



Neighborhood Services Team Mission Statement

The Neighborhood Services Team is comprised of representatives from various city departments who work collaboratively with residents and community based groups in an effort to promote communications, support the City of San Luis Obispo's General Plan and foster neighborhood enhancement and well-being.

PARKING DIVISION

Robert Horch

There have been several changes in the Parking Division since the last newsletter. We added a new parking structure, we are working on plans for another parking structure, we have implemented several revenue enhancements, and we are formulating our plan for a residential permit parking program around the downtown.

New Parking Structure at 919 Palm

Our new parking structure opened in June 2006. It provides 242 additional parking spaces in downtown. The first 60 minutes are free, after that, the rates are 75¢ an hour with a daily maximum of \$7.50. A unique feature of this structure is an automated pay station using cash or a credit card. Take your ticket with you to the pay station located at the base of the Morro Street elevator. Pay for your visit and exit the structure in either exit lane. I recommend the middle lane because it may be faster. One last thing on the new structure, it has a wonderful view from the top level. Go on up and take a look!

Proposed Parking Structure-Palm& Nipomo

We are working with a consultant on the proposed parking structure at the corner of Palm and Nipomo Streets. We are going to City Council in February with two concepts; one is the "self-park" option where you find your own parking space, the other is an "automated" structure that parks your car for you using an elevator system. Both options will be presented for the Council's consideration.

New Revenue Enhancements

To afford the construction and operation of the next parking structure, we had to raise some rates and add some parking meters. The City Council adopted several revenue enhancements. Our downtown meter rates increased from 60¢-80¢ an hour to 75¢-\$1.00 an hour. We also raised fines for the six most issued parking citations. We added parking meters on the 700 block of Pismo between Chorro and Broad. We are working at installing meters on Slack Street up to Hathway in the area where there are no houses. The meters are proposed to be on the Cal Poly side of the street.

Downtown Residential Permit Parking Plan

We are finalizing the plan on how to address parking in the neighborhoods around the downtown under our residential permit parking program. We will need the input and assistance of RQN and the Old Town residents with this process. The staff at Parking Services will be taking the lead on this project and will be surveying households around the downtown in the coming months. There will be meetings to answer questions of the residents and those who work in the area with the intention of having the issue discussed by Council in late 2007.

PARKS DEPARTMENT
Doug Carscaden

Bowden Ranch Property Acquisition

The City of San Luis Obispo acquired 207 acres of land on the east side of town. The new land becomes part of the City's Reservoir Canyon Natural Reserve making it our second largest open space. As part of the acquisition, the Ranger Service and Natural Resources Department realigned a 400 yard section of trail and fenced off an area called the Sanctuary. The trailhead location is off Lizzie Court.

Creek Day 2006

The 15th Annual Creek Day was a huge success. With efforts from City Rangers, the Land Conservancy, and about 100 volunteers approximately five tons of trash was removed from the San Luis Obispo Creek drainage. Five large roll-off recycle containers were filled. This trash removal will reduce flood rise, decrease odor, improve habitat and wildlife access, and enhance the visual quality of the creek.

Damon Garcia Tree Planting

Cal Poly's "Make a Difference" day came to Damon Garcia. The PIKE Fraternity planted 210 trees in the riparian zone of Acacia Creek. The tree species consisted of sycamores, box elders, alders, and cottonwoods. The efforts should be very rewarding in a few years.

Irish Hills Froom Creek Trail

The City of SLO teamed up with the Department of Fish and Game and the Pacific Watershed Associates to decommission an old jeep road, turning it into an out-sloping trail. The driving forces for the project were to reduce the amount of sediment discharge into Froom Creek, which is a steelhead trout stream, and to turn an abandoned road into a quality trail for all users.

WRF Plantings

On the docket are 750 trees and shrubs to be planted at the Water Reclamation Facility. Some of the trees to be planted are coast live oaks, redwoods, ironwoods, incense cedars, Monterey cypress and Torrey pines. Also on the list to go into the ground this winter are California sage, acacia shrubs, coyote bush, and willows. Our plan is to have the Bob Jones bike path travel through this area in the near future.

Hikes and Workdays

Upcoming Ranger-lead hikes: 12/10 at Reservoir Canyon, 01/14 at Bowden Ranch off Lizzie, 02/11 at Islay Hill, and 03/11 at Cerro San Luis.

Workdays on the calendar consist of 12/16 at Cerro San Luis, 01/13 at Islay Hill, 01/27 at Bishop's Peak off Patricia, 02/10 Irish Hills off Madonna, 02/24 at Reservoir Canyon.

