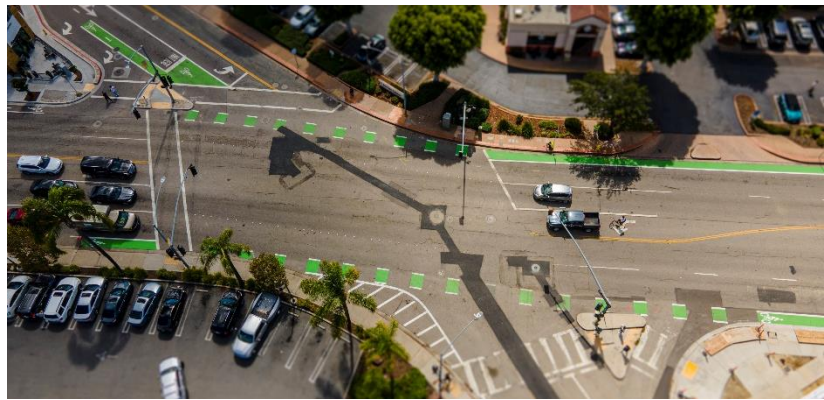




City of San Luis Obispo

# 2024 General Plan Annual Report





## Community Development Department

### Our Mission Statement

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

### Our Service Philosophy

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

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



## Acknowledgements

### City Council

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Michelle Shoresman, Vice Mayor  
Emily Francis  
Jan Marx  
Michael R. Boswell

### Planning Commission

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*The 2024 General Plan Annual Report was prepared by the Community Development Department for review by the Planning Commission and acceptance by City Council.*

*The Community Development Department's Planning Division often takes the lead for staff work involving the General Plan. However, all City departments and advisory bodies are involved in General Plan implementation and have contributed to the 2024 General Plan Annual Report.*

## General Plan Annual Report 2024

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## **Introduction**

### **General Plan Annual Report**

The General Plan is a comprehensive statement of the City's goals and guides the use and protection of various resources to achieve them. It consists of numerous policies covering a range of activity, including the creation and/or maintenance of public programs, guidelines on land use and development standards, and more. The General Plan is adopted and amended by the City Council, after considering recommendations by citizens, appointed advisory bodies, other agencies, and City staff.

As required by California Government Code Section 65400 and Land Use Element Policy 11.3 of the General Plan, the City publishes an annual report on the status of its General Plan and efforts to implement its policies. This report provides an opportunity to gauge the efficacy of both the actions taken to implement these policies and the policies themselves. Land Use Element Policy 11.3 stipulates that the annual report shall include the following:

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

### **Housing Element Annual Report**

The City completes a separate Housing Element Annual Report that is submitted concurrently with the General Plan Annual Report as required under Government Code Sections 65400 and 65700. The Housing Element Annual Report contains detailed information on issued and/or completed residential building permits from the previous year. This information can be accessed on the California Department of Housing and Community Development (HCD) website.

## Background

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

- **Geographic Comprehensiveness:** The general plan must cover all territory in the jurisdiction’s boundaries.
- **Regional Context:** The general plan must consider regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.
- **Issue Comprehensiveness:** General plans must address the jurisdiction’s physical development over the long term, but because the general plan is the most comprehensive expression of the general welfare, it should also recognize social and economic concerns.
- **Internal Consistency:** All 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 and specific plans.
- **Long-Term Perspective:** The general plan must address the welfare of current & future generations, although the timeframes may vary between elements. The Housing Element, for instance, must be updated every five to eight years.

State law requires that a city’s general plan should be kept current. The City of San Luis Obispo does so through this annual review process, comprehensive updates, and amendments. Updates to entire elements are done as needed and include a look at underlying conditions and preferences. Amendments are typically smaller in scope and involve changing one part in a way that fits within the overall framework. Consideration of amendments are triggered by private applications or by direction from the City Council.

Changes to the City of San Luis Obispo General Plan require hearings by the Planning Commission and by the City Council. The type of notice provided for the hearings depends on the type of proposed change, but always includes a descriptive item on the meeting agenda, which is published in the newspaper. The City’s website and public access television channel provide additional information.

### City of San Luis Obispo General Plan Elements

Land Use  
*Update Adopted 2014*

Circulation  
*Update Adopted 2014*

Housing  
*6<sup>th</sup> Cycle Adopted  
2020, certified 2021*

Conservation and  
Open Space  
*Revised 2014*

Climate Adaptation  
and Safety  
*Revised 2023*

Parks and  
Recreation  
*Adopted 2021*

Water and  
Wastewater  
*Revised 2018*

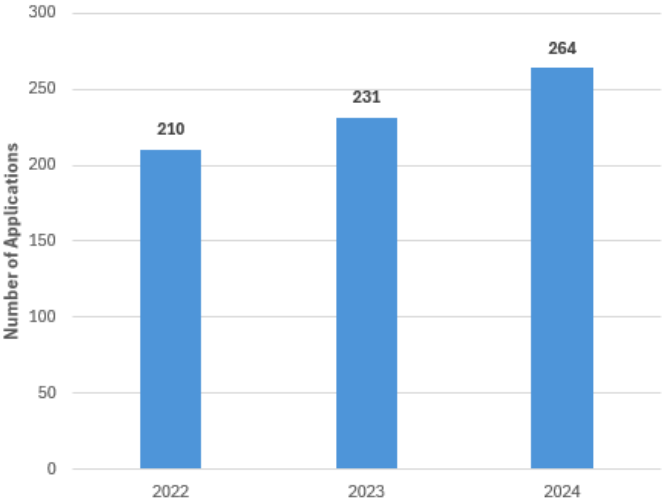
Noise  
*Adopted 1996*



# Planning and Building Activity

Application totals are tracked in real-time via Community Development’s EnerGov permitting system. This data can serve as an indicator of development trends in the City, assist with budget forecasting, and provide insight into how this development may have contributed to achieving General Plan goals.

## Yearly Planning Applications Received



**Figure 1** indicates all planning applications received in 2022, 2023, and 2024. This can include use permits, development reviews, subdivisions, zoning amendments, environmental reviews, and administrative actions. In 2024, the total number of planning applications received was 264, an approximately 13% increase from the previous year. This trend is in part due to a small increase in exception requests that require director review.

Figure 1 – Total Planning Applications Received per Calendar Year, 2022-2024 (Community Development, 2024)

## Building Permits and Plan Reviews

Building permits are issued for various projects ranging from the relatively simple (e.g., water heaters, window change outs, reroofing, etc.) to the more complex projects (e.g., additions and new buildings). Plan reviews are typically required for the more complex projects where it is necessary to review proposed design documents for code compliance.

**Table 1** shows the number of plan check applications conducted by the Building Division over the last three years. Plan check applications had been relatively consistent in previous years but did see a notable decrease in 2024.

Table 1 - Plan Check Applications Submitted, 2022-2024

	2022	2023	2024
Plan Check Applications Submitted	1,386	1,479	1,049

Source: Community Development Department, 2024

**Table 2** depicts the number of building permits for residential and commercial projects issued over the past three years. In 2024, we saw a positive trend in the number of total new units due to an increase in multi-family units and ADUs compared to 2023. Single-family units continued in a downward trend in 2024. This was expected, as single-family residential development has been concluded in some of the larger residential development projects in the City.

**Table 2 - Building Permits Issued, 2022-2024**

BUILDING PERMITS ISSUED	2022		2023		2024	
	permits	units	permits	units	permits	units
New Single-Family	163	163	136	136	119	119
New Accessory Dwelling Units (ADUs) <sup>1</sup>	100	100	73	86	88	96
New Multi-Family & New Mixed-Use	35	308	7	148	13	234
Demolitions <sup>2</sup>	11	-4	20	-3	25	-7
New Commercial	10	-	6	-	5	-
Residential Additions / Alterations	138	-	236	-	216	-
Commercial Additions / Alterations	77	-	122	-	108	-
<b>TOTAL</b>	<b>534</b>	<b>567</b>	<b>600</b>	<b>367</b>	<b>574</b>	<b>442</b>

Source: Community Development Department, 2024

<sup>1</sup>ADU unit totals come from ADU permits and single-family permits,

<sup>2</sup>includes units lost from demolitions

### Valuation of Construction

Construction valuation is a good indicator of the level of private investment in building construction. **Table 3** depicts the annual construction valuation over the past three years. Valuation data shows an increase across categories for 2024. Those categories showing a smaller valuation number for 2024 are due to fewer permits being issued in 2024 in the given category. This can be observed in the Single-Family category where a little under half of the number of permits received in 2023 were received in 2024.

**Table 3 - Valuation of Construction, 2022-2024**

VALUATION OF CONSTRUCTION	2022	2023	2024
Single-Family	\$32,464,875	\$31,956,590	\$16,693,300
Multi-Family	\$43,655,086	\$26,914,510	\$57,011,615
Commercial	\$33,950,000	\$41,871,000	\$27,075,000
Residential Additions / Alterations	\$8,741,375	\$11,494,439	\$23,631,968
Commercial Additions / Alterations	\$18,711,218	\$26,659,996	\$30,689,344
<b>Total Valuation</b>	<b>\$137,522,554</b>	<b>\$138,896,535</b>	<b>\$155,101,227</b>

Source: Community Development Department, 2024

## Residential Growth

The Land Use Element policy related to residential growth (LUE 1.11.2) states that the City’s housing supply shall grow no faster than 1 percent per year, on average, based on established thresholds shown in Table 4 (Table 3 in the Land Use Element). Affordable dwellings restricted to residents with extremely low-, very low-, low-, or moderate- incomes, new dwellings in the Downtown Core (including C-D zone), and legally established accessory dwelling units are exempt from these regulations (M.C. 17.144.020.D). The intent of this policy is to ensure that the rate of population growth will not exceed the City’s ability to accommodate new residents and to provide municipal services consistent with the maximum growth rates established in the General Plan.

**Table 4 – LUE Table 3, One Percent City Population Growth Projection**

Year	Approximate Maximum Number of Dwelling*	Anticipated Number of People
2013	20,697	45,541
2015	21,113	46,456
2020	22,190	48,826
2025	23,322	51,317
2030	24,512	53,934
2035	25,762	56,686
Estimated urban reserve capacity:		57,200

Source: Land Use Element, City of San Luis Obispo General Plan, Table 3, page 1-37.

\*2013 population based on CA Department of Finance data. Projected numbers are based on a 1 percent annual growth rate.

**General Plan Annual Report 2024**

Housing production has been a Major City Goal for the past several financial plans, with the City successfully prioritizing programs that support new housing production. Each year the City calculates a rolling average number of housing units produced since 2015 (Table 5 below). Prior to 2024, the City maintained an average annual housing unit growth rate below the 1 percent threshold. Due to the number of building permits finalized in 2024, the current average annual growth rate is 1.03 percent per year since 2015, which exceeds the 1 percent threshold.

Despite the figure exceeding this threshold for number of eligible housing units, the average annual population growth rate has remained under 1 percent within the same timeframe as reported by the State Department of Finance. Therefore, while the number of housing units currently exceeds the 1 percent threshold, the population is below the projected estimate for 2024. Based on State data, the City has a population of 48,684, while the LUE anticipated a population of 50,000 by 2025 with a 1 percent annual growth rate. In addition, given the impending completion of several large housing focused specific plan areas, it is anticipated that the average annual residential growth rate could fall back under the 1 percent threshold within the next several years.

The City Council reviews the rate of growth on an annual basis in conjunction with the General Plan annual report to ensure consistency with the City’s gradual assimilation policy.

**Table 5 – Residential Growth Rates, 2015-2024**

Calendar Year Period	New Units	Average Annual Growth Rate	Total Units in the City in 2024	LUE Estimated Units in 2024 (1% Growth)
2024	342*	1.03%	23,748*	23,641
2015 - 2024	3,173*			

Source: 2024 Building Permits finalized, Community Development Department  
 \*These totals exclude deed-restricted affordable units, accessory dwelling units (ADUs), and new dwellings in the Downtown Commercial (C-D) Zone. The all-encompassing unit total in 2024 was 23,984 units.

From 2015 to 2024, the City granted occupancy to 3,173 newly constructed residential units (also accounting for the 46 units that were demolished between 2015 and 2024). Of the 3,173 units constructed between 2015-2024, 2,348 units were subject to growth management limitations. Of the units exempt from the growth management ordinance, 246 units were deed restricted for affordable housing, 413 units were Accessory Dwelling Units or Junior Accessory Dwelling Units, and 24 units were located within the Downtown Commercial (C-D) zone. As of 2024, there are a total of 23,748 residential units subject to the growth management ordinance within the City (as identified in **Table 5** above), where the 2015 LUE estimated 23,641 units for 2024.

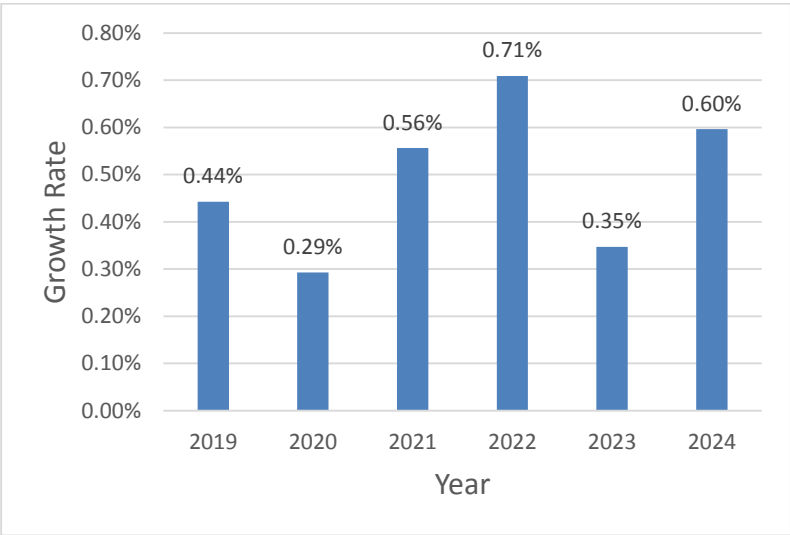
The City updated the General Plan Land Use and Circulation Elements in 2015, however, some of the housing construction occurring today within the Orcutt Area and the Margarita Area was planned for in the previous General Plan. Due to a variety of factors, some of the development originally planned in the 1994 General Plan is only now under construction. Of the 3,173 units granted occupancy from 2015 to 2024, 1,796 of the units were located within Specific Plan areas.



## Non-Residential Growth

Based on final building permits, 71,386 square feet of net new non-residential floor area was added to the City in 2024, resulting in an annual growth rate of 0.60 percent. **Figure 2** illustrates the net annual non-residential growth rate from 2019 to 2024. Non-residential growth includes office, services and manufacturing, retail, hotel, and institutional uses.

**Figure 1 - Net Annual Growth Rates of Non-Residential Sectors, 2019-2024**



Source: Building Permits Finaled, Community Development Department, 2024  
Note: Demolition of nonresidential square footage included in calculations.

Land Use Element Policy 1.11.4 states that each year, the Council will evaluate the actual increase in non-residential floor area over the preceding five years. The Council shall consider establishing limits for the rate of non-residential development if the increase in non-residential floor area for any five-year period exceeds five percent. The five-year net non-residential growth rate for 2020 through 2024 was 2.26 percent.

Each year, City Council has considered implementing limits on new non-residential floor area and has decided against establishing limits. If limits are established, they would only apply to certain types of new commercial floor area, such as new offices or new retail establishments outside of the downtown core. Since the five-year growth rate is less than five percent (2.26 percent) establishing limits to new non-residential floor area is not necessary at this time.

## Housing Element Program Implementation

Since adopting the Housing Element in November 2020, City staff has implemented numerous Housing Element Programs in alignment with the Housing and Homelessness Major City Goal. **Table 6** displays a list of programs that were implemented or started in 2024.

