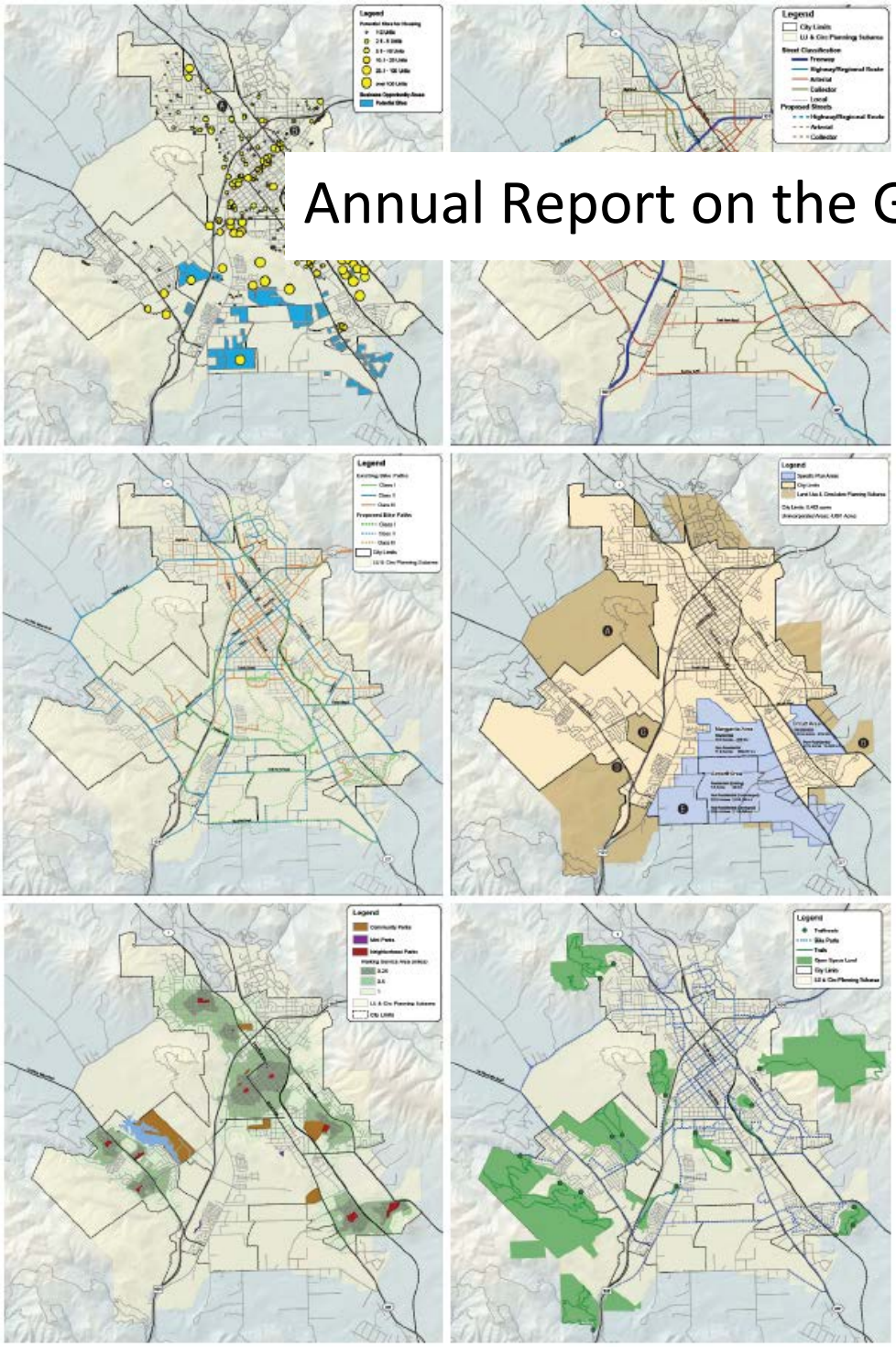

2012

Annual Report on the General Plan

Work continued on the update of the General Plan Land Use and Circulation Elements.

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

Report reviewed by the Planning Commission March 27, 2013, and accepted by the City Council on _____, 2013.

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This 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 this report.

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Orcutt Area Specific Plan 14

A pre-application for the development of 148 dwelling units on one of the properties within the OASP area was submitted and is currently under review.

Railroad District Plan 15

Phase Two of the Railroad Square project was nearly completed. The City continued work on the Freight Warehouse, and the Railroad Museum group continues to make tenant improvements to the building.

South Broad Street Area Plan 15

The draft Area Plan was unanimously endorsed by the Planning Commission in November 2012, but after early 2013 review by the Council it is not moving forward. Some of the Area Plan concepts may be considered by the General Plan Task Force.

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Development of a Climate Action Plan began was completed. The Plan contains quantified strategies to reduce greenhouse gas emissions (GHG) and serve as the City's Qualified GHG Reduction Strategy for CEQA streamlining.

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CDD completed a work program analysis in 2012 to help forecast resource allocations in the future.

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The City entered into a 20-year lease with Central Coast Ag Network to operate and manage the Calle Joaquin Agricultural Reserve, and completed the acquisition of Goldtree Tract.

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Water availability totaled 9,985 acre-feet, which meets the projected primary water supply need at General Plan build out of 7,618 acre-feet, plus an additional 1,207 acre-feet for a reliability reserve and a secondary water supply of 1,160 acre-feet.

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Members of the Regional SWAT Team participated in specialized training. The Fire Department deployed on several requests for Mutual Aid throughout the State.

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A total of six buildings in the Commercial Fire Zone were retrofitted with automatic fire sprinkler systems, including the Granada Hotel on Morro Street.

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The Fire Prevention Bureau inspected approximately 500 apartments, hotels, and group houses.

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The engine companies completed 1,200 fire and life safety inspections, and the Fire Prevention Bureau inspected 200 schools, hospitals, care facilities, and large public assembly occupancies.

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The Hazardous Materials Coordinator conducted 275 facility inspections.

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Neighborhood Wellness 23

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Amendments were approved that focused on alcohol outlet and front yard parking regulations.

Code Enforcement – Community Development Department 24

1,039 code violation complaints were received and investigated. Work continued on the Safe Housing Initiative, and two additional Neighborhood Services Specialists were added in June.

Code Enforcement – Police Department 25

Student Neighborhood Assistance Program (SNAP) employees processed 78 code violation cases, 3,129 parking citations, and 364 noise complaints.

Downtown Alcohol Outlets 25

The Police Department continues to attend Downtown Association meetings about alcohol outlets and give constructive feedback on the efforts of the Safe Nightlife Association.

Parks & Recreation 26

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Maintenance and growth occurred on successful collaborative programs for community, sports, youth, and volunteers.

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Over 15 tons of trash was removed from the San Luis Obispo creek watershed, 14 hikes were led through City open spaces, and new trails were constructed at Froom Ranch and Irish Hills.

Park Facilities 27

Three replacement playground designs were approved and work continues on fundraising for the construction of a new skate park with building permit completion.

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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-run. Policies and programs in the General Plan provide guidance to the public, staff and decision-makers on development related issues. Policy and program statements also guide City efforts to promote a stronger community through programs ranging from Adult Sports to the Neighborhood Enhancement Ordinance. 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 and determine if the programs are still relevant or if priorities should be reassigned. The Annual Report fulfills the requirements of State law, and the General Plan itself, which call for an annual report.

Administration of the General Plan

General Plan Status

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 that they provide a long-term perspective. The Governor's Office of Planning and Research publishes the General Plan Guidelines, which includes the following general plan basics:

1. Geographic Comprehensiveness: The general plan must cover all of the territory within the jurisdiction's boundaries.
2. 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.
3. 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.

4. 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.
5. 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 years.

State law says the 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 is triggered by private applications or by direction from the City Council. Changes to the 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.

Element Updates

Safety

The City updated the Fire Hazard section of the Safety Element in 2012 to include new State fire hazard maps and associated policies. State government code mandates that these maps be used to indicate where enhanced fire safety building codes are required for new structures. Since the City is considered a community at risk, enhanced code requirements are also being considered for new construction.

Land Use and Circulation

The City was awarded a grant in 2011 to update the Land Use and Circulation Elements (LUCE) of the General Plan. The Council approved the contract and scope of work for a consultant team in early 2012 and appointed a Task Force comprised of 17 residents to assist in the update process. The Council issued the following directives for the ongoing LUCE update:

City of SLO General Plan Elements

Land Use
Update underway with adoption anticipated in 2014

Housing
Revised 2010

Circulation
Update underway with adoption anticipated in 2014

Noise
Adopted 1996

Conservation and Open Space
Revised 2006

Safety
Revised 2012

Parks and Recreation
Adopted 2001

Water and Wastewater
Revised 2010

1. Focus on residents;
2. Present changes in legislative draft so that edits are transparent for community members, advisory bodies and Council;
3. Be consistent with definitions in the present LUCE unless changes are approved by Council; and
4. Keep the update focused since the existing General Plan vision serves the City well.

Many milestones were achieved in 2012 for the LUCE update including outreach, background research, gathering community input, and visioning.

Outreach. The consultant team established a project website (www.SLO2035.com), email and media distribution lists, Facebook page, advertising campaign, Twitter account (#SLO2035) and a Google+ (SLO2035.com) account. Ties were formalized with faith-based communities as well as the Latino Outreach Council (there is a Spanish language portion of the project website). The consultants continue to use Google Analytics and other tracking software to gauge the success of these outreach tools.

Background Research. Interviews were conducted with Council members, Planning Commissioners, and City Department Heads about attributes of the community, challenges and opportunities. The consultant team mined City data and policy documents to inform descriptions and discussion of existing trends in the background report. The Task Force received several presentations from subject matter experts on the mechanics of a general plan, circulation, and public financing.

Gathering Community Input. City staff, Task Force, and the consultant team have received and evaluated input from city residents in a variety of formats: a communitywide survey, three general public workshops, six neighborhood open houses, Farmers' markets, an interactive town hall website (MindMixer), and public testimony provided at Task Force, Planning Commission, and Council meetings.

Visioning. A Future Fair was held on December 1st that drew an attendance of over 100 residents. Stations were focused on *Guiding Principles, MindMixer Online, Imagining SLO 2035, Moving Forward, Other Areas,* and *Downtown*. Community input at the Future Fair helped establish a vision for the City's future land use and circulation patterns, and will be used in development of alternatives and policy analysis as the LUCE process continues.

Future Fair visioning activities

Implementation of the General Plan

Housing & Population

2010 Census (4/1/2010)		2000 Census (4/1/2000)	
Total Population	45,119	Total Population	44,174
Total Housing Units	20,553	Total Housing Units	19,306
Occupied	19,193	Occupied	18,639
Vacant	1,360	Vacant	667

Based on the Community Development Department's running total of residential construction permits there were a total of 20,687 housing units in the City at the end of 2012. This is within the limit of the 1% annual residential growth rate identified in the Land Use Element. In 2012, the actual net annual growth rate was 0.17% for residential structures. Anticipated growth projections provided in the Land Use Element are the basis for many other assumptions in the General Plan, such as transportation needs. Since the actual growth rate is lower than the projection, the assumptions based on these projected rates should still be sound.

Residential Growth Management

The Land Use Element policy related to residential growth rate (LUE 1.10.2) states that the City's housing supply shall grow no faster than one percent per year, on average, based on established thresholds in the following Land Use Element table:

Anticipated City Population Growth

Year	Approximate Maximum Number of Dwellings	Anticipated Number of People based on 2.3 persons per dwelling
2009	20,222[1]	44,521
2014	21,253	48,881
2019	22,337	51,375
2024	23,477	53,997
2029	24,674	56,750
Estimated urban reserve capacity:		57,200

Source: Land Use Element, City of San Luis Obispo, Community Development Department

[1] Actual number from 2009 Housing Element.

This policy was modified in 2010 to an average of one percent per year over the five-year Housing Element planning period. The policy change responded to slow residential growth trends combined with the phasing and financing plans incorporated into the Margarita and Orcutt Specific Plan Areas. The Residential Growth Management Regulations (MC 17.88) requires each specific plan area to adopt a phasing schedule for residential growth to ensure that established thresholds in the Land Use Element are not exceeded.

Residential Units Added to the City (01/01/03 – 12/31/12)

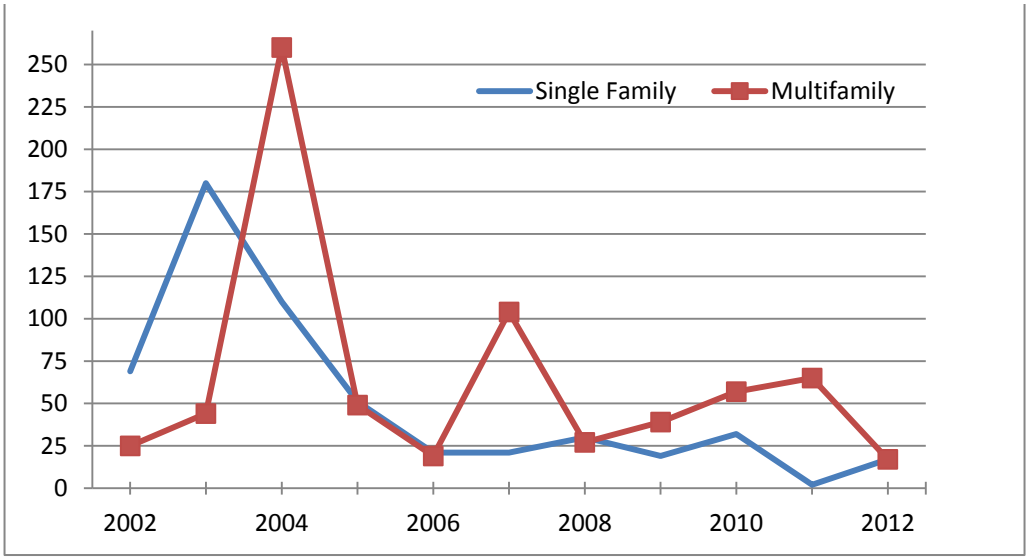
Year	SFR - Detach		SFR - Attach		MFR		Annex Units	Total Units	Net Mkt	Growth Rate
	Mkt	Aff	Mkt	Aff	Mkt	Aff				
2003	129	6	42	3	24	20		224	195	0.99%
2004	71	4	25	10	190	70		370	286	1.43%
2005	27	0	22	2	9	40		100	58	0.29%
2006	17	0	4	0	9	10		40	30	0.15%
2007	16	0	5	0	99	5		125	120	0.60%
2008	7	0	23	0	-1	28		57	29	0.14%
2009	16	0	3	0	29	10		58	48	0.24%
2010	15	0	17	0	23	34		89	55	0.27%
2011	0	2	0	0	23	42	18	85	41	0.20%
2012	16	0	1	0	17	0		34	34	0.17%
10-yr Total	**381**	**12**	**144**	**15**	**447**	**259**	**18**	**1276**	**990**	**4.48%**

Source: Building Permits Finaled, Community Development Department
Note: Units shown are net totals accounting for demolitions.

In 2012, the growth rate was 0.17%, which includes new single and multi-family construction. The City's net annual residential growth rate has exceeded one percent only once (2004) since 2002. The average annual growth rate for the last decade was 0.45%. State law requires that affordable units deed-restricted to extremely low, very low, or low income households are not factored into residential growth rate calculations. If those units are added, the average annual growth rate for the last decade was 0.59%.

New housing types in 2012 were split evenly between single and multifamily units. This is a change from recent years where more multifamily units were constructed. 36 housing units were granted final occupancy and two housing units were lost from fire or demolition for a total gain of 34 net housing units (City of SLO, Community Development).

Net Housing Unit Construction based on Permits Finaled



Source: SLO Community Development

No affordable units were added to the City's housing stock in 2012. However, there was a net increase of 44 affordable units in 2011, which was above average.

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 between Housing Element updates. The Housing Element includes goals, policies and programs to accommodate affordable housing programs that meet the City's quantified objectives, mixed-income housing, housing variety and tenure, and special-needs housing.

Progress towards Meeting Quantified Objectives (01/01/10 to 12/31/14)

Income Category (% of County Median Income)	**Regional Housing Need Allocation**					
	SFH	***SFH Built***	**MFH**	***MFH Built***	**Total**	***Total Built***[1]
Extremely Low (< 30%)	0	*0*	185	*5*	185	*5*
Very Low (30-50%)	0	*2*	185	*29*	185	*31*
Low (51-80%)	104	*0*	155	*40*	259	*40*
Moderate (81-120%)	118	*0*	177	*2*	295	*2*
Above Moderate (> 120%)	266	*57*	399	*59*	665	*118*
TOTAL UNITS	**488**	***59***	**1,101**	***135***	**1,589**	***196***

Source: Housing Element, City of San Luis Obispo, Community Development Department
[1] Reflects net units constructed 01/01/10 thru 12/31/12.

About 40% of all housing units added in the City since 2010 were affordable to extremely-low, very-low, low and moderate income households, but the City has not yet achieved the quantified objectives outlined in the table. Since this is the third year of the planning period, and housing production is just now beginning to revive after being at its lowest level in more than a decade, achieving the quantified objectives is likely to see more significant progress towards the end of the planning period.

