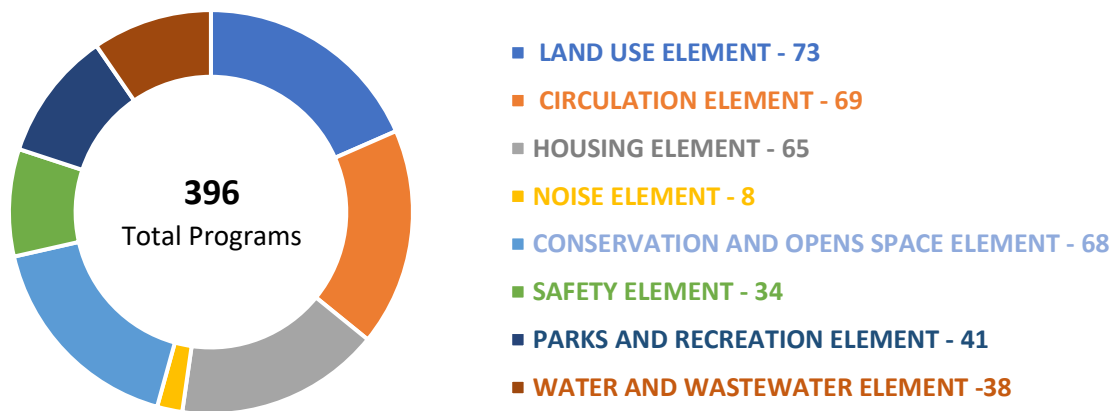
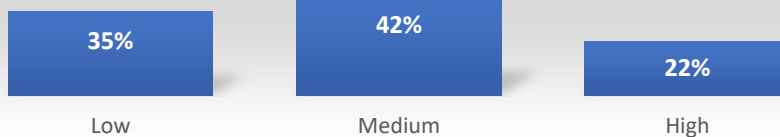

General Plan Update October 2022

The purpose of this report is to supply a summary of the status of all General Plan implementation programs. These programs are actions that implement goals, objectives and policies. As such, checking our progress in implementing General Plan programs is an excellent way of checking our progress in achieving General Plan goals and objectives. Based on the information, there was approximately a 4% increase in programs that were completed or integrated into operations since the last update provided as part of the 2021-23 Financial Plan. For complete detail on the General Plan and all its elements visit the Community Development General Plan page [here](#).

Program Count by Element



Programs Categorized by Difficulty



98%
*Completed or integrated
in ongoing operations*

General Plan Elements



Land Use Element: There are 73 Land Use programs in place, of which 26% are complete. These programs set forth a pattern for the orderly development of land within the City's planning area. This pattern should be based on residents' preference and on protection of natural assets unique to the planning area. The Element also describes the expected level of population growth resulting from construction of the kinds of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the City's economic needs.



Circulation Element: There are 69 circulation programs in place, of which 10% are complete. These programs recognize implications of land use policy on all modes of movement and sets up policies, standards, and implementation measures that work with the Land Use Element update and address both existing and potential circulation opportunities and deficiencies.



Housing Element: There are 65 Housing Element programs in place, of which 15% are complete. The City updated the Housing Element in December 2020. The changes to housing policies and programs reflect the changing needs, resources, and conditions in the community, and respond to changes in state and federal housing law.



Noise Element: There are 8 Noise Element programs in place, of which 25% are complete. These policies supply the proper protections needed to allow development and mixture of compatible uses while protecting residents and land uses from noise impacts.



Conservation / Open Space: There are 68 Conservation / Open Space programs in place, of which 15% are complete. These programs address protection of open space amenities and resources in detail. The Land Use Element works with this element and incorporates concepts such as clustering and buffering open space areas to enhance their protection.



Safety Element: There are 34 Safety Element programs in place, of which 21% are complete. These programs find hazards that influence the locations and types of land uses proposed. The Land Use and Safety Elements share several safety topics. The Land Use Element update adds to the Safety Element through the inclusion of safety through environmental design concepts and to airport safety policies and programs.



Parks & Recreation Element: There are 41 Parks & Recreation Element programs in place, of which 12% are complete. This program supplies active recreation areas and facilities that are essential to neighborhoods. The Land Use Element works to incorporate parks and recreation into the larger land use alternative sites and enhance integration of these resources into neighborhoods.



Water & Wastewater Element: There are 38 Water & Wastewater Element programs in place, of which 8% are complete. These programs supply policies and programs to support adequate services to the community. The Land Use Element includes alternatives that are in keeping with the services available and ensures that infrastructure is sized appropriately to serve future service needs and planning.