**Table 6 – Highlights of Housing Element Program Implementation Progress with associated programs, 2024**

<b>Safe Housing and Renter Protections</b>	
<p><b>Information posting for renter protections:</b> In July 2024, the City’s Community Development Department published a 13-page <a href="#">Public Memorandum on renter Protections</a> to raise awareness of safe housing protections and educate renters about their rights. The memo highlights both previously existing protections as well as new state protections that took effect on January 1, 2024.</p>	
<p><b>Healthy Housing</b>                  In August 2024, the City was selected to join the National league of Cities Healthy Housing Innovation Cohort to advance health outcomes and equity through improving healthy housing programs. The Community Development Department and Office of Sustainability are working together to support healthy and affordable manufactured housing in conjunction with energy efficiency with equity focused retrofit work funded through the Department of Energy’s Buildings Up project.</p>	
Program 1.6	Continue code enforcement to expedite the removal of illegal or unsafe dwellings, to eliminate hazardous site or property conditions, and resolve chronic building safety problems. Code Enforcement staff shall continue to provide property owners and tenants with information on how to rectify violations, who to contact in Code Enforcement for assistance, and other resources that may be pertinent to the citation.
Policy 9.1	Residential developments should promote sustainability consistent with the Climate Action Plan (CAP) and California Building Energy Efficiency Standards (Title 24) in their design, placement, and functionality.
<b>Support Housing Solutions</b>	
<p><b>Maxine Lewis Apartments.</b> On January 9, 2024 the City allocated an additional \$300k of Affordable Housing funds to the Housing Authority’s Maxine Lewis Apartment project for 40 BMR supportive units.</p>	
<p><b>Anderson Hotel Apartment.</b> On October 10, 2024, the Anderson Hotel Apartments opened, finalizing the preservation of at-risk units identified in the Housing Element for 68- units below market rate housing including 40 units of permanent supportive housing for people experiencing homelessness. The City used ARPA funding distributed through the City’s affordable housing fund, deferred impact fees and through 2024 prioritized inspections to facilitate completion.</p>	
<p><b>Waterman Village.</b> On December 11, 2024, the City Planning Commission approved the 20-unit below market rate tiny manufactured unit project on the site of the City-owned Rosa Butron historic adobe known as the Waterman Village.</p>	

**Housing Study Session.** On March 4, 2024, the City conducted a Housing Study Session at the City Council that included need, progress and opportunities for housing for all across the housing continuum including the unhoused, transitional, permanent supportive housing, below market rate housing and market rate housing in the City.

**Development Impact Fee Deferral for Affordable Housing:** On October 1, 2024, the City Council approved an ordinance that updated an impact fee deferral program to accelerate the production of affordable housing units by reducing costs and enable developers to leverage additional competitive tax credit funding.

**Housing Trust Fund Support.** The City continues to provide \$40,000 in operational support for the SLO County Housing Trust Fund’s efforts to provide below-market financing and technical assistance.

Program 2.5	Continue to manage the Affordable Housing Fund so that the fund serves as a sustainable resource for supporting, at a minimum, 4 new affordable housing developments during the planning period. The fund shall serve as a source of both grant funding and below-market financing for affordable housing projects; and funds shall be used to support a wide variety of housing types at the following income levels: extremely low, very low, low, and moderate, but with a focus on production efficiency to maximize housing benefits for the City’s financial investment, and to support high-quality housing projects that would not be feasible without Affordable Housing Fund support
Program 2.9	Assist with the issuance of tax-exempt bonds, tax credit financing, loan underwriting or other financial tools to help develop or preserve at least 20 affordable units annually through various programs.
Program 2.11	In conjunction with the Housing Authority and other local housing agencies, continue to provide on-going technical assistance and education to tenants, property owners and the community at large on the need to preserve at-risk units as well as the available tools to help them do so.
Program 2.14	Continue to support density bonuses for residential projects above the state density bonus allowance of 35% to promote the development of units for extremely low, very low, and low-income households.
Policy 3.3	Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings.
Policy 3.9	Work annually with non-profit organizations, faith-based organizations, or the Housing Authority of the City of San Luis Obispo to encourage rehabilitation of residential, commercial, or industrial buildings to expand extremely low, very-low, low or moderate income rental housing opportunities.

<p>Program 6.14</p>	<p>Continue to provide City resources, including \$40,000 annually for operational support, to support the SLO County Housing Trust Fund’s efforts to provide below-market financing and technical assistance to affordable housing developers to construct or preserve five affordable housing units per year in the City of San Luis Obispo.</p>
<p><b>Homelessness Response</b></p>	
<p><b>Education and engagement for homelessness response.</b> <i>On June 5th, 2024, the City conducted a Homelessness Response Forum with non-profit partners and City legal and public safety teams to facilitate a conversation about homelessness in our community and ways that the City, County, and local service providers are working to address it.</i></p> <p><b>Assisting the homeless and those at risk of becoming homeless.</b> <i>In June 18, 2024, City Council adopted an updated Homelessness Response Strategic Plan for 2024-26, outlining objectives and key tasks to prevent and address homelessness, in alignment with the Countywide Plan to Address Homelessness. (More details are included in the following section.)</i></p> <p><b>Rotating Overnight Safe Parking Pilot Program.</b> <i>On January 24, 2024 the Planning Commission approved a Rotating Overnight Safe Parking Administrator Permit for the Community Action Partnership of San Luis Obispo. Throughout 2024, City staff hosted monthly meetings with faith community partners and CAPSLO, the count of San Luis Obispo and other stakeholders to develop a pilot for a rotating overnight safe parking program in preparation of permit approval in January 2025.</i></p> <p><b>Transitional and supportive tiny-unit housing:</b> <i>The City, as a California Encampment Resolution Grant subrecipient, worked closely with the County of SLO on the Welcome Home Village transitional and permanent supportive housing tiny manufactured unit project in the City at the county public health campus. On May 8, 2024, the City made a determination of General Plan conformity for the project which is projected to open at the end of 2025.</i></p> <p><b>Permanent supportive housing motel conversion.</b> <i>In July 2024, the City and People’s Self-Help Housing executed the standard agreement with the California Department of Housing and Community Development for \$19.4 million Homekey Round 3 grant to convert the Motel 6 North into 75 permanent supportive housing units for the Calley Joaquin Homekey project.</i></p>	
<p>Program 1.7</p>	<p>Continue to support local and regional solutions to homelessness by funding supportive program services and housing solutions.</p>
<p>Policy 8.10</p>	<p>Assist the homeless and those at risk of becoming homeless by supporting 40 Prado Homeless Services Center and other local service providers, as well as advocating for additional safe parking, interim housing, and permanent supportive housing opportunities Countywide.</p>



Source: Community Development Department, 2024

## Regional Housing Needs Allocation (RHNA) Progress

### Quantified Objectives

California cities and counties are required to develop programs designed to meet a share of their surrounding region's housing needs for all income groups. California's Department of Housing and Community Development (HCD) identifies housing needs for all regions of the state. Councils of governments then apportion the regional housing need among their member jurisdictions. The Regional Housing Needs Allocation (RHNA) process ensures that each jurisdiction accepts responsibility, within its physical and financial capability to do so, for the housing needs of its residents and for those people who might reasonably be expected to move there. State housing law recognizes that housing need allocations are goals that jurisdictions seek to achieve; however, they are not intended as production quotas. The allocations are included in each jurisdiction's Housing Element so that plans, policies, and standards may be created to help meet housing needs within the planning period.

The City has a total RHNA allocation of 3,354 housing units to plan for in the 6th Cycle Housing Element. HCD has allowed the City 10 years to meet the 6th Cycle RHNA allocation. The City counts all issued building permits from January 1, 2019, through December 31, 2028, as credit towards achieving the 6th Cycle RHNA allocation. Additionally, HCD has allowed the City to count half of the total of newly issued accessory dwelling unit (ADU) permits in the "low income" affordability level count starting in 2020, due to the results of a market study conducted by the County of San Luis Obispo. **Table 4** shows the City's progress towards reaching its total RHNA.

**Table 7 - Progress Towards 6<sup>th</sup> Cycle Quantified Objectives, 2019-2028**

Income Level (% of County Median Income)		6th Cycle RHNA Allocation	Building Permitted Units Issued by Affordability						Total Units by Income Level	Total Units Remaining by Income Level
			Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Year 5 (2023)	Years 6 – 10 (2024 - 2028)		
Extremely Low	Deed Restricted	825	0	0	14	36	0	103	153	519
	Non-Deed Restricted		0	0	0	0	0	0	0	
Very Low	Deed Restricted		0	14	42	14	22	61	153	
	Non-Deed Restricted		0	0	0	0	0	0	0	
Low	Deed Restricted	520	6	0	36	21	5	84	152	242
	Non-Deed Restricted		0	30	46	50	0	0	126	
Moderate	Deed Restricted	603	8	5	9	2	4	4	32	528

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	Non-Deed Restricted		0	0	0	0	43	0	43	
Above Moderate		1,406	523	416	472	439	293	190	2,333	0
<b>Total Units</b>		<b>3,354</b>	<b>537</b>	<b>465</b>	<b>619</b>	<b>562</b>	<b>367</b>	<b>442</b>	<b>2,992</b>	
									<b>Total Remaining for RHNA Period:</b>	<b>1,289</b>

Source: Community Development Department, Building Permits Issued, 2024

The City has met its total allocation for “Above Moderate” housing units. This leaves 1,289 affordable units needed to meet the 6<sup>th</sup> Cycle RHNA allocation by the end of the 2028 calendar year. Of the remaining allocation, 40% of the units must be reserved for Very Low and Extremely Low Incomes, 19% for Low Incomes, and 41% for Moderate Incomes.

**Below Market Rate (BMR) Housing (Commonly Known as Affordable Housing)**

In 2022, the City followed the State’s lead to rebrand the often-misunderstood term "affordable housing" as “Below Market Rate Housing.” Below Market Rate (BMR) means that the affordability level of a dwelling unit is below the cost of what the current market rate unit would be, and includes a deed restriction to ensure that the unit is affordable to extremely low-, very low-, low-, or moderate-income households.

The City continues to implement its Inclusionary Housing Ordinance and promote opportunities to collaborate with non-profit partners to develop BMR housing projects. In 2024, three 100% BMR housing projects have been completed (Broad Street Place, Toscano, and the Anderson Hotel), which has resulted in 144 new units reserved for lower-income households. The City continues to assist in the efforts to complete the five BMR projects that are under construction (Tiburon Place, Bridge Street, Maxine Lewis, Calle Joaquin Homekey, and Monterey Senior), which will result in 257 units for lower-income households. Staff is also working on several new projects to ensure more BMR housing is provided in the City. Those projects are listed in **Table 8** below and shows that as of 2024, there are 474 new BMR units planned for lower-income households.

**Table 8 – Active BMR Housing Projects in the Pipeline**

<b>Projects</b>	<b>Address</b>	<b>Dwellings</b>	<b>Status</b>
Tiburon Place	3750 Bullock	68	<i>Planning Entitlements – Approved Building Permits – Issued Under Construction</i>
Bridge Street Mixed-Use	279 Bridge	94	<i>Planning Entitlements – Approved Phase 1 Building Permits – Under Construction Phase 2 &amp; 3 Building Permits – Under Review</i>
Maxine Lewis Apartments	736 Orcutt	40	<i>Planning Entitlements – Approved Building Permits – Issued Under Construction</i>

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Jones Mixed-Use	3806 Ranchhouse	9	<i>Planning Entitlements – Approved Building Permits – Issued Under Construction</i>
Monterey Mixed-Use (Senior Phase and Family Phase)	1422 Monterey	106	<i>Planning Entitlements – Approved Senior Phase Building Permits – Issued, Under construction</i>
Avila Ranch – Sendero Apartments	165 Cessna Ct.	60	<i>Planning Entitlements – Approved Building Permits – Not yet submitted</i>
Waterman Village	466 Dana	22	<i>Planning Entitlements – Under Review</i>
Calle Joaquin Homekey	1433 Calle Joaquin	75	<i>Planning Entitlements – Approved Building Permit – Issued, Under Construction</i>
<b>Total</b>		<b>474</b>	

Source: Community Development Department, 2024

### Third Party Below Market Rate Administrator

The City of San Luis Obispo’s BMR housing programs are growing and, at the same time, oversight and enforcement is ramping up to ensure that local affordable housing programs comply with State law. In 2021, the City contracted with HouseKeys to act as the City’s BMR Housing Administrator and to manage the city’s growing Affordable Homeownership and Rental Programs to ensure that the units are marketed to the community in a fair and equitable way, and to make sure those units are occupied by eligible households. They also provide community members with the knowledge and support to be successful in accessing homeownership or rental housing opportunities.

Through Housekeys, the city has conducted 32 Opportunity Drawings for inclusionary housing units across the City, including 11 drawings for homeownership opportunities and 21 drawing for rental opportunities.

### Funding and Grant Programs for Housing

- Community Development Block Grant Program (CDBG):*  
The CDBG program provides annual funding for eligible affordable housing projects and support for the homeless shelter. Over the past decade the CDBG Program has allocated over \$3,710,000 towards affordable housing and \$1,160,000 towards homeless services. Projects funded for the upcoming 2024 Program Year include funding for CAPSLO and the Five Cities Homeless Coalition for homeless services and homeless prevention, funding toward the Monterey Family Housing project by the Housing Authority of SLO, and funds to further implement the 6<sup>th</sup> Cycle Housing Element.
- Prohousing Designation Program:* In 2024, the City received designation as a Prohousing jurisdiction which provides incentives to cities and counties in the form of additional points or other preferences in the scoring of competitive housing, community development, and infrastructure programs. Subsequently, the City applied for and was awarded \$750,000 from the Prohousing Incentive Program. The City of SLO will use these funds to support the development and construction of three affordable housing projects in the City.



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3. *Homekey Program:* On January 18, 2024, HCD awarded the City and People's Self-Help Housing Homekey Round 3 funding totalling \$19.4 million. These funds were awarded towards the Calle Joaquin Homekey project, which will provide 75 units of permanent supportive housing to individuals experiencing or at risk of homelessness.

## Homelessness Solutions

The City's 6<sup>th</sup> Cycle Housing Element includes policies and programs to reduce homelessness under Goal 1 - Safety and Goal 8 - Special Housing Needs. Additionally, Homelessness Response remains a Major City Goal (Housing and Homelessness) as part of the 2023-2025 Financial Plan. With the continued rise in homelessness across California, City Council prioritized funding programs and resources to prevent and address homelessness in collaboration with the County of San Luis Obispo and local service providers. In local government, counties are primarily responsible for leading efforts to address homelessness, yet the impacts often are borne directly by cities. In 2024, the City responded to 103 encampment fires (an increase from 47 in 2023), and 766 medical incidents involving people experiencing homelessness (a decrease from 987 in 2023), removed 56 tons of trash, and posted, conducted outreach, and cleaned up 144 illegal encampments with \$53,347 in City funds spent on cleanup and maintenance activities related to homelessness. The City also provided \$258,826 to the 40 Prado Homeless Services Center for programs and operations, including the 40 Prado Safe Parking Program, a hotel voucher program, and the 40 Prado Warming Center.

### Strategic Planning for Homelessness

In June 2024, City Council approved an updated version of the City's Homelessness Response Strategic Plan for 2024-2026. This outlines objectives and key tasks to prevent and address homelessness in the City of San Luis Obispo. The Strategic Plan aligns with the San Luis Obispo Countywide Plan to Address Homelessness, which outlines key lines of effort to reduce homelessness by 50% between 2022-2027. Key Components in the City's plan include Regional Collaboration & Engagement, Communications, Data, Pilot Programs, and Funding Opportunities.

The City's first Homelessness Response Strategic Plan was adopted in March 2023 and was informed by a community-wide survey, interviews with unhoused community members, and stakeholder feedback sessions with Homeless Services Providers, Housing Services Providers, Healthcare Providers, Grassroots/Activists Groups, Business Community, and Faith-Based Groups. Homelessness response activities in 2024 included regional collaboration on state funding opportunities to develop interim and permanent supportive housing; partnering with community and faith-based organizations to develop a Rotating Overnight Safe Parking Pilot Program model; implementation of internal procedures and standards for encampment related activities operationalized through a data collection app for use in the field; and distribution of the City's Homeless Resources Pocket Guide, updated in English and Spanish, which contains critical information on how to access community resources for individuals experiencing homelessness.

### Human Services Grant Program



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The City's Human Services Grant (HSG) Program, overseen by the Human Relations Commission, provides financial support to non-profit organizations that promote the economic and social wellbeing of the community, whose funding criteria focuses on homelessness prevention, including affordable and alternative housing, supportive services, and transitional housing. Other funding priority areas include hunger and malnutrition prevention, supportive physical and mental health services, services for seniors, veterans and/or people with disabilities, supportive, developmental, and care services for children and youth, and services encouraging diversity, equity, and inclusion initiatives, including access to language services. The Human Services Grant Program is very competitive and had a total funding request of \$379,245 which was \$229,245 more than funds available to the program.

The Human Relations Commission reviewed 29 applications and recommended full or partial funding for 19 different organizations. The City has issued \$150,000 in grants to those organizations since the approval of the funding recommendations.

### Community Action Team

The Community Action Team (CAT) works with the San Luis Obispo Police Department and consists of one CAT officer, one Community Services Officer, one Licensed Psychiatric Technician from County Behavioral Health, and one Community Resources and Services Specialist to identify problems and crime trends that negatively impact the quality of life for residents, business owners, and visitors to the City of San Luis Obispo. In 2024, the CAT Team expanded with addition of the Community Services Officer and a Licensed Psychiatric Technician to provide more effective outreach and service to the community. In 2024, the CAT team engaged with 471 people, with 197 individuals electing to receive referrals to mental health and or substance abuse services. Additionally, CAT facilitates family reunifications and in 2024, CAT reunited 8 individuals with family members across the United States. Finally, CAT works in collaboration with County Behavioral Health, social services agencies, local non-profit organizations and other City departments utilizing a trauma-informed care approach to connect the City's most vulnerable residents to resources and services.