Affordable Housing

In 2004, the City established a Housing Programs Manager position to focus on affordable housing development and other important General Plan Housing Element goals. The Housing Manager serves on the Board of Directors for the Workforce Housing Coalition, the Funding Commission for the SLO County Housing Trust Fund, and contributes to the work of the Homeless Services Oversight Council. These efforts contribute to an improved environment for planning and development of affordable housing in the City of San Luis Obispo. The following is a list of program accomplishments for 2012:

1. *Moylan Terrace (851 Humbert Avenue):* Progress continued on phase one construction of this housing project, which contains 49 deed-restricted units (2 very-low, 14 low, and 33 moderate), and additional workforce housing units. CalHome first-time homebuyer assistance was procured for up to six of the low income units.

Moylan Terrace

2. *Community Development Block Grant Program (CDBG):* The City received a total of ten CDBG funding applications requesting over $680,000, and awarded funding for six of the ten applications in the amount of $506,000.

3. *Housing Related Park (HRP) Grant:* The City was awarded the HRP grant to be used for Santa Rosa Park, offsetting expenditures in the 2011-2013 Financial Plan. The HRP grant is a financial incentive awarded to communities that develop affordable housing, which can be used for eligible parks and recreation projects.

4. *Transitions Mental Health Association (TMHA):* TMHA approached the County to purchase the Sunny Acres building and surrounding property for a residential care facility use, with a total of 35 single-room occupancy dwellings for low income residents with mental health illness. The City consulted with TMHA to explore various funding opportunities for pre-development costs of the facility.

5. *Orcutt Area Specific Plan:* The first development proposal in the Orcutt Area Specific Plan was submitted, which includes 146 dwelling units with a mix of affordability and housing types. The applicant is proposing approximately 25% of the units as affordable to very-low, low, and moderate income households, far exceeding the project's Inclusionary Housing requirement.

6. *Housing Trust Fund (HTF):* HTF received an Affordable Housing Fund award in the amount of $30,000. HTF staff provides three key services for affordable housing development: financing, technical assistance and advocacy.

7. *1550 Madonna Road*: The City helped developers of this 120-unit affordable housing project acquire a 4% tax credit award, tax exempt bonds, and 90 project-based HUD vouchers, to purchase and rehabilitate the property and units. Project completion is anticipated in Spring 2013.

8. *Inclusionary Housing:* The City secured 18 affordable rental housing units (16 low and 2 very-low income) through long-term affordability agreements.

9. *Habitat for Humanity (3212 Rockview Place):* The groundbreaking ceremony for these three very-low income single-family homes occurred in November 2012. The City contributed a Community Development Block Grant and an Affordable Housing Fund grant for property acquisition, site clearance and remediation.

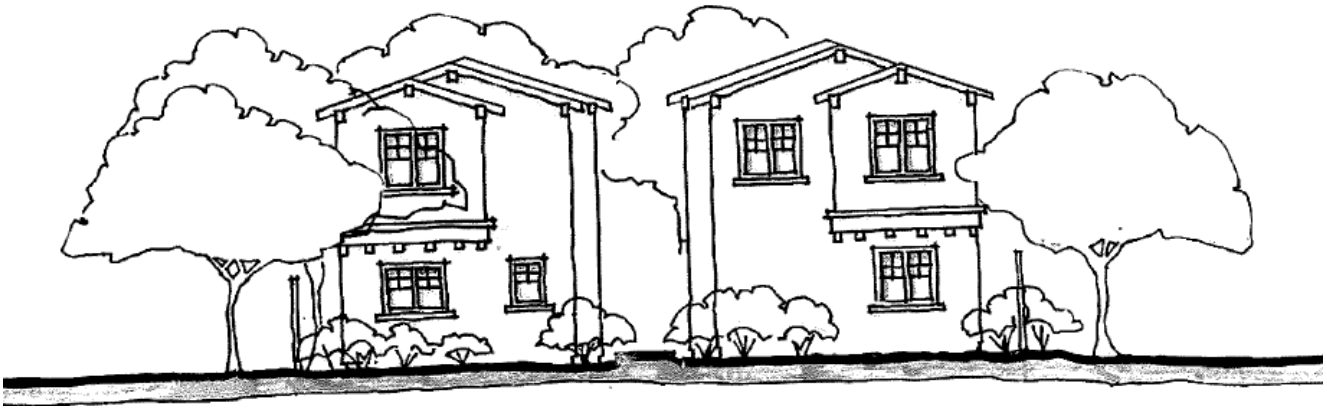
10. *Affordable Housing Monitoring:* Using extensive research, surveys, outreach, and on-site meetings with property managers, the City has determined that all affordable units are in compliance with affordability agreements and affordable housing standards.

11. *Homeless Services Center:* The City awarded Community Action Partnership of San Luis Obispo (CAPSLO) CDBG funds for pre-development design costs of the Homeless Services Center. The City worked closely with CAPSLO to address facility impacts, including modifications to delivery of homeless services and programs, consideration for reducing the number of shelter beds, development of a good-neighbor policy to reduce impacts on the surrounding neighborhood, and consideration of alternative site locations.

12. *Safe Parking Pilot Program:* The City approved a safe parking pilot program at the Prado Day Center for up to five vehicles. Based on reports from CAPSLO and the Police Department, the program is accomplishing its goal of providing a safe place for those living in their vehicles to sleep while working towards transitioning into permanent housing. A draft ordinance is anticipated in spring 2013.

13. *Homeless Issues Working Group:* A bi-monthly Working Group was created to strategize ways to reduce impacts of homelessness and implement the 10-Year Plan.

14. *2013 Homeless Enumeration Report:* CAPSLO and the City are working with the community to understand the extent and nature of homelessness in the City, in order to plan for needed programs and services and report to HUD.

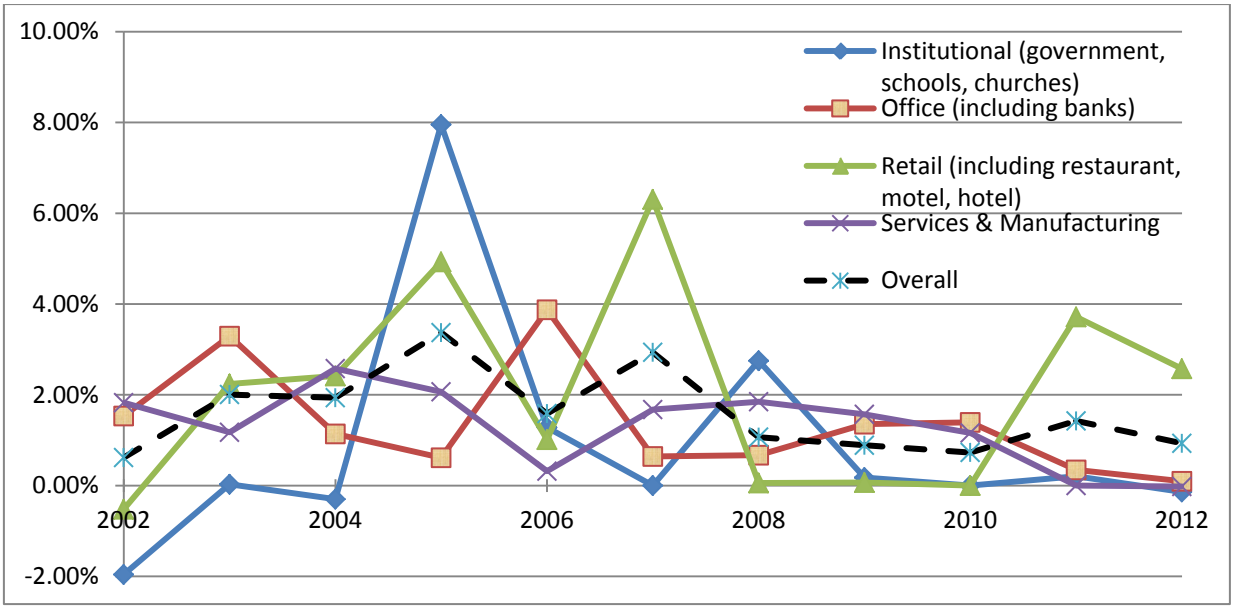


Streetscape illustration of new Habitat for Humanity project.

Nonresidential

Based on final building permits issued, the City gained approximately 106,000 square feet of nonresidential space in 2012, which is a net annual nonresidential growth rate of .93%, slightly less than the prior year. Notable construction projects include: the final two anchor stores at Prefumo Creek Commons (Dick's Sporting Goods and Olive Garden), an 84-room Hampton Inn Hotel on Calle Joaquin, and a Fresh & Easy Neighborhood Market near the intersection of Broad and South Streets.

Net Annual Growth Rates of Nonresidential Sectors (01/01/02 – 12/31/12)



Source: Building Permits Finaled, Community Development Department
Note 1: The first 300,000 sq. ft. of floor area constructed after 1994 is excluded from calculations per LUE 1.10.4.
Note 2: Annexed floor area excluded from growth rate calculations: 1999: 71,000 sq. ft. services & manufacturing; 2000: 4,000 sq. ft. service & manufacturing; 2001: 35,000 sq. ft., office and institutional; 2008: Airport Area.

The trend over the last decade has been a decrease in construction of office space and services and manufacturing buildings, combined with sporadic retail and institutional building development. This could be a market response to the recent influx of available Service-Commercial and Manufacturing space in the Airport Area. In 2013, nonresidential development is expected to increase, with the majority being commercial components of mixed-use projects. The table below describes projects in the review process. Not all of these will see construction start in 2013.

Projects in the Pipeline with Nonresidential Square Footage

Project Name	Address	Nonres. Sq. Ft.	Type	Status
Mixed Use (Residential and Commercial)				
Chinatown	861 Palm	46,140	Retail, Hotel	Entitled
Marsh Street Commons	1221 Nipomo	9,000	Retail	Under Construction
Ah Louis	800 Palm	21,000	Office, Retail	Entitled
Garden Street Terraces	1119 Garden	25,047	Retail, Hotel	Entitled
ICON Project	1340 Taft	3,900	Retail	Entitled
Monterey Place (Leitcher)	667 Monterey	20,000	Office, Retail	In Planning
Village at Broad	2238 Broad	25,000	Retail	Under Construction
Commercial				
Airport Business Center	4450 & 4460 Broad	70,538	Service-Commercial	Under Construction
Art Center	1010 Broad	22,000	Offices, Institutional	Entitled
Long-Bonetti Ranch	3897 S. Higuera	43,000	Service-Commercial	Entitled
SESLOC	3807 Broad	40,000	Office, Retail	Entitled
French Hospital	1911 Johnson	22,900	Office, Institutional	In Planning

Source: Community Development Department, 2012.

Commercial and Industrial Growth Management

Land Use Element Policy 1.10.4 states that each year, the Council will evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any five-year period exceeds five percent. The five-year growth rate for 2008 through 2012 was 5.05%, and the five-year annual average growth rate was 1.01%. According to the policy, any limits so established shall not apply to:

A. Changed operations or employment levels, or relocation of ownership change, of any business existing within the City at the time the limit is set;

B. Additional nonresidential floor area within the downtown core;

C. Public agencies;

D. Manufacturing, light industrial, or research businesses.

The actual increase in nonresidential floor area has exceeded five percent for every five-year period since 1995. Each year the Council has considered whether or not to implement limits to new nonresidential 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. The City is nearing build-out of the regional retail development envisioned by the General Plan with completion of major anchor stores in the Prefumo Creek Commons Shopping Center. Remaining significant expansion areas available for retail include the Dalidio area or property southeast of Home Depot along Los Osos Valley Road. Staff will be evaluating this area adjacent to Home Depot for potential residential or mixed use development, as directed by Council, as part of the Land Use Element update.

Jobs-Housing Balance

The jobs-housing ratio is a measure of employment compared to housing in the City limits. It is a planning tool to determine whether a roughly equal number of jobs and housing units (households) exist. According to planning literature, the common target is a jobs to housing units ratio of 1.5:1, which reflects that there is more than one worker in the average household.

Jobs-Housing Balance

Estimated jobs in City limits	33,451
Housing units	20,687
Jobs to housing ratio	**1.6:1**
Cal Poly jobs (not in City)	2,278
California Men's Colony jobs (not in City)	1,899
Jobs to housing ratio including neighboring major employers (Poly and Men's Colony)	1.8:1

Sources: 2007 Economic Census; Cal Poly, CMC, 2011; Comm. Development, 2012.

Balancing jobs and housing goes well beyond numerical equality. The type of jobs (head-of-household versus service), and residency of workers is not captured in the equation. However, the City's jobs-housing balance does indicate that many residents have the opportunity to live close to where they work.

Major Implementation Plans

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 to 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 Specific Plan (MASP) was approved on October 12, 2004. The remaining portions of the Margarita Area in the County were annexed into the City in 2008. In 2012, the MASP was amended to update development impact fees based on current rates, and revise park fees to distribute cost recovery for Damon-Garcia sports fields on a citywide basis. The major development project in the MASP area, Serra Meadows, changed developers from MD2 to Mangano Homes, who started construction on model homes.

Airport Area Specific Plan

The Airport Area Specific Plan (AASP) was adopted by the City Council in August, 2005. Phase one of the Airport Area Annexation occurred in 2008. A proposed amendment of the AASP was ongoing in 2012 to respond to the Chevron Tank Farm redevelopment and remediation proposal. Background reports for the Chevron Environmental Impact Report (EIR) were completed, and the Administrative Draft of the EIR is anticipated in April 2013.

Orcutt Area Specific Plan

The Orcutt Area Specific Plan (OASP) was granted final approval in March, 2010. The Orcutt Area annexation was finalized in November, 2011. A pre-application for the development of 148 dwelling units on one of the properties within the OASP area has been submitted for review and consideration. The applicant is proposing that 39 of the units

Council Goals

Implementation of the General Plan ties directly to Council Goals adopted in the 2011-13 Financial Plan:

Increase focus on economic development.

Preserve essential services and fiscal health.

Implement proactive code enforcement and Neighborhood Protection policies.

Continue efforts that relieve traffic congestion.

Continue efforts to acquire, preserve, protect and maintain open space.

Update the Land Use and Circulation Elements.

Facilitate provision of affordable and market-rate housing.

Provide leadership in implementing the County's 10-year Plan to End Chronic Homelessness.

Increase infrastructure maintenance and investment.

Implement greenhouse gas reduction and a Climate Action Plan.

Increase utilization of Damon-Garcia Fields.

Promote historic preservation and update the Historic Resource Inventory.

be affordable to very-low (7), low (14) and moderate (18) income households.

Railroad District Plan

Phase Two of the Railroad Square project was nearly completed. The project successfully melds modern building additions with historic features of the Master List Channel Commercial Warehouse Building. The City continued work on the Freight Warehouse, but improvements will not continue until additional funding from CDBG or other sources becomes available. The Railroad Museum group is continuing to make tenant improvements to the building and anticipates a late summer or early fall grand opening.

South Broad Street Area Plan

The South Broad Street Area Plan has been in process since 2006. In 2012, the Area Plan was reformatted and streamlined into a graphic-based document that is easier to read. The draft Area Plan was unanimously endorsed by the Planning Commission in November 2012, but after early 2013 review by the Council it is not moving forward. Some of the Area Plan concepts may be considered by the General Plan Task Force.

Climate Action Plan

Development of a Climate Action Plan began in 2009 and finished in 2012. The Plan contains quantified strategies to reduce greenhouse gas emissions (GHG) from the community and City operations. It will also serve as the City's Qualified GHG Reduction Strategy for CEQA streamlining.

Historic Preservation

Phase One of the historic resource inventory was completed in 2012. The City Council followed CHC recommendations and adopted a resolution to list 55 properties as Contributing Historic resources in the seven block study area bounded by Johnson Avenue, Palm Street, the Union Pacific Railroad, and Toro Street.

The City was granted Certified Local Government (CLG) status by the Office of Historic Preservation (OHP) in 2012. This program will enable a partnership between the State office of Historic Preservation and the City and will give the City access to State technical assistance and grants. The CLG program gives the historic preservation program additional recognition while still allowing the City to have

CDD Resource Forecast

CDD is made up of four divisions: *Building*, *Development Review*, *Long Range* and *Department Administration*. Each division is fully subscribed to General Plan implementation, Council Goals, review of permits & entitlements, and protection of life, safety and welfare.

BUILDING

Total subscribed for permit activity and operations:
10.75 FTE

Actual resources:
10.75 FTE

Available for new projects:
0.00 FTE

DEVELOPMENT REVIEW

Total subscribed for planning applications and operations:
4.75 FTE

Actual resources:
4.75 FTE

Available for new projects:
0.00 FTE

LONG RANGE

Total subscribed for current projects and operations:
4.75 FTE

Actual resources:
4.75 FTE

Available for new projects:
0.00 FTE

DEPARTMENT ADMIN.

Total subscribed for administration and projects:
4.70 FTE

Actual resources:
4.70 FTE

Available for new projects:
0.00 FTE

A full breakdown of CDD resource allocation is in the appendix.

autonomy in making decisions regarding historic resources. The program is designed to help track and support local governments in their efforts towards maintaining historic resource inventories.