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
	LAND USE ELEMENT					
1	Growth Management					
1.14.1	The City will monitor reports from the County “resource management system” and advocate for adherence to that system.	O	L			CD/UT
1.14.2	The City shall advocate and help arrange quarterly coordination meetings among planning directors of local jurisdictions to discuss regional issues.	O	L			CD
1.14.3.	The City will participate with the County in reviewing and providing input on County projects and general plan amendments that have potential to impact the City or be inconsistent with City policies.	O	M			CD
1.14.4	The City shall seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.	O	M			CD
1.14.5	The City shall maintain a memorandum with the County, pledging that neither agency approve a substantial amendment to its plan for San Luis Obispo's planning area without considering the recommendation of the other agency	C				CD
1.14.6	The City shall prepare and maintain a Planning Area Map in the General Plan. The City will establish and maintain County concurrence for the map, which applies to the City's Planning Area outside the urban reserve.	O	L			CD
1.14.7	The City shall maintain a development fee program that covers costs associated with City services and facilities. Periodic review of the fees collected will ensure they are adequate to cover City costs.	O	H			CD
2.1	Conservation and Development of Residential Neighborhoods					
2.10.1.	The City shall review, revise if deemed necessary, and actively enforce noise, parking, and property-development and property-maintenance standards.	O	M			CD
2.10.2.	The City shall implement, and regularly review and update property-maintenance regulations focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles.	O	L			CD
2.11.1	The City shall evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.	O	M			CD
2.11.2.	The City shall review, and revise, if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.	C				CD
2.12.	The City shall adopt special development standards to guide addition of dwellings within Downtown residential areas to implement Policy 2.8.	C				CD
2.13.	The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.	C				CD
2.14.	The City shall implement Neighborhood Wellness Action Plans to help residents preserve and enhance their neighborhoods.	C				CD
2.15.	The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height, parking, and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.	C				CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
2.16.	The City shall evaluate the potential to use portions of City-owned parking lots and structures for residents' parking.	O			H	CD/PW
2.17.	The City shall require new housing projects in the Downtown area to provide residents with information and services to offset vehicle needs, such as providing transit passes, providing space for hourly car rental services, and providing on-site bicycle storage facilities.	O			H	CD/PW
2.18.	The City shall evaluate the potential for development fees to fund new parking spaces in an additional parking structure for residents of new housing projects in the Downtown core.	O			H	CD/PW
3	Commercial & Industrial Development					
3.9.	The City shall amend its Zoning Regulations to implement the changes included in the 2014 General Plan update program.	C				CD
3.10.	Zoning Regulations and Community Design Guidelines will include measures such as location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; noise attenuation measures along property lines to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses.	C				CD
3.11.	The City shall investigate ways to encourage more cohesion between the existing shopping centers on Madonna Road.	O		M		CD/ADM
3.12.	The City shall amend the Community Design Guidelines to address transitions between neighborhood commercial development and adjacent residential neighborhoods.	C				CD
3.13.	The City shall review zoning regulations to consider allowing visitor-service uses in office zones adjacent to community commercial zones in the Downtown and adjacent to Monterey Street between Johnson and Santa Rosa.	O			H	CD
3.14.	The City will investigate emerging technologies and trends to evaluate whether updates to zoning regulations are needed.	C				CD
3.15.	The City shall implement appropriate strategies for business retention and expansion with a focus on those providing head-of-household jobs.	O			H	ADM
3.16.	The City shall provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.	C				CD
4	Downtown					
4.24.	The City shall update the Downtown Concept Plan by 2016 and shall regularly update the plan as required to address	C				CD
4.25.	The City shall consider features of "A Conceptual Physical Plan for the City's Center" (Downtown Concept Plan) in the approval of projects in the Downtown, recognizing that the plan is a concept and is intended to be flexible.	O			H	CD
4.26.	The City shall undertake a study of visual resources within the Downtown core area to identify potential locations for new public-owned open places with access to views of important scenic resources. The City will consider acquisition of one or more of these open places as resources permit.	O			H	CD
4.27.	The City shall explore the full or partial closure and re-design of Broad Street between Palm and Monterey Streets, and Monterey Street between the two connections with Broad Street to effectively extend, either permanently or for special events.	O			H	CD/PW
4.28.	The City shall modify zoning regulations to allow efficiency units and variable density in the Downtown Core.	C				CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
4.29.	The City shall work with the Downtown businesses and residents, the BID, and Chamber of Commerce to manage impacts from downtown drinking establishments, and if necessary, enact additional regulations to ensure that the late night environment in and near Downtown is safe and pleasant.	O		M		CD/PD
4.30.	The City shall develop a master plan for San Luis Obispo Creek in the Downtown area.	O			H	CD/ADM
4.31.	The City shall prepare an inventory of uses in the Downtown Core. Particular attention shall be given to identifying uses at the street level as these uses directly impact the pedestrian experience and vibrancy of the Downtown. This information shall be used to target business support and attraction.	O		M		CD
4.32.	The City shall incorporate into its zoning regulations specific criteria for evaluating use permits for bars/taverns, night clubs and late night drinking establishments.	C		M		CD
4.33.	The City will modify its Community Design Guidelines to enhance Safety and Crime Prevention through Environmental Design.	O		M		CD/PD
4.34.	The City, working with the Downtown Association, businesses, landlords, and residents will consider emergency callboxes at strategic locations in the Downtown.	O		M		PD/ADM
4.35.	The City working with the Downtown Association, Downtown businesses and residents shall develop a program to encourage lighted storefronts and street frontages throughout the night.	O	L			PD/ADM
4.36.	All specific plans shall identify design features utilized to enhance public safety.	O	L			CD/PD
4.37.	The City shall conduct a nighttime safety audit of key areas of the City to see where deficiencies in environmental design may exist and should be improved. Key Areas should be defined as areas experiencing higher crime than City average by SLOPD.	O		M		PD
5	Public & Cultural Facilities					
5.3.	The City shall continue to work to develop a plan for meeting additional space needs in the Downtown. The City shall work with the County to coordinate site selection, building design, circulation and utility services, parking, trip reduction, and funding.	O			H	CD/PW/ADM
5.4.	The City, Cal Poly, and the Foundation for the Performing Arts will jointly manage the performing arts center on the Cal Poly campus.	O		M		ADM
5.5.	The City shall undertake a study of its surplus facilities for possible reuse by cultural and non-profit groups.	O		M		ADM
5.6.	The City shall consider incentives to support establishment of social service facilities in the city.	O		M		ADM
6	Resource Protection					
6.2.1.	The City shall prepare and maintain geographic information systems-based maps of the city, the urban reserve, and the planning area to guide in land use designations and decision-making.	O		M		CD/IT
6.2.2	The City shall seek to protect resource areas deemed worthy of permanent protection by fee acquisition, easement, or other means.	O		M		CD/ADM
6.5.1.	Subdivision approval in hillside planning areas shall include designation of "sensitive sites," which shall be subject to architectural review.	O	L			CD
6.5.2.	The City shall create and maintain a GIS layer to accurately document development limit lines as they are applied in the General Plan.	O	L			CD/IT

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
6.5.3.	Consistent with the Community Design guidelines, all hillside areas are considered sensitive sites, and architectural review is required for new development. The Community Development Director will screen all proposals to identify any which do not need architectural review.	O	L			CD
6.7.1.	The City shall ensure new development complies with the City's flood plain ordinance, setbacks, specific plans, and design standards to minimize flood damage and flood plain encroachment.	O	L			CD/PW
6.7.2	The City shall administer the National Flood Insurance Program standards.	O	L			CD/PW
6.7.3	The City shall notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.	O	L			PW
6.7.4	The City shall evaluate the feasibility of establishing a financing district or districts to address flood concerns in affected areas.	O			H	PW
7	Airport Area					
7.13.	The City shall continue to work with the County and regional airlines to assure that regional airline services are continued and expanded to adequately serve the needs of the population in the service area of the airport.	O		M		CD
7.14.	The City will annex the Airport area denoted in the Airport Area Specific Plan and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.	O			H	CD
7.15.	In approving development proposals, the City will assure that Airport Area properties noted in the Airport Area Specific Plan secure protection for any on-site resources identified in the Conservation and Open Space Element. To help maintain the greenbelt, properties shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed.	O	L			ADM
7.16.	The City shall create an Airport Overlay Zone to reflect the boundaries of the San Luis Obispo County Regional Airport Land Use Plan within the City limits. The purpose of the Airport Overlay Zone is to codify airport compatibility criteria in areas for which the City may override the Airport Land Use Commission determination to ensure compliance with the requirements of the California State Aeronautics Act (Cal. Pub. Utilities Code, Section 21670, et. seq.)	C			H	CD
7.17.	The City shall update its Zoning Regulations to address allowable uses and development standards for areas the City may override a determination of inconsistency. Zoning regulations shall be consistent with the requirements of the State Aeronautics Act, use guidance from the Caltrans Airport Land Use Planning Handbook and comply with related state and federal requirements relating to airport land use compatibility.	C			H	CD
7.18.	The City shall review of General and Specific Plans and Amendments, Zoning ordinance or amendments, or Building code changes within the San Luis Obispo County Regional Airport Land Use Plan boundary. As well as including referral to the Airport Land Use Commission as specified in Section 21676(b) of the Public Utilities Code for a determination of consistency with the San Luis Obispo County Airport Land Use Plan.	O		M		CD
8	Special Focus Areas					