### Partnerships with Downtown SLO and CAPSLO

The City provides funding for the Downtown Ambassador Program which is administered by Downtown SLO. The Downtown SLO Ambassadors work to ensure that downtown is clean, safe, and welcoming to visitors — whether they're living, working, shopping, or exploring downtown.



Ambassadors provide cleaning services for the sidewalks and alleys within the boundaries of the 24-block service area. This includes, but is not limited to, the removal of trash, graffiti, stickers, and human waste. Additionally, Ambassadors are out on the streets connecting our community — whether that's providing directions, recommending restaurants, answering questions, or providing resources to unhoused individuals.

In 2024, the Downtown SLO Board of Directors explored alternative options to further enhance the efficiency and effectiveness of the Downtown Ambassador and Clean & Safe Programs.

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Downtown SLO transitioned to a dedicated contractor cleaning service with CityWide Solutions to oversee the cleaning duties. This shift allows the Downtown SLO team to focus solely on maintaining a cleaner and more welcoming environment while ensuring consistent, high-quality service without overseeing the day-to-day management, hiring, and training of ambassadors. By leveraging professional cleaning expertise, Downtown SLO can better meet the needs of the community and uphold the standards of cleanliness and safety that are essential to our shared spaces.

The City also provides funding to CAPSLO for 40 Prado Homeless Services Center, which provides overnight shelter and day services for unhoused community members, including housing navigation and case management. The Homeless Services Center also provides access to meals, showers, laundry facilities, healthcare, internet, and other supportive services. The City also provides funding for the 40 Prado Safe Parking, Warming Center, and Hotel Voucher Programs, which provide needed overflow capacity, services, and shelter for unhoused community members.

### **Mobile Crisis Unit**

Embedded within the City's Fire Department, the Mobile Crisis Unit (MCU) was implemented in the Summer of 2022 and pairs a Community Resource and Services Specialist with a Fire Department intern/EMT/paramedic; as of October 2024, the team also consists of a Licensed Psychiatric Technician (LPT) contracted through County Behavioral Health. The team responds to calls for service within the City and provides crisis support services to individuals suffering from non-emergency mental challenges, drug and alcohol addition, and chronic homelessness. In 2024, the MCU established 2,998 contacts with individuals experiencing homelessness and reunified 35 homeless individuals with agencies or family, provided 46 transports to services or alternate facilities, and fielded a total of 151 mental health crisis intervention calls for service.

### **Inspection of Homeless Shelters (AB 362)**

In 2021, the state legislature passed Assembly Bill 362, implementing a list of procedures the City must follow upon receiving a complaint from an occupant of a homeless shelter that said shelter is substandard pursuant to California Government Code Section 17920.3. These procedures include the immediate inspection of the homeless shelter, identification of any portion of the shelter intended for human occupation that is substandard, and notification of the owner or operator of the shelter of each violation and each action required to remedy said violation(s). In the event any portion of the homeless shelter is found to be substandard, notice of violation shall be issued immediately. If said deficiencies, violations, or conditions are determined to be dangerous or otherwise render the shelter unfit for habitation, the local agency may issue an emergency order directing the owner or operator to take immediate measures to rectify said issues. Amongst several other provisions, the bill requires local agencies to submit a report annually to the state that provides information on any pending uncorrected violations, instances in which a determination was made that a homeless shelter was dangerous or otherwise unfit for human habitation, instances in which an emergency order was issued, a list of any owners or operator who received 3 or more violations within a 6 month period, and any corrected violations from the prior year.

Code Enforcement received one such complaint for the 40 Prado Homeless Services Center in May of 2024. An inspection was conducted, and the complaint was determined to be unfounded. This incident was reported to California’s Department of Housing and Community Development.

## **Coordination with Other Agencies**

City staff responded to development plans from other agencies in 2024 that directly or indirectly addressed General Plan policies. Additionally, City staff has continued to engage with other agencies and jurisdictions to foster collaboration aimed toward implementing General Plan policy. Some examples include:

### **Regional Housing Action Team**

Representatives from San Luis Obispo County and its cities, including the City of San Luis Obispo, continue to implement the county’s first regional housing action team as outlined in their respective Housing Elements. This collaboration has assisted housing professionals in each jurisdiction with navigating evolving housing issues and new State legislation to remove housing barriers. Coordination through SLOCOG also facilitates housing and transportation infrastructure data sharing in preparation of the Regional Transportation Plan and future Regional Housing Needs Assessment allocations.

### **Cal Poly Staff and Faculty Housing**

In 2024, Cal Poly University submitted an application to the City for street abandonment and a minor City limit adjustment to facilitate a housing project on the Cal Poly campus. This project includes 33 detached single-family housing units at the northeasterly corner of Slack Street and Grand Avenue. While the housing units are located outside of City limits and do not count towards the City’s RHNA production, Cal Poly’s development fulfills many of the City’s General Plan policies and Major City Goals for Housing. General Plan Land Use Element Policies 1.12.2, 2.6.1, and 2.6.5, and Housing Element Policies 8.3 and 8.6 encourage providing additional on-campus housing for Cal Poly to meet existing and future enrollment needs and to lessen pressure on City housing supply and transportation systems. Circulation Element Policies 5.1.3, 8.1.3, and 9.1.1 require that new developments provide sidewalks, assume fair share of responsibility for constructing circulation improvements, and reduce or maintain vehicular speeds in residential neighborhoods. The applications for City street abandonment and detachment to accommodate the Vista Meadows housing project are consistent with and help implement these policies. The project is currently under construction and adjustment of City limits is being finalized through LAFCO.

### **California Department of Transportation (Caltrans)**

Caltrans has continued progress on planning and design of the Caltrans District 5 Maintenance Station and Equipment Shop Relocation Project, which is planned to be constructed at 4485 Vachell Lane near the new Buckley Road extension outside of City limits. In 2024, the City coordinated with Caltrans on the Draft and Final EIR for the project. Several options were considered for the project, including potential extension of City water and sewer with an

application for annexation to the City. Caltrans ultimately decided to build the project without City services and will provide the site with well water and onsite septic system instead. Connection to City services and potential future annexation will be reevaluated in the future if Caltrans staff offices are proposed to be relocated to the subject site at a later date.

## Area Plan and Specific Plan Development

The General Plan requires approval of specific plans as a precursor to development of the City’s major expansion areas. Specific plans typically contain more detailed land-use and design standards than the General Plan and address the timing and financing of public facilities. Specific plans can supersede the Zoning Regulations or lead to amendments of the Municipal Code. The process for adopting a specific plan is similar to the process for adopting or amending a section of the General Plan.

### Margarita Area Specific Plan

The Margarita Area Specific Plan (MASP) is located in southern San Luis Obispo, bounded by South Higuera Street, Broad Street, Tank Farm Road, and the ridge of the South Hills. As noted in Land Use Element (LUE) Policy 8.1.3, the MASP includes capacity for residential dwelling units, a business park, a neighborhood park, sports fields, and open space areas. Over 40 percent of the land area is designated as open space, and 56 acres are designated as parks. LUE Policy 8.1.3 further states that “the City shall consider this area as potentially appropriate to accommodate additional housing. Revisions to the Margarita Area Specific Plan will be required if residential development in excess of that accommodated in the plan is proposed.”

In 2021 the Airport Land Use Plan (ALUP) was amended. As such, several areas of the MASP are now available for residential development (where it was not allowed before), including higher density residential development. In response to a Request for Proposals (RFP), the City selected a consultant to work on an amendment to the MASP in June 2024, with work on the amendments beginning in July 2024. These amendments will increase allowable density for land already zoned for residential development, include opportunities and incentives to develop “Missing Middle” housing types, and allow mixed-use development on commercially zoned land. **Table 9** below displays the status on current development projects within the MASP.

**Table 9 - Margarita Area Development Status, 2024**

Projects	Address	Commercial	Dwellings	Status
Prado Business Park	301 Prado	159,663	-	<i>Planning Entitlements – Approved Public Improvements - Under Review Building Permits – Under Review</i>
365 Prado Road Mixed-Use Project	365 Prado	100,000	222	<i>Planning Entitlements – In Process</i>
<b>Total</b>		<b>259,663</b>	<b>222</b>	

Source: Community Development Department, 2024

### Orcutt Area Specific Plan

Nestled at the base of the Santa Lucia foothills, the Orcutt Area provides a variety of scenic resources for residents of the area and travelers along Orcutt Road and Tank Farm Road, including views of Righetti Hill, Islay Hill and the Santa Lucia foothills.

Located along the southwestern edge of city limits and bounded by Orcutt Road, railroad, and Tank Farm Road, the area encompasses 230 acres of land at the base of Righetti Hill. The Orcutt Area Specific Plan calls for a residential neighborhood with up to 979 homes and a variety of housing types, parks, hiking trails, and recreational opportunities. These opportunities include bicycle paths, pedestrian paths, and natural habitat and visual resource protection in nearby open space areas. **Table 10** below displays the status on development in the Orcutt Area.

**Table 10 - Orcutt Area Development Status, 2024**

Projects	Address	Dwellings	Commercial Sq. Ft.	Status
Bullock Ranch	3580 Bullock	192	585	<i>Planning Entitlements – Approved Public Improvements - Under Review Building Permits – Under Review</i>
Pratt Property	3750 Bullock	35	3,400	<i>Planning Entitlements - Approved Townhome Construction - Complete Building Permits for Mixed-Use – Waiting for Submittal</i>
Righetti Ranch Subdivision	3987 Orcutt	272		<i>Construction Complete Public Improvements – Substantially Complete</i>
Enclave at Righetti	3805 Orcutt	34		<i>Planning Entitlements - Approved Public Improvements – Substantially Complete Building Permits Issued – Under Construction</i>
Tiburon Place (Affordable)	3750 Bullock	68		<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
Jones Mixed-Use	3806 Ranch House	15	7,600	<i>Planning Entitlements – Approved Building Permits Issued – Under Construction</i>
<b>Total</b>		<b>616</b>	<b>11,585</b>	

Source: Community Development Department, 2024

### Airport Area Specific Plan

Located approximately 2.5 miles south of Downtown San Luis Obispo, within the City’s Urban Reserve, the Airport Area Specific Plan (AASP) consists of 1,500 acres of land adjacent to the San Luis Obispo County Regional Airport bordered by the Margarita Area, South Higuera Street, South Broad Street and Buckley Road.

The AASP envisions a mixture of open space, agriculture, business parks and industrial development as well as limited residential development. Plans for the Airport Area include reuse and regeneration of the natural and built environment; public, private, and environmental value enhancement; and smart and sustainable growth that benefit the community economically,

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aesthetically, and environmentally. **Table 11** shows the status of development within the AASP in 2024.

In 2020 the City amended the Zoning Regulations to allow mixed-use development by right within the Service Commercial (C-S) and Manufacturing (M) zones but did not extend this change to any of the specific plan areas. With the update and amendment to the ALUP in 2021 and the recent allowance for mixed-use development in the rest of the City, in October 2024 the City began preparing amendments for the AASP to allow mixed-use within C-S and M zoned parcels given approval of a Conditional Use Permit (CUP) where appropriate and consistent with the ALUP.

**Table 11 – Airport Area Development Status, 2024**

<b>Projects</b>	<b>Address</b>	<b>Dwellings</b>	<b>Commercial Sq. Ft.</b>	<b>Status</b>
Tank Farm Commerce Park	179 Cross		29,280	<i>Planning Entitlements - Approved Building Permits – Issued Under Construction</i>
650 Tank Farm Mixed-Use	650 Tank Farm	239	18,600	<i>Planning Entitlements – Approved Building Permits – Under Review Public Improvements - Under Review</i>
600 Tank Farm Mixed-Use	600 Tank Farm	280	12,500	<i>Planning Entitlements – Approved, Modification in Process Public Improvements - Under Review</i>
SLO Airport Hotel	950 Aero		204 Rooms	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Conserv Fuel Station	4600 Broad		4,800	<i>Planning Entitlements - Approved Building Permits – Issued</i>
Farmhouse Fitness/Health Facility	1051 Farmhouse		12,098	<i>Planning Entitlements – Approved</i>
U-Haul Personal Storage and Warehouse	1109 Kendall; 4805 Morabito		114,368; 24,498	<i>Planning Entitlements – Approved Building Permits – Under Review</i>
Aerovista Medical Services and Offices	832 Aerovista		35,908	<i>Planning Entitlements – Under Review</i>
<b>Total</b>		<b>519</b>	<b>252,052</b>	

Source: Community Development Department, 2024

**Avila Ranch Development Plan**



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In 2017, the City Council approved the Avila Ranch Development Plan to enable the development of 720 residential units and 15,000 square feet of neighborhood commercial uses on a 150-acre site, north of Buckley Road and within the boundaries of the Airport Area Specific Plan (AASP).



*Avila Ranch Site Plan*

Major Development review of the R-2 portion of Phases 1-3 and the R-1 portion of Phase 5 were approved by the Planning Commission in 2021. The

R-2 area includes up to 297 detached for-sale dwelling units. Building permits for this part of the project have been issued and construction of the residential units and public improvements are underway. Approximately 150 residential units in Phase 1 have been completed and occupied to date. The R-1 portion includes 101 detached for-sale dwelling units, which have entitlements approved but have not yet been constructed. The final map for Phase 2 (R-2 detached units) is expected to be recorded in 2025 along with the construction on Phase 2.

An application for Major Development review for the multi-family R-4 portion of Phase 3 was approved by Planning Commission on February 14, 2024. The application included a density bonus request to add an additional 20 affordable units to the site, thereby bringing the total R-4 unit count to 85 market rate units and 60 affordable units. Mass grading for Phases 2-6 has been completed. Public improvements for some onsite improvements, such as internal roads, utilities, and park and landscape areas, and some offsite improvements, including the Buckley Road extension, have been substantially completed. Construction of the interim fire station at Avila Ranch is required to be completed by the developer prior to final of the 361<sup>st</sup> residential unit, which is currently expected in the year 2028. **Table 12** shows the status on development in the Avila Ranch area.

**Table 12 - Avila Area Development Status, 2024**

<b>Projects</b>	<b>Address</b>	<b>Dwellings</b>	<b>Commercial Sq. Ft.</b>	<b>Status</b>
Avila Ranch SFR Phases 1, 2, & 3 (R-2)	175 Venture	297	-	<i>Planning Entitlements - Approved Public Improvements – Under Construction Building Permits Issued – Under Construction</i>
Avila Ranch Phase 3 (R-4)	175 Venture	145	-	<i>Planning Entitlements – Approved with 20-Unit Density Bonus Public Improvements – Pending Submittal Building Permits – Pending Submittal</i>
Avila Ranch Phases 4 (R-3)	175 Venture	197	-	<i>Future Phase</i>
Avila Ranch Phase 5 (R-1)	175 Venture	101	-	<i>Planning Entitlements - Approved Public Improvements – Under Review Building Permits – Pending Submittal</i>

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Avila Ranch Phase 6 (Neighborhood Commercial)	175 Venture	-	15,000	<i>Future Phase</i>
<b>Total</b>		<b>740</b>	<b>15,000</b>	

Source: Community Development Department, 2024

### Froom Ranch Specific Plan

A major component of the Froom Ranch Specific Plan is a Life Plan Community (LPC) known as Villaggio, which would provide 366 independent senior units, 38 assisted living units, 51 care facility beds, and a wellness center and ancillary services. In addition to the LPC, the Specific Plan includes approximately 174 multi-family units; 100,000 square feet of commercial retail uses; a 3.6-acre trailhead park, which would incorporate onsite historic structures; and over 60 acres of land designated for conservation/open space. Consideration of the project included preparation of an EIR.



*Froom Ranch Site Plan*

The City Council certified the Final EIR and approved the Specific Plan, General Plan Amendment, pre-zoning of the property, and the Vesting Tentative Tract Map. City Council authorized submittal of an annexation application to LAFCO in September 2020. An annexation application was filed in February 2021 and was approved by LAFCO in October 2021. LAFCO conditions of the annexation were completed, and the site was annexed into the City of San Luis Obispo in November 2023. Public improvement Plans for on- and off-site roadway and utility improvements were submitted to the City for initial plan check in June 2023. The project has been on hold for the past 18 months due to ownership changes. The

City has recently met with the project developer and expects the multifamily portions of the project to move forward for design review and mapping in 2025.

