



Chapter 8

IMPLEMENTATION



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8 IMPLEMENTATION



As introduced in Chapter 1, the implementation component of the Specific Plan provides a process and guidelines for implementation of the Plan’s goals, programs, and policies.

8.1 Implementation Plan

The following sections below outline the process for implementation of the San Luis Ranch Specific Plan.

8.1.1 Development Agreement

The development agreement is essentially a planning tool that allows public agencies greater latitude to advance local planning policies, sometimes in new and creative ways. While an alternative to the traditional development approval process, in practice it is commonly used in conjunction with it. For example, the developers of San Luis Ranch are applying for Annexation, a Specific Plan, and a Development Agreement.

Neither the applicant nor the public agency is required to enter into a development agreement. When they do, the allowable land uses, required infrastructure and it’s financing, and other terms and conditions of approval are negotiated between the parties, subject to the public agencies’ ultimate approval.

8.1.2 Goals, Policies, and Programs

The goals, policies, and programs of the Specific Plan will be enforced and implemented in private and public development within San Luis Ranch. The programs supporting the goals and policies are drawn from the previous chapters of the Specific Plan. These programs are not all intended for immediate and simultaneous enactment, but to be implemented throughout the development and future of San Luis Ranch. For potential funding sources for these programs, please see the options discussed in Chapter 7.

Table 8-1 Implementation Measures

Type	Number	Description
Goal	1	A mixed-use development that fosters a sense of community.
Policy	1.1	Support multiple land uses that work to enhance the surrounding residential, open space, agriculture, and commercial uses. (See Policy 3.2)
✓ Program	1.1.2	Create zoning standards that allow for horizontal or vertical mixed use buildings in commercial areas and pedestrian and bicycle connections to integrated agriculture and open space.
Policy	1.2	Encourage an aggressive approach to parking that allows tucked-behind parking, parking courts and strategic placement of parking lots.
✓ Program	1.2.1	Create zoning standards which regulate the location of parking for residential and commercial buildings. Standards should ensure that parking lots and driveways are not the dominant visual feature from the sidewalk.
✓ Program	1.2.2	Develop flexible parking requirements, and parking alternatives which focus on meeting Specific Plan goals of walkability and connectivity within the site and to surrounding uses.
Policy	1.3	Encourage an attractive and relevant streetscape design to provide appropriate options for street development depending on the adjacent land use.
✓ Program	1.3.1	Develop guidelines for streetscape improvements including street planters, benches, and lights, as appropriate for each street type.
Policy	1.4	Promote high intensity, clustered development that promotes walking, biking, and transit use.
✓ Program	1.4.1	Cluster development on approximately 50% of site. Create street and pathway connections for multimodal use. Orient buildings to address the street.
Policy	1.5	Promote development of public open space and recreation in the form of pocket parks, neighborhood parks, parklets, and walking and biking trails.
Policy	1.6	Provide public and private open space in all residential developments. (See Policy 4.1)