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
8.3.	The City will review and update Ordinance 1130 and involve residents to ensure that neighborhood concerns are addressed.	C				CD
8.4.	The City will update the Mid-Higuera Area Plan for this multi-block commercial area to reflect current needs and changes that have occurred since the 2001 plan was adopted.	O	L			CD
8.5.	The Caltrans site is planned for redevelopment from a Caltrans office and yard complex to a mixed use development. Commercial uses will be described under the Tourist Commercial designation, and redevelopment plans shall consider the suitability of realignment of the Madonna/South Higuera intersection. The site should be developed to serve as a gateway into the community, with consideration of additional open space uses, retention and rehabilitation of the Master List historic structure, and retention of Heritage Trees on the site. The site shall also include a park site north of Madonna Road.	O		M		CD/ADM
8.6.	Lands behind the General Hospital building that are inside the City's Urban Reserve line will be designated as Public (for existing public facility) and a range of residential uses (Low Density and Medium Density Residential) and will include the ability to support residential care, transitional care use, and other residential uses consistent with the adjacent areas. The remaining site outside the City's Urban Reserve line will remain as Open Space. The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal.	C				CD/ADM
8.7.	The City shall implement the South Broad Street Area Plan to create a safe, attractive and economically vital neighborhood with a mix of complementary land uses.	O	L			CD
8.8.	The Madonna Inn Area includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park. This area may be developed further only if surrounding hillsides including area outside the Urban Reserve Line are permanently protected as open space.	O			H	CD/ADM
8.9.	The 38-acre area of the Sunset Drive-in Theater / Prado Road Area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Once flooding, access, and agricultural preservation issues are resolved, the area would be suitable for development as a mixed use development with a mix of Commercial uses. Permanent open space shall be required. A full assessment of the Drive-in Theater site's potential as a historic resource will need to be evaluated and addressed. Bicycle connectivity for this area is an important component for future development.	O			H	CD/PW/ADM
8.10.	The Pacific Beach area is planned for redevelopment from current use as a continuation school, school office and park uses to commercial retail uses along Los Osos Valley Road and Froom Ranch Road and the remaining site maintained under a Park designation.	O		M		
8.11.	Development of Calle Joaquin Auto Sales Area is suitable for commercial mixed use and other uses in the Tourist Commercial designation. Development of the area must address preservation of and transition to the agricultural parcels/uses to the northwest; connectivity to the Dalidio Ranch area; view shed preservation; and treatment as a gateway to the City visible from Highway 101.	O	L			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
8.12.	Flooding and access issues must be resolved for the LOVR Creekside Area prior to developing Medium High Density Residential. Agricultural Designations must be maintained along the west side of site. Compatibility with adjacent residential areas to the east will be required. Permanent protection of the adjacent San Luis Obispo Creek will need to be addressed. The south side of the site will need to accommodate relocation of LOVR right-of-way and changes related to the planned Highway 101 interchange.	O			H	CD/PW
8.13.	The Broad Street at Tank Farm Road Site will be used as a mixed use site and provide a strong commercial presence at the intersection. Areas along the creek on the western edge of the site will be appropriately buffered to provide creek protections. Attention to connectivity, safety and comfort of bicycle and pedestrian circulation will be especially important in the development of this corner.	C				CD/PW
8.14.	In regards to the Cal Fire / Cal Poly-owned property on Highway 1, the City shall collaborate with Cal Poly in updating the Master Plan for development of campus property. The master Plan shall address sensitive visual and habitat resources, circulation issues, impacts to City services, transition and potential impacts to surrounding neighborhoods.	O			H	CD
8.15.	Future development of the North Side of Foothill (Bishop Knoll) shall address open space requirements under Policy 1.13.8 and open space buffers in accordance with Conservation and Open Space Element Policy 8.3.2. The steep hillside should be dedicated as Open Space and residential lots grouped at the bottom of the hill closer to Foothill. Development shall provide a parking lot and trail access to Bishops Peak. Circulation connectivity shall be provided to Los Cerros Drive as feasible. Density shall be limited to 7 units / acre.	O	L			CD/PW/ADM
8.16.	Future development of the Alrita Properties shall address hillside planning requirements under Policy 6.4.7C. Additional analysis will need to occur in the LUCE EIR to evaluate potential water service issues, and additional analysis is needed to determine if the City's water distribution system can adequately serve development in this area. Density shall be limited to 7 units/acre as modified for slope under the Zoning Ordinance.	O			M	CD/UT
	CIRCULATION ELEMENT					
2	Traffic Reduction					
2.2.1.	In coordination with county agencies, the City shall support efforts in establishing county-wide trip reduction programs.	O			M	PW
2.2.2.	The City shall maintain and where cost effective to improve a trip reduction plan for City employees.	O	L			PW/HR
2.2.3.	The City shall work with employers to establish a voluntary commuter benefit options program that provides commute options for employees.	O	L			PW/HR
2.2.4.	The City shall continue to work with Cal Poly, Cuesta College, and other educational institutions to provide incentives to all students, faculty and staff to use alternative forms of transportation.	O			M	PW
3	Transit Service					
3.2.1.	The City shall continue to implement the Short Range Transit Plan (5-year time frame) and coordinate with SLOCOG on implementing the Long Range Transit Plan (20-year time frame).	O			H	PW
3.2.2.	The City shall make available bulk rate transit passes to all groups.	C				PW

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
3.2.3.	The City shall work with the San Luis Obispo Regional Transit Authority (RTA) to maintain and expand commuter bus service to and from the City of San Luis Obispo during peak demand periods.	O			H	PW
3.2.4.	The City shall coordinate with the San Luis Obispo Regional Transit Authority (RTA) to evaluate the benefits and drawbacks of consolidated service.	O			M	PW
3.2.5.	The City shall develop and maintain a comprehensive marketing and promotion program to reach individual target audiences.	O			M	PW
3.2.6.	The City shall update its Short Range Transit Plan to evaluate adding mass transit stops at the high school and the middle school.	C				PW
3.2.7.	When evaluating transportation impacts, the City shall use a Multimodal Level of Service analysis.	O	L			PW
3.2.8.	The City shall work with other agencies to develop a regional transit center downtown.	O	L			PW
4	Bicycle Transportation					
4.2.1.	The City shall evaluate a bike share program in coordination with Cal Poly and other educational institutions.	O			M	PW
4.2.2.	The City shall maintain and regularly update its Bicycle Transportation Plan as needed to reflect changes in state law and/or future conditions consistent with the objectives, policies and standards of this Circulation Element. Future revisions to the Bicycle Transportation Plan shall consider Safe Routes to School	O			H	PW
4.2.3.	The City shall work with Cal Poly and Cuesta College to de-emphasize the use of automobiles and promote the use of alternative forms of transportation in their master plans.	O			M	PW
4.2.4.	The City shall revise its zoning regulations to establish and maintain standards for secured bicycle parking and ancillary facilities.	C				CD/PW
4.2.5.	The City should obtain railroad right-of-way and easements to establish a separated bike path and pedestrian trail through San Luis Obispo.	O			H	PW
4.2.6.	The City shall maintain its GOLD level award designation as a Bicycle Friendly Community and pursue a gold level designation.	O			M	PW
4.2.7.	The City shall collaborate with SLO County to coordinate planning and development of county bikeways to support a regional bicycle network.	O			M	PW
4.2.8.	The City should consider expanding and maintaining its bicycle licensing program to address bicycle loss, theft, and safety problems.	O			M	PW
5	Walking					
5.2.1.	The City shall adopt and regularly update a Downtown Pedestrian Plan to encourage walking and to expand facilities that provide pedestrian linkages throughout the Downtown. The plan shall include pedestrian safety assessments in accordance with State and Federal guidelines.	O			H	PW
5.2.2.	Areas outside of the Downtown, the City shall implement its program for installation of a continuous and connected pedestrian network giving areas with the heaviest existing or potential pedestrian traffic priority in funding.	O			H	PW
5.2.3.	The City shall continue to implement its annual program of enhancing existing curbs with ADA compliant ramps.	O			M	PW
5.2.4.	The City shall continue to coordinate with SLOCOG and local schools to pursue Safe Routes to School programs and grant opportunities.	O	L			PW
5.2.5.	The City shall consider the benefits and costs of consolidating the Bicycle Transportation Plan with a citywide Pedestrian Plan.	O			M	PW

Status of General Plan Implementation Programs

Program Number		Program Summary	STATUS AS OF October 2022				Lead Dept.
			Complete Or Ongoing	Difficulty to Complete			
				Low	Med	High	
6	Multi-Modal Circulation						
6.2.1.	As funding permits the City shall biennially complete a traffic count program for pedestrians, bikes, vehicles and transit to maintain and update its database of transportation conditions and to evaluate the state of the transportation system.		O		M		PW
7	Traffic Management						
7.2.1.	Those traffic programs identified in the Circulation Element that have the greatest potential to reduce traffic increases shall have priority for implementation.		O			H	PW
7.2.3.	On a bi-annual basis, as funding permits the City shall implement an ongoing and comprehensive transportation monitoring program.		O			H	PW
7.2.4.	The City shall regularly, as funding permits, conduct a travel behavior survey of residents to estimate their use of different types of transportation.		O		M		PW
7.2.5.	The City shall work with the County to jointly develop and adopt design and construction standards for streets within the City's Urban Reserve.		O		M		PW
7.2.6.	The City shall revise its Subdivision Regulations to include right-of-way and design standards.		O			H	CD/PW
7.2.7.	The City shall adopt an access management policy to control location, spacing, design and operation of driveways, median openings, crosswalks, interchanges and street connections to a particular roadway including navigation routes to direct traffic to preserve the safety and efficiency of the transportation system.		O	L			PW/CD
7.2.8.	The City shall cooperate with State and regional agencies in evaluating the effectiveness of high occupancy vehicle (HOV) lanes on State highways.		O	L			PW
7.2.9.	The City shall develop and adopt guidelines that implement Policy 7.1.4 concurrent with the 2015-17 Financial Plan.		C				PW
9	Street Network Changes						
9.2.1.	The City will establish building setback lines for routes listed on Table 5.		O	L			PW
9.2.2.	The City shall ensure that changes to Prado Road (Projects 1, 2, and 19 on Table 5) are implemented in a sequence that satisfies circulation demands caused by area development. Sponsors of development projects that contribute to the need for the Prado Road interchange or overpass will be required to prepare or fund the preparation of a Project Study Report.		O			H	PW
9.2.3.	The City shall adopt and regularly update a plan and standards for the installation and maintenance of landscaped medians, parkways, signs, utilities, street furniture, sidewalks and bicycle lanes. Within the Downtown, street amenities shall be consistent with the Downtown Pedestrian Plan design guidelines.		O			H	PW
9.2.4.	The City will evaluate complete street designs to maximize the shared right of way for all users as a method of achieving an overall objective for the Conceptual Physical Plan of the City's Center to improve the pedestrian environment in the downtown.		O			H	CD/PW
9.2.5.	As part of any proposal to further develop the Dalidio-Madonna Area, the alignment and design of extensions of From Ranch Way connecting with Prado Road (west of Route 101) shall be evaluated and established if consistent with the Agricultural Master Plan for Calle Joaquin Reserve.		O			H	PW
9.2.6.	The City shall promote the creation of "streetscapes" and linear scenic parkways or corridors that promote the city's visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts.		O		M		PW