### San Luis Ranch Specific Plan

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The San Luis Ranch Specific Plan project includes a mix of 654 residential units, 145,500 square feet of commercial/retail/restaurant space, 100,000 square feet of office development, and a 200-room hotel. Most of the public improvements have been completed, including utilities, landscaping, and the extension of Dalidio Drive and Froom Ranch Way. Building permits were issued in 2022 for the hotel, with construction expected to be complete in 2025. The Agricultural Heritage and Learning Center is open to the public, including several new commercial buildings with restaurants, retail, and agricultural



*San Luis Ranch Site Plan*

processing along with the rehabilitation of historic structures. Nearly all the 580 approved residential units have been completed and occupied, with less than 15 units remaining under construction. Construction has not begun on the 64-77 affordable housing units that are required on Lot 7.

In December 2024, City Council authorized the submittal of General Plan and Specific Plan amendments for San Luis Ranch to modify the uses planned for “Lot 7,” a vacant, 11.44-acre commercial parcel. The developer is has proposed to replace approximately 100,000 square feet of planned commercial uses with an additional 276 market rate multifamily units. The applications for amendments are expected to be processed this year. **Table 13** below displays the status on development in the San Luis Ranch Area.

**Table 13 – San Luis Ranch Area Development Status, 2024**

Projects	Address	Dwellings	Commercial Sq. Ft.	Hotel Rooms	Office Sq. Ft.	Status
Commercial Center	1035 Madonna	77	114,300	-	-	<i>Planning Entitlements – Amendments in Process Public Improvements – Partially Complete</i>
SpringHill Suites Hotel		-	-	200	-	<i>Planning Entitlements – Approved Public Improvements – Under Construction Building Permits – Under Construction</i>
NG-10 Single-Unit Residences		198	-	-	-	<i>Planning Entitlements – Approved Public Improvements – Substantially Complete</i>

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					<i>Building Permits – Issued, Under Construction</i>
NG-23 Single-Unit Residences	83	-	-	-	<i>Planning Entitlements – Approved Public Improvements – Complete Building Permits – Complete</i>
NG-30, The Orchard Multifamily Residential	296	-	-	-	<i>Planning Entitlements – Approved Public Improvements – Substantially Complete Building Permits – Complete</i>
Agricultural Heritage and Learning Center	-	31,200	-	-	<i>Planning Entitlements – Approved Public Improvements – Substantially Complete Building Permits – Substantially Complete</i>
Office	-	-	-	100,000	<i>Future phase, no building permits issued</i>
<b>Total</b>	<b>654</b>	<b>145,500</b>	<b>200</b>	<b>100,000</b>	

Source: Community Development Department, 2024

## Municipal Code Updates

### Energy Code & Reach Code Updates (Clean Energy Program for New Buildings)

The City has a long history of local requirements for new construction that cost effectively reduce greenhouse gas emissions through energy efficiency. On October 3, 2023, Council adopted an energy reach code that began enforcement on January 1, 2024, and will result in lower building emissions. The reach code will be in place through December 31, 2025, when a new state energy code will be adopted. Staff’s work plan includes an update to this reach code, which will be developed in calendar year 2025.

## Climate Action Plan

The General Plan includes climate action initiatives in the Land Use, Circulation, Conservation and Open Space, and Water and Wastewater Elements, including:

- Land Use Policy 9.4 Climate Action Plan - The City shall maintain and implement its Climate Action Plan to reduce community and municipal GHG emissions consistent with state laws and objectives.
- Conservation and Open Space Policy 2.2.1 (Atmospheric Change) - City actions shall seek to minimize undesirable climate changes and deterioration of the atmosphere’s protective functions that result from the release of carbon dioxide and other substances.
- Conservation and Open Space Policy 2.2.5 (Model City) – The City will be a model of pollution control efforts. It will manage its own operations to be as pollution free as



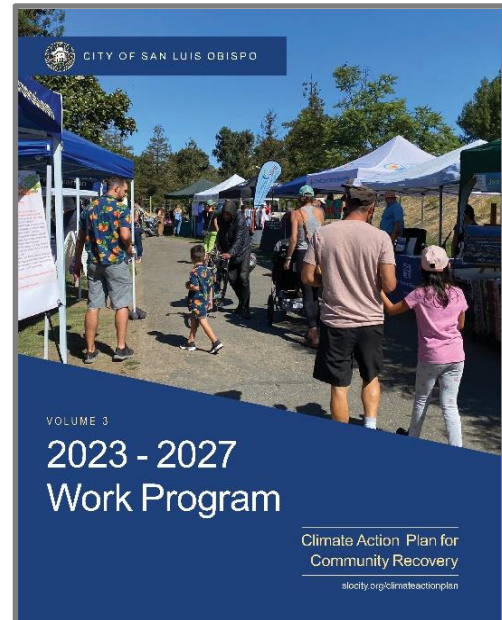
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possible. The City will work with other agencies and organizations to help educate citizens in ways to prevent air pollution.

In 2020, City Council adopted the Climate Action Plan for Community Recovery (CAP) and set the goal of reaching community carbon neutrality by 2035 (Resolution No. 11159 (2020 Series)). City Council also adopted the Lead by Example plan for Carbon Neutral City Operations in the summer of 2021 (Resolution No. 11263 (2021 Series)), which set the goal for carbon neutral municipal operations by 2030. As part of the 2023-25 Financial Plans, Climate Action was also identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation).

On December 13, 2022, the City Council adopted the Climate Action Plan 2023-27 Work Program (CAP Volume 3). Notable Climate Action Plan implementation efforts in 2024 include the various active transportation, mobility, and land use efforts described in this report, as well as:

- Progress on municipal operations decarbonization, including procurement of electric vehicles, installation of electric vehicle chargers, and the installation of heat pump hot water heaters.
- Introduction of electric buses to the City's transit fleet.
- Ongoing participation in Central Coast Community Energy, which has a goal of 100% carbon free and renewable energy by 2030.
- Review of major development projects for consistency with the Climate Action Plan
- Direct support for building decarbonization programs to help community members and affordable housing providers reduce fossil fuel use.
- Receipt of Federal funds to develop a building decarbonization concierge service.



## Economic Development

The City's Economic Development Strategic Plan (EDSP) was adopted by City Council in 2012, revised in 2015, and completely updated in 2023. The overarching goal of the plan is to advance the economic vitality of the City of San Luis Obispo and develop strategies that strengthen the City's economic development efforts while integrating the principles of sustainability, diversity, equity, and inclusion. Additionally, the EDSP provides an emphasis on the retention of current businesses, the continued expansion of the arts and culture scene, and ongoing efforts to contribute to the vibrancy of the Downtown area. The City has also recognized the need to expand the traditional function of economic development to include practices that incorporate sustainability and social equity to maximize the community's economic vitality. The EDSP has

created broad themes that encompass three key pillars and their subsequent action plans: Business & Entrepreneurship Vitality, Placemaking & Promotion, and Talent Development & Attraction. These key pillars are meant to reflect the City’s priorities, where appropriate, along with its ever-evolving economic landscape. Careful consideration was made to ensure that the recommendations that follow fall within the scale and scope of the City’s economic development function.

Many of the strategies in the EDSP are aligned with the policies in the Land Use element. Progress on implementation of the EDSP is published quarterly on the city’s website: [Economic Development Strategic Plan | City of San Luis Obispo, CA](https://www.slocity.org/business/economic-development/economic-development-strategic-plan).<sup>1</sup>

### Tourism and Community Promotions

The importance of the City’s Tourism and Community Promotions activities as an economic development function continued to prove vital in Fiscal Year 2024 (FY24) and as a result, the City collected a record-breaking \$10.9 million dollars in transient occupancy tax (TOT). This number represents a .25% increase in revenue compared to Fiscal Year 2023 (FY23), which was previously the best performing year in the City’s history. FY24 produced five, \$1 million revenue months, which included July, August, September, April, and June. This contribution of TOT revenue into the City’s General Fund is a direct benefit of tourism for the City, as the full collection of TOT revenue is retained by the City. The FY24 occupancy level in the city was consistent with FY23, with an average occupancy rate of 68.17% for the year.



During this same period, the Promotional Coordinating Committee (PCC) continued their commitment to enhancing the San Luis Obispo experience for residents and visitors. The PCC continued ARTober in October 2024 following its launch in 2023, which is a celebration of National Arts & Humanities Month. The events held highlighted various arts, culture, and humanities experiences in San Luis Obispo. The PCC also continued the City’s Cultural Arts & Community Promotions (CACP) program which provided vital promotional grants to local non-profit organizations for programs to enrich the social, cultural, and diverse community events and activities available during this time.

Also continued in FY24, the PCC directed the “Support Local” campaign through the Economic Development program that included a multi-channel paid advertising plan, local public relations, social media content strategy, and business support. In addition to the implementation of the 5<sup>th</sup> year of the Buy Local Bonus promotion, the City supported the 2<sup>nd</sup> year of the Eat Local Bonus program in January 2024 and the launch of SLO Restaurant Week.

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<sup>1</sup> <https://www.slocity.org/business/economic-development/economic-development-strategic-plan>



## Policy Initiatives

### Cannabis Business Program

**Tax Revenue:** The revenue generated from the City’s Cannabis Program helps support a variety of the City’s core services. Said revenue is generated through taxes, licensing fees, and other financial mechanisms associated with the legal cannabis market. The City collected over \$1.1 million in tax revenue in Fiscal Year 2024 (FY24), and is budgeting for an approximate \$1.1 million in revenue for Fiscal Year 2025.

**Program Updates:** Since the adoption of the Cannabis Program, staff has provided annual updates to City Council and recommendations for code and process improvements. In 2024, staff presented the Annual Cannabis Business Program Update to Council, including a review of operator permit changes, cannabis tax and permit fee revenue forecast updates, and cannabis industry updates. Council adopted an ordinance amending the City’s Zoning Regulations to allow cannabis retail storefronts to conduct retail sales by delivery, with approval of a Conditional Use Permit or by amendment to an existing Conditional Use Permit.

## Water Supply

In 2024, the City obtained water from four sources: Salinas Reservoir (Santa Margarita Lake); Whale Rock Reservoir; Nacimiento Reservoir; and recycled water from the City’s Water Resource Recovery Facility (WRRF).

**Table 14 - City Water Resource Availability, 2024**

Water Resource	2024 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	4,910 AF	Safe Annual Yield <sup>1</sup>
Nacimiento Reservoir	5,482 AF	Dependable Yield <sup>2</sup>
Recycled Water	354 AF	2021 Annual Usage <sup>3</sup>
Siltation to 2060	(500 AF)	WWME Policy <sup>4</sup> A4.2.2 <sup>4</sup>
<b>TOTAL</b>	<b>10,246 AF</b>	

Source: Utilities Department, 2024

<sup>1</sup>Safe Annual Yield is the quantity of water which can be withdrawn every year while operating both reservoirs in coordinated operations under critical drought conditions. The City’s Safe Annual Yield Model was updated in 2018 to reflect drought conditions that ended in 2017.

<sup>2</sup>Dependable Yield is the contractual amount of water the City has right to from Nacimiento Reservoir. During the 2024 calendar year, the Nacimiento Pipeline was offline due to storm damage, and the City did not receive source water from the Nacimiento Reservoir. City water supply was provided from the Whale Rock and Salinas Reservoirs, which provided sufficient supply for the City.

<sup>3</sup>The quantity of recycled water included is the actual prior year’s recycled water usage (2023) per WWE A7.2.2.

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

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For 2024, availability from the City's water sources equaled 10,246 acre-feet, as shown in **Table 14**. This supply meets the projected primary water supply need at General Plan build out of 7,496 acre-feet, plus an additional 1,276 acre-feet for a reliability reserve and a secondary water supply of 1,474 acre-feet.



*Whale Rock Reservoir*

The primary water supply was calculated using the City's build-out population (57,200 people)<sup>2</sup> and the water use rate of 117 gallons per capita, pursuant to Water and Wastewater Element Policy A 5.2.1 (Water Use Rate). The reliability reserve was calculated using the City's estimated 2024 population (48,684) and 20 percent of the aforementioned water use rate. The secondary water supply includes the remaining water resources. Additional information is available in the City's annual *Water Supply and Demand Assessment*.

## Transportation & Circulation

Sustainable transportation was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2022-23 Financial Plan, and again in the 2023-25 Financial Plan. The following transportation planning/engineering projects and programs were implemented in 2024 as part of the City's sustainable transportation Major City Goal, consistent with the Circulation Element of the General Plan.

### Vehicular

Numerous traffic safety improvements were implemented as part of the City's Traffic Safety Program to address collision trends and resident safety concerns. This included striping modifications, sign replacements, and sight distance improvements at several intersections. Additionally, the City's first Vision Zero Action Plan was released in draft form for public review in 2024. The Action Plan provides a comprehensive summary of current safety trends and provides a blueprint to guide priorities in areas of engineering, enforcement, and education to improve traffic safety citywide. Additional vehicular projects and programs implemented in 2024 include:



*Vision Zero Traffic Safety Program*

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<sup>2</sup>The City's population projection of 57,200 persons, from the General Plan Land Use Element, is based on 1 percent growth annually between 2014 and 2035. By policy, certain housing types and areas are excluded from this growth rate and projection (affordable housing, etc.). The City's estimated Primary Water Supply need is based on projected population but encompasses all water demand in the City (residential, non-residential, and irrigation).

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- Numerous traffic signal and intersection optimization improvements were completed as part of the City's ongoing traffic signal management responsibilities.
- Signal modifications completed and in progress at several intersections to address collision trends and pedestrian accessibility. This includes an addition of lead pedestrian crossing intervals at several intersections, reconstruction of the Santa Rosa Street/Monterey Street traffic signal, and addition of ADA-compliant pedestrian push buttons at several intersections.
- Design for the roundabout at California and Taft Streets is 90% complete. Acquisition of remaining right-of-way is in progress.
- Two mobile speed feedback trailers were deployed at over 50 locations consistent with the City's radar sign program.
- Progress continues with preliminary engineering and environmental review for the Prado Road/US 101 Interchange Project, which is anticipated to begin construction in 2029.



*Traffic Signal Modifications to Improve Pedestrian Safety*



*Rendering of the Prado Road / Highway 101 Overpass*

- Final design, permitting, and right-of-way work continues with the Prado Road Bridge Replacement over San Luis Obispo Creek. The Prado Bridge Project construction is anticipated to begin in 2026 and should be complete before the start of construction for the Prado Interchange Project.



*Rendering of the Prado Road Bridge Replacement at San Luis Obispo Creek*

## **Bicycle/Pedestrian**

The 2023 Arterials Paving Project was completed in 2024. This involved the addition of numerous traffic safety elements to improve mobility for all roadway users on Johnson Avenue, Santa Barbara Avenue, Orcutt Road, and Monterey Street, consistent with the Circulation Element, Active Transportation Plan, Downtown Concept Plan, and Vision Zero Policy. Improvements included completion of new protected and buffered bike lanes, enhanced bicycle and pedestrian crossings, and new curb ramps.



*Enhanced Pedestrian Crossings on Monterey Street Installed with the 2023 Arterials Paving Project*

Completion of the North Chorro Neighborhood Greenway included a 1.7-mile bicycle/pedestrian route connecting the north Foothill neighborhoods into Downtown, 43 new accessible curb ramps, 60 new street trees, hi-visibility crosswalks throughout the corridor, and path lighting. Public art and gateway elements at the Chorro Underpass are expected to be complete early 2025. Preliminary data monitoring indicates an increase in bicycle activity on the corridor of up to 123% on certain segments.





*Protected Bike Lanes on Chorro Street Constructed with the North Chorro Greenway Project*

Public outreach and design work continued through 2024 for the Higuera Complete Street Project. The project includes multimodal transportation and safety improvements along the Higuera Street corridor from Marsh Street south to the City Limits. This includes several miles of protected bike lanes, more than 70 ADA curb ramp upgrades, enhanced pedestrian crosswalks at 40 different locations, pavement repairs, traffic signal improvements, and updated pavement surface and roadway markings. This project is supported by over \$9 million in grant funding. Project outreach, design and environmental review is expected to continue through 2025, with construction start planned for early 2026 at the latest.



*Rendering of the Planned Higuera Complete Streets Project*

Annual transportation safety educational activities continued in 2024. This included Walk & Bike to School Days, Bike Month, Rideshare Week, reflective Halloween bag distribution, the Bike Light Education Pop-Up event, and other educational programs coordinated with Bike SLO County. Additionally, the City's website was updated to include a bicycle and pedestrian education hub for community members and advocates to learn more about active transportation infrastructure, programs, policies, and laws.

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The City's supply of short and long-term bicycle parking continued to expand. Provided by SLOCOG, six BikeLink lockers were installed in the downtown providing secure and affordable long-term parking options in the downtown.



*BikeLink Lockers*

Bike valet parking service was offered at the Farmer's Market, Concerts in the Plaza, and other events with an expected attendance of over 300 people.

