



# Sustainable Growth Management

VOLUME 1

Information Series: Sustainable Growth Management - Housing and State Law - How the Development Review Process Works - Current Development Projects - Building Height and Density - Infrastructure and New Development

The City of San Luis Obispo has a vision of a sustainable community, within a diverse natural and agrarian setting. The City maintains its healthy and attractive natural environment valued by residents, its prosperity, and its sense of safety and community, within a compact urban form.

## GROWTH MANAGEMENT

### Land Use Element (LUE) Policy 1.11.2 Residential/1.11.4 Commercial

The City of San Luis Obispo has carefully planned for future growth. By planning to grow slowly, the City allows for the gradual assimilation of new residents. There are currently 21,286 dwelling units in the City. There is a projected buildout capacity of 4,476 additional housing units, which is planned for under the City's Land Use and Circulation Plans (LUCE) through the year 2035. In terms of commercial growth, every year the City Council evaluates the actual increase in nonresidential floor area over the last 5 years to determine if growth is exceeding the 1% policy.

**1%**

City policy maximum annual residential & non-residential growth rate

**2004**

last year 1% residential growth was reached

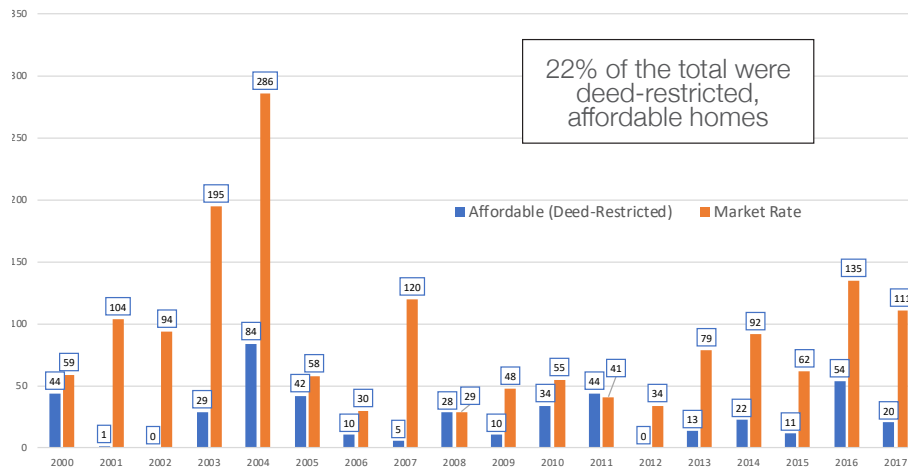
**0.46%**

five-year average residential growth rate

**0.57%**

five-year average commercial growth rate

### HOUSING UNITS BUILT



## MAJOR CURRENT RESIDENTIAL DEVELOPMENTS

LUE Policy 1.11.3

Of 4,476 dwelling unit capacity available to reach LUCE buildout, 3,129 remain to be built in specific plan areas. An additional 1,347 units are available via infill development. By limiting growth to specific plan areas and infill development, the City is preserving scenic corridors and open space.

**979 units**

Orcutt Area

**676 units**

Margarita Area (remaining to be constructed)

**174 units**

Froom Ranch

**720 units**

Avila Ranch

**580 units**

San Luis Ranch

\* (as of Dec. 2017)



## NEW 100% AFFORDABLE HOUSING PROJECTS

Housing Element (HE) Policy 2.3

More than 450 deed-restricted, affordable units have been built since the adoption of the Inclusionary Housing Ordinance in 1999. The City partners with private developers and nonprofit partners including Housing Authority of San Luis Obispo, Peoples Self Help Housing, Habitat for Humanity SLO County, and Transitions Mental Health Association. As shown in chart on page 1, more than 22% of units built during this time (2000-2017) were affordable.

### Projects currently in construction

**46 units**

Iron Works  
Apartments on  
Broad St.

**34 units**

Bishop Street Studios  
above General  
Hospital



## WATER SUPPLY AND DEMAND

Water and Wastewater Element (WWE) Policy A 5.2.2

The City has multiple water sources to support the build-out projections for population and job growth. The City's projected water demand is called Primary Water Supply and includes both residential and daytime population needs for all uses such as restaurants, hotels, industrial/manufacturing, government/schools, and irrigation. In addition to the Primary Water Supply, the City maintains a Reliability Reserve to provide a buffer for unforeseen long-term impacts such as climate change, and a Secondary Water Supply for short-term impacts such as low rainfall years. Cal Poly maintains its own water supply, so on campus usage does not impact the City's water supply.

### Primary Water Supply

= 117 gpcd x City Build-out population  
= 117 gpcd x 57,200 x 365 days x Acre-ft/325,851 gal

**7,496 Acre-ft per year**

### Reliability Reserve

= 117 gpcd x City Population x 20%  
= 117 gpcd x 46,724 x 365 days x Acre-ft/325,851 gal x 20%

**1,225 Acre-ft per year**

### Secondary Water Supply

= Current Annual Availability – Primary Water Supply – Reliability Reserve  
= 10,130 Acre-ft per year – 7,496 Acre-ft per year – 1,225 Acre-ft per year

**1,409 Acre-ft per year**

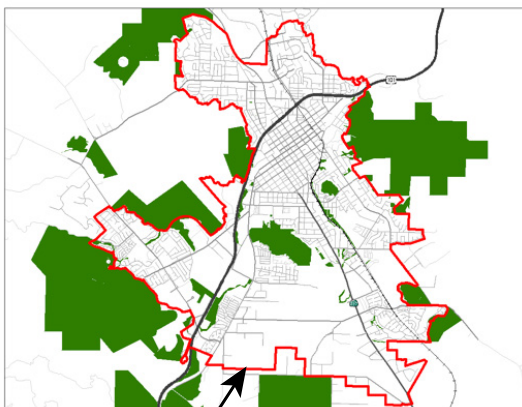
\*gpcd = gallons per capita per day



## OPEN SPACE PRESERVATION

Conservation and Open Space Element (COSE) Policy 8.2.1

The City has an aggressive greenbelt protection program to protect the natural beauty and habitat value of its surroundings while preventing sprawl. Non-urban agricultural, open space, and wildlife corridors are also encouraged within the urban reserve.



Urban  
reserve  
line

**Urban Reserve Line (URL)** is the boundary between areas that the City has decided may be appropriate for urban development and land to remain in open-space and rural uses. Agricultural and open space uses may also be maintained within the urban reserve line.

Total Greenbelt Area	<b>54,500 acres</b>
City Greenbelt Properties	<b>3,850 acres</b>
City Open Space or Conservation Easements	<b>3,400 acres</b>
Public Lands	<b>9,500 acres</b>
Williamson Act Contracts	<b>15,000 acres</b>
Other Conservation and Open Space Lands (Land Conservancy, SLO County)	<b>1,350 acres</b>