Goal	2	A community that maintains and promotes the land's agricultural heritage.
Policy	2.1	Encourage open space and agricultural uses that support a green buffer surrounding residential and commercial neighborhoods in the Plan Area.
✓ Program	2.1.1	Dedicate 50% of the net site to open space.
Policy	2.2	Preserve visual prominence of the site as a gateway to the City.
✓ Program	2.2.1	Provide public visual arts in a manner consistent with the City's policies and requirements. (See Program 2.6.1)
✓ Program	2.2.2	Maintain areas adjacent to Highway 101 and other scenic corridors as open space to maintain mountain views.
Policy	2.3	San Luis Ranch Specific Plan buildout shall protect scenic vistas from the site.
Policy	2.4	Strictly monitor the conversion of active agriculture to non-agricultural uses and consider the possible effects of new development on character of the community as a whole.
Policy	2.5	Protect associated structures such as the Dalidio Home, Laguna Race Track viewing stand, barn, and water tower.
✓ Program	2.5.1	Evaluate historic structures on the site for purposes of preservation and protective reuse.
Policy	2.6	Provide agricultural resources along with destinations for visitors and local residents that will emphasize the region's agricultural economy.
✓ Program	2.6.1	Develop an on-site farm and learning center.
✓ Program	2.6.2	Provide opportunities for public participation in on-site agricultural activities.(See Program 2.2.1)
✓ Program	2.6.3	Support street closures for temporary farmers markets to attract visitors and locals.
Policy	2.7	Incorporate appropriate agricultural uses in public places and neighborhoods.
✓ Program	2.7.1	Support community gardens in public places and neighborhoods that promote the principle of local food production, maintain the local agricultural tradition, and are designed and sited to be consistent with the Plan Area's character.
✓ Program	2.7.2	Modify Community Design Guidelines to allow agricultural uses, such as fruit trees, in landscaped medians and other open areas.
✓ Program	2.7.3	Allow diversified urban landscapes (annuals/perennials/ food gardens) in front yards.
Policy	2.8	Promote building architectural styles that are consistent with agricultural history of the community.
Goal	3	A community with commercial, office, and visitor serving uses that are integrated with existing and future commercial areas and neighborhoods.
Policy	3.1	Encourage commercial, office, and visitor serving development.
✓ Program	3.1.1	Create zoning standards to allow neighborhood and community commercial, hotel, and office uses integrated with new and existing in commercial areas.
✓ Program	3.1.2	Allow neighborhood commercial uses in residential areas, providing residents with convenient access to daily goods and services.
✓ Program	3.1.3	Create flexible zoning standards to accommodate a variety of shops, restaurants, services, and neighborhood retail stores.
✓ Program	3.1.4	Create zoning standards to allow high quality over-night accommodations, including hotel with conference center, to support tourism and business functions.
Policy	3.2	Support land uses and development that enhance the surrounding residential, open space, agriculture, and commercial uses. (See Policy 1.1)
Policy	3.3	Encourage pedestrian scale development that fosters walking to and from commercial uses.

✓	Program	3.3.1	Non-residential buildings shall provide pedestrian entryways accessible from the sidewalk, that are separate and distinct from driveways and parking lot access points.
✓	Program	3.3.2	Commercial development adjacent to residential uses shall provide pedestrian paths to commercial centers.
✓	Program	3.3.3	Development on long lots or blocks shall provide cut through pedestrian pathways so pedestrians do not need to traverse the perimeter of the block to access parallel streets.
✓	Program	3.3.4	Develop minimum building frontage requirements for commercial buildings that ensure that building facades improve the visual aesthetic of the public realm.
	Policy	3.4	Strictly monitor the possible effects of development on the downtown and surrounding businesses.
	Goal	4	A community of diverse housing opportunities, including workforce housing.
	Policy	4.1	Focus on traditional neighborhood design integrated with adjacent open space amenities, walkable safe streets, and pocket parks.
✓	Program	4.1.1	Provide standards for minimum landscaping and approved plant species including street trees and drought tolerant species.
✓	Program	4.1.2	Provide minimum lighting requirements, including shielding of commercial lighting, the type and placement of street lights, and pedestrian scale lighting.
	Policy	4.2	Transform San Luis Ranch Specific Plan Area into a vibrant residential area.
✓	Program	4.2.1	Create zoning standards to accommodate low density residential, medium density residential, medium-high density residential, and high density residential units.
✓	Program	4.2.2	Amend the General Plan to allow for residential units at densities up to 87 dwelling units per acre.
	Policy	4.3	Promote affordable, entry level, and workforce housing opportunities whenever possible.
✓	Program	4.3.1	Conduct a study to determine affordable housing types that are economically feasible in the Plan Area.
✓	Program	4.3.2	Allow small lot single and multi-family homes that which are "affordable by design."
✓	Program	4.3.3	Develop incentives, in addition to City Density Bonus standards, for projects that meet the City's minimum affordability requirements.
	Policy	4.4	Promote park and recreation uses throughout the Plan area to create a livable, walkable, connected neighborhood. (See Policy 5.4)
✓	Program	4.4.1	Create zoning standards to allow open space for recreational uses in residential zones.
	Goal	5	A community that protects and enhances the adjacent creek and habitat.
	Policy	5.1	Support restoration efforts for the creek and visual resource.
	Policy	5.2	Promote development of public open space and recreation areas that have connections to and from the creek.
✓	Program	5.2.1	Establish guidelines that provide a framework to create an attractive and sustainable landscape pattern and built environment that unifies and enhances quality of the proposed development with surrounding open space and habitats.
✓	Program	5.2.2	Provide connection to the Bob Jones Trail and separate pedestrian paths that connect to the residential neighborhood.
	Policy	5.3	Focus on preservation of biological and habitat resources.
✓	Program	5.3.1	Identify sensitive habitats and species early in the development process.
	Policy	5.4	Promote Park and Recreation uses throughout the San Luis Ranch Specific Plan so as to create a livable, walkable, connected neighborhood. (See Policy 4.4)
	Goal	6	A community seamlessly integrated into the existing circulation system.