## SLO Transit

SLO Transit operations in 2024 included the following:

- In January 2024, a presentation on the draft Transit Innovation Study was provided to Council, who directed staff to finalize the report. Since then, staff has implemented, or is in the process of implementing, 10 of the 18 recommendations from the report.
- After 4 years of not being in service, SLO Transit returned the Double Decker bus to service on the Laguna Tripper. The Double Decker is ideal for high use, infrequent services like the trippers and the 6 Express, as it can accommodate over 80 riders in a single trip.
- In March 2024, the City issued a purchase order for 2 battery electric buses bringing the total number on order to 8. Staff anticipates that by 2026, half of the City's bus fleet will be made of zero emission vehicles.
- Ridership continues to recover post-pandemic. SLO Transit reported nearly 576,000 passenger trips in Fiscal Year 2023-24. This is 12% more trips compared to the previous fiscal year.
- In August 2024, Council recognized SLO Transit's 50<sup>th</sup> anniversary with a proclamation declaring August 20<sup>th</sup> of each year to be SLO Transit Day.



*SLO Transit 50<sup>th</sup> Anniversary*



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- SLO Transit partnered with SLOCOG and RTA to offer free transit rides during Rideshare Week. SLO Transit provided over 4,000 free rides during the five-day period.
- In September 2024, SLO Transit reinstated the 6 Express, providing direct service between Cal Poly and Downtown during Farmers' Market.
- In November 2024, SLO Transit provided its expanded Holiday Trolley service, which now includes service on Sundays.
- SLO Transit's Short-Range Transit Plan update, which kicked-off in September 2023, is nearing completion. The plan recommends service, fare, and program changes over the next five years to help SLO Transit better meet the community's transportation needs. A review of the draft plan is scheduled to go before Council in March 2025 and a final plan adoption scheduled for April 2025.

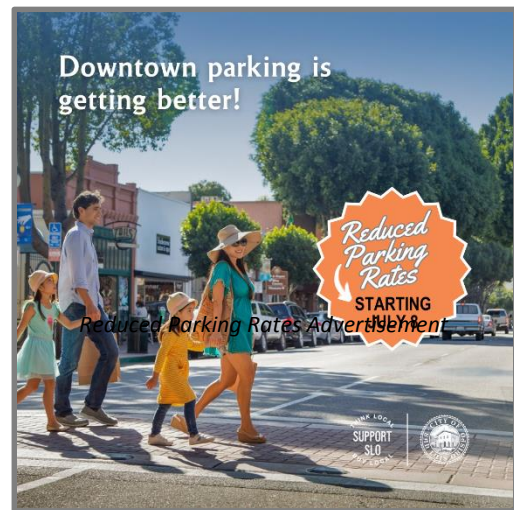


*SLO Transit Holiday Trolley*

## Parking Services Program

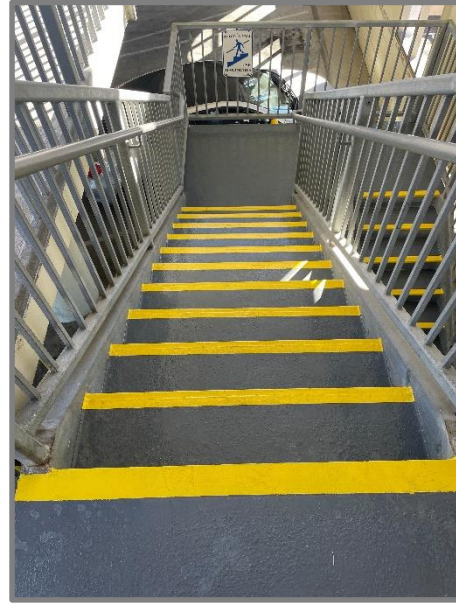
Parking Services Program's major focus areas in 2024 included:

- Completion of a comprehensive rate study to evaluate all parking rates and gain community input on how parking changes have impacted the vitality of Downtown.
- The City Council approved and implemented parking rate reductions in the Downtown area that went into effect July 1, 2024.
- Per public feedback received during the Parking Rate Study, Council approved a Technology Roadmap Study to evaluate the parking technology and operating systems used in the Downtown area. Council adopted the Technology Roadmap Report on November 12, 2024. City staff began implementing recommended actions from the report, which included digitizing garage permits, adopting a single mobile payment app for on-street parking, implementation of a standard vendor for a new gated system in all public parking garages, new parking pay stations Downtown, and added security at all public parking garages.
- The City continued with the construction of the Cultural Arts District Parking Structure located at the corner of Palm and Nipomo Streets. This will be the City's fourth parking garage and is expected to be complete in 2026.



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- The 1166 Higuera Street public parking lot was opened, accommodating long-term paid parking spaces on the eastern side of Downtown.
- Maintenance work was completed at the 842 and 919 Palm Street Parking Garages, which included concrete and waterproofing repairs, coating of stairways, refreshed striping, and exterior painting.



*Maintenance Work at the 842 and 919 Palm Street Parking Garages*

- Parking Services and the Mobility Services Communication Coordinator continue to collaborate with organizations like Downtown SLO, the SLO Chamber, the Parking Steering Committee, and business owners, to ensure that they are kept up to date on all things parking. This included the creation of informational flyers, business tool kits, and presentations. Staff has also provided ongoing public outreach through press releases, media campaigns, social media posts, flyers, updated signs, and in-person events.

## Safety Services

### Fire Department

Climate Adaptation and Safety Element Policy OP-7.1 states that there should be adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2024 to meet this policy and have highlighted some of them below.

#### Administration

**Public Information:** SLOFD continued to increase Public Information services in 2024 by expanding the Department's communication through increased social media presence and activity. This included an updated and comprehensive social media calendar which was integrated into the City's master communications calendar, and an ongoing bi-weekly standing segment with KVEC radio to discuss department programs, safety tips, and disaster preparedness information. With the PIO role being formalized at the end of 2019, the department has continually increased its ability to provide the media and public with accurate and timely incident information. Public Information plays a critical role in educating the public to reduce the severity of emergencies and allows the public to make the right decisions during an emergency. Per Instagram analytics and insights, nearly 50% of the department's followers are residents of San Luis Obispo.

#### Operations

**Emergency Response:** In 2024, SLOFD responded to 7,004 incidents from 4 strategically placed fire stations throughout the City. This number is 5.17 percent lower than 2023, which is attributed to the federally declared disaster winter storms in 2023 that created an increase in calls. Emergency response was accomplished with daily minimum staffing of 14 sworn personnel. To help maintain the daily minimum of emergency response personnel, the City has continued its investment in two important programs that included a functional movement program to reduce the occurrence and severity of physical injuries and a Peer Support Team Program to maintain the mental health and wellbeing of department personnel.

The City's Safety Element, updated in 2023, references the Fire Department's master plan objective to respond to all lights and sirens emergencies within 4 minutes or less, 90% of the time. New ImageTrend Continuum software deployed in 2023 has allowed the department to study its response times using key performance indicator dashboards and special study analysis on unique populations like students and the unhoused. The Fire Department joined the County of San Luis Obispo's patient care reporting system in 2024, unifying most emergency medical service providers in the county on a common platform. The department deployed field fire inspection data collection tools in 2023 using new software that combines fire reporting with fire inspections.



**Open Space Rescue Operations:** In 2024, the Fire Department’s Urban Search and Rescue (USAR) Team continued to play a vital role in protecting the lives of both visitors and citizens alike. Members of the USAR Team receive specialized training in complex and technical rescue operations and take part in the San Luis Obispo County Regional USAR Team. In January 2024, the department expanded the USAR Team from 6 members to 9. This increased the likelihood that multiple USAR specialists will be on duty on any given day, thereby increasing the department’s level of operational readiness. The Fire Department, along with its USAR Team members, responded to 16 technical rescues and medical emergencies in open space areas in and around the City during 2024. Among the significant incidents were rescues on Cerro San Luis (Madonna Mountain), Bishop Peak, Irish Hills, Cal Poly, and Reservoir Canyon.



*Open Space Rescue and Expanded Technical Rescue Team*

The Fire Department’s open space rescue programs continue to evolve. Many of the open space rescues, especially around Bishop Peak, require the use of a helicopter to locate, access, and transport victims. The department works closely and trains frequently with the California Highway Patrol, which operates the rescue helicopter in this county. In addition to the cooperation with CHP for air resources, two key contributors to the continued success of the Fire Department’s open space rescue program have been both the E-Bike Program and the Utility Terrain Vehicle (UTV) program. Both pieces of equipment have been invaluable to locating, transporting, and caring for people in open space in a timely manner. Our UTV program is also utilized through Mutual Aid to assist our neighboring fire departments.



*Mobile Crisis Unit*

**Mobile Crisis Unit:** The Mobile Crisis Unit (MCU) provides response to behavioral health incidents in both a proactive and reactive manner. Law Enforcement (LE) and Fire Service (FS) resources are often summoned for persons in crisis within communities across the nation, as a one size fits all solution for a broad spectrum of problems ranging from homelessness to mental illness to addiction. As a result, these individuals in crisis are often not connected to the most appropriate resources available that could provide them assistance. To help

provide a more tailor-fit service to our community members in crisis, the MCU pairs a Community Resources Services Specialist with a Fire Department intern and, as of October 2024, a Licensed Psychiatric Technician through County Behavioral Health to these types of incidents. The benefits of this response model are that it increases the level of service to those in need and decreases

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the reliance on emergency law enforcement and fire service resources who have limited options and tools to address the individual in crisis.

A leading MCU goal is to provide an alternative resource program to handle non-emergency 911 calls for service to increase capacity of both police officers for more urgent criminal emergencies and fire personnel for higher acuity emergencies. The program seeks to respond to the root issues through shelter, medical care, or behavioral health support and services to decrease the number of arrests, county jail time, fines, hospitalization, and nuisance fires.

The MCU is staffed during peak activity hours of 8 AM to 5 PM, Monday through Friday, reflective of current SLOPD and SLOFD response data. An eventual implementation of a 24/7 service may be warranted based on the impact of the program's ability to meet the needs of the community, reduce LE/FS resource impacts, and decrease hospitalization and arrest/jail time.

In 2024, the MCU responded to a total of 151 calls for service and 2,998 field contacts. These field contacts resulted in the MCU being able to provide transport to alternate facilities (other than local hospital Emergency Departments) a total of 46 times. Working with fellow stakeholders, the MCU Team was able to facilitate the reunification of 35 individuals with their family, friends, or other out-of-area support networks.

### **Training**

CASE Program OP-7.18 "Staff Training" states that they will train fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their tasks and responsibilities. In 2024, the Fire Department employed 49 sworn positions and 12.5 non-sworn positions for a total of 57.5 full-time employees.

Fire Department employees logged nearly 24,000 hours of training in 2024. Employees who are eligible to participate in the Joint Apprenticeship Committee (JAC) registered a total of 7,686 hours in 2024. JAC provides reimbursable funds back to the department. The JAC training resulted in over \$32,000 in funds returned to the department in 2024, a \$4,000 decrease from 2023. These funds are held by the JAC program and can be utilized to support the department's training program upon approval from the sub-JAC committee, which is comprised of department and labor group leadership. Increased training results in a higher skilled and educated professional firefighter. The department has also reached an Instructional Service Agreement (ISA) with Allan Hancock College, which allows the department to receive compensation for the training of personnel that do not qualify for the JAC program.

Non-sworn employees attended several key trainings to maintain skill levels appropriate for their tasks and responsibilities in 2024. Some of these trainings included attendance at the bi-annual California Conference of Arson Investigators and State Fire investigation training. Our Fire Mechanic staff attended training to maintain their certifications and to learn about new technologies in fire apparatus, including electric fire apparatus, which are becoming more common across the nation. In 2024, the Training Division hosted 5 classes from State Fire Training, the State industry standard for training certifications. To provide necessary succession training without a budget increase, the Training Division saved the department an estimated \$100,000 by hosting classes at FS1 headquarters. These savings were a combination of cost savings from tuition, per diem, travel expenses, and personnel backfill.

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**Training Officer:** The Training Captain oversees the Injury Prevention Program, which has continued to show success in reducing hours lost to work-related injuries. Prior to the start of the program in 2019, the Fire Department totaled 11,550 hours of work comp time lost. In 2024, comp time hours lost decreased to 5,640 hours, a 52 percent reduction. The new positions help provide consistent and reliable administration and coordination of all mandatory, recertification, and recommended in-service training and safety programs for emergency response, which is necessary as the complexity and changing service demands call for specialized instruction. In addition, the Fire Training and Safety Officer responds to emergency incidents in the primary role of operational support and as the incident safety officer to identify and cease preventable accidents or potentially unsafe situations. As part of the Injury Prevention Program, a new vendor, Pinnacle Fitness, provided a more comprehensive physical examination for all suppression members and fire prevention staff. The new vendor was able to provide in-house blood testing, physical exams, fitness exams, cancer screening, hearing screening, and vision screening. The increased cancer screening is in alignment with NFPA recommendations for professional firefighters.

The Training Captain also manages the fire intern program. In 2024, the Fire Department employed 5 interns, sponsoring 1 intern through a Firefighter 1 academy at Allan Hancock College. The Fire Intern Program was expanded to include our fire prevention bureau, mechanic shop, MCU, and emergency management division. The department had over 120 applicants for 4 positions. Fire Interns were able to interview for areas they had a particular interest or experience in. Through the internship program, the Fire Department is now a certified internship site for Cal Poly Psychology students.

**Interagency Training:** The Training Division coordinated joint training with inter and intra-departmental entities, preparing our employees for all types of emergencies. Those included:

- USAR H70 Helicopter training - Irish Hills
- Open Space Mapping - SLO CITY GIS department
- County Impact Burn - Prepares members to utilize fire to assist with control and containment of large wildland fires.
- Earthquake Response - Joint training with SLO County USAR team, utilizing new technology from FEMA on earthquake response and tracking. Coordination with EOC personnel and SLO GIS department.

**Wellness and Fitness Initiative (WFI):** The WFI program was created in 2018 to help improve the fitness, health, and wellness of Fire Department emergency response staff, improving the department's ability to provide service to the community. In 2024, the wellness team helped provide funding for more expansive annual physical exams. The wellness program oversaw the remodel of station 4's gym. Functional training equipment and space specific equipment replaced outdated equipment that was both obsolete and hazardous due to the tight area where the equipment resided.

**California Incident Command Certification System (CICCS):** The California Incident Command Certification System (CICCS) is a cooperative effort between the State Fire Marshal's Office and



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the California Governor's Office of Emergency Services, Fire and Rescue Branch. CICCIS is an all-hazard qualification and certification system that enhances the ability of the State of California to deploy firefighting resources to complex and catastrophic incidents with trained and qualified personnel. The system includes development of personnel in key field positions of the ICS system, minimum training standards, qualification, and experience requirements when assigned to wildland/urban interface incidents. To achieve these standards and qualifications, personnel must meet the minimum requirements for each ICS position they choose to work in. The minimum qualifications require prospective candidates for each ICS position to take multiple week-long classes. They then fill out an application that includes certifications from the required classes, experience level, and a letter of support from their perspective fire department. This application is then sent to the CICCIS committee for review and approval to become a trainee in the position. Then they are required to open a task book. The task book involves going out on all hazard incidents as a trainee assigned to a trainer. They are then taught and evaluated on specific aspects of the position by the trainer. This requirement often takes two or more years and multiple assignments on incidents. Once the task book is complete, all the documentation is submitted to the CICCIS committee for review and final approval to work in the position. These expanded roles allow for a greater depth of knowledge and qualification that further improves personnel capabilities. This process provides a benefit for the individual and each department the individual works for. By being qualified to work in different ICS positions, the individual can then work in these positions both out of the area and in their department in the event an incident occurs within the city they work for.

### **Emergency Management**

Climate Adaptation & Safety Element (CASE) Policy OP-7.1, Emergency Preparedness and Response ensures that that City and all relevant City departments have adequate planning, organization, and resources for emergency preparedness and emergency response. Staff has made several accomplishments in 2024 to meet this policy and have highlighted some of them below.

**Coordinated Emergency Planning & Training:** Safety Element Program OP-7.15 states that the City will work within the Standardized Emergency Management System (SEMS), an emergency response and coordination system used throughout California, the National Incident Management System (NIMS), and the National Response Framework (NRF). Additionally, the City will participate in periodic disaster-response drills, on a regional basis with all involved jurisdictions and involving the news media. CASE Program OP-7.18 states that the City will conduct disaster-City Operations and Emergency Services response exercises for the types of non-nuclear disasters discussed in the CASE, coordinated with participation in required, periodic nuclear-disaster response training exercises. All public employees in the State of California are considered Disaster Service Workers (DSW) and as such the City will train all employees to ensure basic understanding of DSW responsibilities, the Standardized Emergency Management System, National Incident Management System, and the Incident Command System.

