile run course. Approximately 200+ community volunteers made this annual event possible. The SLO Triathlon focuses on completion, rather than competition, and draws over 1,000 participants state-wide annually to the event.



Youth Services: The Transitional Kinder (TK), Kindergarten), Sun ‘N Fun (Grades 1 – 3) and Club STAR (Grades 4-6) programs continue to provide necessary child care and social experiences for over 1,200 elementary school-aged youth, in a culturally rich and inclusive environment. Program staff design curriculum that promotes resiliency, healthy choices and active lifestyles, STEM (Science, Technology, Engineering and Math) learning opportunities,

community service, and diversity awareness, along with good old-fashioned play. Program is enhanced with local partnerships including Cal Poly sports, clubs and programs, City/County Library, SLOPD and Fire, local doctors and dentists, Sheriff's Posse, SLO Rangers, Guadalupe Dunes program, and numerous local non-profit groups. Program staff collaborate with school district personnel, CAPSLO, homeless services, Cal Psych Care, STAR of California, Family Care Network, Big Brothers and Big Sisters, Autism Connections and other local agencies to ensure children with a variety of diverse needs have access to the child care programs.

In the 2017-18 school year, Youth Services provided programming at five school sites in support of the Joint Use Agreement with the San Luis Coastal Unified School District. All five school sites are operating at capacity and have ongoing waitlists, due to limited space at the schools and per State Licensing mandates the City is legally required to have a staff to child ratio.

Other programs during the school year included two Teacher Work Day Camps, a week-long Spring Break Camp for school-aged youth as well as numerous onsite special events.

Summer programming also provided essential care for over 600 families. KidVENTURE's Ultimate Day Camp provided traditional camp experiences to school-age campers and a training opportunity for the 14-16 aged Counselors-in-Training (CIT).

All Youth Services programs are made possible with the work of up to 70 supplemental staff, ranging from entry level Aides to Site Specialists (limited benefit positions). Staff are provided ongoing staff development to ensure programs are consistent with Department and State Licensing standards. Topics include Positive Guidance, Safety and Accountability, Enriching Curriculum and Mandated Child Abuse Reporting, and pediatric CPR/First Aid.

Volunteers & Training

Over 1,000 Parks and Recreation volunteers supported services and programming at the Senior Center, Laguna Lake Golf Course, Jack House, special events and activities such as the Junior Giants, SLO Triathlon, Movie Night, Back To Pool Night, Youth Sports, Summer Camps, Garden workdays and Ranger Work Days.



Parks and Recreation continues to demonstrate a culture of valuing human capital and expecting the best from all team members. In 2018, Parks and Recreation staff participated in trainings provided by the Center for Organizational Effectiveness, the California Professional Recreation Society (CPRS), and the American Red Cross.

Open Space Maintenance

Ranger Service works to provide both educational and recreational opportunities to the community of San Luis Obispo. The City's 4,000 acres of designated open space promise to have something for everyone including rugged hiking trails, challenging mountain biking and leisurely scenic pathways just minutes from downtown.

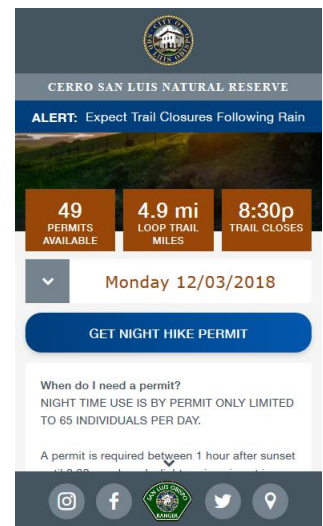
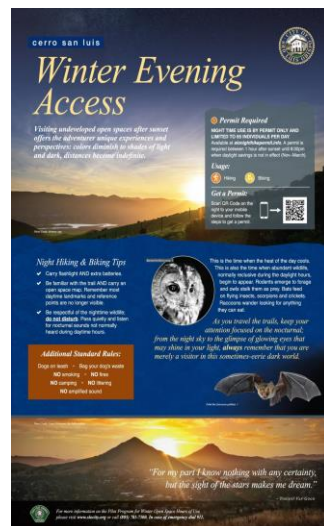


The City's Ranger Service program employs full-time rangers and other part time staff that actively maintain the City's open spaces. Approximately 22.87 tons of trash were removed from San Luis Obispo Creek and City open spaces by staff and volunteers, with the largest amounts of material collected during the annual Creek Day clean-up event.

In 2018, park rangers led 18 hikes through City open spaces (including Cal Poly guest speakers) and held 75 work days. City parks, open spaces, were patrolled nearly every day of the year. Staff provided environmental education courses through the City's STAR and Sun 'N Fun programs and had two one-week Junior Ranger Activity Camps that were attended by children ages 7-10. In 2018, a total of 1020 hours was devoted to public education focusing on conservation and promoting laws. In 2018, over 1,500 dog leashes were given away at trail entrances and 1500+ paper trail maps.

New Trailhead kiosks, informative and education panel inserts were added in 2018. Collaboration with the public and the Central Coast Concerned Mountain Bikers (3CMB) resulted in trail maintenance at Bishop Peak, Stenner Springs, and Reservoir Canyon, and miles of trails being maintained throughout the City's open space network. Hundreds of volunteers turned out for multiple events and provided thousands of hours of service taking care of the City's open spaces.