Policy	6.1	Apply a multimodal approach to transportation networks for the site (i.e., considering safety and mobility of all users, including pedestrians, cyclists, drivers, and transit riders).
✓ Program	6.1.1	Develop a city (potentially regional) public transit center within the Plan Area.
✓ Program	6.1.2	Provide for key pedestrian and bicycle amenities such as sidewalks, lighting, and pedestrian paths that support walkability within the Plan Area.
✓ Program	6.1.3	Provide minimum of eight feet of usable sidewalk along local, and arterial streets, arterials and collector roads to provide pedestrian linkages to commercial and employment centers including Froom Ranch Way and Prado Road.
✓ Program	6.1.4	Require new development to provide bicycle parking.
Policy	6.2	Develop a circulation system within the Plan Area that successfully interfaces with existing adjacent streets and paths.
✓ Program	6.2.1	Construct an overcrossing for Prado Road to continue over Highway 101.
✓ Program	6.2.2	Extend Froom Ranch Road to connect to Prado Road.
✓ Program	6.2.3	Provide access to the Plan Area's residential neighborhood via Froom Ranch Way to the south and Madonna Road to the north in a manner that discourages "cut-through" traffic.
✓ Program	6.2.4	Implement an interconnected street grid, absent of dead ends or cul-de-sacs.
✓ Program	6.2.5	Provide bike paths consistent with the City's Bicycle Master Plan.
Policy	6.3	Ensure a safe and efficient circulation system within the Plan Area.
✓ Program	6.3.1	Develop a neighborhood traffic management plan that addresses methods of enhancing pedestrian safety and ensuring an efficient transportation network.
✓ Program	6.3.2	Manage speeds of local/residential streets to ensure safety of all roadway users by utilizing narrow lane widths, shorter curb radii, and traffic calming elements such as roundabouts, specialized intersection treatment, and bulb-outs.
✓ Program	6.3.3	Provide high-visibility crosswalks at high traffic intersections.
✓ Program	6.3.4	Minimize future driveways and curb-cuts along pedestrian streets including local/residential roads.
Goal	7	A community built with architectural integrity and material sustainability.
Policy	7.1	Ensure that buildings are designed in a manner consistent with the character of the Plan Area.
✓ Program	7.1.1	Establish guidelines for: building facades, orientation and form, and materials that reflect and convey human scale and the historic traditions of the Plan Area.
Policy	7.2	Ensure buildings are constructed, operated, and maintained with sustainable materials and practices.
✓ Program	7.2.1	Maximize use of building materials that are locally resourced, require minimal mineral extraction and production, and are easily salvaged and recycled.
✓ Program	7.2.2	Support use of green roofs or other roofs specifically designed to absorb heat from the sun.
✓ Program	7.2.3	Maximize use of natural, ambient light to reduce the use of energy for lighting.
✓ Program	7.2.4	Pairing ventilation intake with a heat recovery ventilation unit to recover the thermal energy present in exhaust air and reduce conditioning requirements from incoming air.
✓ Program	7.2.5	Outfitting air-conditioned spaces with appropriate windows to prevent energy loss.

8.2 San Luis Ranch Approval and Adoption

There are several levels of review and approval by the City of San Luis Obispo to implementation of the San Luis Ranch Specific Plan. This Section outlines the City process and, since the Plan Area is unincorporated, describes the annexation requirements of the Local Agency Formation Commission.