In 2024, the City's Emergency Manager ensured the Fire Department maintained the ability to effectively manage the City's emergency management program which includes emergency

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planning, training, staff preparedness, community preparedness, and hazard mitigation project support.

The Fire Department continued coordination with every City department to ensure all employees, including City Council members, have completed the proper SEMS and National Incident Management System (NIMS) training courses. This training is a requirement to receive Federal Emergency Management Agency (FEMA) assistance during a disaster. Staff has worked with Human Resources to ensure that new employees complete the necessary training in relation to their job in the city. This program will continue to grow in 2025 with general disaster service worker training.

The Emergency Operations Plan (EOP) is in place to describe the City of San Luis Obispo policies and concept of operations for responding to major emergencies or disasters that could affect the health, safety, and property of the public within the City of San Luis Obispo and exceeds the capabilities of day-to-day city operations. The EOP includes hazard specific annexes including Earthquake, Hazardous Materials, Multiple Casualty, Transportation, Fire, Civil Disturbance-Terrorism-Active Shooter, Diablo Canyon Nuclear Power Plant, Adverse Weather, Extended Utility Disruption, and Pandemic. This plan will be reviewed and exercised periodically and revised as necessary to satisfy changing conditions and needs.

**Preparedness Education:** CASE Program MH-1.10 states that the city will work with community organizations to educate individuals and households about strategies to increase preparedness for emergency events and climate-related impacts. In 2024, the Fire Department offered several public events to improve disaster and emergency readiness including wildfire readiness night, community flood readiness night, the Fire Department's annual Fire Prevention Week Open House, and a Parks & Recreation Monday Meet Up event.



*SLO Fire Dept. Preparedness Education*

Staff continued to disseminate the many preparedness fliers and videos that were created as part of the "Prepare SLO" campaign to ensure the public continued to have the most up to date tools and information at their disposal. Preparedness resources are available to the public on the department website and social media accounts. Additionally, during the bi-weekly department appearance on the local KVEC First Take radio show, staff provide important safety and disaster preparedness tips to the community.

### **Risk Reduction & Fire Prevention**

**Hazard Mitigation:** The most recent update of the City's Hazard Mitigation Plan was completed in 2020 as the 2019 Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was formally adopted by the City Council in 2020 after the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (CalOES) reviewed and approved the plan. This HMP serves as the mandatory update to the City's 2014 Local HMP (LHMP). The HMP is incorporated

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by reference into the CASE and should be consulted when addressing known hazards to ensure the general health and safety of people within the City of San Luis Obispo. It provides guidance on how to reduce the community's vulnerability to natural hazards. This plan calls for annual stakeholder meetings to update progress and identify collaborative opportunities. The city is required to maintain a current HMP, which must be updated every five years and in 2023 signed a letter of commitment to participate in the 2025 MHP Update with the County of San Luis Obispo. Maintaining a current HMP allows the city to apply for State and Federal reimbursement in the event that the City is impacted by a disaster.

Program FI-5.12 of the CASE states that the City should continue to implement the City's Community Wildfire Protection Plan (CWPP) to reduce wildfire risk in the City's wildland-urban interface, including implementation of the CWPP Tactical Policy Measures that focus on the four key policy areas of community education, fuels management, planning, and emergency response preparedness on an ongoing basis. As part of hazard mitigation, SLOFD finalized the City's first Community Wildfire Protection Plan (CWPP) in July of 2019. The CWPP is a collaborative plan to guide the City in addressing fire protection planning efforts to minimize wildfire risk to watershed lands, assets, firefighters, and the public. The CWPP presents the City's physical and social characteristics, wildfire history, identifies and evaluates landscape-scale fire hazard variables, utilizes priority landscape datasets for evaluating wildfire risk, identifies strategic measures for reducing structural ignitability, public education and outreach, and identifies strategic fuel reduction goals and techniques for minimizing wildfire risk. The CWPP is intended to be a living document managed and updated by the Fire Department with stakeholder input and involvement.

Staff utilized the plan to act in 2023, including public education and fuel reduction efforts. City staff continued to provide wildfire preparedness tools to the community through news releases, webinars, social media, and a Wildfire Readiness Night held in June. The Fire Department also coordinated with the Office of Sustainability and Natural Resources and the Parks and Recreation Ranger Service to conduct fuel reduction efforts along San Luis Obispo Creek, the Irish Hills Open Space, San Luis Drive, and Cerro San Luis Open Space.

Per Program FI-5.12, the CWPP is scheduled to be updated in 2024. Staff will be working with partners at the San Luis Obispo Fire Safe Council to accomplish this effort in the new year.

**Multi-Dwelling Property Inspection Program:** Under the direction of the Fire Marshal, the Fire Prevention Bureau inspects all multi-dwelling properties (three or more units) in the City to ensure that they meet a reasonable degree of fire and life safety. This state-mandated program helps safeguard residents and visitors who patronize local hotels and generates approximately \$350,000 in annual revenue that offsets implementation costs. The Fire Prevention Bureau completed inspections of apartments, hotels, and fraternity/sorority houses in 2024 for a 99% compliance completed ratio.

**Fire and Life Safety Inspections:** 1,800 inspections were completed for the City of SLO in 2024. These inspections include new or existing businesses, annual inspections, and Fire and Life Safety Systems. The Fire Prevention Bureau (FPB) has maintained a 97% compliance rate for all fire and life safety systems in the city of SLO. FPB staff also completed 428.66 Plan Review hours. A

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portion of these inspections resulted in Fire Code operating permits, which generates about \$100,000 in annual 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 288 facility inspections in 2024. An additional 296 inspections were completed of which 119 facilities are coupled to our Operational Permit Program. The overall program generated approximately \$234,000 in revenue in fiscal year 2023-2024

**Vegetation Management:** In July 2024, the Fire Prevention Bureau was able to take a proactive role in Weed Abatement. The Bureau mailed out 76 courtesy letters to property owners with a history of enforcement. Due to the early notification only two dozen required follow up enforcement, leading to compliance within 30 days. The Fire Department continued to support Natural Resources and Parks and Recreation Ranger Service in the fuel reduction projects in City-owned open space and creek corridors. In 2024, City staff continued along the Bob Jones Bike Trail and San Luis Obispo Creek between Prado Road, Los Osos Valley Road, San Luis Drive, removing dead and down material and smaller vegetation from the creek, creating a shaded fuel break along the creek corridor behind the Water Resource Recovery Facility and nearby critical facilities. Additionally, fuel reductions efforts were continued in the Bowden Ranch Open Space, Cerro San Luis Natural Reserve with staff support from Ranger Service’s Open Space Technicians (supplemental staff positions) and help from the California Conservation Corps crews. In Fall of 2024, staff received notification of a grant award through CalFire for the purchase of two large woodchippers to continue hazardous fuel reduction in high fire creek areas.

In 2024, the Fire Department also worked closely with the County Fire Safe Council to support future vegetation management projects into 2025, including both planning and fuel reduction projects to help reduce the wildfire threat surrounding the City, with a large focus on the Irish Hills, Miozzi Ranch, and Reservoir Canyon areas. Grants through the fire safe council were secured to fund hazardous tree removal throughout the City and grazing along San Luis Obispo and Prefumo creeks.

### **Critical Facilities Locations and Reducing Structural Hazards:**

CASE Program OP-7.12 identifies City facilities necessary for community function and emergency response. Additionally, the program tasks the City with preventing the construction of new critical facilities from being located in specified flood zones, wildfire zones, earthquake faults, or other special designated zones. Where critical facilities are already located in these zones, the program tasks to identify, and when feasible, implement, mitigation strategies to limit the impacts of associated hazards. In 2022, staff attempted to implement a project with the California Joint Powers Insurance Authority to install seismic sensors in critical facilities to help staff quickly assess potential structural impacts after earthquakes. The project was paused due



*SafeHub Seismic Sensor*

to staff time capacity within the Public Works Department due to winter storm impacts, which was anticipated to be completed in early 2024.

### Police Department

Safety Element Program 9.4 states that the City will train police officers and other City employees to levels appropriate for their tasks & responsibilities. In 2024, the Police Department employed 61 sworn positions and 34 non-sworn positions, for a total of 95 full-time employees. As noted in the 2018 Capital Facilities Fee Program Nexus Study (i.e. AB 1600 Nexus Study), the service population totals to a combination of 72,800 workers and residents. With the current 61 sworn officers, the current service level is a ratio of 0.84 sworn officers per 1,000 service population. At General Plan buildout, the service population is forecasted to grow by approximately 15,500 persons, and if the same service level ratio is applied, the City would need 13 more sworn officers by 2035. The Police Department had 59 sworn officers back in 2002 and has not experienced significant sustained growth in personnel in the past 20 years, while conversely the City has continued to grow in area and population. In 2024, the Police Department completed a comprehensive staffing study that was presented to City Council in January 2025. The staffing study recommended 55 action items for the department, including the addition of 14 full-time employees to enhance service delivery to the community, of which 11 were police officers.



In 2024, the Police Department completed its first year of work effort on the 5-year strategic plan. Year 1 action items include: the completion of a department-wide staffing study, use data-driven policing tools to reduce crime, establish an online recruitment portal to enhance hiring efforts, improve the existing physical fitness facility at the department, develop a central resource guide for employee wellness information, and update the current body-worn and in-car camera systems.

**Staff Training:** The California Commission on Peace Officer Standards and Training (POST), which mandates minimum content and hours for basic and in-service training, also regulates the training of police officers and communication technicians. The Police Department maintained compliance with POST requirements for in-service training hours for required employees. This was accomplished in 2024 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. Police Department employees have utilized a combination of on-line, in-person and SLOPD hosted training to ensure all employees maintain their training hours.

In 2024, the department continued their commitment to having 100 percent of staff trained in Crisis Intervention Training (CIT). As new employees are hired, they are sent to CIT training as soon as possible to maintain the City's commitment to having a fully trained CIT staff. The primary goal of CIT is to reduce injuries to officers and mental health consumers during contacts, and to appropriately redirect mental health consumers from the judicial system to the services and support needed to stabilize consumers and reduce contact with police. CIT training can be between 8 and 40 hours depending on the course. The San Luis Obispo Police Department is committed to ensure that all staff receive the 40-hour training course as soon as possible.

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The San Luis Obispo Police Department (SLOPD) also conducts in-house training using employees who are certified instructors in a variety of police-related job functions, including defensive tactics, mobile field force, active shooter, and use of firearms. In addition to the standard police training, the department successfully completed its second year with a robust Peer Support Team to help officers after tragic or traumatic events. The Peer Support Team has been trained to deal with a wide variety of potential problems and can give direct counseling or direct those in need to the proper resources. They have implemented a monthly employee wellness newsletter providing outreach and information on a regular basis to staff. Peer Support has provided its expertise to surrounding Law Enforcement agencies over the past year in response to critical incidents in those jurisdictions.

**Mutual and Automatic Aid – Police:** Section 9.10 of the Safety Element indicates that the City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements. In 2024, there were zero requests for mutual-aid to SLOPD for natural disasters. The Police Department provides Officers to assist surrounding Law Enforcement agencies with various special events including parades, protests, and large-scale investigations. Typically, our officers assist many local police departments, including Santa Maria, Pismo Beach, Paso Robles, Morro Bay, Atascadero, California Highway Patrol, and the Sheriff’s Department. In return, many of these agencies assist SLOPD in several of our large-scale events, including the Women’s March and the Holiday Parade. With COVID-19 restrictions lifted, special events throughout the City have returned to normal levels.

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. The SWAT team responds to incidents throughout the county and conducts twice monthly training exercises along with scenario-based training days in conjunction with the City’s Crisis Negotiation Team. In 2024, the Regional SWAT team was requested to assist Kings County Sheriff’s Office on a large-scale warrant service operation for an organized crime ring.

**Community Action Team (CAT):** The CAT Team continues to identify problems and crime trends that negatively impact the quality of life of residents, business owners, and visitors. The CAT Team works collaboratively with a variety of individuals and groups, including patrol officers, investigators, the Neighborhood Outreach Manager, other City departments (Fire, Ranger Service, Public Works, Community Development), social service providers, business groups, and other governmental agencies as appropriate to provide a trauma-informed care approach to connect the City’s most vulnerable residents to resources and services. The CAT Team has focused on several individuals in our community who are involved in adverse and repetitive criminal activities that negatively impact our community. In 2024, CAT engaged with 471 individuals and made 197 treatment referrals to mental health and substance abuse services. Additionally, CAT facilitated 8 family reunifications for individuals experiencing homelessness.

In 2024, the CAT Team was expanded and is comprised of 1 CAT Officer, 1 Community Resources Officer, 1 Licensed Psychiatric Technician from County Behavioral Health, and 1 Community Resources and Services Specialist. This expansion has been vital to enhance the effectiveness of the CAT Team in providing services to the community.

**Community Service Officers:** The growth and rebranding of the Community Services Officer (CSO) program formerly known as Field Service Technician (FST), was a strategic expansion aimed

to triple the program's capacity and enhance our commitment to the Downtown Core's well-being along with the rest of the City. With this, the CSO program has played a pivotal role in delivering personalized services to our business community, residents, and visitors.

The primary objective of CSOs is to address quality-of-life issues efficiently. These non-sworn officers promptly respond to non-criminal and criminal infractions, including but not limited to drinking, smoking, noise disturbances, blocking the right-of-way, and minor disturbances of the peace. This year, the CSO program has demonstrated a significant impact and success in addressing crime and quality-of-life issues. CSOs have effectively responded to infractions, and misdemeanors contributing to a safer and more harmonious downtown environment. Over the past year, the CSO issued 88 citations for offenses such as public alcohol consumption, littering, smoking, and unregistered vehicles, along with 294 cite-and-release arrests for alcohol, drugs, theft, tows, and trespassing. While many of these incidents reflect their dedicated efforts Downtown, enforcement has been carried out citywide. Their presence has been felt through their rapid resolution of incidents.

CSOs have actively engaged in building effective partnerships with various community stakeholders. This collaborative approach not only fostered a sense of community but also enabled sworn police officers to concentrate on more serious calls for service. The CSO team is a visible presence in the community, utilizing a range of patrol tactics, including bikes, vehicles, and predominantly, foot patrols. The CSOs have proven to be a force multiplier for the Police Department and the strategic allocation of these resources has improved overall service delivery to the community, offering assistance in a shorter timeframe.

The success witnessed over the past year in the expanded CSO program represents a significant step towards creating a safer, more vibrant downtown community. This initiative has strengthened the bond between law enforcement and the community, fostering a collaborative and secure environment for everyone.

## Neighborhood Wellness

Land Use Element Program 2.14 states the City will help identify neighborhood problems, and undertake a wide range of focused development review, capital improvement, and code enforcement efforts to help residents preserve and enhance their neighborhoods.

### Neighborhood Officer Program – Police Department

In 2013, the Police Department launched a Neighborhood Officer Program that divides the City into 13 distinct “neighborhoods,” each with dedicated patrol officers assigned to address neighborhood issues. The Neighborhood Officers act as liaisons between the Police Department, the community, and a variety of City agencies. Neighborhood officers have continued to be a consistent “go to” for residents needing assistance with a variety of quality-of-life concerns. Residents can contact their neighborhood officer directly from the City website.



### Code Enforcement – Community Development Department

The City’s Code Enforcement Office reports directly to the Community Development Department’s Chief Building Official and is responsible for prioritizing, responding to, investigating, and enforcing the validity of all reported violations relating to several regulations. It is the goal of code enforcement to gain compliance utilizing the lowest level of enforcement mechanisms and techniques possible. Staff is responsible for ensuring compliance with state and local laws relating to:

- Building and Zoning Requirements
- Property Maintenance
- Graffiti
- Abandoned Shopping Carts
- Conditional Approvals and Permits
- Setbacks, Fence Height
- Polystyrene/ Straws/Water bottle
- Signs
- Land Use
- Health & Safety Concerns
- Unpermitted Construction
- Improper Occupancy
- Substandard Buildings
- Dangerous or Unsecured Buildings
- Animal & Waste
- Noise & Odor

In 2024, Code Enforcement staff responded to 1,397 requests for investigation, a 36% increase over the previous calendar year and 122% increase when compared to 2022 totals. In total, 241 Neighborhood Preservation cases and 235 additional Code Enforcement cases were opened, resulting in a total of 476 Code Enforcement Cases as shown below in **Table 15**.