New Pilot Program at Cerro San Luis Natural Reserve During Winters of 2017-18 and 2018-19. In response to prior Council discussion and direction, staff implemented a pilot program at the 118-acre Cerro San Luis Natural Reserve (the "Reserve") that would allow extended evening hours of use



for passive recreational purposes along approximately 4.9 miles of trails during the winter months when daylight savings time is not in effect. The pilot program is taking place during the winter season of 2017-18 (Sunday, November 5 to Sunday, March 11) and 2018-19 (Sunday November 4 to Sunday March 10). During these time periods, public use will be one hour before sunrise until 8:30 PM. During daylight savings time the hours of use for the public would return to one hour before sunrise through one hour after sunset. Night time use is by permit only and limited to 65 individuals per evening. Permits for biking and hiking are allowed up to 1 week before. Rangers will be present, checking permits and educating the public on this 2-year pilot program.

Master Plan and Element Update

The Parks and Recreation Master Plan and Element Update Project Plan was approved by the City Council in November 2017. Over the course of the update, the deliverables will include:



- The Community Needs Assessment Report with statistically valid survey
- Updated Plan and Maps
- Environmental Review
- Updated General Plan Elements

Over the spring and summer months of 2018, Parks and Recreation Staff conducted a diverse set of outreach activities intended to inform community members about the process and collaborate with the community's needs and vision for parks and recreation. These outreach activities included pop-up events, neighborhood meetings, social media engagement, and the utilization of the City's Open City Hall. The summer activities were held to promote the first public workshop event held in September 2018. The "Bright Ideas" public workshop was an interactive engagement workshop that utilized a drop-in format featuring informational and interactive work stations designed to get different types of input on parks, facilities and recreation in San Luis Obispo.

A statistically valid survey was conducted in late summer and autumn of 2018. A total of 507 residents completed the survey, which exceeded the goal to obtain completed surveys from a minimum of 400 residents. The responses to the survey provided an additional source of data that provides a snapshot of resident's values, hopes and dreams, and unmet needs.

Parks and Recreation staff will be holding specific focused topic discussion at Parks and Recreation Commission meetings in early 2019. A Community Needs Assessment with a follow-up workshop are planned for mid-2019 with the Development of the Master Plan and Element and Environmental Review occurring toward the end of 2019.

Islay Park Playground Replacement Project



The preliminary public outreach for the replacement of the playground at Islay Park occurred at community events and at the park in late 2019. The feedback received will be included in the design and construction of the park, set to occur in 2019.



Kikuyu Grass at Damon Garcia Sports Field

Due to the overwhelming success of the installed kikuyu grass planted on Field B in 2017, the remaining fields were planted with the grass resulting in a major reduction in the amount of sand needed for field renovation during the off season. This new grass type sustains the almost year-round active play. Regular field visits continue with user groups support ongoing communications, active problem solving and innovative ideas for the sharing of the fields.

North of Broad Street Neighborhood Park

In June 2018, City Council, as part of the adopted budget, approved a project for the North Broad Street Neighborhood Park that will develop a new park facility in the location of the existing community garden. Multiple public engagement sessions with neighbors of the North Broad Street area are planned for 2019 to assess priority amenities and feedback on initial concepts and designs. A portion of the park will remain to be used as a community garden. Construction is planned for 2020.

Public Art Program

The final phase of the Utility Box Art Program completed in 2018. Initially conceived as a program to discourage and abate graffiti and to enhance unattractive utility/traffic signal boxes at various high visibility intersections in the Downtown core, the Utility Box Art Program received funding from the City Council in 2010 for sixteen downtown utility boxes. Widespread popularity of the box art program enabled the pilot program to expand. Additional phases to expand the box art

murals occurred in 2012 and again in 2016. In 2018, over 250 design proposals were received and reviewed by the Art Jury to complete the painting of the final 26 boxes. The Utility boxes throughout our community serve as “canvases” for original art pieces painted by local artists, residents, students and community members of all ages. The SLO Box Art project contributes to the vitality and attractiveness of our community and adding to the “curb appeal”. SLO Box Art is a streetscape showcase for talented local artists and community members to transform standard utility boxes into new public artworks, adding to the vibrancy of our cityscape while creating a sense of place and identity. The Box Art project is a great opportunity for “SLOcals” to add their personal touches to the city’s public art collection.



The SLO Swim Center lobby became the most recent mural in 2018. The main goal for the Artist was to brighten and enliven the blank wall in the entrance lobby of the SLO Swim Center. The Artist was inspired by his daughter’s growth and development as it related to the SLO Swim Center beginning as a toddler with swim lessons and culminating as a teen becoming a lifeguard. The mural depicts imagery of the SLO Swim Center and other elements specific to San Luis Obispo.

The City’s Public Art Program continues a long-standing collaboration with the San Luis Obispo County Arts Council, the Cultural Arts Committee with the Downtown Association, Cal Poly and Cuesta Art Gallery.

Conclusion

The City's General Plan guides the use and protection of the City's various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by state law. The General Plan is published in separately adopted elements, each containing policies and implementing programs. The General Plan Annual Report summarizes the major programs in these elements that saw activity in 2018.

One outcome of an annual report is the evaluation of whether actions that have occurred indicate a change in the general vision of the community that requires a more comprehensive update of the General Plan. The most prominent activities undertaken by the City in 2018 related to implementation efforts of key General Plan elements. That vision was in part reflected in the City Council's adopted Major City Goals and Other Important Objectives for FY 2017-19, described on page 11. Staff will continue to implement these goals and objectives related to Housing, Climate Action, Multi-Modal Transportation, and Fiscal Health, which will be further reported on in the 2019 Annual Report.