Status of General Plan Implementation Programs

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			Complete Or Ongoing	Difficulty to Complete			
				Low	Med	High	
10	Truck Transportation						
10.2.1.	Trucks should turn off motors when parked. The City shall work with the Air Pollution Control District (APCD) for guidance in establishing standards that address air and noise pollution from idling trucks.		O		M		PW
10.2.2.	The City's Home Occupation Permit Regulations should be amended to ensure that commercial trucks are not used to make regular deliveries to home occupations in residential areas.		C				CD/PW
10.2.3.	The City shall continue to provide reserved commercial truck loading zones in appropriate downtown areas.		O		M		PW
10.2.4.	The City shall adopt an ordinance regulating the movement of heavy vehicles.			L			PW
11	Air Transportation						
11.2.1.	The City shall work with the County Airport to encourage the use of quieter and more environmentally sensitive aircraft.		O			H	ADM
11.2.2.	The City shall work with the County Airport to support the further development of airport facilities and attract additional passenger airline services.		O		M		ADM
11.2.3.	The City shall work with the County Airport to pursue funding opportunities, such as Airport Improvement Program grants.				M		ADM
11.2.4.	The City shall work with the County Airport Land Use Commission to complete updates of the Airport Land Use Plan for the San Luis Obispo County Airport in regard to significant changes in noise, adjacent land impacts, and safety zones.		C				CD
12	Rail Transportation						
12.2.1.	The City supports maintaining and increasing daily train service connecting San Luis Obispo with points north and south, with departures and arrivals in the morning, mid-afternoon and evening.		O	L			PW/ADM
12.2.2.	The City shall support San Luis Obispo Council of Governments in evaluating the feasibility of passenger rail service to connect points within the county.		O	L			PW
12.2.3.	The City shall coordinate railroad facility infrastructure maintenance with the Union Pacific Railroad and the Public Utilities Commission. In addition, the City shall work with the Air Pollution Control District and others to discourage idling train engines in San Luis Obispo.		O		M		CD
12.2.4.	The City shall monitor and respond to changes, or proposed changes in passenger and freight rail traffic that may impact the safety and well-being of residents of the community including the transport of combustible materials.		O		M		PW
12.2.5.	The City shall discourage the transportation of oil and other combustible hydrocarbons through the City.		O	L			ADM
13	Parking Management						
13.2.1.	The City shall maintain and regularly update its Access and Parking Management Plan (every 5 years) including parking demand reduction strategies and consider emerging best practices.		O		M		PW
13.2.2.	The City shall regularly monitor the use of public parking in the downtown.		O		M		PW
13.2.3.	The City shall coordinate with SLOCOG during periodic updates to SLOCOG's Park and Ride Lot Development report to evaluate the need for and location of park-and-ride lots to serve commuters.		O	L			PW
13.2.4.	The City shall only approve construction of additional public parking structures after considering the findings and results of a parking supply and demand study.		O			H	PW