In May 2012, a competitive grant in the amount of $17,500 was awarded to the City through the CLG program to hire a consultant to prepare a Historic Context Statement. The Context Statement will describe significant historic and architectural themes in the City. Its expected completion date is October 2013.

In an effort to increase awareness regarding historic resources, staff prepared the second series of a bi-annual newsletter titled *San Luis Obispo Historian* that was sent to owners of historic properties and residents within City historic districts. The newsletter included fun facts about historic preservation and tips for living in a historic property. Staff received numerous positive comments and inquiries for historic plaques in response to the mailing.

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 recreational value. The Land Use Element and Conservation and Open Space Element address this subject in detail.

The highlights of 2012 include:

1. Entered into a 20 year lease with Central Coast Ag Network to operate and manage the Calle Joaquin Agricultural Reserve for educational and local agriculture production purposes.
2. City Rangers in partnership with the Central Coast Concerned Mountain Bikers (CCCMB) and other volunteers completed a new trail linking the Froom Ranch portion of the Irish Hills Natural Reserve to the Johnson Ranch. Additional trail work in the newly acquired Froom Ranch open space occurred, increasing the hiking and mountain biking opportunities in that open space.
3. The Skills Course at the Stenner Springs Natural Reserve was expanded through volunteer and Ranger work days. All new construction balanced resource protection and recreation as appropriate.
4. Continued exotic vegetation control along San Luis Obispo Creek and planting of native plants to restore the habitat.
5. Continued to implement the Stormwater Management Plan under requirements from 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: Chevron Tank Farm Remediation and Redevelopment Plan; Los Osos Valley Road/101 interchange project; and the Orcutt Area Specific Plan.

7. Collaborated with Public Works and Utilities on infrastructure and maintenance projects to protect resources onsite and enhance resources off site through mitigation programs identified and overseen by the Natural Resources Program.
8. Continued steelhead trout *(Oncorhynchus mykiss)* surveys along San Luis Obispo Creek with biologists from California Department of Fish and Game.
9. Completed property acquisition of Goldtree Tract to add additional 89 acres of open space to the Reservoir Canyon Natural Reserve.
10. Continued conservation planning process for the Reservoir Canyon Natural Reserve.
11. Irish Hills Natural Reserve Conservation Plan implementation measures, including the decommissioning of Froom Road.

Irish Hills Natural Reserve

Water Supply

The City Council adopted an update to the Water and Wastewater Management Element of the General Plan in July 2010. The revision included updated goals, policy language and programs related to water supply, demand, wastewater treatment and other emerging issues.

The City obtains water from five sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; recycled water from the City's Water Reclamation Facility (WRF); and groundwater.

City Water Resource Availability

Water Resource	2012 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	6,940 AF	Safe Annual Yield[1]
Nacimiento Reservoir	3,380 AF	Dependable Yield[2]
Recycled Water	165 AF	2012 Annual Usage[3]
Siltation to 2060	(500 AF)	WWME Policy A 4.2.2[4]
TOTAL	**9,985 AF**	

Source: Water and Wastewater Management Element, 2010, Utilities Department, 2012.

[1] Quantity of water which can be withdrawn every year while operating both reservoirs in coordinated operations under critical drought conditions.

[2] Contractual amount of water the City has right to from Nacimiento Reservoir.

[3] Recycled water as part of available resources is estimated as prior year's recycled water usage (WWEA7.2.2).

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

In 2012, availability from these sources totaled 9,985 acre-feet. This supply meets the projected primary water supply need at General Plan build out of 7,618 acre-feet, plus an additional 1,207 acre-feet for a reliability reserve and a secondary water supply of 1,160 acre-feet. The primary water supply was calculated using the City's buildout population (57,200 people) and the water use rate of 119 gallons per capita per day (a ten-year running average of the City's actual per capita water use). The reliability reserve was calculated

using the City's 2012 population and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources available in 2012.

Circulation

Transportation Network Improvements

The General Plan defines "level of service" as the quality of traffic during the peak traffic hour of the day. Level of service A is free-flowing traffic while level of service F is extreme congestion. At the end of 2012, approximately 95% of the City's major intersections were within acceptable levels of service as established in the Circulation Element. As of January 2013, total annual traffic collisions have increased to 663, which is about 10% over the lowest level in 2010. However, this level is still about 50% of the total collisions in 2002, when citywide traffic collisions were at their peak. Study of the increase in collisions is underway resulting in additional proposed 2013-2014 capital improvement projects.

In 2012, the following transportation network accomplishments implemented the Circulation Element of the General Plan:

Vehicular

1. Work continued on transitioning Hwy 227 from State control to City jurisdiction, with the intersections of Broad and South and Broad and Tank Farm fully converted to City operation.
2. Numerous traffic signal optimization improvements were completed as part of the City's Traffic Operations Program and ongoing traffic signal management responsibilities.
3. Signal upgrades were completed at multiple locations within the downtown consistent with the City's Traffic Safety Program. Signing and striping modifications improving safety and operations were also completed at approximately 20 locations throughout the City.
4. Construction plans for the Los Osos Valley Road interchange project are 90% complete.
5. The Pismo and Buchon Neighborhood Traffic Management project was completed in May of 2012; Johnson Avenue, between Lizzie and Pismo, was reconfigured and speed feedback signs were installed to improve safety and operations of the corridor. Monitoring of these measures is ongoing.
6. Signal installations and major modifications were completed at Grand and the Highway 101 off-ramp and at Tassajara and Foothill. Major construction and improvements at the intersections of Higuera and Pismo/High, Higuera and Marsh, and Broad and Tank Farm are in their final phases.
7. A mobile speed feedback trailer was deployed at over 25 locations consistent with the City's radar sign program.

Bicycle

8. Construction of a Class I bikeway was completed on the northeast side of Los Osos Valley Road connecting the Laguna Lane and Oceanaire Drive neighborhoods.

9. Green bike lanes were installed at the California/Monterey intersection.
10. Shared lane roadway markings were installed on Broad Street between Higuera and High Streets. Construction plans for the Railroad Safety Trail segment Hathway to Taft were completed.
11. Constructions plans for the Bob Jones Trail connection to Los Osos Valley Road neared completion.
12. Short term bicycle racks were installed on Higuera Street as part of the City's Downtown Beautification project.
13. 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.
14. Bike valet parking service continued at the weekly Thursday night Farmer's Market.

Transit

15. SLO Transit carried 1,120,720 riders during calendar year 2012 – which represents an all-time record – and averaged 34 passengers per revenue hour.
16. SLO Transit continued operation of weekday evening service trips originally funded in 2008 from a State Transportation Assistance (STA) grant.
17. SLO Transit carried 76,456 evening passengers on routes 2,3,4 and 6a & 6b during calendar year 2012 and averaged 32.62 passengers per revenue hour.
18. In 2012, Cal Poly faculty and students made 682,513 trips through the program, up 2.87% over 2011.
19. SLO Transit carried 24,300 (2,025 per month) bikes on buses in calendar year 2012 and 3,305 (275 per month) wheelchair passengers.
20. SLO Transit received $777,369 in Federal High Intensity Funding due to system performance being above the nationwide average.
21. In 2011 the City received $1,214,000 to replace three 1997 model transit vehicles using Federal Transit Administration (FTA), State Prop 1B, and Transportation Development Act (TDA) funding. One bus was delivered and placed into service in June 2012 The City also issued purchase orders for the two remaining vehicle replacements and they are expected to be delivered in March 2013.
22. The City received approval for State Proposition 1B grant funding for bus stop safety-security projects and completed the bus radio replacement project.
23. The City participated in a joint project using a Mass Transportation Committee (MTC) Ad Hoc Marketing Committee along with Cal Poly students to create media designs that were used to promote the SLO Transit fixed route system. These designs contributed to the all-time high ridership numbers in 2012.
24. The City continued to improve the City website for SLO Transit system information to include Council notes, press releases, rider alerts and web links to Google Transit, Facebook, Twitter and online transit pass sales.

Transportation Planning Accomplishments

The following transportation planning projects were implemented in 2012, consistent with programs in the Circulation Element of the General Plan.

Vehicular

1. Work continued on the City's Circulation Element update.
2. The City is working towards publishing an abbreviated 2011 Traffic Safety Report identifying high crash locations and recommending mitigation measures to reduce crash rates, and is beginning work on the 2012 Traffic Safety Report, to be published in the summer of 2013.
3. The City completed its 2012 citywide traffic count project. This data is used for virtually all transportation studies and assessments in the City.
4. Parking Services continued financial support for the Downtown Access Pass.

Bicycle/Pedestrian

5. The City began implementing a Caltrans Transportation Planning grant for the planning of the Bob Jones Trail segment from the Octagon Barn to Los Osos Valley Road.
6. The City began planning for the Railroad Safety Trail segment Taft to Pepper.
7. The Bicycle Advisory Committee developed a draft update to the 2007 Bicycle Transportation Plan.
8. Utilizing Bicycle Coalition volunteers, abandoned bicycles in the downtown are being identified and removed to maintain the availability of short-term bicycle parking.
9. In September, the City's Police and Parks and Recreation Departments held its annual Bicycle Rodeo instructing City youth on safe bicycling techniques and proper riding habits.
10. In May, the City participated in Bike to Work Month activities encouraging the public to use alternative transportation.
11. The City collaborated with the San Luis Obispo Bicycle Coalition and other community volunteers to offer bicycle safety education training.
12. The Public Works Department targeted Cal Poly's Week of Welcome (WOW) for the promotion of bicycle-on transit use.
13. The City conducted its seventh annual Halloween Traffic Safety campaign passing out 3,700 reflective Halloween bags to elementary school students.

Parking Management

General Plan Land Use and Housing Element policies encourage the City to examine ways to encourage downtown residential housing by relaxing the parking requirement for downtown units and allowing residents in the downtown to park in City-owned parking facilities. A pilot program is now taking place in the 842 Palm Street parking garage and downtown residents are taking advantage of the program. If the pilot program is successful it may

be expanded to accommodate residents in other downtown projects such as Chinatown and Garden Street Terraces.

Parking was a major focus area in 2012, as the City implemented parking meter rate changes, the use of credit card meters, annual fees for residential parking permits, Sunday parking operations, and a neighborhood parking enforcement officer. Progress continued on the design of the Palm Nipomo parking structure.

Neighborhood Traffic Management

The Pismo-Buchon Neighborhood Traffic Management (NTM) project was completed in May 2012. The Fixlini NTM project is under development in collaboration with the School District to address SLO High School impacts to the area.

In the 2011-13 Financial Plan, all new NTM funding was suspended as part of budget balancing and is requested in the 2013-14 budget. NTM activities will continue using the limited funds carried over from the prior years until those have been exhausted. Potential grant funding exists, but regular funding will need to be reestablished in order for this program to be sustained. Currently, there are four neighborhoods which are set to be reviewed for the program depending on funding availability.

Safety

Emergency Preparedness and Response

Fire Department staff conducted an Emergency Operations Center (EOC) drill for numerous key City employees. The focus was on establishing and defining positions necessary to successfully operate an EOC. The Fire Department also held a Community Emergency Response Team (CERT) class. This program trains local citizens how to prepare for disasters and mitigate smaller hazards after an event until emergency responders become available. 21 citizens completed the training and received certificates.

Staff Training

Section S 9.4 of the Safety Element states that the City will train police officers and other City employees to levels appropriate for their tasks and responsibilities.

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 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.

Mutual and Automatic Aid

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 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. In 2012, members of

the Regional SWAT Team participated in specialized training, with additional training for team members responsible for precision rifle duties. The Fire Department deployed on several requests for Mutual Aid throughout the State in 2012. Additionally, SLOFD improved and expanded their Automatic Aid agreement with CAL FIRE. SLOFD is also a member of the Regional Urban Search and Rescue (USAR), County Hazmat, and County Incident Management Teams.

Commercial Fire Zone Sprinkler Retrofit

In 1983 the City adopted its first fire sprinkler ordinance requiring sprinklers in structures over 4,500 square feet or over 35 feet in height that were not owner-occupied residential structures. The Et Cetera Fire in March 1989 showed just how vulnerable older Downtown buildings were to destruction by fire. The City revised the fire sprinkler ordinance in 1990 requiring Downtown building sprinkler retrofits.

A subsequent ordinance was passed in 1998 to initiate a City-sponsored Underground Fire Lateral Program. This ordinance modified the earlier sprinkler deadline and required that the property owners of buildings in the Commercial Fire Zone install fire sprinklers within two years of installation of new water laterals to their property. Fire sprinkler installation was linked to seismic retrofit deadlines.

In 2012, a total of six buildings in the Commercial Fire Zone were retrofitted with automatic fire sprinkler systems, including the Granada Hotel on Morro Street.

Multi-Dwelling Property Inspection Program

Under the direction of the Fire Marshal, the Fire Prevention Bureau is inspecting 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 $189,000 in revenue that offsets implementation costs. The Fire Prevention Bureau completed approximately 500 inspections of apartments, hotels, and fraternity and sorority houses in 2012.

Fire and Life Safety Inspections

The engine companies completed over 1,200 fire and life safety inspections in 2012. In addition, Fire Prevention Bureau staff completed over 200 inspections of 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 $130,000 in revenue.

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 275 facility inspections in 2012, which generated $92,000 in permit fee revenue.

Critical Facilities Locations and Reducing Structural Hazards

Section S 8.6.1 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

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 the building's 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.

At the end of 2012, only 11 of the original 126 URM buildings remain on the Unreinforced Masonry Hazard Inventory. Of these, eight have a deadline of July 1, 2015 and the other three are making progress through the entitlement process with strengthening to follow. Five buildings are in the process of being strengthened.

Neighborhood Wellness

Land Use Element Policy 2.15 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.

Zoning Regulations Amendments

Two major Zoning code amendments were approved in 2012 that focused on neighborhood wellness, including alcohol outlet regulations and front yard parking regulations:

Alcohol Outlets

Research and strategy development to reduce public safety problems and negative impacts associated with alcohol outlets began in 2009. This included: a study correlating police-related incidents with alcohol outlets; direction from City Council to explore a range of strategies, improve local regulation, and engage a wide variety of stakeholders in the process; and initiation of a Nightlife Public Safety Assessment. In 2011, based on the results of the research described above, Council directed the City to bring forth amendments to the Zoning Regulations to reduce public safety problems associated with alcohol outlets. The resulting amendments to the Zoning Regulations, listed below, were adopted by Council in August 2012:

1. Creation of a new restaurant zoning definition: "Restaurant with late hour alcohol service". This established a requirement for any restaurants proposing to serve alcohol after 11:00 p.m. to obtain use permit approval. The new requirement addressed concerns that restaurants were "morphing" into bars in the late hours.

2. A zoning definition was added for liquor stores. Previously, liquor stores would have been allowed as a type of retail use. Regulations were added to the table of allowed uses in the Zoning Code (Table 9) to require use permit approval for proposed liquor stores.

3. Development of a "deemed approved" ordinance for existing alcohol outlets. The Deemed Approved Ordinance addresses existing alcohol outlets that were established prior to the adoption of the Alcohol Outlet Regulations in 2012. The Deemed Approved Regulations (Chapter 17.11) establish performance standards for existing outlets and an enforcement procedure to review outlets which fail to meet performance standards and potentially revoke their "deemed approved status".

Front Yard Parking

In many areas of the City, neighborhoods have been negatively impacted by illegal vehicle parking in front yard areas. Vehicles are either parked on lawns, or additional paving has been added in the front yard areas to provide additional parking outside of the driveway or approved parking location. Though there have been longstanding regulations on front yard parking, enforcement was challenging since the regulations were interspersed in separate sections of the code and language could be confusing.

Example of allowed front yard parking

The recently adopted amendments consolidate regulations on front yard parking in one section of the Zoning Regulations, and are intended to minimize interpretations and include graphics and clear language to demonstrate allowed and prohibited parking. Amendments are intended to clarify existing parking standards and help the community understand existing requirements. Amendments to Property Maintenance Standards were also included, which remove the 72-hour timeframe before violations can be determined. The removal of the 72-hour timeframe for Neighborhood Enhancement Ordinance violations allows minor issues to be more readily resolved.

In addition, work continues on Zoning Code Amendments to address ongoing code enforcement issues with "guest houses" and accessory buildings that are often illegally converted into dwelling units. Draft regulations discourage the illegal conversion of structures into habitable spaces, but encourage the development of legally established secondary dwelling units (SDUs).

<u>Code Enforcement – Community Development Department</u>

The City's Code Enforcement Office, which reports directly to the Building & Safety 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

1039 alleged code violation complaints were received and investigated during 2012, which consisted of 536 property maintenance, 132 sign and encroachment, 113 unpermitted construction, 103 substandard building, 94 land use, and 45 occupancy violations.

Work continued on the Safe Housing Initiative, developed by the Chief Building Official. The campaign is designed to combat illegal conversions of garages and other structures that are often not constructed to code. This can result in dangerous and substandard housing conditions, such as electrical or mechanical hazards, inadequate sanitation, and fire and life safety hazards which pose risks for occupants. The campaign is intended to educate City residents about what is not allowed in a garage and how to identify potential illegal conversions, which will lead to safer neighborhoods.