For more information contact our webpage at <http://www.slocity.org/parksandrecreation/parkangers.asp>

NEIGHBORHOOD SERVICES
POLICE DEPARTMENT
Ardith Tregenza

Neighborhood Services has undergone a major transition since the last issue of the newsletter. After 16 years with the city, Rob Bryn is now blazing a new path as Director of Outreach for the SON Care Foundation in San Luis Obispo. SON Care Foundation is a Christian based non-profit ministry that works with young men (18 to 23 years old) overcoming difficult circumstances, in a residential setting. SON Care enterprises includes Thousand Hills Pet Resort, webcarsandtrucks.com, and missioncars.com. We all wish Rob the best in his new endeavor.

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Ardith Tregenza was hired as the new Neighborhood Services Manager in January 2006. Ardith comes to the city from Cal Poly where she worked for the last 7 years as the Director of Judicial Affairs, administering the CSU student disciplinary process. She had previously worked in Judicial Affairs at UC Davis and CSU Monterey Bay. She has a Masters degree in Counseling with the emphasis in Student Development in Higher Education and a B.S. degree in Environmental Resources.

Ardith has been busy familiarizing herself with city and SLOPD resources and procedures, meeting with residents and neighborhood groups regarding their goals and concerns, supervising the Student Neighborhood Assistance Program, and serving on the Student Community Liaison Committee. Ardith was responsible for the planning and coordination of the Laguna Lake Good Neighbor Week event this fall. The event offered a Disaster Preparedness presentation and a potluck social for Laguna Lake neighbors as a means to provide positive circumstances for short term and long term residents to become acquainted and have positive interactions. Ardith also assisted in representing the Police Dept. in Cal Poly's Week of Welcome activities, Off Campus Resource Fair, Substance Use and Abuse Committee and other campus activities and presentations.

In an effort to replicate the success of its Mardi Gras informational door hanger, SLOPD developed and distributed a Welcome Back door hanger for students returning to SLO in the early fall. The door hanger was distributed by officers (in cooperation with the Cal Poly University Police Dept) in the neighborhoods surrounding Cal Poly. The intent of the door hanger campaign was to have officers make personal contact with students about the codes

and penalties for noise and alcohol violations, the steps students can take to ensure their personal safety, and how to prevent the theft of their belongings. The door hanger was well received.

Ardith attended the "Bridging the Town-Gown Divide" conference in Davis in October. The conference focused on transportation and housing issues and showcased positive initiatives or best practices shared by various universities and their host cities. Almost all of the CSU's and UC's were represented. Davis shared their very successful new Neighbors' Night Out event. The program coordinates a city-wide event in which neighborhoods self-identify and sponsor a neighborhood get-together (barbeque, potluck, picnic, etc) on the same day. The event is intended to create an informal opportunity for current and new residents in neighborhoods to meet at the beginning of the academic year. The City, Cal Poly, and ASI were impressed with the event and will be sponsoring a similar event, SLO Neighbors' Night Out, next fall. We believe that starting the year on a positive note will make for better neighborhoods by opening lines of communication among residents. Stay tuned for information on how to participate.

SLO Solutions continues to offer cost free mediation and conflict resolution service for San Luis Obispo city residents. SLO Solutions is offered through Creative Mediation and is jointly sponsored by the City of San Luis Obispo, Cal Poly, and Cuesta College. SLO Solutions specializes in neighbor conflict, landlord/tenant conflict, roommate disputes, and community and/or neighborhood disputes. They can be contacted at 549-0442 and also have a website at www.slosolutions.com .

If you have any questions or concerns contact Ardith at 781-7186 and please visit the SLOPD website at www.slopd.org .

COMMUNITY DEVELOPMENT

Jaime Hill

New Offices The long awaited move to our new offices at **919 Palm Street** has finally occurred! In August of this year the Community Development Department and Public Works became roommates, sharing a modern office space and public counter. Next time you have some City business be sure to take advantage of the hour of free parking (just above our offices) and take note of the one-stop counter help.