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
13.2.5.	The City shall continue to work with the Downtown Association to evaluate the use of curb space in the downtown and identify opportunities for creating additional parking spaces.	O	M			PW
13.2.6.	The City shall continue to operate the downtown trolley as a parking management tool to reduce congestion.	O	H			PW
14	Neighborhood Parking Management					
14.2.1	Upon request from residents or other agencies, the City will evaluate the need for neighborhood parking permit programs or other parking management strategies in particular residential areas.	O	L			PW
14.2.2.	The City will investigate the feasibility and desirability of establishing parking financing districts.	O	H			PW
15	Scenic Roadways					
15.2.1.	The City will participate with Caltrans, the County and other cities to establish a program for enhancing the visual character of the Highway 101 corridor consistent with the US 101 Aesthetic Study for San Luis Obispo County.	O	M			PW
15.2.2.	The City shall revise its Community Design Guidelines to incorporate concern for the protection of views and vistas from scenic roadways.	O	H			CD
15.2.3.	The City shall adopt a street corridor landscaping plan for scenic roadways. Indigenous species will be used unless shown to be inappropriate.	O	M			PW
15.2.4.	Both the City and the County should enforce an amortization program for the removal of billboards along scenic roadways.	O	M			CD
16	Circulation Element Implementation, Program Funding and Management					
16.2.1	Transportation Work Program shall be regularly updated as part of the City Financial Plan, and must be consistent with the Circulation Element. Will cover a five-year period, shall be updated to include modified projects and costs if warranted.	O	M			PW
16.2.2	The City shall update its multimodal transportation impact fee ordinance in accordance with State Law (AB1600).	C				CD
16.2.3	Prior to implementation of a project identified in this element, the City shall reevaluate its need and include an analysis of alternatives that can achieve the desired results at lower costs and with less environmental impacts.	O	M			PW
16.2.4.	Major development proposals to the City will include displays of the proposal's interfaces with nearby neighborhoods, and indicate expected significant qualitative transportation effects on the entire community.	O	L			PW/CD
	HOUSING ELEMENT					
1	Safety					
1.5	Continue to improve unsafe, unsanitary, or illegal housing conditions, barriers to accessibility, energy efficiency, or unsafe neighborhoods annually, by: 1) using Federal, State, and local housing funds, such as Community Development Block Grant Funds, and 2) proactively promoting neighborhood wellness through Code Enforcement's Neighborhood Service Program.	O	M			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
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.	O	M			CD
1.7.	Continue to support local & regional solutions to homelessness by funding programs such as Maxine Lewis and Prado Center.	O	H			CD/ADM
2	Affordability					
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	O	M			CD
2.6.	Review existing and proposed building, planning, engineering and fire policies and standards every year to determine whether changes are possible that could assist the production of affordable housing, or that would encourage preservation of housing rather than conversion to non-residential uses, provided such changes would not conflict with other General Plan policies. Such periodic reviews will remove regulations within 2-6 months that have been superseded, are redundant, or no longer needed.	O	M			CD
2.7.	Continue to prioritize procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects. City staff and commissions shall give such projects priority in allocating work assignments, scheduling, conferences and hearings.	O	H			CD / PW / UT
2.8.	Coordinate an annual public and private sector meeting to discuss and encourage the development of housing that meets the City's housing needs.	O	M			CD
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.	C	H			CD
2.10	Update the Affordable Housing Standards to include Homeowners' Association (HOA) fees and a standard allowance for utilities in the calculation for affordable rents and home sales prices within two years of adopting the Housing Element.	O	M			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
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.	O		M		CD
2.12.	In conjunction with housing providers and the residential design community, continue to provide planning services as requested by the public, builders, design professionals and developers regarding strategies to achieve affordable housing and density bonuses.	O			H	CD
2.13.	Update the Inclusionary Housing Ordinance, including Table 2A, based on findings and recommendations in the 2020 Affordable Housing Nexus Study and conduct further feasibility analysis in order to evaluate the City's ability to provide affordable housing in the proportions shown in the Regional Housing Needs Allocation, per Policy 2.4.	C		M		CD
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.	O		M		CD
2.15.	Evaluate a flexible density pilot program and initiate an update of the Zoning Regulations and Community Design Guidelines to incorporate flexible density development options in Downtown Core and portions of Upper Monterey and Mid Higuera Special Focus Areas to support the production of 50 smaller residential units (150 to 600 square feet) per year during the planning period.	O		M		CD
2.16.	Create and make available to interested parties an informational packet that explains SB 35 streamlining provisions and eligibility within two years of Housing Element adoption.	O	L			CD
2.17.	In order to provide adequate sites for lower income households on non-vacant and vacant sites previously identified in the Housing Element (Table E-2), the City will, within one (1) year of the adoption of the Housing Element Update, allow developments (including mixed-use projects) that include at least 20 percent of the residential units as affordable to lower income households, by right (no discretionary review).	O		M		CD
2.18	Utilize objective design standards to allow residential uses by right (no discretionary review) for those developments (including mixed-use projects) that include at least 20 percent of the residential units as affordable to low-income households.	O		M		CD
3	Housing Conservation					
3.6.	Continue to encourage the creation of dwellings in the Downtown Core (C-D Zone) and the Downtown Planning Area by continuing the “no net housing loss” program, consistent with Chapter 17.142 (Downtown Housing Conversion Regulations) of the Zoning Regulations.	O	L			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
3.7.	Continue to identify residential properties and districts eligible for local, State or Federal historic listing in accordance with guidelines and standards help property owners repair, rehabilitate and improve properties in a historically architecturally sensitive manner.	O	L			CD
3.8.	Continue to monitor and track affordable housing units at-risk of being converted to market rate housing annually and verify that tenants are properly noticed and aware of their rights. Provide resources to support the Housing Authority, and local housing agencies, purchase and manage at-risk units.	O		M		CD
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.	O		M		CD
3.10.	In order to mitigate the loss of affordable housing units, replacement housing units shall be provided for sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: non vacant sites and vacant sites with previous residential uses that have been vacated or demolished (see Government Code, section 65583.2, subdivision (g)(3), and Government Code, section 65915, subdivision (c)(3)).	O		M		CD
4	Mixed-Income Housing					
4.5.	Review new development proposals for compliance with City regulations and revise projects or establish conditions of approval to implement the mixed-income policies.	O	L			CD
4.6.	Amend the Inclusionary Housing Ordinance to require that affordable units in a development be of similar size, number of bedrooms, character and basic quality as the non-restricted units in locations that avoid segregation of such units, including equivalent ways to satisfy the requirement. Also evaluate adjusting the City's allowable sales prices for deed-restricted affordable units per a variety of unit types.	C				CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
4.7.	The City shall support Affirmatively Further Fair Housing (AFFH) by: •Facilitating public education and outreach by providing informational flyers on fair housing and reasonable accommodation at public counters and on the City's website. Information will be included with utility billing at least once per year. •Training staff, elected officials, and appointees on issues of disparity, structural racism, and inequality through the City's Diversity, Equity and Inclusion (DEI) Program. •Implementing language standards and procedures for providing equal access to City services and programs to all residents, including persons with limited proficiency in English. •Deed-restricting units to provide affordability and reduce displacement. •Supporting new technologies and/or products such as modular housing construction to reduce costs and increase access to housing. •Distributing information regarding tenant rights and Fair Housing resources as part of Code Enforcement's response to housing code enforcement issues.	O		M		CD
4.8.	Continue to distribute information regarding Fair Housing by providing up to date information online and brochures at the front desk, providing educational materials to tenants, property owners and property managers, and making public service announcements (including but not limited to the City's News page, social media sites, and newspaper ads) every year.	O			H	CD
5	Housing Variety and Tenure					
5.4.	Evaluate and implement "missing middle" housing types (e.g. duplex, triplex, quadplex, cottages, etc.) to increase housing options in the City within three years of adopting the Housing Element.	O		M		CD
5.5.	Update the Zoning Regulations to allow mixed-use development within Service Commercial (C-S) and Manufacturing (M) zones without a use permit within one year of the adoption of the Housing Element.	C				CD
6	Housing Production					
6.10.	Maintain the General Plan and Residential Growth Management Regulations (SLOMC 17.88) exemption for new housing in the Downtown Core that is enforce ably restricted for extremely-low, very low, low- and moderate income households.	O	L			CD
6.11.	Continue to allow flexible parking regulations for housing development, especially in the Downtown Core and possibly use city parking facilities by Downtown residents, where appropriate guarantees limit occupancies to persons without motor vehicles or who provide proof of reserved, off-site parking.	O		M		CD/PW
6.12.	Continue to evaluate, every two to three years within the planning period, to develop and implement incentives to encourage additional housing in the Downtown, Upper Monterey, and Mid-Higuera Special Focus Areas, particularly in mixed-use developments.	O		M		CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