**Table 15 - Code Enforcement Statistics, 2018-2024**

	2018	2019	2020	2021	2022	2023	2024
<b>Requests for Investigation</b>	612	528	450	460	628	1026	1397
<b>COVID-19 Related Calls</b>	-	-	723	109	-	-	-
<b>Code Enforcement Cases Opened</b>	240	273	143	153	223	155	235
<b>Neighborhood Preservation Cases Opened</b>	574	658	556	518	365	73	241

Source: Community Development Department, 2024

### Neighborhood Outreach – Police Department

Police Department SNAP employees (Student Neighborhood Assistance Program) continue to conduct parking enforcement and respond to noise complaints in neighborhoods during evening hours. In 2024, SNAP responded to 588 noise complaints in the neighborhoods and issued 294 Disturbance Advisement Cards (DACs). DACs are a formal warning that does not have a financial penalty, but it does place the property on the noise “no warning” list and future noise complaints are investigated by patrol. SNAP continues to conduct parking enforcement in the residential districts, and in 2024, issued 3,199 citations (no permit, fire lanes, blocking hydrants, parking in disabled spaces without placard, etc.).

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

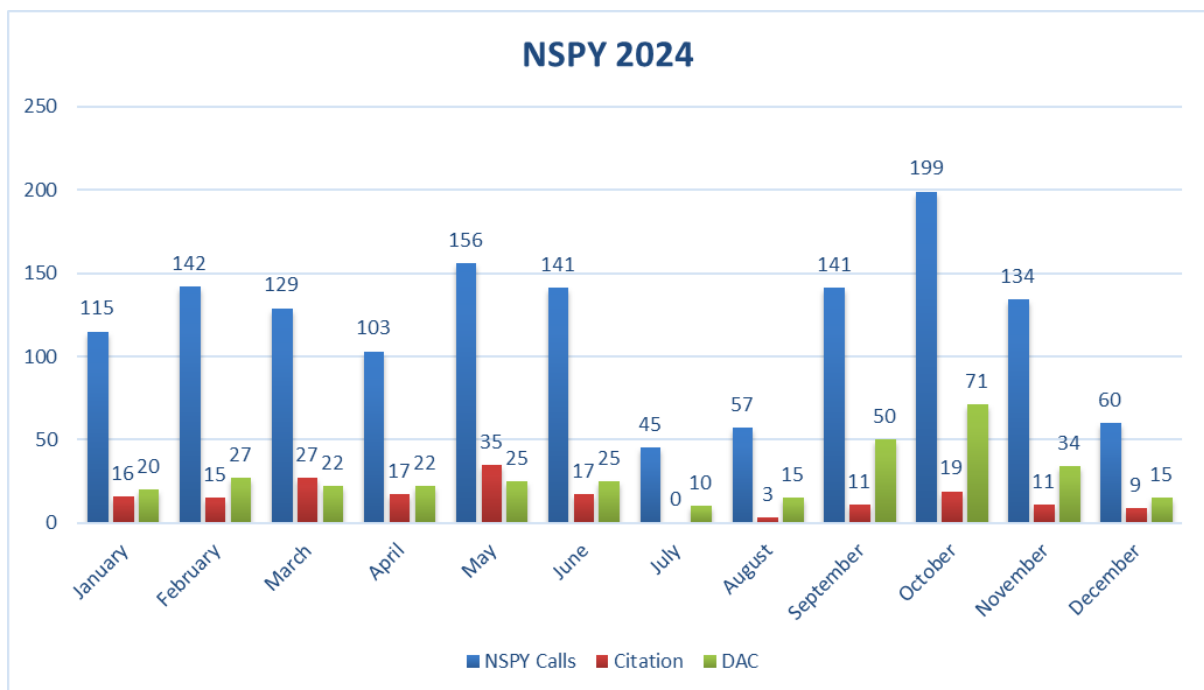
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residents. SLO Solutions served 1,683 residents in 2024, a 75% increase from 2023. Out of this total number of residents/students, 637 were participants in web-based or in-person workshops and information sessions regarding SLO Solutions services and benefits, and communication and conflict resolution tips/strategies.

We credit the increase in outreach/education in part to the Cal Poly intern, as well as growing partnerships with the Cal Poly Off-Campus Housing office and Greek Life organizations and Cuesta’s Student Life and Leadership office and Basic Needs Center.

Noise abatement in the neighborhoods continues to be a priority in the maintenance of civility and wellness in the community. **Figure 4** below provides a monthly overview of noise complaints throughout the year. Voluntary party registration continues to be an excellent tool for residents who choose to have social gatherings at their homes. Party registration provides residents the opportunity to register their event with SLOPD, and if a noise complaint is received, police dispatch will call the host and give a 20-minute warning for the party to quiet down. In 2024, 442 party registration applications were received, 304 applications approved, 51 warning calls were made, and 75 citations issued to party hosts that did not heed their warning call.

**Figure 32 - Monthly Noise Party Calls for Service, 2024**



## Conservation & Open Space

Conservation and Open Space Protection was identified as a Major City Goal (Climate Action, Open Space, and Sustainable Transportation) as part of the Fiscal Year 2023-2025 Financial Plan. 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 San Luis Obispo Greenbelt area that is protected for its biological, agricultural, aesthetic, and/or watershed

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protection value. These policies are further detailed in the Land Use and Circulation Element and the Conservation and Open Space Element. Department highlights for 2024 include:

- **Mioosi Open Space:** The City continues to implement measures identified in the Mioosi Open Space Conservation for this 266-acre property purchased in 2018. The acquisition protected 6 different special status wildlife species and 6 different special status botanical species. It also protected critical area of the upper San Luis Obispo Creek watershed and provides a key wildlife migration corridor along Cuesta Ridge. City Council approved the conservation plan for the property in 2019, and Natural Resources and Ranger Service staff have been implementing the necessary steps to steward the property for natural resources protection and for compatible passive recreational uses. The core network of the Mioosi Open Space trail system was completed in Spring 2022, including a trail agreement with Cal Poly in November 2021 that allowed the City to create a trail connection from Mioosi Open Space to Poly Canyon Road. This greatly improved overall trail connectivity in the area and has provided opportunities for student research. Invasive species control efforts were implemented in 2023 and 2024, as well as erosion and storm damage repairs, with significant repair work completed to protect the primary access road through the property that was at



risk of  
being  
lost.

Additional trails identified in the conservation plan are anticipated in 2024 as part of the Major City Goal work program.

*Mioosi Open Space*

- **Righetti Hill:** The City received a dedication of Righetti Hill within the Orcutt Area Specific Plan and Natural Resources, along with the Ranger Service staff to establish a new open space and trail system. The Righetti Hill Open Space Conservation Plan was adopted by Council in 2023 and Phase 1 of the trail system and trailhead work was completed in early 2024.
- **City Farm SLO:** The City continued to support and partner with City Farm SLO to deliver sustainable agriculture education for students and the community, while producing healthy local food. In early 2022, a 40-year lease extension was granted to City Farm SLO reflecting the successful long-term partnership and City Farm SLO's plans for significant capital improvements at the property. City Farm SLO was awarded a \$200,000 grant from the California Farmland Conservancy Program for site access improvements and enhancements along Prefumo Creek, which was completed in 2024. The City will continue to further

augment this effort with in-kind services and support as part of the Major City Goal work program.

- **Invasive Species and Restoration:** The City continued invasive species vegetation control along Froom, Prefumo, and San Luis Obispo Creeks, which involved planting native plants and trees to restore habitat. Restoration plantings included the installation of butterfly gardens in City and neighborhood parks in support of the Mayor's Monarch Pledge, a partnership with the National Wildlife Federation. The City also partnered with the Central Coast State Parks Association and the Western Monarch Trail organizations to have educational signage (in English and Spanish) and a demonstration nectar garden installed in Mission Plaza for the purpose of educating visitors.



*Mission Plaza Monarch Butterfly Educational Panels*

- **Cultural Fire:** In June 2024, the City hosted a cultural burn at Johnson Ranch Open Space. The burn was conducted by the yak tit'yu tit'yu yak tihini Northern Chumash Tribe (ytt) with support from CalFIRE. It was the first Indigenous-led cultural fire in SLO County since the 1800's. The yak tit'yu tit'yu yak tihini Northern Chumash Tribe (ytt) is 1 of 8 distinct tribes of the Chumash community and was historically present throughout today's San Luis Obispo and northern reaches of Santa Barbara County. In 2022, the City adopted the Climate Adaptation and Safety Element (CASE) which aims to incorporate traditional ecological knowledge, such as cultural burns, as a form of traditional knowledge that helps our community adapt to climate change. Good fire reduces fuel loads and decreases the likelihood of catastrophic future wildfires that can lead to significant safety risks, property damage, and poor air quality in the community. Tinityu "Good Fire" can also enhance and maintain biodiversity, increase the abundance of foraged food, encourage the growth of high-quality material, reduce plant diseases and insect infestations, and improve hunting conditions. This cultural burn was an interagency operation with support from the City of San Luis Obispo, CalFIRE, San Luis Obispo County Fire Department, and San Luis Obispo City Fire Department.

- **Johnson Ranch Riparian Restoration:** In 2024, the City began restoration work at Johnson Ranch. This project is funded by a \$250,000 grant from the Wildlife Conservation Board and Point Blue Conservation Science. The project approach leans heavily on City partners, such as ytt who are leading perennial grassland restoration efforts on the banks of Dry Creek, and the Nature's Engineers who are implementing over 30 Beaver Dam Analogs



*Johnson Ranch Open Space*

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(BDAs) in Dry Creek to retain water longer into the dry season, improve groundwater recharge, and improve steelhead habitat. Lastly, ECOSLO is leading volunteer-driven native tree and shrub plantings in the creek corridor. Together these restoration activities can sequester carbon while making Dry Creek and Johnson Ranch more resilient to the impacts of climate change. Staff continue to engage with different professors and classes from Cal Poly to further educate with the “Learn by Doing” mantra in open space monitoring and restoration projects.

- Staff continued to support the Utilities Department in implementing the Stormwater Management Program as required by the Regional Water Quality Control Board (RWQCB). The plan focuses on improving stormwater quality through Best Management Practices (BMPs), including construction site monitoring, municipal operations, development review, litter control, installation of projects to address the Pathogen TMDL, and public participation to reduce pollution run-off.
- Staff continued steelhead trout (*Oncorhynchus mykiss*) and Pacific lamprey (*Entosphenus tridentatus*) surveys along San Luis Obispo and Stenner Creeks with biologists from the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS). We collaborated with CDFW staff to tag juvenile steelhead to better understand migratory patterns and population trends in the future and continue to expand those monitoring efforts. Staff also began cataloging where new oak trees can be planted and have begun installation of oak trees to expand the current oak forest in several City open space properties, such as Terrace Hill and Cerro San Luis. These projects were completed in collaboration with Rotary clubs, volunteers, and the California Conservation Corps and will support the City’s “10 Tall” goal of planting 10,000 trees by 2035.
- City staff partnered with the California Conservation Corps (CCC) through the Greenhouse Gas Reduction Fund (GGRF) program to help implement the Wildland-Urban Interface (WUI) and Integrated Vegetation Management Plan for Open Space Lands of San Luis Obispo. Through this partnership, CCC members worked in Bowden Ranch to reduce and remove dead, down, and burned material and ladder fuels in response to the Lizzie Fire from October 2023. Staff were able to work with the FireSafe Council and PG&E on a major fuel reduction and cleaning effort in response to the Lizzie Fire and continue to further identify projects to increase the community’s protection along the WUI.

## Parks & Recreation

The Parks and Recreation Department provided programs and services with a focus on youth, senior, and family programming to support objectives associated with the Parks and Recreation Blueprint for the Future (Element and General Plan), Major City Goals and Local Revenue Measure G. Throughout 2024, the Parks and Recreation Department offered programs and activities in areas of senior programming, youth activities, and family-friendly community events with an emphasis on community building. The following sections highlight the comprehensive divisions and programs supporting the Major City Goals and the Parks & Recreation Blueprint for the Future (Element and General Plan).



## Community Programming

**Youth Sports:** The City provides recreational youth sports opportunities for children of all abilities and experience levels, through clinics and sports leagues. The City’s recreational programming focuses on building confidence, teamwork, integrity, and leadership skills. The City continues to work collaboratively with local youth sports groups and San Luis Coastal Unified School District (SLCUSD) to meet the needs of the community. The Youth Sports Clinics, offered by Parks and Recreation staff, have continued to provide a variety of sports and fitness activities in 2024. Clinics included: pickleball, soccer, basketball, t-ball, and volleyball, serving over 180 youth athletes. Staff also provided two and a half weeks of full day sports camps during the summer, with over 100 youth participants.

The Sports Division continued the long-standing San Francisco Junior Giants summer program (baseball and softball) with over 230 children and over 45 volunteer coaches. This free, non-competitive, 8-week program focused on skills and drills, training, and game play as well as focused lessons to build resiliency, including: education, teamwork, confidence, leadership, and integrity. In addition, the Parks and Recreation Department continued their partnership with the Channel Islands YMCA (San Luis Obispo County) for the winter youth basketball league with over 700 children enrolled to form the 72-team program. The spring Futsal program was the second of these partnership leagues with over 350 children participating.



*Parks and Rec Youth Sports Clinic*

Each of these leagues was made possible because of the 160 volunteer coaches to provide training and support games, with City staff coordinating the program and overseeing all games.

**Adult Sports:** Adult recreational sports continue to provide the community with a variety of activities for both adult and senior populations. These sports include drop-in Boomer Softball, ultimate frisbee, table tennis, volleyball, dodgeball, and basketball. Programmed activities include adult soccer through partnerships with Central Coast Soccer and the SLO Pickleball Club for affordable pickleball lessons.

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Parks and Recreation staff manage the popular year-round softball leagues which annually encompass three seasons averaging 160 teams in 2024 with over 2400 rostered players. Senior sports activities (55+) include Pickleball programs and Boomer Softball. Pickleball continues to exhibit high popularity with the total number of participants playing on a regular 7-days a week basis at multiple park locations.



*Softball League Champions*

### **Community Building Programs:**

The Department continued to assess and expand activities for the community to connect and enjoy all that San Luis Obispo has to offer. With support from the Parks and Recreation Commission, the dedicated Parks and Recreation staff provide enhanced programming year-round to local community members.

Throughout 2024, Staff coordinated popular community events such as the Leprechaun Lost event at Farmer's Market in March, the Spring Fling and Egg Hunt at Meadow Park, the Jack House Spring Concert series, and summer "Monday Meet-Up" days (including music, food trucks, games). The extremely popular fall events were the September Scramble with over 600 participants, as well as the October Boo Bash with a movie and haunted house that experienced record attendance for over 500 community members of all ages.



*September Scramble*

**Contract Classes:** The City's external instructor partners provide a range of classes for youth and adults. Parks and Recreation staff coordinated over 750 class registrations for courses related to art, dance, fitness, financial planning, and even surfing.

**Community Gardens:** The five Community Gardens in the City continued to thrive with the support of staff's hard work and maintenance. Staff coordinated four volunteer workdays, as well as free composting days available to gardeners through the City's Hitachi Zosen Inova (HZI) program. With the completion of the North Broad Street Park, the Broad Street gardens reopened with 12 new plots, including 3 elevated beds. The past gardeners had first priority in plot placements with the park opening.

**SLO Skate Park:** The Skate Park remained a popular location for the community to actively utilize, from beginners to experts, at both the skate park and roller rink. As roller sports have become increasingly more popular, City staff played a role in supporting all user groups to enjoy the park with education and assistance for user groups with facility reservation times at the roller



*SLO Skate Park*

rink. Throughout Spring 2024, the City participated in the popular SLO County Monster Skate Program which rotates throughout the County and finalizes with the end of season event at the SLO Skate Park in May. Monster Skate is a multi-agency event, with each agency hosting a separate skate competition throughout the spring.

**SLO Senior Center:** The City continued to support senior programming and the Senior Center Board with a half-time Coordinator. Program support included two trips to the San Luis Obispo Repertory Theater, the Melodrama in Oceano, and City Farms SLO. In 2024, staff continued to offer programs including a hiking group, walking group, two seasonal family trivia night series, and six Around the Town tours. A bocce ball workshop series was introduced following the opening of the new court at Michelle Park and evolved into a bocce ball club that meets weekly. Three special events were offered including a new partnership concert with SLO Winds, a luncheon to celebrate the opening of the revitalized Michelle Park, and the end of the year 1950's sock hop dance. The Senior Center Board continues to organize book clubs, bridge, brain aerobics, and other programs geared at engaging the Senior community in San Luis Obispo.

**Jack House and Gardens:** Staff, along with the volunteer Jack House Docents, contributed to growth and development of Jack House events, and recruitment strategies enabling more activities to take place in 2024 and greater volunteer support. Through the support of the Volunteer Coordinator, the Jack House Docents expanded their membership from **6** to **13**. Jack House Docents conducted public tours one to two Sundays per month from May to December and held frequent special events like musical concerts and crafts for kids in the garden. Docent volunteers decorated the Jack House for the holidays and welcomed involvement from the SLO History Museum and a life-size model train on display for guests to operate from the Railroad Museum in the freshly cleared out Carriage House. Over 150 community members of all ages visited the Jack House over the holidays – a record and best year to date, according to a Docent volunteer who's been involved with the Jack House for over 45 years.