Proactive Code Enforcement efforts were expanded in June 2012 with the addition of two Neighborhood Services Specialists as part of the City's Neighborhood Wellness Major City Goal. These staff members conduct community outreach to educate the public regarding the City's property maintenance standards. In addition, Neighborhood Services Specialists patrol residential neighborhoods focusing on visible violations in yards such as front yard parking, unscreened trash containers, trash and debris, and overgrown weeds.

Code Enforcement – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) initiated 78 cases for violations of the Neighborhood Enhancement Ordinance (NEO), which include low-level code violations such as trash can placement and yard parking. NEO enforcement was transferred to the Community Development Department's Neighborhood Services Specialists in June 2012. SNAP conducts parking enforcement in the neighborhoods and issued 3,129 parking citations for violations in residential parking permit districts, and issued 364 Disturbance Advisory Cards in response to noise party complaints.

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 1,114 residents in 2012.

Downtown Alcohol Outlets

General Plan policy supporting neighborhood wellness calls for resident involvement in reviewing public and private projects that could have neighborhood impacts (LUE 2.15). The Police Department continues to attend the Downtown Association meetings and give constructive feedback on the efforts of the Safe Nightlife Association. During the 2012 Saint Patrick's Day celebration the Safe Nightlife Association made a notable difference in some areas. Portable toilets were provided in the downtown and safe ride programs were provided for patrons as an alternative to driving. The Police Department has also worked hand in hand with the Community Development Department in reviewing all new alcohol licenses and assisting with changes to the Use Permit requirements for new businesses.

Parks & Recreation

In 2012, the Parks and Recreation Department staff 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 successful collaboration between the City and the San Luis Obispo County YMCA continued through 2012. Indoor Soccer, Basketball, and Flag Football provided activities for over 1,100 local children through the combined efforts of both the City and YMCA. The City continues to work collaboratively with the Youth Sports Association and San Luis Coastal Unified School District to develop and renovate sports fields to meet the needs of the youth. Funding from the San Luis Obispo County Community Foundation continued to be applied to enhance inclusive opportunities for children with special needs at the award winning FUNdamentals Sports Clinics, which provide children pre-season sports skills enhancement with an emphasis on adaptation. Further collaborations with CCC Soccer resulted in an adult soccer program.

Community

The annual 4th of July event in Mitchell Park is a product of collaborative efforts between Parks & Recreation and the Rotary de Tolosa Club. Co-sponsorship with the Mindful Mothers provided over 800 youth a food donation based walking Halloween Parade. Additional collaborations from Health and Wellness Seminars and Senior Cooking Classes have provided much needed services and programs to the community, especially underserved populations. The Parks & Recreation Department continues to offer online program registration, facility reservations, and satisfaction surveys to its customers; in the past year the Department has continued to enhance the use of the website and social media sites.

Youth

The STAR, Sun N' Fun, and SLO Teens programs continue to provide experiences for elementary and middle school aged youth by teaching values, developing responsibility, making positive choices, and instilling confidence. The Quest program was designed to provide an opportunity for teens between the ages of 13-16 to learn life skills in a hands-on environment through interactive sessions and community exploration. The Counselors in Training (CIT) program is offered to ages 14-16 during the summer Adventure Day Camp program. CIT's shadowed the lead camp counselors and assisted with activities, field trips, and daily job responsibilities.

Volunteers

Over 20,000 volunteer hours in a variety of programs and events were logged in 2012. Volunteers supported services at the Senior Center, Laguna Lake Golf Course, and Jack House, and events and activities such as 4th of July, Junior Giants, SLO Triathlon, Movie Night, Youth Sports, Reindeer Run, Bike Rodeo, and Ranger Work Days. Quest program participants provided volunteer assistance to the Department to gain work experience and become engaged in positive behaviors.

Open Space Management

The City's full time Ranger and his part time staff actively maintain the City's Open Space. Over 15 tons of trash was removed from the San Luis Obispo creek watershed and open spaces by staff and volunteers with the largest amounts of materials collected at Creek Day. Fourteen hikes were led through City open spaces and park rangers scheduled 22 work days. City parks, open spaces, and joint use facilities 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.

Collaboration with the public and the Central Coast Concerned Mountain Bikers resulted in new trails being constructed at Froom Ranch and Irish Hills and miles of trails being maintained throughout the City's open space network. Hundreds of volunteers turned out for multiple events and provided hours of service in stewardship of the City of San Luis Obispo's open space.

Park Facilities

The Playground Equipment Replacement program continues to be implemented. Three replacement playground designs were approved in 2012. Work continues on fundraising for the construction of a new skate park with building permit completion. Brick donations, naming rights, grant submissions, and local campaigns were all efforts pursued in an effort to raise the necessary funds for construction. The public art component of the new skate park has been integrated into the overall design of the project and when constructed will provide an amazing and interactive series of pieces.

The therapy pool continues to benefit youth and seniors and contribute to the increased use totals at the Swim Center. The main pool continues to be in high demand for lap swimming and aqua aerobics for adults and seniors, and swim lessons are a well-established program outside of the traditional summer months.

Conclusion

The General Plan contains an array of policies and implementing programs covering most types of City actions. This report touches on the major programs that saw activity in 2012. General Plan amendments over the last several years have shown areas where minor adjustments have been needed, and these areas are being discussed in the ongoing LUCE update. None of these amendments have indicated that the policies in the General Plan no longer represent the general vision of the community. As a result, the LUCE process is a focused update that will enhance the community's vision through policy and program additions and revisions. The expected completion date of the LUCE update is November 2014.

The written portion of this report touches on the major programs that saw activity in 2012. A status list of all General Plan programs is included in the following technical appendix.

Appendix A:

Community Development Department Resource Allocation Forecast

Community Development Resource Allocation Forecast[1]	FTE[2] (FY 2013-14)	FTE[2] (FY 2014-15)	Budgeted Consultant Costs
Building			
Total Subscribed for Permit Activity & Division Operations	10.75	10.75	
Actual Staff Resources	10.75	10.75	
Temporary Staff	-	-	
Available for New Projects	0.00	0.00	
Development Review			
Total Subscribed for Applications & Division Operations	4.75	4.75	
Actual Staff Resources	4.00	4.00	
Temporary Staff	0.75	0.75	
Available for New Projects	0.00	0.00	
Long Range			
Total Subscribed for Projects & Division Operations	4.75	4.75	$ 1,282,500.00
Actual Staff Resources	4.00	4.00	
Temporary Staff	0.75	0.75	
Available for New Projects	0.00	0.00	
Department Administration			
Total Subscribed for Administration & Special Projects	4.70	4.70	
Actual Staff Resources	4.70	4.70	
Temporary Staff	-	-	
Available for New Projects	0.00	0.00	
All Divisions			
Total Subscribed	24.95	24.95	$ 1,282,500.00
Actual Staff Resources	23.45	23.45	
Temporary Staff	1.50	1.50	
Available for New Projects	**0.00**	**0.00**	

[1] Based on expected project timelines, historical planning application data, 2012 operations analysis, and 2011 Building Division fee study.

[2] Full Time Equivalent (FTE) = 1,703 productive staff hours annually per Community Development labor rates listed in the 2010 Cost Allocation Plan.

Building Division Resource Allocation Forecast[1]		**FTE**[2] (FY 2013-14)	**FTE**[2] (FY 2014-15)
Activities			
1	Supervisory or Clerical Duties - Building Activities	1.62	1.62
2	Supervisory or Clerical Duties - Code Enforcement	0.86	0.86
3	Planning Application Review	0.21	0.21
4	Public Counter Duty	0.42	0.42
5	Building Code Enforcement	0.88	0.88
6	Zoning Code Enforcement	0.88	0.88
7	Nuisance Abatement/Other Code Enforcement	1.97	1.97
8	Permits, Inspections and other Direct Services	2.67	2.67
9	Training and Meetings	1.23	1.23
	Total Subscribed	10.75	10.75
	Actual Staff Resources	10.75	10.75
	Temporary Staff	-	-
	Available for New Projects	**0.00**	**0.00**

[1] Based on 2012 operations analysis and 2011 Building Division fee study.

[2] Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

Development Review (Planning) Resource Allocation Forecast[1]		FTE[2] (FY 2013-14)	FTE[2] (FY 2014-15)
Planning Applications			
	Major projects (25+ staff hours per application)	1.64	1.64
	Minor projects (less than 25 staff hours per application)	0.51	0.51
Subtotal		*2.15*	*2.15*
Required Services			
31	Public Information - Counter	0.61	0.61
32	Public Information - Outside of Counter	0.21	0.21
33	Hearing Officer	0.12	0.12
34	EIR Administration	0.12	0.12
35	CIP Review and Support	0.03	0.03
36	Mitigation Monitoring (EIRs & NDs)	0.05	0.05
37	Development Regulations Updates	0.21	0.21
38	Advisory Body support	0.12	0.12
39	Plan Review and Inspections	0.06	0.06
40	Interdepartmental Coordination	0.03	0.03
Subtotal		*1.54*	*1.54*
Division Operations			
41	Training and Meetings	0.88	0.88
42	Budget	0.02	0.02
43	Web site update	0.01	0.01
44	General Administration, Division Management	0.15	0.15
Subtotal		*1.06*	*1.06*
	Total Subscribed	4.75	4.75
	Actual Staff Resources	4	4
	Temporary Staff	0.75	0.75
	Available for New Projects	**0.00**	**0.00**

[1] Based on expected project timelines, historical planning application data, and 2012 operations analysis.

[2] Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

Long Range Planning Resource Allocation Forecast[1]		FTE[2] (FY 2013-14)	FTE[2] (FY 2014-15)	Budgeted Consultant Costs
Current Projects				
1	LUCE Update	1	1	$ 1,200,000.00
2	Airport Area Specific Plan update / Chevron	0.25	0.1	
3	Historic Context statement	0.1		$22,500
4	Avila Ranch Concept	0.3	0.3	
5	Zoning Code Update		0.1	
6	Finance Plan- Impact fee update		0.1	
7	Airport Land Use Plan update	0.2	0.2	$60,000
8	Safe Shelter Parking Program	0.2		
9	Housing Element Implementation	0.1	0.25	
10	Homeless Services and 10-yr Plan	0.15	0.15	
11	Climate Action Plan Implementation	0.1	0.2	
12	Database Replacement - EnerGov	0.1	0.2	
Subtotal		*2.5*	*2.6*	*$ 1,282,500.00*
Required Services				
13	Housing Element Update	0.25	0.1	
14	General Plan Annual Report	0.05	0.05	
15	Grant Research & Applications	0.04	0.04	
16	CDBG Support & monitoring	0.4	0.4	
17	Housing Programs administration	0.1	0.1	
18	Historic Preservation Program administration	0.1	0.1	
19	Regional coordination - SLOCOG, LAFCO, APCD, County	0.02	0.02	
20	External Support (Cal Poly, Energy Expo, etc)	0.01	0.01	
21	General Plan maintenance		0.05	
22	Advisory Body support	0.1	0.1	
23	Environmental Review	0.01	0.01	
24	Public Information	0.05	0.05	
25	Plan Review and Inspections	0.06	0.06	
Subtotal		*1.19*	*1.09*	*0*
Division Operations				
26	Training and Meetings	0.84	0.84	
27	Budget	0.05	0.05	
28	Web site update	0.01	0.01	
29	Performance Reviews & Supervision	0.15	0.15	
30	Social Media Team	0.01	0.01	
Subtotal		*1.06*	*1.06*	*0*
	Total Subscribed	4.75	4.75	$ 1,282,500.00
	Actual Staff Resources	4	4	
	Temporary Staff	0.75	0.75	
	Available for New Projects	**0.00**	**0.00**	

[1] Based on expected project timelines and 2012 operations analysis.

[2] Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

Department Administration Resource Allocation Forecast[1]		FTE[2]
Activities		
1	Department Leadership	0.20
2	Department Management	0.40
3	Organization Development	0.20
4	Interdepartmental Coordination	0.25
5	Personnel Supervision	0.20
6	Database and Records	0.25
7	Human Resources	0.10
8	Budgeting and Resource Allocation	0.30
9	Contracts and Securities	0.05
10	Citywide Addressing	0.05
11	Public Information and Support Services	0.75
12	Advisory Body Support	0.75
13	Miscellaneous Projects	0.35
14	Training and Meetings	0.85
	Total Subscribed	4.70
	Actual Staff Resources	4.7
	Temporary Staff	-
	Available for New Projects	**0.00**

[1] Based on 2012 operations analysis.

[2] Full Time Equivalent (FTE) = 1,703 productive staff hours annually.

Appendix B:

General Plan Program Implementation Status List

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
	Land Use					
2.14	Consider new regulations for accessory buildings (LU 2.14.(3))	C				CD
3.9	Rezone neighborhood uses in C-S (LU 3.9.3)	C				CD
6.4	Revise engineering standards to allow for porous paving and landscaping (LU 6.4.5)	C				PW
2.15	Provide staff support for neighborhood issues (LU 2.15.F)	C				CD
3.6	Add warehouse stores to Zoning Regulations. (LU 3.6.2.B)	C				CD
3.6	Add R&D facilities to Zoning Regulations (LU 3.6.2.D)	C				CD
3.9	Provide incentives to encourage relocation of auto sales (LU 3.9.8)	C				CD
3.9	Noise prevention in Zoning Regulations, architectural guidelines (LU 3.9.9/N)	C				CD
6.0	Prepare a refined land use map for the City and its planning areas (LU 6.0.3)	C				CD
2.16	Revise residential density determination method for Medium, Med-High & High land use districts (LU 2.16)	C				CD
3.9	Revise zoning & architectural standards to protect character of downtown areas (LU 3.9.7)	C				CD
4.2	Revise zoning regulations to require large new projects downtown to include dwellings (LU 4.2.1)	C				CD
1.7	Encourage County to adopt cluster districts (LU 1.7.4)	C				ADM
1.15	City-County MOU regarding SLO Planning Area (LU 1.15.8)	C				ADM
2.10	Review and, if necessary, revise noise, property development, & maintenance standards (LU 2.10.1)	C				CD
2.10	Adopt property maintenance standards (LU 2.10.2)	C				CD
2.13	Affordable housing inclusionary fee requirements (LU 2.13)	C				CD
2.14	Consider new regulations for large infill houses (LU 2.14. (1),(2))	C				CD
3.9	Investigate ways to intensify and improve cohesion at existing Madonna Road centers (LU 3.9.10)	C				ADM
3.9	Eliminate PD minimum site area for commercial zones (LU 3.9.2)	C				CD
4.2	Develop & apply a "Residential-Office" zone in the downtown (LU 4.2.2)	C				CD
5.7	Study possible reuse of surplus City facilities by cultural and non-profit groups (LU 5.7)	C				ADM
5.8	Encourage public art in all projects (LU 5.8)	C				ADM
6.3	Designate sensitive sites and require ARC review during subdivision process (LU 6.3.1)	C				ADM
7.13	Establish in-lieu fee to protect airport area OS when protection not feasible with project approval (LU 7.13)	C				CD
7.8	Work with Airport Area property owners to complete a specific plan (LU 7.8)	C				CD
8.4	Work with property owners to prepare area plans for Santa Barbara Street area (LU 8.4)	C				CD
8.5	Consider enhancement of Mid-Higuera Area (LU 3.1.4) (see also Special Design Area 8.5)	C				CD
1.15	Work with County to make SLO Area Plan consistent w/ City LU (LU 1.15.7)	O				CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1.10	Monitor nonresidential growth rate: (LU 1.10.4)	O				CD
1.15	Discuss feasibility of countywide planning group (LU 1.15.4)	O				ADM
1.15	Promote inter-jurisdictional review of countywide projects (LU 1.15.5)	O				ADM
1.15	Monitor County Resource Management Reports (LU 1.15.1)	O				CD
1.15	Advocate annual meetings among local jurisdictions to discuss regional issues (LU 1.15.2)	O				CD
1.15	Advocate regional growth management program (LU 1.15.6)	O				CD
2.1	Support formation & continuation of neighborhood planning groups (LU 2.1.2)	O				CD
2.10	Periodically review & update prop. maintenance standards (LU 2.10.2)	O				CD
2.1	Promote neighborhood traffic calming (LU 2.1.3./CE)	O				PW
2.10	Review, revise property maintenance and development standards (LU 2.10.1)	O				CD
2.15	Undertake focused review, improvement, & enforcement efforts for neighborhoods (LU 2.15.C)	O				CD
2.15	Provide early neighborhood notice of project reviews (LU 2.15.E)	O				CD
3.9	Develop aggressive marketing programs for tourism (LU 3.9.11.C)	O				ADM
3.9	Encourage development of recreation facilities (LU 3.9.11.E)	O				ADM
3.9	Consider establishing tourist information at City entries (LU 3.9.4)	O				ADM
3.9	Develop tour concepts (LU 3.9.11.D)	O				ADM
4.16	Review allowed building heights in retail areas & outside the Commercial Core (LU 4.16.4; LU 4.18)	O				CD
4.19	Include Downtown Concept Plan features in zoning regulations, architectural guidelines, engineering standards & capital improvement plans (LU 4.19)	O				CD
6.0	Develop resource maps (LU 6.0.2)	O				ADM
6.3	Mitigate visual impacts of hillside houses including considering revising method for determining building height (LU 6.3.4)	O				CD
6.5	Notify creekside property owners in advance of work along creeks (LU 6.5.3)	O				PW
7.11	Work with County to assure airline service at Airport consistent with Circulation Element (LU 7.11)	O				CD
7.3	Actively pursue annexation of the Airport Area (LU 7.3)	O				CD
7.7	Expanded transit service to development sites in Airport Area concurrent with development (LU 7.7)	O				PW
8.3	Work with property owners to prepare area plans for Broad Street area (LU 8.3)	O				CD
2.11	Revise apartment standards to include usable open space (LU 2.11.2)			M		CD
2.12	Consider special downtown dev standards: New residential density category between low & medium (LU 2.12.A)			M		CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
2.1	Identify, designate, and plan neighborhoods (LU 2.1.1, 2.15.A)			M		CD
2.11	Evaluate student housing needs, revise City standards & zoning as appropriate (LU 2.11.1)			M		CD
2.12	Consider special downtown dev standards: Added dwellings on lots with existing houses (LU 2.12.B)			M		CD
2.12	Consider special downtown development standards: Mass & spacing standards (LU 2.12.C)			M		CD
2.12	Consider special downtown dev standards: Parking & coverage standards (LU 2.12.D)			M		CD
2.12	Consider special downtown residential standards (LU 2.12)			M		CD
2.15	Devise strategies to stabilize owner/rental ratio and maintain neighborhood character (LU 2.15.B)			M		CD
3.7	Offer new development incentives for providing child and elder care for employees (LU 3.7.1)			M		CD
4.2	Survey downtown, rezone office, residential, and mixed use areas (LU 4.2.2)			M		CD
5.3	Work with the County to develop a City-County downtown space needs plan (LU 5.3)			M		PW
1.15	Plans capacity summary COG (LU 1.15.3)				H	CD
4.2	Develop a TDC program that includes Commercial Core properties as receiver sites (LU 4.2.1)				H	CD
6.0	Re-evaluate LU map based upon resource mapping and revise as appropriate (LU 6.0.3)				H	CD
6.3	Revise Zoning Regulations to include provisions for TDC's from outside URL to within URL (LU 6.3.2)				H	CD
6.5	Removal man-made obstructions from creek channels (LU 6.5.1.C)				H	PW
8.1	Work with property owners to prepare area plans for Madonna Road regional shopping area (LU 8.1)				H	CD
8.2	Work with property owners to prepare area plans for Foothill Boulevard area (LU 8.2)				H	CD
	Housing					
1.4	Provide financial assistance for rehabilitation of affordable rental and ownership units using Federal, state and local housing funds (HE1.4)	O				CD
1.5	Continue Code enforcement to expedite removal of illegal/unsafe dwellings (HE 1.5)	O				CD
1.6	Enact a rental inspection program to improve condition of housing stock (HE1.6)	O				CD
1.7	Continue to support local & regional solutions to homelessness by funding programs such as Maxine Lewis and Prado Center(HE1.7)	O				CD
1.8	Create educational campaign to encourage owners of older residences to conduct seismic upgrades (HE 1.8)			M		CD
2.5	Amend inclusionary requirement to provide more ways for commercial development to meet requirements (HE 2.5)			M		CD
2.6	Prepare Criteria to sustainably manage the Affordable Housing Fund (HE 2.6)			M		CD
2.8	Review existing standards to remove regulations that inhibit affordable housing production (HE 2.8)	O				CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
2.9	Establish pemit streamlining for affordable housing projects (HE2.9)	O				CD
2.10	Pursue outside funding for payment of City impact fees for affordable units (HE2.10)	O				CD
2.11	If outside funding sources found, exempt moderate income dwellings from impact fees (HE 2.11). Maintain current exemption for low to extremely low income units.	O				CD
2.12	Help coordinate public/private sector actions to develop housing to meet city needs (HE 2.12)	O				CD
2.13	Assist with financial tools to develop or preserve affordable housing (HE 2.13)	O				CD
2.14	Adjust affordable housing standards to adress HOA fees, utiities, etc. (HE 2.14)			M		CD
2.15	Provide technical assistance to help preserve at-risk units (HE 2.15)	O				CD
2.16	Provide technical assistance to developers re: design strategies to achieve affordable housing (HE 2.16)	O				CD
2.17	Evaluate Inclusionary requirements and ability to develop housing that meets RHNA (HE 2.17)			M		CD
2.18	Evaluate workforce level of affordability (HE 2.18)			M		CD
2.19	Evaluate increasing residential densities on appropriate sites for housing affordable to extremely low income households (HE 2.19)	O				CD
3.7	Develop an ordinance to discourage removal of affordable housing (HE 3.7)			M		CD
3.8	Correct unsanitary or unsafe housing conditions by collaborating with agencies offering rehab programs (HE 3.8)	O				CD
3.9	Preserve dwellings in Downtown Core (HE 3.9)	O				CD
3.10	Identify properties eligible for historic listing and assist property owners to repair, rehabilitate properties (HE 3.10)	O				CD
3.11	Amend Inclusionary requirements to allow reduced term for rehabilitiated units (HE 3.11)			M		CD
3.12	Establish a monitoring system to track affordable units at risk of conversion (HE 3.12)	O				CD
3.13	Encourage rehab of residential, commercial or industrial buildings to expand rental housing opportunities (HE 3.13)	O				CD
4.5	Review new development for compliance with mixed-income policies (HE 4.5)	O				CD
5.5	Review new development for compliance with housing variety and tenure policies (HE 5.5)	O				CD
6.8	Maintain growth management exemption for affordable housing and housing in Downtown core (HE 6.8)	O				CD
6.9	Amend Zoning & Parking Access Plan to allow flexible regs for housing in Downtown Core (HE 6.9)	C				CD
6.10	Provide incentives to encourage housing in Downtown core (HE 6.10)			M		CD
6.11	Include R-3 and R-4 zoned land in OASP to accommodate extremely low to low income housing (HE 6.11)	C				CD
6.13	Consider GP amendments to rezone non-residential land to higher density, infill or mixed use - 13 sites listed (HE 6.12)			M		CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
6.13	Continue to support SLO Housing Trust Fund HE 6.13)	O				CD
6.14	Encourage residential infill and densification over new annexation of land (HE 6.14)	O				CD
6.15	Seek opportunities with other public agencies to develop surplus land for housing (HE 6.15)	O				CD
6.16	Develop multi-family housing standards to promote innovative higher density housing (HE 6.16)			M		CD
6.17	Complete the OASP and obtain City authorization to file annexation app (HE 6.17)	C				CD
6.18	Financially assist lower income housing using State, Fed & local sources (HE 6.18)	O				CD
6.19	Actively seek new revenue sources for affordable housing (HE 6.19)	O				CD
6.20	Update Community design guidelines & amend MC2.48 to exempt smaller residential developments (HE 6.20)	C				CD
6.21	Identify vacant or under-used City land for housing (HE 6.21)	O				CD
6.22	Prepare property profiles for properties suitable for housing (HE 6.22)		L			CD
6.23	Evaluate adding a Special Considerations overlay to 46 acre County-owned property behind General Hospital (HE 6.23)			M		CD
6.24	Update Affordable Housing incentives to be consistent with state law (HE 6.24)			M		CD
6.25	Evaluate increasing residential densities allowed in CN, O and CD zones (HE 6.25)			M		CD
6.26	Evaluate underlying lot patterns in R-2, R-3 and R-4 zones for ability to meet density (HE 6.26)				H	CD
6.27	Support residential infill and promote higher density (HE 6.27)	O				CD
6.28	Consider changes to SDU ordinance to provide incentives to encourage production HE 6.28)			M		CD
6.29	Evaluate subdivision and zoning regs changes to support small lot subdivisions & other alternatives (HE 6.29)			M		CD
7.8	Implement strategies to ensure residents are aware of planning decisions affecting neighborhoods (HE 7.8)	O				CD
7.9	Identify specific neighborhood needs (HE 7.9)			M		CD
7.10	Help fund neighborhood improvements (HE 7.10)			M		CD
7.11	Continue to implement neighborhood parking strategies (HE 7.11)	O				CD
8.11	Support regional solutions to meet the needs of the homeless (HE 8.11)	O				CD
8.12	Continue mobile home park rent stabilization program (HE 8.12)	O				ADM
8.13	Identify sites suitable for mobile home parks, self-help housing and others to meet special needs (HE 8.13)			M		CD
8.14	Advocate more housing and refurbishing campus housing at Cal Poly (HE 8.14)	C				CD
8.15	Work with Cal Poly to secure on-campus fraternity/sorority groups (HE 8.15)			M		CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
8.16	Jointly implement a good neighbor program with colleges for student housing in residential neighborhoods (HE 8.16)	O				ADM
8.17	Provide education regarding universal design (HE 8.17)	O				CD
8.18	Solicit input on provisions for homeless shelters from service agencies (HE 8.18)	O				CD
8.19	Update zoning ordinance to allow homeless shelters by right in zones subject to standards (HE 8.19)			M		CD
8.20	Continue to allow transitional housing and supportive housIng in residential zones (HE 8.20)	O				CD
8.21	Identify properties that can be converted to affordable and supportive housing for homeless persons (HE 8.21)			M		CD
8.22	Update Community Design Guidelines to include universal access standards (HE 8.22)			M		CD
8.23	Develop a program addressing reasonable accommodation procedures (HE 8.23)	O				CD
8.24	Consider an overlay zone for existing and future mobile home and trailer parks (HE 8.24)			M		CD
9.6	Educate staff and advisory bodies on energy conservation opportunities for housing (HE 9.6)	O				CD
9.7	Evaluate solar regulations and revise local regulations as needed (HE 9.7)			M		CD
9.8	Adopt LID standards (HE 9.8)		L			CD
9.9	Develop an ordinance to increase production of green housing units (HE 9.9)			M		CD
9.10	Promote building materials reuse and recycling (HE 9.10)	O				CD
10.3	Work with County to mitigate housing impacts due to expansion in areas adjacent to City (HE 10.3)	O				CD
10.4	Encourage residential developers to promote projects within SLO housing market first (HE 10.4)	O				CD
10.5	Advocate link between enrollment and expansion of campus housing for colleges (HE 10.5)			M		CD
10.6	Advocate for state legislation to provide funding for colleges to develop campus housing (HE 10.6)			M		CD
11.3	Adopt measures to ensure ability of legal conforming non-residential uses to continue where new housing is proposed on or adjacent to sites (HE 11.3)	C				CD
	Circulation					
4.1	Revise zoning regulations to provide standards for lockers, secured bicycle parking and showers (CI 4.1.5)	C				**CD**
11.1	Encourage Airport Land Use Commission to complete Airport Land Use Plan update (CI 11.1.2)	C				**CD**
10.1	Amend Home Occupation regulations to preclude regular home delivery by commercial trucks (CI 10.1.2)	C				**CD**
15.1	Revise ARC guidelines to incorporate protection of views from scenic roads (CI 15.1.2)	C				**CD**
2.1	Recommend that county-wide trip reduction include an AVR of 1.60 or larger (CI 2.1.2)	C				**PW**

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
3.1	Encourage SLORTA to expand commuter bus service to Cuesta & the Men's Colony (CI 3.1.4)	C				**PW**
3.1	Cooperate with SLOCOG to evaluate centralized transit services (CI 3.1.5)	C				**PW**
4.1	Update the City bicycle plan (CI 4.1.2)	C				**PW**
4.1	Request Cal Poly & Cuesta to adopt bicycle plans (CI 4.1.3)	C				**PW**
4.1	Request Cal Poly & Cuesta to revise campus master plans to encourage alternate transportation (CI 4.1.4)	C				**PW**
8.1	Maintain a computerized circulation system model (CI 8.1.4)	C				**PW**
9.1	Require a Project Study Report for Prado Road to ensure proper sequence of improvements (CI 9.1.3)	C				**PW**
9.1	Evaluate street designs as method to achieving Conceptual Plan for City's Center (CI 9.1.5)	C				**PW**
9.1	Evaluate feasibility of arterial between Santa Barbara St & the S. end of Santa Rosa (CI 9.1.5)	C				**PW**
9.1	Ask SLOCOG to monitor pattern of development throughout County (CI 9.1.7.A)	C				**PW**
9.1	Ask SLOCOG to study regional traffic needs between SLO and the coast (CI 9.1.7.B)	C				**PW**
12.1	Encourage SLOCOG to evaluate local rail service (CI 12.1.2)	C				**PW**
13.1	Periodically update the Parking Management Plan (CI 13.1.1)	C				**PW**
13.1	Build additional parking structures only after a comprehensive parking study is done (CI 13.1.4)	C				**PW**
13.1	Work with the Downtown Association to evaluate curb parking in the downtown (CI 13.1.5)	C				**PW**
16.1	Incorporate a Transportation Work Program into the City financial plan (CI 16.1.1)	C				**PW**
16.1	Adopt a transportation impact fee ordinance (CI 16.1.2)	C				**PW**
3.1	Adopt 5 yr Transit Master Plans (CI 3.1.1)	C				**PW**
2.1	Cooperate with APCD & others to establish trip reduction programs (CI 2.1.1)	O				**PW**
3.1	Pursue goal of City employees reaching an AVR of 1.7 or greater (CI 2.1.4)	O				**PW**
3.1	Maintain a downtown trolley service (CI 3.1.3)	O				**PW**
4.1	Obtain RR ROW & easements for separated bike path & pedestrian trail (CI 4.1.6)				H	**PW**
4.1	Use street funds to maintain bicycle facilities (CI 4.1.7)	O				**PW**
5.1	Pursue completion of the community sidewalk system (CI 5.1.2)				H	**PW**
5.1	Continue program of replacing existing curbs with handicapped ramps (CI 5.1.3)	O				**PW**
5.1	Work with schools to establish a "suggested routes to school" program (CI 5.1.4)	O				**PW**
6.3	Revise subdivision regulations to include ROW and design standards (CI 6.3.2)			M		**PW**
7.1	Adopt neighborhood traffic management plans (CI 7.1.1)	O				**PW**

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
7.1	Undertake measures to control traffic in residential areas (CI 7.1.2)	O				**PW**
7.1	Organize neighborhood traffic calming workshops (CI 7.1.3)	O				**PW**
7.1	Upon request, analyze residential streets for livability (CI 7.1.4)	O				**PW**
7.1	Non-safety City vehicles shouldn't use residential local or collector streets as shortcuts (CI 7.1.5)	O				**PW**
8.1	Establish on-going transportation monitoring program (CI 8.1.2)	O				**PW**
8.1	Conduct bi-annual transportation use survey (CI 8.1.3)	O				**PW**
9.1	Establish building setback lines along Figure 4 routes (CI 9.1.1)	O				**PW**
9.1	As part of Dalidio-Madonna-McBride development, evaluation new road between W. Prado Rd and LOVR (CI 9.1.8)	O				**PW**
9.1	As part of Maino-Madonna development, evaluate frontage road on west side of Highway 101 (CI 9.1.9)	O				**PW**
10.1	Continue to provide reserved commercial truck loading in downtown areas (CI 10.1.4)	O				**PW**
12.1	Encourage daily morning & evening train service both north & south (CI 12.1.1)	O				**PW**
13.1	Monitor public parking in the commercial core (CI 13.1.2)	O				**PW**
13.1	Work with CalTrans to consider park-and-ride lots (CI 13.1.3)	O				**PW**
15.1	Work with CalTrans to improve appearance of Highway 101 (CI 15.1.1)				H	**PW**
16.1	Reevaluate all Circulation Element projects before implementation (CI 16.1.3)	O				**PW**
16.1	Major project proposals will include effects on the nearby neighborhoods and entire city (CI 16.1.4)	O				**PW**
3.1	Develop a bulk discount rate for monthly transit passes (CI 3.1.2)	O				**PW**
2.1	Support aggressive APCD programs for Cal Poly, Cuesta and the Men's Colony (CI 2.1.3)	O				**PW**
4.1	Encourage Cal Poly & Cuesta to provide incentives to use alternate transportation (CI 4.1.1)	O				**PW**
8.1	Cooperate with State & SLOCOG in evaluating HOV lanes on State highways (CI 8.1.5)		L			**PW**
10.1	Work with APCD to encourage trucks to turn off idling motors when parked (CI 10.1.1)		L			**PW**
15.1	Adopt a street corridor landscape plan for scenic roadways (CI 15.1.3)	O				**CD**
9.1	Ask CalTrans to designate Prado Road from Broad to Highway 101 as Highway 227 (CI 9.1.2)				H	**PW**
3.1	Adopt 20 yr Transit Master Plans (CI 3.1.1)			M		**PW**
3.1	Develop a comprehensive marketing to reach target audiences (CI 3.1.6; CI 8.11)			M		**PW**
8.0	Give priority to traffic programs identified in CI 8.0.1A with the greatest potential to reduce traffic increases permitted by the City's Growth Management Plan(CI 8.1.1)			M		**PW**
5.1	Adopt a pedestrian transportation plan (CI 5.1.1)			M		**PW**