Staff Changes The Community Development Department has had multiple staffing changes since the last update. With the retirement of Buzz Kalkowski (who is now working on the Kingdom of Bhutan's 1st General Plan!) Jaime Hill was promoted to the role of Associate Planner and Brian Leveille, a Cal Poly graduate, joined us from the City of Elk Grove as the new Planning Technician. More recently, Mike Drazo also retired. Ron Whisenand has taken the position of Community Development Director in the City of Paso Robles. Kim Murray has moved over from the SLO County Planning Department as our Long Range Deputy Director, and Doug Davidson has shifted gears from the City's Housing Specialist to the new Deputy Director of Development Review. Shortly, Peter Brown, a former Planning Commissioner, will be picking up the Housing Specialist role after several years with SLOCOG. As if that isn't enough, Tim Girvin is now transitioning from Code Enforcement to his new role as Chief Building Official when Tom Baasch steps into retirement.

For the past few years the Community Development Department has consistently reported **record high activity levels** – and we've outdone ourselves once again. For the Development Review Division this means that

application levels have remained at unprecedented levels, while the Long Range Planning Division continues to focus on keeping our City in the forefront.

Here's a look at a few of the significant items that we've been working on:

- The **Irish Hills Plaza** is finally opening for business. The commercial center located in front of Costco/Home Depot on Los Osos Valley Road will include national retailers such as Circuit City, Linens N' Things, PetSmart, and Beverages & More, among others.
- Consultants are beginning to prepare an EIR for the **Chinatown Project** in the City's downtown. The proposed project site includes almost 2.12 acres and is generally bordered by Chorro, Palm, Morro, and Monterey Streets and occupies approximately 75% of this city block. The project will include 70,000 square feet of commercial space, 63 residential and live/work units, two levels of parking, and a 58,600 square foot hotel.
- Staff is reviewing plans for a project known as **Garden Street Terraces**, also in the downtown. Another large mixed-use project, Garden Street Terraces is bordered by Broad, Marsh, and Garden Streets. The project will include 17,000 square feet of commercial space, 53 residential units, two levels of parking, and a 55,000 square foot hotel.
- Several large projects are now under construction including: **Broad Street Mixed-Use**, which includes 75 residential units and 30,000 square feet of commercial area, **Cinderella Carpets** with 6 residential units above retail space, **Tumbling Waters** with 175 "affordable-by-design" units, the **Hampton Inn** with 84 hotel rooms.

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- Historical Surveys have been prepared and are being evaluated for four new potential **Historic Districts** including East Railroad District, Brook Street, Little Italy, and Monterey Heights.
- Ground work for the **Broad Street Corridor Plan** is well underway. There have been three community outreach meetings and a focus group is now forming to guide the redevelopment of Broad Street (Hwy 227) as the City prepares to take control of right-of-way from Cal Trans.
- You will soon see a new **Unified General Plan**. All the elements that you are familiar with are being reformatted into a single document to provide an easy to use document.
- **Green Building** standards and checklists are being developed as we work on implementing the many innovative sustainable building techniques that are called for in the recently adopted Conservation and Open Space Element.

CODE ENFORCEMENT

Tim Girvin

Since December, 2006, the Building Division has finalized 844 permits including completion of 19 new residences, 20 apartment units (primarily as infill projects within existing neighborhoods) and completion of an additional 38 units to the senior housing complex, The Manse on Marsh. There were also 313 residential repair or remodel projects completed. Other construction projects this past year include the upgrade of the elevator at the Anderson Hotel, completion of the Store, the Copeland's' project that redeveloped the old City parking lot on Osos Street between Monterey and Higuera, and the new parking structure where the Community Development Department and the Public Works Department now share office space. During this past year

613 new permits have been issued, including work to bring 99 more residences, 26 low income apartments and 221 residential repair or remodel projects to a neighborhood near you. New work includes permits to do structural upgrades to 68 un-reinforced masonry buildings primarily in the downtown district and a new 138 room Marriot hotel. It continues to be a busy time for the Planning and Building Divisions and there seems to be no end in sight for construction projects and other improvements throughout the city.

On the code enforcement side, since last December, we opened 178 new cases and closed 130 cases. Of the 43 cases involving work without a permit, only nine involved some type of a garage conversion. There were also 25 substandard buildings reported and 11 structures with alleged housing code violations. Most of these cases have been resolved. This past year we also investigated reports of eight illegal secondary dwelling units; six of these cases have been resolved.

There was an increase in the number of sign violations reported in the business neighborhoods and in an effort to get the word out, a new sign regulation brochure was created. The brochure is available to local businesses and only describes the exempt and prohibited signs that are listed in our sign regulations. Business owners can use this tool when they are considering seasonal advertising for their business and will have an awareness of the approved techniques that keep them in compliance with our regulations. Brochures are currently distributed to businesses when they apply for a sign permit or when we receive a complaint about a sign violation. In the future we will be more proactive and either include brochures with other notifications such as business tax renewals or provide routine site inspections and distribute the information to businesses on a regular basis. For more information, call 781-7180 or refer to the website:

<http://www.slocity.org/communitydevelopment/enforce.asp>

FIRE DEPARTMENT

Tracy Ferguson

C.E.R.T – Community Emergency Response Team

The motto of the CERT Program is “To do the most good for the most people.” The goal of the CERT Program is to help the community to be self-sufficient in a disaster by developing multi-functional teams that are cross-trained in basic skills.