- City application for annexation (see Section 8.2.1).
- City adoption of the Specific Plan and certification of EIR.
- City adoption of a Tentative Subdivision Map.
- City adoption of Final Subdivision Maps by phase or sub-phase.
- Discretionary review and approval of projects as required by Chapter 3.
- Ministerial review and approval of construction documents.

8.2.1 Annexation Requirements

Annexation is the process by which an incorporated city extends its boundaries to include unincorporated county land. Administratively, annexation occurs at the county level through the Local Agency Formation Commission (LAFCO). The San Luis Obispo LAFCO (SLO LAFCO) has outlined its process for city annexation (Policies and Procedures, February 2014). Concerning annexation, SLO LAFCO established the following policies:

1. The boundaries of a proposed annexation must be definite and certain and must conform to lines of assessment whenever possible.
2. The boundaries of an area to be annexed will not result in any areas difficult to serve.
3. There is a demonstrated need for governmental services and controls in the area proposed for annexation.
4. The municipality has the resources capable of meeting the need for services in the area proposed for annexation and has submitted studies and information documenting its ability to serve.
5. There is a mutual social and economic community of interest between the residents of the municipality and the proposed territory.

6. The proposed annexation is compatible with the municipality's general plan. The proposed annexation represents a logical and reasonable expansion of the annexing municipality.
7. The Commission shall determine if a disadvantaged unincorporated community is associated with an application. If a disadvantaged unincorporated community does exist, the procedures for processing the annexation as outlined in the CKH Act (Cortese-Knox-Hertzberg Act of 2000) shall be implemented (p. 13-14).
8. Generally, this process includes a formal application by the City, an environmental review consistent with CEQA requirements, and public hearings.

Concerning the preservation of agricultural land, SLO LAFCO established the following policy:

The Commission shall approve annexations of prime agricultural land only if mitigation that equates to a substitution of at least 1:1 for the prime land annexed is agreed to by the applicant (proponent) and the jurisdiction with land use authority. The 1:1 substitution ratio may be met by implementing various measures:

- Acquisition and dedication of farmland, development rights, and/or agricultural conservation easements to permanently protect farmlands with similar characteristics within the County Planning Area.
- Payment of in-lieu fees to an established, qualified, mitigation/conservation program or organization sufficient to fully fund the acquisition and dedication activities state above.
- Other measures agreed to by the applicant and the land use jurisdiction that meet the intent of replacing prime agricultural land at a 1:1 ratio.

8.2.2 Entitlements Process

The entitlement process is often one of the more cumbersome and complicated aspects of the development process. The Specific Plan will provide a clear, step-by-step approach to gain entitlements in conformance with San Luis Ranch applicable regulations. The primary actions are listed below.

Subdivision/Tract Map

The precise location of streets, utilities and, boundaries of development sites will be determined upon approval of subdivision maps. There may be a sequence of subdivision maps, as first large sections of the planning area and then groups of individual lots are made available for individual ownership and development.

Aviation easements for the benefit of the County airport, with proper notice to all future buyers of parcels, will be recorded concurrently with subdivision final map

Architectural Review

For projects subject to architectural review, the “minor or incidental” procedure will be used for those projects meeting this Specific Plan’s design standards. Consistent with required City procedures, architectural review will be required accordingly:

- Commercial, industrial, institutional, multi-family residential, and single-family tract construction will be subject to architectural review.
- Individually built single-family dwellings will not be subject to architectural review, unless they are proposed for “sensitive sites.” Since creek and hillside open space areas are to be preserved through public ownership or easements, single-family lots adjacent to such areas will not be considered sensitive sites.

Building Permits

The City building permit process of plan-check, inspection, and occupancy release will typically be the final and most detailed step in City review of private site development.

Natural Resource Mitigation

Relatively small areas of wetlands and grassland plant communities are an inevitable consequence of developing the Specific Plan Area.

However mitigation measures will be identified in the Specific Plan’s EIR. The Specific Plan text will refer to and draw upon these measures.

Public Improvement Plans

Plans for project-related public improvement will be consistent with the key City financing policies including those concerning impact fees, debt financing, and capital improvements.

8.3 Statement of Severability

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of the Specific Plan are declared to be severable.