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
6.3	Develop joint design & construction standards with County for streets within the URL (CI 6.3.1)				H	**PW**
10.1	If LOS exceeded, limit truck delivery times in the commercial core (CI 10.1.5)			M		**PW**
9.1	Adopt a plan & standards for installation and maintenance of street amenity improvements (CI 9.1.4)	O				**PW**
11.1	Work with the ALUC to encourage quieter & environmentally sensitive aircraft (CI 11.1.1)				H	**PW**
2.1	Work with area employers on a voluntary trip reduction program (CI 2.1.5)				H	**PW**
	Conservation and Open Space					
3.6	Promote public awareness of cultural resources through activities, including tours & clean-up events (COSE 3.6.1.A.3)	C				ADM
3.6	Assist the CHC in preparing archaeological resource guidelines (COSE 3.6.5)	C				ADM
3.6	Display artifacts which illuminate past cultures (COSE 3.6.6)	C				ADM
3.6	Expand ARC guidelines to address specific guidance for new buildings in historic districts (COSE 3.6.3)	C				CD
7.7	Adopt creek setback requirements (COSE 7.7.9)	C				CD
7.7	Protect natural communities (COSE 7.7.1)	O				ADM
7.7	Preserve ecotones through changes to or conditions on new development (COSE 7.7.7)	O				ADM
7.7	Protect wildlife corridors through changes to or conditions on new development (COSE 7.7.8)	O				ADM
8.7	Acquire land or interests in land for open space; seek variety of funding sources (COSE 8.7.1.D)	O				ADM
8.7	Manage open space holdings and enforce open space easements (COSE 8.7.1.E)	O				ADM
8.7	Avoid imposing taxes or fees that discourage open space or agriculture (COSE 8.7.1.K)	O				ADM
8.7	Maintain the position of Natural Resources Manager and consolidate open space functions (COSE 8.7.1.M)	O				ADM
8.7	Provide and maintain wildlife corridors thru or under barriers to wildlife movement (COSE 8.7.2.E)	O				ADM
8.7	Provide continuing community education on open space values, programs, rules (COSE 8.7.2.G)	O				ADM
8.7	Enlist volunteers and academic programs to restore and monitor open space (COSE 8.7.2.H)	O				ADM
8.7	Adopt conservation plans for open space under City easement or fee ownership (COSE 8.7.2.J)	O				ADM
9.3	Preserve the Morros, in cooperation with other government agencies, non-profit land trusts and property owners (COSE 9.3.12)	O				ADM
8.7	Provide information on natural resources and land conservation (COSE 8.7.1.I)	O				ADM
10.3	Participate with other agencies in watershed planning and management (COSE 10.3.2.E)	O				ADM
3.6	Provide cultural resource awareness public educational programs (COSE 3.6.6)	O				ADM

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
3.6	Encourage partnering for preservation (COSE 3.6.7)	O				ADM
3.5	Acquire in fee or partial interest in archaeological sites (COSE 3.5.1)	O				ADM
4.6	Promote technology and energy conservation businesses (COSE 4.6.16)	O				ADM
5.5	Maintain inventory of recycling businesses and services (COSE 5.5.5)	O				ADM
8.7	Improve interagency cooperation for open space acquisition (COSE 8.7.1.J)	O				ADM
8.7	Encourage sustainable agricultural practices, limit grading and livestock near creeks (COSE 8.7.1.H)	O				ADM
8.7	Enhance and restore open space (COSE 8.7.2)	O				ADM
8.7	Establish self-sustaining populations of native species (COSE 8.7.2.B)	O				ADM
8.7	Remove invasive non-native species and prevent their introduction (COSE 8.7.2.C)	O				ADM
8.7	Where possible, remove man-made elements from open space areas (COSE 8.7.2.D)	O				ADM
7.7	Replace invasive non-native vegetation with native vegetation (COSE 7.7.6)	O				ADM
3.6	Rehabilitate and maintain City-owned adobes and historic structures (COSE 3.6.9)	O				ADM
8.7	Protect open space resources (COSE 8.7.1)	O				ADM
8.7	Identify alternative funding tools for replanting degraded creek sections (COSE 8.7.2.K)	O				ADM
8.7	Acquire ownership/easements along creeks & wetlands for drainage maintenance. & appropriate public access (COSE 8.7.2 D, E, and F)	O				ADM
8.7	Pursue means to protect open space (COSE 8.7.1)	O				ADM
8.7	Pursue source of open space funding (COSE 8.7.1.D.2)	O				ADM
8.7	Replace non-native creekside plants with native species (COSE 8.7.2.B.2)	O				ADM
2.2	Model air pollution behavior, help educate public (COSE 2.2.5)	O				CD
2.3	Monitor air quality and Clean Air Plan implementation (COSE 2.3.2)	O				CD
2.3	Consult with APCD on significant development proposals (COSE 2.3.2, 4.6.18)	O				CD
2.3	Promote alternative transportation/land use strategies (COSE 2.3.3)	O				CD
2.3	Amend the General Plan as needed to achieve air quality goals (COSE 2.3.5)	O				CD
3.6	Maintain and support the Cultural Heritage Committee (COSE 3.6.1)	O				CD
3.6	Maintain financial assistance program to encourage preservation & restoration of historic properties (COSE 3.6.2)	O				CD
3.6	Implement historic preservation standards for construction within historic districts (COSE 3.6.3)	O				CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
3.6	Provide financial assistance and incentives for historic preservation (COSE 3.6.2)	O				CD
3.6	Sponsor educational programs to foster appreciation of historic resources (COSE 3.6.6)	O				CD
3.6	Promote adaptive reuse of historic buildings (COSE 3.6.8)	O				CD
3.6	Implement Cultural Heritage Committee Whitepaper (COSE 3.6.10)	C				CD
4.6	Reduce obstacles to energy conservation (COSE 4.6.4)	O				CD
4.6	Administer State Building Energy Standards (COSE 4.6.7)	O				CD
4.6	Encourage energy-efficient design in private development projects (COSE 4.6.8)	O				CD
4.6	Address solar access in new development (COSE 4.6.9)	O				CD
4.6	Require solar power for new dwellings (COSE 4.6.17)	O				CD
4.6	Seek Air Pollution Control District support for maintaining air quality (COSE 4.6.18)	O				CD
5.5	Ensure new development projects include space for materials recycling/storage (COSE 5.5.8)	O				CD
7.7	Maintain creek setbacks (COSE 7.7.9)	O				CD
8.7	Maintain Urban Reserve location (COSE 8.7.1.A)	O				CD
8.7	Promote open space by applying C/OS and Agriculture zoning (COSE 8.7.1.B)	O				CD
8.30	Set subdivision and new development conditions consistent with General Plan (COSE 8.30.1.C)	O				CD
8.7	Set conditions of subdivisions and development approvals consistent w/ General Plan (COSE 8.7.1.C)	O				CD
8.7	Encourage transfer of development credit from open space lands (COSE 8.7.1.F)	O				CD
9.3	Maintain and apply Sign Regulations consistent with the General Plan (COSE 9.3.3)	O				CD
9.3	Conduct environmental and architectural review consistent with General Plan (COSE 9.3.4)	O				CD
9.3	Require visual assessments for projects affecting important scenic resources and views from public places (COSE 9.3.5)	O				CD
9.3	Determine that view blockage along a scenic roadway is a significant impact (COSE 9.3.6)	O				CD
9.3	Review development in unincorporated County for consistency with General Plan (COSE 9.3.7)	O				CD
9.3	Prohibit billboards (COSE 9.3.10)	C				CD
9.3	Establish and maintain a program of describing and monitoring viewsheds within and adjacent to City limits to establish a photographic baseline of visual setting (COSE 9.3.13)	O				CD
10.3	Identify and protect groundwater recharge areas to maintain suitable groundwater levels and to protect groundwater quality and potential City water sources (COSE 10.3.2.I)	O				CD
4.6	Encourage sustainable employee commuting practices (COSE 4.6.5)	O				HR

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
8.7	Remove trash and contaminants with minimum disruption to open space areas (COSE 8.7.2.F)	O				P&R
2.3	Provide alternative transportation incentives (COSE 2.3.4)	O				PW
4.6	Promote Sustainable design in City facilities (COSE 4.6.3)	O				PW
5.5	Use materials with reduced environmental impacts in City operations and facilities (COSE 5.5.4)	O				PW
7.7	Implement natural communities policies through the Tree Committee (COSE 7.7.9)	O				PW
8.7	Locate, design and operate City facilities consistent with General Plan (COSE 8.7.1.G)	O				PW
9.3	Locate and design public facilities and utilities consistent with General Plan (COSE 9.3.1)	O				PW
9.3	Place underground existing overhead utilities, with highest priority for scenic roadways, entries to the City, and historic districts (COSE 9.3.9)	O				PW
2.3	Employ best available practices in City operations (COSE 2.3.1)	O				UT
4.6	Promote efficient City energy use (COSE 4.6.1)	O				UT
4.6	Promote energy conservation education (COSE 4.6.6)	O				UT
4.6	Retrofit City facilities for energy savings (COSE 4.6.10)	O				UT
5.5	Use materials efficiently in City operations (computer technology and copying) (COSE 5.5.1)	O				UT
5.5	Promote City materials reuse and recycling (COSE 5.5.2)	O				UT
5.5	Coordinate waste reduction and recycling efforts (COSE 5.5.3)	O				UT
8.7	Establish positive relationships with landowners and conservation organizations (COSE 8.7.1.L)	O				UT
10.3	Use water efficiently (COSE 10.3.1)	O				UT
10.3	Promote use of water-conserving landscape design and plant materials (COSE 10.3.1.A)	O				UT
10.3	Encourage landscape maintenance and irrigation design to conserve water. (COSE 10.3.1)	O				UT
10.3	Facilitate use of tertiary-treated water and seek legalization of grey water for non-potable household uses (COSE 10.3.1)	C				UT
10.3	Promote water conservation through leak control in all plumbing systems (COSE 10.3.1)	O				UT
10.3	Maintain water quality (COSE 10.3.2)	O				UT
10.3	Design and operate water supply, treatment and distribution systems to prevent adverse effects on water quality (COSE 10.3.2.A)	O				UT
10.3	Design and operate wastewater collection and treatment systems to prevent adverse effects on water quality (COSE 10.3.2.B)	O				UT
10.3	Regulate design, construction and operation of City facilities to protect water quality (COSE 10.3.2.C)	O				UT

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
10.3	Regulate design of private water facilities to protect water quality (COSE 10.3.2.D)	O				UT
4.6	Seek financial assistance for energy efficiency improvements in City facilities (COSE 4.6.11)	O				UT
4.6	Manage City operations for energy self-reliance (COSE 4.6.2)	O				UT
5.5	Expand City public information efforts on energy and materials conservation goals (COSE 5.5.6)	O				UT
10.3	Coordinate erosion control in watershed w/ County & property owners (COSE 10.3.2.)	O				PW
3.5	Establish and maintain records of archaeological sites (COSE 3.5.9)			M		ADM
8.7	Establish performance standards for open space/agricultural buffers (COSE 8.7.1.N)			M		ADM
3.6	Prepare post-disaster historic preservation standards (COSE 3.6.4)			M		CD
3.6	Update archaeological resource preservation standards (COSE 3.6.5)	C				CD
9.3	Update community design guidelines to address views from scenic routes (COSE 9.3.2)			M		CD
9.3	Advocate State and County scenic highway designations and protective programs for scenic routes connecting San Luis Obispo with other communities (COSE 9.3.8)			M		CD
4.6	Monitor energy use in City facilities and prepare biannual report for City Council (COSE 4.6.12)	O				UT
8.7	Inventory natural areas that have been degraded; prioritize list of restoration sites (COSE 8.7.2.A)				H	ADM
4.6	Prepare energy conservation plan for City facilities (COSE 4.6.13)			M		CD
4.6	Adopt green building standards (COSE 4.6.14)				H	CD
10.3	Prevent storage of biological or chemical pollution from locating in flood zones (COSE 10.3.2.F)				H	CD
9.3	Remove existing billboards through amortization, conditions of development approval and grants for enhancing open space and transportation corridors (COSE 9.3.11)				H	CD
9.3	City & County enforce an amortization program for billboard removal along scenic roadways (COSE 9.3.11)				H	PW
10.3	Establish standards for non-point source water pollution in cooperation with RWQCB (COSE 10.3.2.G)	O				PW
10.3	Establish a program for baseline water quality testing in City creeks (COSE 10.3.2.H)	O				UT
4.6	Consider City-owned green energy utility (COSE 4.6.15)				H	UT
	Noise					
1.12	Review public and private development proposals for Noise Element conformance (N 1.12)	O				CD
1.13	Require noise studies early in the review process when project noise may exceed allowable limits (N1.13)	O				CD
1.14	Assure that noise mitigation measures are carried-out during construction (N1.14)	O				CD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1.15	Monitor compliance with mitigation measures after project completion (N1.15)	O				CD
	Safety					
9.19	Establish complaint-based code compliance for all buildings (S 9.19.C)	C				CD
9.19	Implement City-adopted program on Unreinforced masonry buildings (S 9.19.D)	C				CD
9.3	Set response-time objective for Public Works (S 9.3.C)	C				PW
9.3	Evaluate fire-flow and identify deficiencies (S 9.3)	C				UT
9.4	Train building & planning staff in lessons from previous disaster areas (S 9.4.B)	O				CD
9.19	Establish routine code inspections for commercial, industrial, public-assembly, & group housing (S 9.19.B)	O				CD
9.19	Provide outreach program for earthquake bracing of wood-frame buildings (S 9.19.E)	O				CD
9.20	Administer zoning, subdivision, & Architectural standards consistent with police & fire recommendations (S 9.20)	O				CD
9.21	Fire, police, public works, & utilities review development applications for safety objectives (S 9.21)	O				CD
9.22	Maintain & administer building regulations in conformance with State requirements (S 9.22)	O				CD
8.2	Review emergency response plans of utilities and transportation agencies (S 8.2.5.B)	O				FD
9.7	Establish emergency operation center in Fire Station 1 and backups sites (S 9.7)	C				FD
9.9	Keep Multi-hazard Emergency Response Plans current (S 9.9)	O				FD
9.2	Maintain and annually update emergency response plan (S 9.2)	O				FD
9.3	Meet response-time objective of four minutes (S 9.3.A)	O				FD
9.6	Work w/CalTrans on hazardous materials approved routes and related safety precautions (S 9.6.C)	O				FD
9.8	Expand and keep current safety-related information (S 9.8)	O				FD
9.10	Work with other jurisdictions on mutual-aid & automatic-aid agreements (S 9.10)	O				FD
9.15	Support education programs for lower grades to teach fire hazards (S 9.15.D)	O				FD
9.22	Maintain & administer fire regulations in conformance with State requirements (S 9.22)	O				FD
9.4	Train fire fighters, police, building inspectors, public works, & utilities staff (S 9.4.A)	O				FD
9.4	Conduct non-nuclear disaster-response exercises (S 9.4.C)	O				FD
9.5	Obtain information about specific location & type of fire & toxic hazards (S 9.5)	O				FD
9.6	Participate in periodic regional disaster-response drills (S 9.6.A)	O				FD
9.11	Prepare for post-disaster recovery (S 9.11)	O				FD

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
9.15	Develop program to familiarize residents with fire hazards and appropriate responses (S 9.15.A)	O				FD
9.15	Promote efforts of the Fire Safe Council (S 9.15.B)	O				FD
9.15	Continue CERT training program (S 9.15.C)	O				FD
9.16	Help organizations that provide emergency outreach & education (S 9.16)	O				FD
9.17	Encourage & participate in individual home inspection programs (S 9.17)	O				FD
9.23	Conduct fire & hazardous materials inspections in commercial, industrial, & multifamily buildings (S 9.23)	O				FD
8.1	Identify and maintain or remove hazardous trees for City property and assist property owners (S 8.1)	O				PW
9.3	Set response-time objective for Utilities (S 9.3.C)	C				UT
9.19	Identify & evaluate facility hazards for City owned property (S 9.19.A)			M		PW
	Parks and Rec					
6.0	Add fields in Damon-Garcia Sports Complex (PR 6.0.6)	C				P&R
3.16	Update & improve indoor facilities (PR 3.16.3)	C				P&R
3.18	Construct a therapy pool at the SLO Swim Center (PR 3.18.1.2)	C				P&R
3.19	Pursue joint use of SLO High School swimming pool (PR 3.19.2)	C				P&R
4.3	Accommodate schedules of working people (PR 4.3.3.2)	O				P&R
5.1	Develop collaborative fee exchange with S.L.C.U.S.D. (PR 5.1.1)	C				P&R
6.1	Upgrade Recreation Center to provide interim community center (PR 6.1.1)	C				P&R
6.0	Develop joint use agreements with other agencies in addition to schools (PR 6.0.3)	C				P&R
6.2	Construct mini-parks at Purple Sage Drive (PR 6.2.1)	C				P&R
6.2	Construct mini-park at Marsh & Santa Rosa (PR 6.2.1)	C				P&R
3.14	Partner with schools and other joint users to renovate existing sports fields (PR 3.14.1)	O				P&R
3.19	Continue the Playground Equipment Replacement Program (PR 3.19.1)	O				P&R
4.2	Regularly evaluate demand and need and modify as appropriate (PR 4.2.2.1)	O				P&R
4.2	Conduct periodic public evaluations of services (PR 4.2.2.2)	O				P&R
4.2	Regularly publicize recreational opportunities (PR 4.2.2.3)	O				P&R
4.2	Consider needs of underserved groups (PR 4.2.2.4)	O				P&R
4.2	Avoid duplication of commercial programs (PR 4.2.3)	O				P&R
4.2	Collaborate with groups providing high risk programs in open space areas (PR 4.2.8)	O				P&R
4.3	Recruit at-risk youth to participate in activities (PR 4.3.2.1)	O				P&R