The CERT training program offers training in preparedness and team response. You will learn basic skills most commonly used in disasters. These skills can be used in your neighborhood, on campus, or in your business community. The program runs approximately 20 hours and consists of 5 classes to help:

- Prepare your family and home to survive all types of disasters
- Protect yourself first so that you will be able to help others
- Assist family and neighbors during the time of a disaster
- Work as part of an emergency response team.

The CERT Program has been available to our citizens since 1996. For more information or to sign up for the next available CERT class, contact Cindy Sutliff of the San Luis Obispo City Fire Department at (805) 781-7399.

Multi-Dwelling Property Fire and Life Safety Inspection Program

Because fire can kill, disable, destroy property, and completely disrupt lives, the State of California requires the annual inspection of all residential properties not considered to be single-family dwellings. The City of San Luis Obispo recently adopted a program to improve our annual fire and life safety inspections at apartments (with three or more units), hotels, motels, bed and breakfast facilities, senior living facilities, and sorority and fraternity houses.

The program typically includes inspection of fire alarm systems, smoke detectors, fire sprinkler systems, common areas for fire hazards, exit signs, exit access doors, exiting systems, fire lanes and fire department access, access to and condition of fire hydrants, fire extinguishers, and the improper storage of combustible material or hazardous waste.

Fire and life safety inspections are done to protect property owners and residents from the devastating effects of fire. By ensuring a safe living environment in these types of facilities, the chance for fire decreases.

It is the goal of the San Luis Obispo City Fire Department to provide quality education programs to increase fire safety awareness to our citizens. The Fire Department offers printed fire safety material as well as live presentations. You can find our practical fire and life safety guide for apartment living on the web site at www.slocity.org/fire.survguide.asp. Other information about the City’s fire prevention programs can be found at www.slocity.org/fire.

For further information regarding the Multi-Dwelling Property Fire and Life Safety Inspection Program, please contact Inspector Molly Brown at (805) 781-7560.

TRANSPORTATION DIVISION

Peggy Mandeville

For most of this year, our City Traffic Engineer, Dario Senior, has been recuperating from back surgery. His absence reduced the number of staff hours that could be spent on neighborhood-related transportation issues, however, significant accomplishments were still made as detailed below:

Neighborhood Traffic Management (NTM) projects At the beginning of the year, 17 streets had entered into the Neighborhood Traffic Management Program. Because so many streets requested NTM projects for their neighborhoods, the City Traffic Engineer

(Transportation – Continued)

developed a method for prioritizing NTM projects. The criteria include traffic speeds, volume, presence or absence of continuous sidewalks, bicycle facilities, collisions, and presence of schools or other activity centers. NTM actions implemented this year include the construction of speed tables on Ella Street.

Reflective Halloween bags The City distributed 2,600 reflective “trick or treat” bags to elementary schools in the City as part of a Halloween safety campaign. The orange and silver shiny bags that include Halloween safety tips were seen throughout the City on Halloween night.

South Street “Road Diet” In response to a fatal accident on Halloween night in 2005 that claimed the life of a child, Caltrans and the City hosted a town hall meeting in January 2006 to garner input from the community about safety issues on South Street. A focus group was created to develop recommendations for Caltrans and the City to consider safety enhancements for pedestrians and bicycles that travel the South Street corridor. The group was facilitated by Caltrans and was comprised of 11 community members, including representatives from the City’s Public Works and Police Departments.

The focus group compiled a package of 14 recommendations supported by City staff: eight short term, three medium term, and three long term. Of these recommendations, the most significant is the reconfiguration of South Street to two through lanes, a center turn lane with medians, bike lanes, and increased parking. At its June 6, 2006, meeting, Council voted to support making these recommendations to Caltrans, including the lane reconfiguration concept. The Caltrans median project consists of median islands along South Street from Higuera Street to Broad Street with the intention of providing pedestrian refuge islands and slowing traffic.