6.13	Consider General Plan amendments, as projects are proposed, to rezone commercial, manufacturing, or public facility zoned areas for higher-density, infill or mixed-use housing, where compatible with surrounding development. Group requested rezones so that as many as possible can be considered consistent with Government Code §65358, that allows a general plan to be amended four times during any calendar year.	O			H	CD
6.14.	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.	O		M		CD
6.15.	Meet every other year during the planning period with other public and private agencies to identify excess, surplus, and underutilized parcels for residential development.	O		M		CD
6.16.	Incentivize 20 affordable housing developments per year during the planning period consistent with SLOMC Affordable Housing Incentives.	C		M		CD
6.17.	Financially assist in the development of 20 housing units per year that are affordable to extremely low, very low, low- and moderate income households during the planning period using State, Federal, and local funding sources, with funding priority given to projects that result in the maximum housing benefits for the lowest household income levels.	C		M		CD
6.18.	Actively seek and collaborate with non profit housing providers to (jointly) apply for three revenue sources each year during the planning period, including State, Federal and private/non-profit sources, and financing mechanisms to financially assist with the development of housing affordable to extremely low, very low and low or moderate income households.	O		M		CD
6.19.	Review the Affordable Housing Incentives (Chapter 17.140, SLOMC) and Zoning Regulations every two years during the planning period and update to ensure density bonus incentives are consistent with State Law.	O			H	CD
6.20.	Evaluate and update the Subdivision Regulations, within three years of Housing Element adoption, to support small lot subdivisions, ownership bungalow court development and other alternatives to conventional subdivision design	O		M		CD
6.21	Continue to submit the Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on or before April 1 st of each year for the prior calendar year, pursuant to Government Code Section 65400.	O		M		CD
6.22.	Update the City's municipal code to expand objective design standards within one year of the adoption of the Housing Element Update.	C			H	CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
6.23.	Update the development review process and expand the thresholds of each review level (minor, moderate, and major) to eliminate or reduce the number of public hearing required for housing projects within one year of adopting the Housing Element.	C	M			CD
7	Neighborhood Quality					
7.10.	Continue to utilize a diverse range of outreach methods, including email notifications, the City's website and social media accounts, and neighborhood outreach meetings to ensure residents are aware of and able to participate in planning decisions affecting their neighborhoods early in the planning process.	O	M			CD/ADM
7.11.	Continue to work directly with neighborhood groups and individuals to address concerns pertaining to neighborhood needs, problems, trends, and opportunities for physical improvements.	O	M			CD/PD
7.12.	Continue to fund neighborhood improvements, including sidewalks, traffic calming devices, crosswalks, parkways, street trees and street lighting to improve aesthetics, safety and accessibility.	O	H			CD / P&R / PW
7.13.	Continue the City's Neighborhood Services and Code Enforcement programs to support neighborhood wellness.	O	M			CD/PD
7.14.	Evaluate and update the Community Design Guidelines to provide site design standards for developments with 11 or more residential units to include outdoor amenities such as the following: outdoor visiting and gathering spaces, places to exercise or recreate, and spaces reserved for edible landscape or community gardens.	O	M			CD/PD
8	Special Housing Needs					
8.11.	Continue to provide resources that support local and regional solutions to meet the needs of the homeless and continue to support, jointly with other agencies, shelters and programs, such as Housing First and Rapid Rehousing, for the homeless and displaced individuals and families.	O	M			CD
8.12.	Continue the mobile home rent stabilization program to minimize increases in the cost of mobile home park rents.	O	L			CD
8.13.	Support opportunities within the City suitable for tenant-owned mobile-home parks, cooperative or limited equity housing, manufactured housing, self-help housing, or other types of housing that meets special needs.	O	M			CD
8.14.	Advocate developing more housing and refurbishing campus housing at Cal Poly University.	O	M			CD
8.15.	Work with Cal Poly University Administration to secure designation of on-campus fraternity/sorority living groups.	O	L			CD/ADM
8.16.	Continue to support "good neighbor programs" with Cal Poly State University, Cuesta College, the City and local residents. The programs should continue to improve communication and cooperation between all groups about student housing in residential neighborhoods.	O	M			CD/PD
8.17.	Provide public educational information at the Community Development Department public counter on universal design concepts for new and existing residential dwellings.	O	L			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
8.18.	Review and amend the Zoning Regulations within one year of Housing Element adoption to ensure compliance with: 1) the Supportive Housing Streamlining Act (AB 2162) to allow supportive housing a use-by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed development meets specified criteria; and 2) AB 101, to allow Low Barrier Navigation Centers by-right in all residential zones, areas zoned for mixed uses, and nonresidential zones permitting multifamily uses.	C				CD
8.19.	Continue to look for partnership opportunities with non-profit housing developers and service providers to acquire four vacant, blighted, or underutilized properties (land, retail or commercial space, motels, apartments, housing units, mobile home parks) during the planning period for conversion into affordable permanent and supportive housing for homeless persons and families.	O	L			CD
8.20.	Actively seek and collaborate with non profit housing providers to (jointly) apply for two revenue sources each year during the planning period for State, Federal, and local funding sources to financially assist with the development of housing for persons with developmental disabilities.	O		M		CD
8.21.	Continue to coordinate monthly with the County Department of Social Services, Homeless Services Oversight Council (HSOC), social service providers, and non-profit organizations to identify, evaluate, and implement strategies to reduce the impacts of homelessness on the City.	O	L			CD
8.22.	Work with other jurisdictions to advocate for State legislation that would: 1) provide funding to help Cal Poly University provide adequate on campus student housing, and 2) allow greater flexibility for State universities and community colleges to enter into public-private partnerships to construct student housing.	O	L			CD/PD
8.23.	Update Zoning Regulations, within one year of Housing Element adoption, to be consistent with the Employee Housing Act; including: 1) Update Table 2-1 to allow employee and farmworker housing by right within the Open Space and Conservation (C/OS) and Agriculture (AG) zones consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, and 2) remove Chapter 17.148 - High-Occupancy Residential Use Regulations.	C				CD
9	Sustainable Housing, Site, and Neighborhood Design					
9.6.	Continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan. Staff shall work with applicants to achieve the City's energy conservation goals.	O		M		CD/ADM
9.7.	Continue to provide assurance of long-term solar access for new or remodeling housing and for adjacent properties, consistent with historic preservation guidelines.	O	L			CD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
9.8.	Implement Climate Action Plan programs to increase production of “green” housing units and projects and require sustainable and/or renewable materials, water and energy technologies.	O	M			ADM/CD
9.9.	Continue to promote building materials reuse and recycling in site development and residential construction, including flexible standards for use of salvaged, recycled, and “green” building materials. Continue the City’s construction and demolition debris recycling program (Chapter 8.05 - Municipal Code)	O	L			CD/UT
9.13.	Continue to support programs for sustainable home improvements such as solar panels, heating and cooling systems, water conservation and energy efficient windows.	O	M			CD
	NOISE ELEMENT					
1.12.	Review public and private development proposals for Noise Element conformance.	O	L			CD
1.13.	Require noise studies early in the review process when project noise may exceed allowable limits.	O	L			CD
1.14.	Assure that noise mitigation measures are carried-out during construction.	O	L			CD
1.15.	Monitor compliance with mitigation measures after project completion.	O	L			CD
1.16.	The city will work with the California Highway Patrol and the County Sherriff’s Office to enforce loud vehicle exhaust systems and sound amplification systems.	C	L			PD
1.17.	The city will purchase and pursue alternatives to the use of noisy equipment for city operations.	O	L			ADM
1.18.	The City will periodically review and update the Noise Element.	O	H			CD
1.19.	The City will make the Noise Guidebook available to anyone involved in project design and review.	C	M			CD
	CONSERVATION AND OPENS SPACE ELEMENT					
2	Air					
2.3.1.	Employ best available practices in City operations.	O	M			ADM
2.3.2.	Consult with APCD on significant development proposals.	O	L			CD
2.3.3.	Promote alternative transportation/land use strategies.	O	L			CD
2.3.4.	Provide alternative transportation incentives.	O	M			PW
2.3.5.	Amend the General Plan as needed to achieve air quality goals.	O	M			CD
3	Cultural Heritage					
3.6.1.	Promote public awareness of cultural resources through activities, including tours & clean-up events.	O	M			ADM
3.6.2.	Provide financial assistance and incentives for historic preservation.	O	H			CD/ADM
3.6.3.	Expand ARC guidelines to address specific guidance for new buildings in historic districts.	C				CD
3.6.4.	Prepare post-disaster historic preservation standards.	O	M			CD
3.6.5.	Assist the CHC in preparing archaeological resource guidelines.	C				CD
3.6.6.	Provide cultural resource awareness public educational programs, which display artifacts which illuminate past cultures.	C				ADM
3.6.7.	Encourage partnering for preservation.	O	L			CD
3.6.8.	Promote adaptive reuse of historic buildings.	O	L			CD
3.6.9.	Rehabilitate and maintain City-owned adobes and historic structures.	O	H			ADM/PW/CD
3.6.10.	Implement Cultural Heritage Committee Whitepaper.	C	L			CD
4	Energy					
4.6.1.	Promote efficient City energy use.	O	M			ADM
4.6.2.	Manage City operations for energy self-reliance.	O	H			ADM
4.6.3.	Promote Sustainable design in City facilities.	O	M			ADM