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
4.3	Collaborate with other agencies in serving at-risk youth (PR 4.3.2.2)	O				P&R
4.3	Evaluate services to determine benefits (PR 4.3.3.1)	O				P&R
4.3	Prioritize new activities from results of public input (PR 4.3.3.3)	O				P&R
4.3	Continue to maintain publicly accessible open space trails (PR 4.3.6)	O				P&R
6.0	Continue to improve existing fields (PR 6.0.1)	O				P&R
6.0	Transition from multi-use to single use fields (PR 6.0.2)	O				P&R
6.0	Develop new programs to not conflict with existing field use (PR 6.0.4)	O				P&R
6.0	Ensure athletic fields are provided within new residential development (PR 6.0.5)	O				P&R
6.0	Consider additional fields for needs not addressed with Damon Garcia fields (PR 6.0.6)	O				P&R
6.1	Consider revenue enhancement to fund new community center (PR 6.1.3)	O				P&R
6.2	Support neighbor efforts to develop mini-parks (PR 6.2.2)	O				P&R
6.3	Design new parks so they can connect to recreational trails (PR 6.3.3)	O				P&R
6.3	Connect existing parks & open space with trails (PR 6.3.4)	O				P&R
6.4	Schedule "unmet needs" projects through the CIP process (PR 6.4.1)	O				P&R
6.4	Look for alternatives to address unmet needs projects (PR 6.4.2)	O				P&R
6.3	Acquire open space property to construct trails (PR 6.3.1)	O				P&R
6.3	Use a variety of techniques to acquire open space (PR 6.3.2)	O				P&R
3.16	Acquire property and construct a community center (PR 3.16.2)				H	P&R
3.17	Implement the revised Laguna Lake Park Master Plan (PR 3.17.1 & PR 6.5.1)				H	P&R
3.18	Implement the revised Sinsheimer Park Master Plan (PR 3.18.1.1 & PR 6.5.1)				H	P&R
	Water and Wastewater					
A2.3	Work cooperatively on regional water issues & resource planning (WW A2.3.1)	O				UT
A2.3	Participate with SLO County in Integrated Regional Water Mgmt Plan (WW A2.3.2)	O				UT
A2.3	Participate with other appropriate agencies in controlling invasive species which could impact water supplies (WW A2.3.3)	O				UT
A2.3	Work with agencies to minimize water quality impacts (WW A2.3.4)	O				UT
A2.3	Continue to work with SLO County-operation of Salinas Reservor & Nacimiento project (WW A2.3.5)	O				UT
A2.3	Complete sanitary surveys for Salinas & Whale Rock reservoirs every five years (WW A2.3.6)		L			UT
A3.3	Provide water resource update to Council as part of annual report (WW A3.3.1)	O				UT

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
A3.3	Update safe annual yield computer model for Salinas & Whale Rock reservoirs following drought periods (WW A3.3.2)	C				UT
A3.3	Monitor ongoing research for potential long term impacts to water supplies from climate change (WW A3.3.3)	O				UT
A4.3	Work with other agencies to implement Best Management Practices to reduce siltation (WW A4.3.1)	O				UT
A4.3	Continue education & outreach to owners in watersheds to reduce siltation (WW A4.3.2)	O				UT
A4.3	Consider periodic siltation studies at each reservoir (WW A4.3.3)			M		UT
A4.3	Provide annual update on siltation to Council (WW A4.3.4)	O				UT
A5.3	Provide annual update on water supply & demand projections to Council (WW A.5.3.1)	O				UT
A5.3	Conduct periodic updates to water development impact fees (WW A5.3.2)	O				UT
A5.3	Prepare Urban Water Management Plan every five years (WW A5.3.3)	O				UT
A5.3	Prepare water supply assessments for large new developments (WW A5.3.4)	O				UT
A5.3	Analyze water efficiency program impacts to overall reduction in water demand (WW A5.3.5)	O				UT
A6.3	Work with SLO County water agencies to identify cooperative water efficiency measures (WW A6.3.1)	O				UT
A6.3	Participate in state & regional water conservation efforts (WW A6.3.2)	O				UT
A6.3	Implement Water Shortage Contingency Plan as required (WW A6.3.3)	O				UT
A7.3	Expand recycled water distribution system (WW A 7.3.1)	O				UT
A7.3	Review development projects to ensure recycled water is used appropriately (WW A7.3.2)	O				UT
A7.3	Present annual recycled water use as part of annual report to Council (WW A7.3.3)	O				UT
A7.3	Consider delivery of recycled water to customers outside City limits (WW A7.3.4)			M		UT
B2.3	Expand capacity in collection system and Water Reclamation Facility (WW B2.3.1)				H	UT
B2.3	Evaluate wastewater flows of proposed projects (WW B2.3.2)	O				UT
B2.3	Conduct periodic updates to wastewater development impact fees (WW B2.3.3)				H	UT
B3.3	Prepare & implement Water Reclamation Facilty master plan (WW B3.3.1)	O				UT
B3.3	Work cooperatively on regional water quality issues (WW B3.3.2)	O				UT
B4.3	Investigate cost-effective methods for reducing infiltration and inflow to the wastewater collection system (WW B4.3.1)				H	UT
B4.3	Provide education and outreach regarding infiltration and inflow (WW B4.3.2)	O				UT
B4.3	Support retrofit of sewer laterals to reduce infiltration and inflow (WW B4.3.3)	O				UT

Status of General Plan Implementation Programs

Program	Summary	Status as of March 27, 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
B4.3	Update Sewer System Management Plan to maintain its applicability (WW B4.3.4)	O				UT
B4.3	Maintain master plans for wastewater service to developing areas of City (WW B4.3.5)	O				UT
B4.3	Review development proposals to ensure necessary infrastructure is in place (WW B4.3.6)	O				UT
B4.3	Provide a Pretreatment Program pursuant to Clean Water Act (WW B4.3.7)	O				UT

Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	2.2.2a Development subject to 20 ft setback from creek.	O				CDD
2	2.2.2b Development subject to 30 ft. setback from wetland habitat	O				CDD
3	2.2.2c Development subject to 20 ft. setback from riparian/wetland mitigation areas & fenced.	O				CDD
4	2.2.3a Create 1.94 acres of wetland & 2.76 acres of riparian enhancement.	O				ADM
5	2.2.3b Allow filling of .78 acres of isolated agricultural wetland seeps on hill.	O				ADM
6	2.2.4a Allow .12 acres of creek fill for 3 bridge crossings.	O				ADM
7	2.2.4b All creek channel modifications to comply with Drainage Design Manual & any other required permits from Army Corps or Fish and Game.	O				CDD
8	2.2.5a Plant native species between trails/rec features and wetland/riparian habitat	O				ADM
9	2.2.5b Provide educational signage re: wetland & creek habitats on public trails and OS.	O				ADM
10	2.2.9a City will manage Righetti Hill open space in accordance with City Standards.	O				ADM
11	2.2.9b City will provide & maintain access to Righetti Hill. City will development a management plan consistent with COSE.	O				ADM
12	2.2.10a Landowner maintains right to existing #structures & will manage parcel consistent with Open Space standards.	O				CDD
13	2.3.3a 16.3 acres of active & passive parkland to be provided with development. City will pursue 4 acres of joint use with SLCUSD with new school development nearby.	O				CDD
14	2.3.3b 12 acre park to be developed: 10 acres to be dedicated w/Phase I development	O				CDD
15	2.3.3c 2.5 acre junction park to be developed when impact fees are available.	O				PR
16	2.3.3d 1.5 acres of linear park to be developed w/bike path adj to stormwater basin.	O				CDD
17	2.3.3e 4 acres of park to be provided by a joint use facility when elementary school is developed.	O				CDD
18	2.3.4a Subdivisions may provide parkland in lieu of fee payment if findings can be made.	O				CDD
19	2.4.1a 20 ft landscaped setback from Orcutt and Tank Farm Roads.	O				CDD
20	2.4.1b Parcels adjacent to Tank Farm & Orcutt are sensitive sites & require ARC review.	O				CDD
21	2.4.1c ARC shall review landscape plans - cluster trees and screen views of new structures.	O				CDD
22	2.4.1d Buildings on sensitive parcels shall not include 2nd story unless 2nd floor is set back by 50 ft.	O				CDD
23	2.4.1e PC shall review design of sensitive lots during subdivision review to ensure views are maintained	O				CDD
24	2.4.1f ARC design review of units along Tank Farm & Orcutt for compatibility & views of hill	O				CDD

Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
25	2.4.1g E street residences shall not be visible from Orcutt/Tank Farm intersection	O				CDD
26	2.4.1h R-1 subdivision at west base of Righetti Hill - preserve views from D street to hill	O				CDD
27	2.5.1a Implement environmental mitigation measures with entitlements as appropriate.	O				CDD
28	3.2.19a Provide public plaza/seating areas adjacent to A/B streets intersection.	O				CDD
29	3.2.19 b Commercial uss to occupay ground floor of primary commercial area.	O				CDD
30	3.2.19c Provide commercial development incentives: additional story, parking reduction, exemption from OASP add-on fees	O				CDD
31	3.2.24a Right-to-farm ordinance notification for real property transfers.	O				PW
32	3.2.24b Ag activities to be phased out by project build-out. Existing uses legally-established subject to Non-conforming uses under Zoning Code.	O				CDD
33	3.3.4a City will support affordable housing in area through state and local density bonus incentives.	O				CDD
34	3.4.1a Geotech study required for each project site prior to development.	O				CDD
35	3.4.1b All structures & development shall meet appropriate codes (Building & Transportation).	O				CDD
36	3.4.2a Sites not previously surveyed shall conduct a Phase I site assessment.	O				CDD
37	3.4.2b Environmental assessment reqd prior to public access or development for buidlings associated with ag uses and 55 gallon drums in plan area.	O				CDD
38	3.5.2a-h Performance standards for airport compatibility.	O				CDD
39	4.1.1a Encourage archtectural styles: Craftsman, CA Bungalow, CA Mission themes	O				CDD
40	4.1.1b Design Standards for R-1 and R-2 districts.	O				CDD
41	4.1.1c Design Guidelines for R-1 and R-2 districts.	O				CDD
42	4.1.1d Design Standards for R-3 and R-4 development	O				CDD
43	4.1.1e Design Guidelines for R-3 and R-4 development	O				CDD
44	4.1.2a Residential design - use local streets to enhance neighborhood atmosphere	O				CDD
45	4.1.2b Design features (porches, entryways, yards) to strengthen connections.	O				CDD
46	4.1.2c Encourage universally accessible entries to residences.	O				CDD
47	4.2.3a Traffic calming design for intersection of A and B streets	O				PW
48	4.2.3b Mixed use commercial area near intersection of A&B streets to have 2 public plazas. Adjacent buildings to be 2 stories tall.	O				CDD

Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
49	4.2.3c Southern part of intersction of A&B streets to be landscaped.	O				CDD
50	4.2.4a Building setbacks from A Street defined	O				CDD
51	4.2.4b Trees in tree wells for whole mixed use area	O				CDD
52	4.2.4c Mixed-use building facades, materials, entries, windows to be consistent with one another.	O				CDD
53	4.2.1a Use figures 3.1 and 3.2 when reviewing intersection plans for A and B streets	O				CDD
54	4.2.1b Height ordinance allowed to be relaxed to enable architectural features.	O				CDD
55	4.3.4a Final landscape plan to include details & not use invasive non-native plant species.	O				CDD
56	4.3.4b List of plants not be be planted in OASP.	O				CDD
57	4.4.3a OASP lighting standards - style, height, efficiency, sheilding, type, etc.	O				CDD
58	4.5.1a 160 ft wide distance buffer from train tracks to residential areas.	O				CDD
59	4.5.1b Add landscaped berm or sound wall where buffer is not adequate for noise.	O				CDD
60	4.5.1c Orient residential uses and outdoor areas away from railroad tracks.	O				CDD
61	4.5.1d Put parking lots between residence and railroad tracks.	O				CDD
62	4.5.1e Locate sensitive uses within residences away from tracks.	O				CDD
63	4.5.1f Use insulating construction to reduce noise.	O				CDD
64	4.5.2a Set outdoor activity areas 80' back from Orcutt and Tank Farm Rd to reduce noise.	O				CDD
65	4.5.2b Locate sensitive uses within residences away from roads.	O				CDD
66	4.5.2c 60 ft wide distance buffer from Orcutt and Tank Farm Rd to residences.	O				CDD
67	4.5.2d Use insulating construction to reduce noise.	O				CDD
68	4.7.2 Building placement & construction to maximize passive systems for heating, cooloing & lighting.	O				CDD
69	4.7.2b Use shade, skylights, daylight controls, & glazing to maximize energy savings.	O				CDD
70	4.7.2c Residential developments of >5 units/non-residential uses >5,000 sq ft shall comply with green building criteria	O				CDD
71	4.7.2d 5% of all single family units shall use photovoltaics. Increase this percentage by 4% each year.	O				CDD
72	4.7.3a Energy star compliant appliances required for dwellings.	O				CDD
73	4.7.3b Use CFLs where possible.	O				CDD

Status of Orcutt Area Specific Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
74	5.1.1 Orcutt Rd to have a continuous 2-way left-turn lane, Class II bike lane, & curb/gutter between Johnson and Tank Farm.	O				PW
75	5.1.2 Tank Farm to be widened at D St, Brookpine & Wavertree w/left turn lanes.	O				PW
76	5.1.3 Tank Farm/Orcutt intersection realignment to be completed in Phase I.	O				PW
77	5.2.1 Collector streets will be single lane of travel in each direction.	O				PW
78	5.2.2 A St. shall have Class II bike lanes & separated sidewalks & no parking (except adjacent to neigbhorhood commercial area) on both sides.	O				PW
79	5.2.3 B St. development standards.	O				PW
80	5.2.4 C St. development standards.	O				PW
81	5.2.5 D St. development standards.	O				PW
82	5.2.6 Bullock Ln to be extended to connect with traffic circle at B & C streets.	O				PW
83	5.2.7 Traffic circle to be built at B and C street intersections.	O				PW
84	5.2.8 Shared driveway access for A, B, C, & D streets ok. Limited private drives ok.	O				PW
85	5.3.1 E St development standards	O				PW
86	5.3.2 Allow alley area to count towards net site area for density determination.	O				CDD
87	5.4.1 Bus routes, stops & pullout areas to be determined by City transit.	O				PW
88	5.5.1 Bike trail connections descriptions	O				PW
89	5.5.2 Neighborhood park bike trail path description	O				PW
90	5.5.3 Tank Farm & Orcutt Road bike paths and bike bridge over Industrial Way	O				PW
91	7.2.2a Circulation & road widths shall accommodate Fire Dept emergency access.	O				PW
92	7.2.2b Public fire hydrants reqd. Adequate water volumes to support fire hydrants for fire protection needs.	O				PW
93	7.2.2c Buildings shall have fire sprinkler systems per SLOFD requirements.	O				FD

Status of Mid-Higuera Area Enhancement Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Medium	High	
1	Plant native veg along creek. Acquire land on fwy side of creek & property on east side of creek between City prop & Marsh Street bridge for open space (Crk-a)				H	ADM
2	Improve open space at south end of Brook St. (PPO-d)			M		ADM
3	Acquire CalTrans property & develop park (PPO-a)				H	P&R
4	Modify or replace Marsh St bridge if desirable to align w/Higuera- Marsh (Flood-a)				H	PW
5	Install bypass overflow channel parallel to creek on City-owned OS (Flood-b)				H	PW
6	Coordinate other flood-planning improvements (Flood-c.)				H	PW
7	Widen Higuera to four lanes w/bike lanes & median & mid-block turns (Circ-a)				H	PW
8	Realign Bianchi Ln w/ High St. (Circ-b)				H	PW
9	Realign Pacific St. Close Walker St. Landscape Walker closed area (Circ-c)				H	PW
10	Parker St- CGS, trees, benches, lighting. Higuera - trees, lighting & benches.Madonna- landscaped median.Underground				H	PW
11	Extend Brook St. w/Caltrans site (Circ-e)				H	PW
12	Install bikeway along creek with bridge (Crk-b)				H	PW
13	Construct ped path on east side of creek. Add benches, public art & interpretive displays & bridges (Crk-c)				H	PW
14	Establish a Mid-Higuera Area parking committee & consider parking assessment dist (Pkg-a)				H	PW
15	Restripe street spaces & reduce driveway ramps (Pkg-b)			M		PW
16	Review shared use parking & expand to distribute parking (Pkg-c)				H	PW
17	Lease or purchase 2 public parking lots (Pkg-d)				H	PW
18	Acquire & improve public parking near Archer/Walker/Higuera & Parker/High (Pkg-e)				H	PW
19	Complete street improvements including ped amenities (Pkg-f)				H	PW
20	Establish in-lieu parking fee for the Mid-Higuera Area (Pkg-g)				H	PW
21	Add transit stops w/shelter, benches & signage for the Mid-Higuera area. (Pub-a & Pub-b)				H	PW
22	Develop mini-plaza at Walker (PPO-b)				H	PW