Buena Vista and Garfield Intersection Changes

One location identified in previous annual traffic safety reports is the intersection of Buena Vista & Garfield. In 2003 staff identified a significant collision pattern at this location that involved westbound vehicles turning off Monterey, crossing the intersection diagonally, and colliding with southbound Buena Vista vehicles. Staff attributed the pattern primarily to the geometry and alignment of the intersection and recommended realignment to correct the pattern. In February 2005, a temporary realignment was installed to correct the pattern while staff met with adjacent property owners and developed permanent solutions. The temporary realignment included closure of the SB right turn slip lane, realignment of Garfield at a 90° angle to Buena Vista and decreasing the northeast curb radius. The realignment consisted of signing, striping, raised pavement markers, delineators, and barricades. Since the temporary realignment was installed in February 2005, only one collision (pedestrian) has been reported.

In December 2005, staff held its first meeting with adjacent property owners and businesses to discuss the temporary closure and alternatives for the permanent realignment. The meeting was attended by representatives of La Cuesta Inn, the Sands Suites, the gas station, and the Days Inn. The group discussed safety and access needs for the intersection, and staff presented various alternatives and concepts that could potentially be designed into the permanent solutions. In July 2006, staff held a second meeting to present two refined concepts that incorporated property owners’ comments. The group identified their preferred alternative and asked staff to “clean up” the existing temporary installation. The cleanup was completed in September.

The permanent realignment to be constructed next year will consist of installing curb, gutter, and sidewalk along the Garfield realignment to Buena Vista, across the existing right turn slip lane on Monterey, and at the northeast corner of the intersection, along with partial demolition

of the existing island and construction of a new pedestrian refuge island.

Railroad Safety Trail Grant Approval The City was recently awarded a \$540,000 grant to help fund the northern segment of the Railroad Safety Trail. Extending north from Hathway Street to Foothill Boulevard, this section of the trail will work toward completing one of the City's major goals of completing a bicycle and pedestrian path along 4.5 miles of the Union Pacific Railroad that extends through the City. The grant is from the State Bicycle Transportation Account, which provides state funds for city and county projects that improve safety and convenience for bicycle commuters.

Bicycle Transportation Plan Update The Bicycle Advisory Committee's update of the Bicycle Transportation Plan is near completion. The public hearing draft is expected to be available for public review early next year.

"Racks with Plaques" Bicycle Rack Donation Program The City's bicycle rack donation program is in its second year and to date over 100 short-term bicycle parking spaces have been provided at no cost to the City. The goal of the program is to promote bicycle riding by providing bicycle parking within the downtown and at public facilities throughout the City through private donations. The "Racks with Plaques" program is similar to the City's Green Bench program in that individuals donate the street furniture to the City for public use and a dedication plaque is installed on the furniture. Information about the program can be found on the City's web page or by contacting the City's Public Works Department at 781-7590.

Bike Valet at Farmer's Market A free bicycle parking valet service debuted at the Thursday night Farmer's Market in May. To date, over 750 bicycles have been parked at the valet. For more information about the bike valet, visit www.slobikevalet.org.

Textured Pavement Bulb-Outs at Osos and Pacific As part of the 2004 Annual Traffic

Safety Report the intersection of Osos and Pacific was identified as one of the top collision locations in the City. The report identified installing bulb-outs and moving the stop bars forward to improve visibility as mitigation to the frequency and pattern of collisions occurring at this location. Modifications to the intersection installed this year include pavement textured bulb-outs and striping on Osos Street.

UTILITIES DEPARTMENT Ron Munds & Doug Dowden

As community members, all of us are concerned about the aesthetic quality of our neighborhoods. In order to maintain this quality that all of us expect, the Utilities Department has developed a pro-active program to deal with illegal disposal of solid waste along our streets and in vacant lots throughout town. Typical items that are dumped along our streets and in vacant lots include: furniture, refrigerators, washing machines, bags of trash, and many other things. These items illegally left along the streets and roadways throughout the City of San Luis Obispo are unsightly and can pose a significant safety risk to residents. As of December 1, 2006, City staff have responded to and directed the removal of nearly 1,300 dumped items along our roadways and in vacant lots. Most of these items have been traced back to the person(s) responsible for the illegal dumping and charged for the collection and disposal of the materials. Making the extra effort to find the responsible parties has saved the City and residents just over \$78,000 in 2006 alone. This is money that would have been paid by the General Fund for the collection and disposal of the illegally disposed material.

If you notice items placed or dumped along a street or in a vacant lot, give the Utilities Conservation Office staff a call at (805) 781-7213. It is important to all of us that we maintain a clean, safe environment within our community.