Status of General Plan Implementation Programs

Program Number Program Summary		STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
4.6.4.	Reduce obstacles to energy conservation.	O	M			CD
4.6.5.	Encourage sustainable employee commuting practices.	O	L			HR
4.6.6.	Promote energy conservation education.	O	M			ADM
4.6.7.	Administer State Building Energy Standards.	O	L			CD
4.6.8.	Encourage energy-efficient design in private development projects.	O	L			CD
4.6.9.	Address solar access in new development.	O	M			CD
4.6.10.	Retrofit City facilities for energy savings.	O	H			PW/UT
4.6.11.	Seek financial assistance for energy efficiency improvements in City facilities.	O	L			PW/UT
4.6.12.	Monitor energy use in City facilities and prepare biannual report for City Council.	O	M			ADM
4.6.13.	Prepare energy conservation plan for City facilities.	O	M			ADM
4.6.14.	Adopt green building standards.	C				CD
4.6.15.	Consider City-owned green energy utility.	C	H			ADM
4.6.16.	Promote technology and energy conservation businesses.	O	L			ADM
4.6.17.	Require solar power for new dwellings.	C	L			CD
4.6.18.	Seek Air Pollution Control District support for maintaining air quality.	O	L			CD
5	Materials					
5.5.1.	Use materials efficiently in City operations (computer technology and copying)	O	M			ADM
5.5.2.	Promote City materials reuse and recycling.	O	M			ADM/UT
5.5.3.	Coordinate waste reduction and recycling efforts.	O	M			ADM
5.5.4.	Use materials with reduced environmental impacts in City operations and facilities.	O	M			ADM
5.5.5.	Maintain inventory of recycling businesses and services.	O	L			UT
5.5.6.	Expand City public information efforts on energy and materials conservation goals.	O	L			ADM
5.5.7.	Encourage energy efficiency and Green Building in new development.	O	L			CD
5.5.8.	Ensure new development projects include space for materials recycling/storage.	O	L			CD
7	Natural Communities					
7.7.1.	Protect natural communities.	O	M			ADM
7.7.2.	Implement the Natural Communities policies from program.	C				ADM
7.7.3.	Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S. Endangered Species Act.	O	L			ADM
7.7.4.	Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.	O	L			CD/ADM
7.7.5.	Develop and maintain current benchmark information on habitat types and conditions.	O	M			ADM
7.7.6.	Replace invasive non-native vegetation with native vegetation.	O	M			ADM
7.7.7.	Preserve ecotones through changes to or conditions on new development.	O	L			ADM
7.7.8.	Protect wildlife corridors through changes to or conditions on new development.	O	L			ADM/FD
7.7.9.	Adopt creek setback requirements.	C				CD
7.7.10.	Implement natural communities' policies through the Tree Committee.	O	L			PW
8	Open Space					
8.7.1.	Protect open space resources.	O	H			ADM & P&R
8.7.2.	Enhance and restore open space.	O	H			ADM & P&R
9	Views					
9.3.1.	Locate and design public facilities and utilities consistent with General Plan.	O	M			PW

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.	
		Complete Or Ongoing	Difficulty to Complete				
			Low	Med	High		
9.3.2.	Update community design guidelines to address views from scenic routes.	O	M			CD	
9.3.3.	Maintain and apply Sign Regulations consistent with the General Plan.	O	M			CD	
9.3.4.	Conduct environmental and architectural review consistent with General Plan.	O	M			CD	
9.3.5.	Require visual assessments for projects affecting important scenic resources and views from public places.	O	L				CD
9.3.6.	Determine that view blockage along a scenic roadway is a significant impact.	O	L				CD
9.3.7.	Review development in unincorporated County for consistency with General Plan.	O	L				CD
9.3.8.	Advocate State and County scenic highway designations and protective programs for scenic routes connecting San Luis Obispo with other communities.	O	L				CD
9.3.9.	Place underground existing overhead utilities, with highest priority for scenic roadways, entries to the City, and historic districts.	O	L				PW
9.3.10.	Prohibit billboards.	C				CD	
9.3.11.	Remove existing billboards through amortization, conditions of development approval and grants for enhancing open space and transportation corridors.	O	M			ADM	
9.3.12.	Preserve the Morros, in cooperation with other government agencies, non-profit land trusts and property owners.	O	M			ADM	
9.3.13.	Establish and maintain a program of describing and monitoring view sheds within and adjacent to City limits to establish a photographic baseline of visual setting.	O	M			ADM/IT	
10	Water						
10.3.1.	Efficient water use	O	H			UT	
10.3.2.	Maintain Water quality	O	H			UT	
8	SAFETY ELEMENT						
8	Hazardous Trees						
8.1.	Identify and maintain or remove hazardous trees for City property and assist property owners.	O	M			PW	
8.2.5.B	Review emergency response plans of utilities and transportation agencies.	O	L				FD
9	Avoiding and Preparing for Emergencies in General						
9.2.	Maintain and annually update emergency response plan.	O	M			FD	
9.3	Evaluate fire-flow and identify deficiencies.	C				UT/FD	
9.3.A.	Meet response-time objective of four minutes.	O	H			FD	
9.3.B.	Set response-time objective for Public Works.	C				PW	
9.3.C	Set response-time objective for Utilities.	C				UT	
9.4.A.	Train fire fighters, police, building inspectors, public works, & utilities staff.	O	M			FD	
9.4.B.	Train building & planning staff in lessons from previous disaster areas.	O	L				CD/FD
9.4.C.	Conduct non-nuclear disaster-response exercises.	O	L				FD
9.5.	Obtain information about specific location & type of fire & toxic hazards.	O	L				FD
9.6.A.	Participate in periodic regional disaster-response drills.	O	L				HR/FD
9.6.B.	The city will review the hazard assessment studies and emergency response plans of utilities and transportation agencies.		L				FD
9.6.C.	Work w/CalTrans on hazardous materials approved routes and related safety precautions.	O	L				FD
9.7.	Establish emergency operation center in Fire Station 1 and backups sites.	O	M			FD	
9.8.	Expand and keep current safety-related information.	O	L				FD
9.9.	Keep Multi-hazard Emergency Response Plans current.	O	L				FD
9.10.	Work with other jurisdictions on mutual-aid & automatic-aid agreements.	O	L				FD

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
9.11.	Prepare for post-disaster recovery.	O	M			FD
9.15.A.	Develop program to familiarize residents with fire hazards and appropriate responses.	O	M			FD
9.15.B.	Promote efforts of the Fire Safe Council.	O	L			FD
9.15.C.	Continue CERT training program.	O	M			FD
9.15.D.	Support education programs for lower grades to teach fire hazards.	O	M			FD
9.16.	Help organizations that provide emergency outreach & education.	O	L			FD
9.17.	Encourage & participate in individual home inspection programs.	O	M			FD
9.19.A.	Identify & evaluate facility hazards for City owned property.	C				PW
9.19.B	Establish routine code inspections for commercial, industrial, public-assembly, & group housing.	C				CD
9.19.C.	Establish complaint-based code compliance for all buildings.	C				CD
9.19.D	Implement City-adopted program on Unreinforced masonry buildings.	C				CD
9.19.E.	Provide outreach program for earthquake bracing of wood-frame buildings.	O	L			CD
9.20.	Administer zoning, subdivision, & Architectural standards consistent with police & fire recommendations.	O	L			CD
9.21.	Fire, police, public works, & utilities review development applications for safety objectives.	O	L			CD
9.22.A	Maintain & administer building regulations in conformance with State requirements.	O	L			CD
9.33.B.	Maintain & administer fire regulations in conformance with State requirements.	O	L			FD
9.23.	Conduct fire & hazardous materials inspections in commercial, industrial, & multifamily buildings.	O	M			FD
	PARKS AND RECREATION ELEMENT					
3	Parks and Recreation Facilities					
3.14.2.	Partner with schools and other joint users to renovate existing sports fields.	O	H			P&R
3.14.5.	As space becomes available, additional fields will be added in the vicinity of Damon-Garcia Sports Complex.	O	H			P&R
3.16.2.	Acquire property and construct a community center.	O	H			P&R
3.16.3.	Update & improve indoor facilities.	O	H			P&R
3.17.1.	Implement the revised Laguna Lake Park Master Plan.	O	H			P&R
3.18.1.1.	Implement the revised Sinsheimer Park Master Plan.	O	H			P&R
3.18.1.2.	Construct a therapy pool at the SLO Swim Center.	C				P&R
3.19.1.	Continue the Playground Equipment Replacement Program.	O	L			P&R
3.19.2.	Pursue joint use of SLO High School swimming pool.	O	H			P&R
4	Parks and Recreation Activities					
4.2.2.1.	Regularly evaluate demand and need and modify as appropriate.	O	L			P&R
4.2.2.2.	Conduct periodic public evaluations of services.	O	L			P&R
4.2.2.3.	Regularly publicize recreational opportunities.	O	L			P&R
4.2.2.4.	Consider needs of underserved groups.	O	M			P&R
4.2.4.	Avoid offering recreation activities classes or activities that unnecessarily duplicate commercial programs.	O	L			P&R
4.2.8.	Collaborate with groups providing high risk programs in open space areas.	O	M			P&R
4.3.2.1.	Recruit at-risk youth to participate in activities.	O	L			P&R
4.3.2.2.	Collaborate with other agencies in serving at-risk youth.	O	L			P&R
4.3.3.1.	Evaluate services to determine benefits	O	L			P&R
4.3.3.2.	Accommodate schedules of working people.	O	L			P&R