Status of Mid-Higuera Area Enhancement Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Medium	High	
23	Provide info kiosks at strategic places for peds as part of the Mid-Higuera Enhancement Plan. (PPO-c)				H	PW
24	Acquire & maintain OS along creek & install bridges & imps (PPO-e)				H	PW

Status of Railroad District Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	Install traffic signals at Upham (4.1B)	C				PW
2	Use CIPs & economic revitalization tools to promote area (2.9C)	O				ADM
3	Limit noise & emissions from engine idling between 10pm and 6am (3.1M)	O				CD
4	Ped Circulation Plan, Bike Transp. Plan, Circulation Element, and RR District Plan to be consistent (2.7B)	O				CD
5	Identify code violations & work with owners to correct (2.8C)	O				CD
6	Rehabilitate historic SP Freight warehouse (1.11) - 4 construct phases & roof repair completed	C				PW
7	Install Curb, gutter, boardwalk & trees along Santa Barbara, High, Roundhouse, Emily & South Street (4.1D)	O			H	PW
8	Clearly communicate with property owners, railroad & ops staff (3.1I)	O				CD
9	Encourage added public telephones or emergency call boxes (2.7E)			M		CD
10	Install pedestrian crosswalks at Leff & Upham streets (4.1A) *- Upham Crosswalk complete, Leff still needed*			M		PW
11	Widen Santa Barbara Street from Broad to Upham - including left turn pocket (4.1C)	C				PW
12	Install standard gauge railroad track to display of historic railroad cars (1.12)				H	CD
13	Install historic markers & improved walk of history describing RR features (1.14)				H	CD
14	Public access to RR bikeway provided with Villa Rosa development (1.17)				H	CD
15	Consider MU zone to allow broader range of uses (2.9D)				H	CD
16	Consider CDBG funds for business loans and rehabilitation grants (3.1K)				H	CD
17	Enforce property screening & maintenance along ROW (3.1N)				H	CD
18	Rehabilitate historic water tower to 1940s condition & update historic marker (1.6)				H	CD
19	Evaluate assessment district to pay for undergrounding utilities (3.1O)				H	PW
20	Construct bikeway on land adjacent to Johnson Ave for Southbound bicyclists (1.1)				H	PW
21	Install bridge off Johnson Ave for bikeway north to Cal Poly (1.2)				H	PW
22	Install pedestrian bridge over RR linking Fairview with Penny Lane (1.3)				H	PW
23	Install bikeway & trail linking east side of RR tracks to signal on Johnson @Lizzie St (1.4)				H	PW

Status of Railroad District Plan Implementation Programs

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
24	Install new bikeway along both sides of RR ROW (1.5) *- Partial improvements completed, significant improvements still remain*				H	PW
25	Expand passenger loading zone in parking lot north of depot (1.7)				H	PW
26	Install textured concrete paving & crosswalks, ped lighting, trees & signage @ Leff and Osos (1.8)				H	PW
27	Plant palm trees on 50-100 ft centers (1.9)				H	PW
28	Acquire land & construct a multi-modal transit center with parking, shelter, restrooms, info, bike storage, lockers etc (1.10)				H	PW
29	Install street paving, curb, gutter, wood sidewalks, street trees, lighting, & signage on Railroad Ave, Osos, Santa Barbara, High, Emily and Roundhouse Streets (1.13) *- Santa Barbara Street improvements complete; other improvements remain*				H	PW
30	Install bikeway between Alphonso and Emily streets (1.15)				H	PW
31	Install ped/bike crossing for access from Stoneridge/Lawrence Dr./Villa Rosa neighborhoods to Sinsheimer Park (1.16)				H	PW
32	Improve bike/ped undercrossing to Sinsheimer Park (1.18)				H	PW
33	Install bikeway linking RR bikeway with Augusta /Southwood Drive neighborhood through creek & park areas (1.19)				H	PW
34	Replace/repair fencing, remove trash & install landscaping along fence line (1.20)				H	PW
35	Encourage expanded parking & staging area for bikes (1.21)				H	PW
36	CIPs to install improvements at Emily, Roundhouse, High, Church, Santa Barbara & Osos for paving, curbs, lighting, boardwalks, signage & trees (2.7C)				H	PW
37	Consider special engineering standards for district public improvements (2.7D)				H	PW
38	Improve traffic circ-expand public transit, bikeways, & widen Santa Barbara (3.1H) *- Santa Barbara Street improvements 90% complete; other improvements remain*	O				PW
39	Improve passenger loading facilities at depot parking area (3.1J)				H	PW
40	Use RR parking lease funds to improve parking enforcement, & lot appearance (3.1L)				H	PW
41	Install additional traffic signage and street lighting, where considered necessary at pedestrian crossings to improve sight distance (4.1E) Traffic Signal at Upham completed.				H	PW

Status of Airport Area Specific Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	Establish joint RTA bus stop on S. Higuera & Tank Farm Rd (AASP 6.3E)	C				PW
2	Management program for area creeks required with minimum setbacks of 35 ft. (AASP 3.3.1)	O				ADM
3	Develop remediation actions for Chevron site to preserve natural resources (AASP 3.3.4)	O				ADM
4	Establish mitigation bank within Chevron property to serve AASP & MASP areas (AASP 3.3.5)	O				ADM
5	Develop public access levels compatible with maintaining habitat for Chevron property (AASP 3.3.6)	O				ADM
6	Restore creek areas (AASP 3.3.7)	O				ADM
7	Retain open space corridor to alow movement of wildlife on Chevron property (AASP 3.3.8)	O				ADM
8	Maintain wildlife corridors south from AASP toward Indian Knob & Davenport Hills by obtaining greenbelts and working with County (AASP 3.3.9P	O				ADM
9	Enlarge wetland connection between areas north and south of Tank Farm Rd (AASP 3.3.10)	O				ADM
10	City will manage acquired open space land to preserve habitat (AASP 3.3.11)	O				ADM
11	City will pursue MOU for privately owned open space lands to preserve habitat (AASP 3.3.12)	O				ADM
12	In lieu fee for development not able to dedicate land for open space (AASP 3.3.14)	O				ADM
13	Expansions of URL will secure open space (AASP 3.3.15)	O				ADM
14	Resource management activities compatible with airport operations (AASP 3.3.17)	O				ADM
15	Expand wetland north of Tank Farm w/Chevron project (AASP 3.3.18)	O				ADM
16	50 ft wetland setback required through subdivision, development, & public facilities (AASP 3.3.3)	O				CD
17	Require development to dedicate land or easements for greenbelt (AASP 3.3.13)	O				CD
18	Locate bike paths outside creek setback area (AASP 6.3H)	O				PW
19	Bike lanes shall meet or exceed CA DOT & City design standards (AASP 6.3I)	O				PW
20	Require bike lanes as part of frontage improvements for development. Require bus stops as part of development improvements where appropriate (AASP 6.3G)	O				PW

Status of Airport Area Specific Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
21	Establish timed transfer point on Margarita Rd (AASP 6.3D)		L			PW
22	Development to provide street furniture or passenger amenities such as transit stops, shelters, pads, trash receptacles, etc. (AASP 6.3L)			M		PW
23	Amend Bicycle Transportation Plan to include Airport area facilities (6.3F)			M		PW
24	Limit access to creekside environment between Broad St. and Santa Fe Rd (AASP 3.3.2)				H	ADM
25	Access & interpretive info for historical resources (AASP 3.3.16)				H	CD
26	TIF funds used for new buses to serve AASP. Bus stops provided by adjacent development (AASP 6.3C)				H	PW
27	Amend Circulation Element to expand truck route network (AASP 6.3A)				H	PW
28	Connect bike lanes at intersections in the Airport Area (AASP 6.3J)				H	PW
29	Establish a CIP program to include bikeways not part of Airport development (AASP 6.3K)				H	PW

Status of Margarita Area Specific Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	1.1a Hills to be dedicated to City & protected.	C				ADM
2	1.1b Livestock grazing may be limited & City will manage hillside vegetation.	O				CDD
3	1.1c Previously graded road to Telecom facilities will be relocated.	O				CDD
4	1.2.a Acacia Creek corridor shall be 100 ft wide exclusive of sports fields & will be replanted with riparian plants.	O				CDD
5	1.2.b Swales emerging from hills will have open space corridors 50 ft wide & fenced near developed areas.	O				CDD
6	1.2c Lower swales thru neighborhood park will be accessible for play	O				CDD
7	1.3 Riparian and seasonal wetlands which are shown as development areas will be replaced in kind within MASP.	O				CDD
8	1.4a MASP development to detain peak stormwater flows on-site. Shallow basins are preferable to deeper ones.	O				CDD
9	1.5a Protect ag land elsewhere in URL or greenbelt.	O				CDD
10	1.6a Provide 10 acre neighborhood park, and 16 acre improved sports field.	O				CDD
11	1.6.1a Neighborhood Park req's including equipment and landmark feature					CDD
12	1.6.1b Some seating, cooking & small child play space to be partly enclosed.	O				CDD
13	1.6.2 Greenspace and play fields mainly semi-natural vegetation, with large trees only at edges & possiblity of community gardens.	O				CDD
14	1.6.3 Greenways for cycling & walking paths.	O				CDD
15	1.6.4 Sports fields to accommodate active recreational uses & include on-site parking. Shielded night lighting.	C				CDD
16	2.1.1 Low Density Residential areas for SFRs only. No churches, schools or secondary dwellings.	O				CDD
17	2.1.2 Density will be 7-9 dwellings/acre	O				CDD
18	2.1.3 Lot dimensions are regulated by Table 2	O				CDD
19	2.1.4 A-C - setbacks and building/parking orientation	O				CDD
20	2.1.5 Each dwelling shall have 2 off-street parking spaces - one covered. & alley access standards	O				CDD
21	2.2.1 Medium density residential areas -detached houses on small lots or groups of detached dwellings on larger lots	O				CDD
22	2.2.2 Medium Density shall be 8-16 dwellings/acre.	O				CDD
23	2.2.2a-e Lot dimension table & standards for Med Density	O				CDD

Status of Margarita Area Specific Plan

No.	Program Summary	Status as of March 2013				Lead Dept
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
24	2.2.4 Med Density Building form - setbacks and architecture	O				CDD
25	2.2.5 Parking to be located at rear. Alley access standards and special setbacks if located in front.	O				CDD
26	2.3.1 Med-High Density Res for attached dwellings or PUDs. No churches or schools allowed.	O				CDD
27	2.3.2 Med-High Density will be 13-18 units/acre.	O				CDD
28	2.3.3 Lot dimensions per Table 4	O				CDD
29	2.3.4a&b Setbacks and architectural criteria	O				CDD
30	2.3.5 Parking to be located at rear. Alley access standards and special setbacks if located in front	O				CDD
31	2.4.1 High-Density Residential - allow a mix of densities and ownership. Churches and Schools not allowed	O				CDD
32	2.4.2 High-Density Residential density will be 19-24 units/acre	O				CDD
33	2.4.3 Lots to be developed as a single parcel or condo however it may be divided into two land parcels to allow for affordable housing.	O				CDD
34	2.4.4a-c High Density building form - setbacks, arch character and porches or other outdoor space.	O				CDD
35	2.4.5 Parking requirements and location	O				CDD
36	2.5.1 Neighborhood commercial uses = CN zone except no uses larger than 5,000 sq ft, schools, services stations	O				CDD
37	2.5.2 CN Density shown in Figure 5	O				CDD
38	2.5.3 CN lot dimensions & size minimums	O				CDD
39	2.5.4a-f CN Building Form (coverage, height, setbacks, FAR, size, architectural character	O				CDD
40	2.5.5 CN parking rquired 1/500 sq ft. & 1/300 sq ft for bikes	O				CDD
41	2.6.1 Business Park uses - master-planned campus-type development.	O				CDD
42	2.6.1a BP Office - small offices and mixed use.	O				CDD
43	2.6.1b BP General - R&D, Light manufacturing, business services. Alowed uses listed by approval level.	O				CDD
44	2.6.1c BP- Outdoor - landscaped parking, storage, employee recreation areas	O				CDD
45	2.6.1d BP- prohibited uses = carnivals, convalescent hospitals, dwellings, homeless shelters, schools or public assemby uses	O				CDD
46	2.6.2 BP employee density not to exceed 40 persons/acre	O				CDD
47	2.6.3 BP parcel sizes & dimensions	O				CDD

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48	2.6.4 BP vehicle access will be loops or grid extensions. NO driveways on Prado Rd.	O				PW
49	2.6.5a-i BP site and building design (FAR, Orientation, outdoor space, setbacks, parking lots, heights, massing, entries, & materials)	O				CDD
50	2.6.6a-d BP Continuity of landscape space	O				CDD
51	2.6.7a-d BP parking requirements & design	O				CDD
52	2.6.8a-b BP Landscape screening required for loading, waste collection,utilities & mechanical equipment	O				CDD
53	2.6.10 BP Outdoor employee amenity areas are required	O				CDD
	2.7.1 Special use area between hills and Broad street (1.2 acres). House and grounds should be preserved and uses may include residence; B7B, hostel, museum, art or craft gallery with retail sales, restaurant, retail sales of food, office for sales of MASP properties or visitor info center.	O				CDD
54	3.1a Buildings to express human scale by articulating mass	O				CDD
55	3.1b Architectural styles in plan are encouraged	O				CDD
56	3.1c Residentail entries should be identifable from streets or ped walkways	O				CDD
57	3.1d Universally accessible entries are encouraged for all buidlings	O				CDD
58	3.1e All development is encouraged to have outdoor space shileded from aircraft noise.	O				CDD
59	3.2 Street trees to create sense of identity; focal areas should be highlighted through trees and planting; riparian corridors should have native landscaping; and all landscaping should be water efficient.	O				CDD
60	3.3 Lighting shall be energy efficient, avoid glare and minimize illumination toward sky.	O				CDD
61	3.4 Buidling form & placement to meet solar exposure objectives.	O				CDD
62	3.5 Public art to be encouraged at neigbhorhood park & principal collector street entries.	O				CDD
63	3.6 Dwellings & outdoor spaces to be separated from Prado Rd by greenways, green space & BP uses. Landscaped berm to be installed where appropriate.	O				CDD
64	3.7 Fence and wall designs to comply with community design guidelines	O				CDD

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65	4.2a-g performance standards to ensure airport compatibility including limitation on uses and operations that might be dangerous; indoor noise level requirements, avigation easement and disclosure requirements	O				CDD
66	5.0 Traffic calming features to be developed. Streets & drives to provide access without unnecessary paving	O				PW
67	5.1 City will extend transit service into area as roads are developed. Transit stops to include turnouts, shelters, benches, trash receptacles & real time arrival status displays.	O				PW
68	5.2a New development shall include sidewalks, ped paths, bike lanes and bike paths. Precise alignments will be determined with subdivisions.	O				PW
69	5.2b Bike path width, paving, signs and features to comply with Bicyce Transportation Plan. Proposed crossings may include features such as pavement changes, signs or bulb-outs.	O				PW
70	5.2c. Pedestrian and bike access to sports fields will be by enhanced under or over crossing with visibility for safety and sense of place	O				PW
71	5.3a-l Streets to foster traffic volumes appropriate for land uses and neighborhoods	O				PW
72	5.4 Alleys should be used where feasible	O				PW
73	5.5 Local streets will have bulb-outs at the end of blocks and at mid-block for blocks longer than 500'.	O				PW
74	5.7.1 Additional right-of-way for Broad Street to accommodate bike lane, vertical curbs, landscaped parkway, and center median.	O				PW
75	5.7.2 Prado Road facilities, phasing and construction requirements	O				PW
76	5.8 Traffic calming required - roundabouts, traffic circles, intersection treatments, and bulb-outs.	O				PW
77	5.9 Street names to follow City requirements.	O				CDD
78	6.3 Fire-dept activated signal control devices required for all intersections with traffic signals	O				PW
79	7.3.1 Subdivision plans must show detailed solutions to stormwater issues. Develoers areresponsible for drainage facilities serving their parcels.	O				PW
80	7.3.2 All drainage facilities must comply with NPDES & post construction runoff controls	O				PW
81	7.5 Each residence shall have one 2" conduit conneted with underground system to facilitate future installation of high-speed data system.	O				PW

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82	7.7 All new power, telephone & cable lines to be installed undergound. All existing line facilities to be underground at time of frontage construction.	O				PW
83	7.8 Streets& utilities installations must be built to ensure that later projets can build upon systems that are appropriately sized and located.	O				PW
84	8.1a The area shall accommodate at least 2 sites with a total capacity of 40 dwellings for HASLO to provide affordable housing.	O				CDD
85	8.1b Residential area may be developed with modular or manufactured dwellings that comply with specific plan.	O				CDD
86	8.1c Affordable housing density bonuses available in area designated in Fig 5 only due to airport land use plan.	O				CDD