## **Youth Services**

**School Year Childcare:** Childcare was offered before and after school to children enrolled in grades TK through 6<sup>th</sup> grade at their home school sites (except for Teach Elementary which is bussed to the nearby Pacheco Elementary school site). Families were able to register for drop-in care (paying only for the time that their child attends) which

*Day Camp Field Trip*

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benefits more families as they only pay the cost of the care used (as opposed to a flat program rate that is a “use it or lose it”) which allows more children to be enrolled in the program due to fluctuating schedules. Programs continue to be offered in the traditional time frames: before school, middle of the day for TK and Kindergarteners, and after school. Due to continued nationwide staffing shortages and limited facility space, programs continue to manage waitlists throughout the school year.

For the 2023-2024 school year, San Luis Coastal Unified School District (SLCUSD) requested a new partnership from the City. Instead of the City providing family-paid childcare during the traditional TK/Kinder program hours (8:30 am to the start of their school day or release of their school day until 2:50 pm), the District used Extended Learning Opportunity Program (ELOP) funds to pay for childcare coverage for all TK/Kinder students during this time. The District also extended the school day for Kindergarteners. This resulted in a Memorandum of Understanding (MOU) with the District to pay directly for the costs of children attending during these program times. For the 2024-2025 school year, 563 children are enrolled into the City’s licensed before/after school program (paid for by family or subsidized through CAPSLO or City scholarships). In addition, 300 children receive care during the District paid time (8:30 am– 2:30 pm). Combined, the City is providing care to over 863 children, the highest numbers ever.

Challenges in increasing attendance continues as the school district is currently under construction at all school sites, using a recent bond measure. As such, some of the childcare programs have been confined to running on a stage in a Multi-Purpose room or sharing a classroom, knowing that when construction is finalized, opportunities for growth will follow.

**Summer and School Break Care:** In 2024, the City provided two camp options: the traditional summer camp program, (Ultimate Day Camp = UDC) and a summer school option in partnership with SLCUSD (Summer Fun Day Camp = SFDC). UDC included seven weeks of full-day camp for about 90 children each week including field trips, swim trips, and special events on-site. Staff coordinated field trips to locations throughout the City and County, including Mustang Waterslides, Avila Beach, Santa Barbara Zoo, SLO Children’s Center and a downtown scavenger hunt, Cachuma Lake and bi-weekly trips to the SLO Swim Center and Sinsheimer Park. Since the pandemic began, City transit and local buses have not been available for summer camp. The program was required to pay more for an outside charter bus to allow children to participate in the traditional field trip offering, including twice a week trips to the SLO Swim Center. Numbers for this package-price program decreased slightly in 2024 and numbers in the District’s free summer school program increased. For SFDC, numbers increased as the City partnered with SLCUSD to provide before and after summer school care at two school sites. While this program was free for the children, the District paid the City directly for the services using ELOP funds, with over 300 children participating at two sites.



Other programs during the school year included: two Teacher Workday Camps, a week-long Spring Break Camp for school-



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aged youth, increased care hours during the district’s early release days, as well as numerous onsite special events. The Division also held its third annual “Family Fest” in the winter where families made gingerbread houses and could participate in a silent auction for items donated by local businesses, with all proceeds going to Youth Scholarships.

**Subsidized Childcare:** The City continues to work with Community Action Partnership (CAPSLO) and Childcare Resource Connection to provide subsidized care for children. This means that children who are qualified through CAPSLO are allowed to attend childcare without paying and the City applies to CAPSLO for reimbursement (unlike all other attendees who are required to pay prior to attendance). In 2024, 62 children were subsidized through CAPSLO. The Youth Services division also manages a registration scholarship program. In the 2023-2025 financial plan, Council approved \$20,000 to be allotted to youth scholarships. In 2024, 26 families received \$16,450 in scholarship support.

**Childcare Staff:** All Youth Services programs are made possible with the work of up to 70 supplemental staff, ranging from entry level Childcare Aides to Childcare Head Teachers and full time Site Directors. Staff turnover since Fall 2024 has resulted in 75 part-time staff hired during the year and 50 staff separations. Each time a supplemental staff is onboarded, the Youth Services Administrative team and Parks and Recreation administrative staff spend a total of 60 hours per employee in onboarding and training.

Staff are provided ongoing instruction to ensure programs are consistent with Department and State Licensing standards. Topics include Positive Guidance, Safety and Accountability, Mandated Child Abuse Reporting, and Pediatric CPR/First Aid. In addition to supplemental staff, each school site is supervised by a Site Director who is responsible for up to 150 children throughout the day, ensuring state licensing compliance and staff oversight. Due to current staff shortages, all Site Directors, along with full-time positions such as Program Assistant, Recreation Coordinator, and Recreation Supervisor are providing direct care to the children.

## Volunteers & Training

The City-wide Volunteer Program continued to expand under the leadership of the Coordinator focusing on building back a community volunteer base that was lost during the pandemic, setting eyes on building a strong programmatic foundation and system infrastructure. Volunteers support the advancement of City projects and Major City Goals, working alongside staff on a regular basis or for single-day events.



*Volunteers at the Emerson Park Garden Work Day*

Community members and affiliate partners volunteered for Ranger Service workdays, community garden service days, creek and park cleanups, and at Parks and Recreation annual community building events like September Scramble, Leprechaun Lost and Boo Bash. Partnerships between the City and Cal Poly, Cuesta, local non-profits, and faith-based



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organizations continued to strengthen with broader volunteer engagement. In 2024, 422 new volunteers enrolled into the system, for a total of 529 volunteers, tracking 6,335 volunteer hours! In 2024, new volunteer opportunities were created, including fine art volunteers (capturing photos of city-wide events), administrative volunteers within all City departments. In 2024, eleven parks were adopted using the new Adopt-a-Park model.

### **Open Space Maintenance**

Ranger Service accomplished significant goals and tasks in 2024 with creating new and upgraded trails and continued to provide educational and recreational opportunities to the community of San Luis Obispo. The City's 4,050 acres of designated open space and 66+ miles of trails is designed to provide access for a variety of abilities and experiences ranging from easy to rugged hiking trails, introductory and challenging mountain biking, and scenic pathways within minutes of community residences and businesses.

The City's Ranger Service staffing model was revised with the formal adoption of the pilot skill-based pay format for the 6 FTE positions. Ranger Service led monthly educational hikes through different City open spaces, held over 50 community/volunteer workdays, and promoted the educational Wilderness Wednesdays via social media to engage and educate our community, as well as conducted three Junior Ranger Camps this year. In 2024, over 1000 hours were devoted to public education focusing on conservation and local history of the flora and fauna specific to each open space properties. Dedicated community volunteers worked hand in hand with Ranger staff in trail maintenance projects at Cerro San Luis, Johnson Ranch, and Irish Hills within the City's open space trail network. Additionally, the renovation of two walking/biking bridges within the Irish Hills Natural Reserve, along with the renovation of the Cerro San Luis main trail were signature projects completed in 2024. Ranger staff also contributed, in partnership with Natural Resources and the Fire Department, for the second collaboration with the Chumash Tribes Cultural Burn at Johnson Ranch Open Space.

A major internal project was a key focus during 2024 with creation of the first formal bike park at Laguna Lake Park. The project meets a key objective outlined in the Parks & Recreation Blueprint for the Future (Master Plan and General Element). Amenities were identified through a city-wide survey and a community forum held in March 2024. The completion Phase 1 and Phase 2 included the Mountain Bike Loop, Kids Pump Track, and the two Jump Lines (Progressive and Advance).



Laguna Lake Signage

The popular Winter Evening Access (WEA) Program at Cerro San Luis Natural Reserve, which allows for extended evening hours of use for passive recreational purposes along approximately 4.9 miles of City managed trails during the winter months (November – March) when daylight savings time is not in effect. During these time periods, public use is extended to one hour before sunrise and until 8:30 PM. During daylight savings time, the hours of use for the public return to one hour before sunrise through one hour after sunset. Nighttime use is by permit only and limited to 65 people per evening based on prior conservation review. The free permits for biking and hiking are allowed up to 1-week before and available through the City website. Ranger staff are present at the trailhead, checking permits and educating the public during the Winter Evening Access program.

### North Broad Street Neighborhood Park

The long-awaited park project which was approved for construction in fall 2023 was completed and opened in October 2024. The original location served as a community garden and now includes 18 garden plots (6 that are ADA accessible), a playground that includes a rope net climber, seating tables, walking paths with lighting, shade structure, and grass areas.



North Broad St. Neighborhood Park Map

### Cheng and Mitchell Park Renovations:

Two park renovation projects were completed in 2024 with the beautification project at Mitchell Park and full renovation of Cheng Park. The City was awarded a State Prop. 68 Grant of \$172,400 to help support upgrades at Mitchell Park that included the addition of an introductory bocce ball court, chess/checker park tables, upgraded picnic area with shade covering, and safety lighting. The full renovation of Cheng Park was completed in October 2024 with renovations of the meditation pond, new ADA flatwork, full landscaping, new safety lighting, and upgrades to the gazebo (The Ting)

*Ribbon Cutting at N. Broad St. Neighborhood Park*



*Mitchell Park*



*Cheng Park*

### Orcutt Area Parks (Righetti Park System)



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In July 2021, City Council approved the development of a multi-park system as part of the Orcutt Area Specific Plan, specifically within the Righetti Ranch Neighborhood. The design process continued with an in-person community workshop held in April 2023 which provided updated designs for construction. The proposed parks in this area include a comprehensive community park, a linear park, a pocket park, as well as a formal trail junction. RRM Design are developing the construction documents in preparation for a potential first phase build of the Community Park in summer or fall 2025. The recreation amenities of the parks are in support of the Parks and Recreation Blueprint for the Future (General Plan and Element), including pickleball and tennis courts, basketball courts, multi-age playground, restrooms, athletic turf fields, a dog park, bike park, and community gardens.



*Orcutt Area Park System*

## SLO Swim Center

In 2024, the popular SLO Swim Center continued to provide a range of community focused aquatic opportunities including lap swimming, recreational swimming, group and private swim lessons for all ages, aquatic fitness classes, SCUBA, and a variety of programs specifically for the warm water pool. In Summer 2024, the Swim Center partnered with three non-profit organizations (GALA, Central Coast Autism Spectrum Center, SLO County Friday Night Live) to provide unique recreational swim opportunities and offered extended swim lessons opportunities throughout the year.



*Swim With Pride Rec Swim Event*

The Super Rec Saturdays featured the inflatable obstacle course, family-focused themed activities with attendance for each Super Rec Saturday averaging between 500 and 800 persons. Additionally, this summer staff partnered with the SLO Seahawks to operate a snack bar during each event. The Aquatics Division launched the new year-long Water Safety Campaign featuring the digital resource hub, Be a SLO Safer Swimmer, and issued a proclamation in 2024 declaring May as Water Safety Month. This water safety hub, part of the Aquatics Safety Awareness Program (ASAP), offers resources to educate the community on staying safer in and around water. The term “safer” is emphasized over “safe,” as water environments always carry some

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level of risk, regardless of swimming ability. The hub provides tools for enhancing water safety through proper swim instruction and education. The SLO Swim Center currently serves as the lifeguard training hub for the county of San Luis Obispo as the Aquatic Coordinator is the regional Instructor Trainer for the Red Cross courses. This is a prestigious luxury for a City staff member to have this level of certification and allows the SLO Swim Center to be a focal point for water safety within our region.

### Laguna Lake Golf Course

The Laguna Lake Golf Course (LLGC) provides affordable annual programs and services on a seven days per week schedule. The general maintenance and operations of the golf course continued to be severely impacted from aging irrigation requiring additional maintenance resources and facility impacts, as well as increased water costs. The Pro Shop facility remains closed due to major flooding from a significant winter storm in December 2021. Golf Operations continues to take place in a temporary on-site office trailer to support golf reservations, rentals, and merchandise sales. The design of the pro-shop is set to begin mid-2025 with construction anticipated in 2026.

The winter 2023 storms created a significant safety hazard for the pedestrian wooden bridge due to the creek embankments being compromised. The bridge connects holes 1 and 2 and provides access to holes 3 through 5. Staff were able to modify the course to provide alternate access to resume play for golfers. Bridge replacement is currently scheduled for summer 2025. Staff continue to implement community programming at the golf course, including driving range, seating and pitching area upgrades, all ages golf lessons, Laguna Middle School PE classes, SLO High School golf program, Cal Poly kinesiology classes, free classes for the SLO County Special Olympics, free youth golf clinics through First Tee program, as well as hosting special events such as September Scramble and a county-wide cross-country youth competition.



*New Driving Range Ball Shed*

### Public Art Program



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2024 saw the first ever Public Art coordinator to be hired for the City. The City Public Art Program plays a key role within our community and supports the Major City Goals of Diversity, Equity, and Inclusion (DEI) and Economic Development. The addition of the Public Art coordinator provided opportunity for the program to go from “survive to thrive,” with ongoing collaborations with local community groups such as the San Luis Obispo Museum of Art, SLO Arts Council, and local artists. New community collaborations were forged with SLO NAACP, SLO County Arts, SLO Senior Center, as well as the launch of a regional group of Public Art Administrators, visioned and coordinated by the City’s Public Art Coordinator.

In 2024, over 20 local artists were hired for new installations throughout the City. Included were two rounds, 20 total, utility box art installations. Of these, 10 were new (blank boxes) and 10 were replacement installations for art from 2015. With a change in legislation, staff were required to find creative solutions for installations, resulting in vinyl wrapped boxes. Culminating the installations, an artist tea was held for artists of deaccessioned boxes and new artists, continuing the growth of community through art programming.

Continuing the trend of community building, an artist was commissioned to build an interactive community mural that was transported to multiple programs and events throughout the summer, beginning with the Juneteenth celebration. Community members were invited and encouraged to engage with the art and add to it. An artist lecture series was also initiated, in partnership with SLO County Arts. Three artists spoke at a free lecture for participants.

City staff continued to work on the Chorro Underpass public art project throughout the year. Installation of the artistic fencing completed, and the mural installation was initiated (to be completed in Winter of 2025).

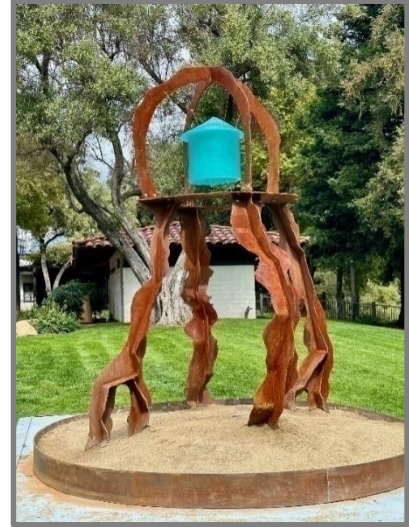
2024 was also a year of managing infrastructure and assessing conditions of the City’s inventory of art. An artist was hired to assess and provide recommendations on art that has been deferred of maintenance. Along with assessment, a revitalization of the public art website occurred, making it more user friendly and engaging, as well as current. In addition to connect the community with artists, a page for deaccessioned art was developed. Finally, as is required for private development projects, City staff worked with the People's Self Help Housing on the installation of private art at Tiburon Place.



*Box Art Program Invitation*

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The City entered into the second year of a two-year community partnership agreement with San Luis Obispo Museum of Art (SLOMA). In April of 2024, SLOMA staff worked with City staff for the year-long installation of April Bank’s “Tidewalker” that replaced Adam Parker Smith’s “David” in the Mission Plaza lawn area. In the summer of 2024, SLOMA began working alongside City staff for the installation of public art in the Garden Street Alley. While the project would not be installed until early 2025, much of the design and administrative work was handled by staff in 2024.



*Tidewalker*

## Conclusion

The City’s General Plan guides the use and protection of the City’s various resources to meet community purposes. The General Plan reflects consensus and compromise among a wide diversity of citizens’ preferences within a framework set by state law. The General Plan is published in separately adopted elements, each containing its own policies and programs. The 2024 General Plan Annual Report summarizes progress made in 2024 for major programs specified in the elements of the General Plan.

One outcome of an annual report is the evaluation of whether actions that have occurred indicate a change in the general vision of the community that requires a more comprehensive update of the General Plan. Substantial progress was made by the City in 2024 related to implementation efforts of key General Plan elements. These efforts were taken in pursuit of the City Council’s Major City Goals for FY 2023-2025 as described on page 3. City staff will continue to implement goals and objectives related to; Economic Recovery, Resiliency and Fiscal Sustainability; Diversity, Equity, and Inclusion; Housing and Homelessness; and Climate Action, Open Space, and Sustainable Transportation. Progress on implementation of these goals and objectives will be further reported on in the 2025 General Plan Annual Report.