Status of General Plan Implementation Programs

Program Number Program Summary		STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
4.3.3.3.	Prioritize new activities from results of public input.	O	M			P&R
4.3.6.	Continue to maintain publicly accessible open space trails.	O	M			ADM/
5	Financing					
5.1.1.	Develop collaborative fee exchange with S.L.C.U.S.D.	O	M			P&R
6	Implementation					
6.0.1.	Continue to improve existing fields.	O	H			P&R
6.0.2.	Transition from multi-use to single use fields.	O	H			P&R
6.0.3.	Develop joint use agreements with other agencies in addition to schools.	O	M			P&R
6.0.4.	Develop new programs to not conflict with existing field use.	O	L			P&R
6.0.5.	Ensure athletic fields are provided within new residential development.	O	M			P&R
6.0.6.	Consider additional fields for needs not addressed with Damon Garcia fields.	O	H			P&R
6.1.1.	Upgrade Recreation Center to provide interim community center.	O	H			P&R
6.1.2.	Secure funding for a therapy pool to be located at the SLO Aquatics Center.	C				P&R
6.1.3.	Consider revenue enhancement to fund new community center.	O	H			P&R
6.2.1.	Construct mini-parks at Purple Sage Drive and at Marsh & Santa Rosa.	C				P&R
6.2.2.	Support neighbor efforts to develop mini-parks.	O	H			P&R
6.3.1.	Acquire open space property to construct trails.	C				P&R
6.3.2.	Use a variety of techniques to acquire open space.	C				P&R
6.3.3.	Design new parks so they can connect to recreational trails.	O	H			P&R
6.3.4.	Connect existing parks & open space with trails.	O	H			P&R
6.4.1.	Schedule "unmet needs" projects through the CIP process.	O	L			P&R
6.4.2.	Look for alternatives to address unmet needs projects.	O	L			P&R
6.5.1.	Complete implementation of existing master plans, such as those for Sinsheimer and Laguna Lake Parks.	O	H			P&R
WATER AND WASTEWATER ELEMENT						
A 2	Water Management (Multi-Source Water Supply)					
A 2.3.1	Work cooperatively on regional water issues & resource planning.	O	L			UT
A 2.3.2.	Participate with SLO County in Integrated Regional Water Management Plan.	O	L			UT
A 2.3.3.	Participate with other appropriate agencies in controlling invasive species which could impact water supplies.	O	M			UT
A 2.3.4.	Work with agencies to minimize water quality impacts.	O	M			UT
A 2.3.5.	Continue to work with SLO County-operation of Salinas Reservoir & Nacimiento project.	O	L			UT
A 2.3.6.	Complete sanitary surveys for Salinas & Whale Rock reservoirs every five years.	O	M			UT
A 3	Water Management (Water Resource Availability)					
A 3.3.1.	Provide water resource update to Council as part of annual report.	O	L			UT
A 3.3.2.	Update safe annual yield computer model for Salinas & Whale Rock reservoirs following drought periods.	C				UT
A 3.3.3.	Monitor ongoing research for potential long term impacts to water supplies from climate change.	O	M			UT
A 4	Water Management (Siltation)					
A 4.3.1.	Work with other agencies to implement Best Management Practices to reduce siltation.	O	L			UT
A 4.3.2.	Continue education & outreach to owners in watersheds to reduce siltation.	O	L			UT

Status of General Plan Implementation Programs

Program Number	Program Summary	STATUS AS OF October 2022				Lead Dept.
		Complete Or Ongoing	Difficulty to Complete			
			Low	Med	High	
A 4.3.3.	Consider periodic siltation studies at each reservoir.		M			UT
A 4.3.4.	Provide annual update on siltation to Council.	O	L			UT
A 5	Water Management (Water Supply Accounting and Demand Projection)					
A 5.3.1.	Provide annual update on water supply & demand projections to Council.	O	L			UT
A 5.3.2.	Conduct periodic updates to water development impact fees.	O	H			UT
A 5.3.3.	Prepare Urban Water Management Plan every five years.	C	M			UT
A 5.3.4.	Prepare water supply assessments for large new developments.	O	M			UT
A 5.3.5.	Analyze water efficiency program impacts to overall reduction in water demand.	O	M			UT
A 6	Water Management (Water Conservation)					
A 6.3.1	Work with SLO County water agencies to identify cooperative water efficiency measures.	O	L			UT
A 6.3.2.	Participate in state & regional water conservation efforts.	O	L			UT
A 6.3.3.	Implement Water Shortage Contingency Plan as required.	O	M			UT
A 7	Water Management (Recycled Water)					
A 7.3.1.	Expand recycled water distribution system.	O	H			UT
A 7.3.2.	Review development projects to ensure recycled water is used appropriately.	O	L			UT
A 7.3.3.	Present annual recycled water use as part of annual report to Council.	O	L			UT
A 7.3.4.	Consider delivery of recycled water to customers outside City limits.	C				UT
A 7.3.5.	Continue to explore potable reuse consistent with statewide regulations.	O	L			UT
B 2	Wastewater Management (Wastewater Service)					
B 2.3.1.	Expand capacity in collection system and Water Reclamation Facility.	O	H			UT
B 2.3.2.	Evaluate wastewater flows of proposed projects.	O	M			UT
B 2.3.3.	Conduct periodic updates to wastewater development impact fees.	O	H			UT
B 3	Wastewater Management (Wastewater Treatment)					
B 3.3.1.	Prepare & implement Water Reclamation Facility master plan.	O	H			UT
B 3.3.2.	Work cooperatively on regional water quality issues.	O	L			UT
B 4	Wastewater Management (Collection System)					
B 4.3.1.	Investigate cost-effective methods for reducing infiltration and inflow to the wastewater collection system.	O	L			UT
B 4.3.2.	Provide education and outreach regarding infiltration and inflow.	O	L			UT
B 4.3.3.	Support retrofit of sewer laterals to reduce infiltration and inflow.	O	M			UT
B 4.3.4.	Update Sewer System Management Plan to maintain its applicability.	O	M			UT
B 4.3.5.	Maintain master plans for wastewater service to developing areas of City.	O	M			UT
B 4.3.6.	Review development proposals to ensure necessary infrastructure is in place.	O	L			UT
B 4.3.7.	Provide a Pretreatment Program pursuant to Clean Water Act.	O	M			UT

STATUS OF ORCUTT AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Status as of October 2022				Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
1	2.2.2a Development subject to 20 ft setback from creek.	O				CD
2	2.2.2b Development subject to 30 ft. setback from wetland habitat	O				CD
3	2.2.2c Development subject to 20 ft. setback from riparian/wetland mitigation areas & fenced.	O				CD
4	2.2.3a Create 1.94 acres of wetland & 2.76 acres of riparian enhancement.	O				ADM
5	2.2.3b Allow filling of .78 acres of isolated agricultural wetland seeps on hill.	C				ADM
6	2.2.4a Allow .12 acres of creek fill for 3 bridge crossings.	C				ADM
7	2.2.4b All creek channel modifications to comply with Drainage Design Manual & any other required permits from Army Corps or Fish and Game.	O				CD
8	2.2.5a Plant native species between trails/rec features and wetland/riparian habitat	O				ADM
9	2.2.5b Provide educational signage re: wetland & creek habitats on public trails and OS.	O				ADM
10	2.2.9a City will manage Righetti Hill open space in accordance with City Standards.	O				ADM
11	2.2.9b City will provide & maintain access to Righetti Hill. City will development a management plan consistent with COSE.	O				ADM
12	2.2.10a Landowner maintains right to existing structures & will manage parcel consistent with Open Space standards.	O				CD
13	2.3.3a 16.3 acres of active & passive parkland to be provided with development. City will pursue 4 acres of joint use with SLCUSD with new school development nearby.	O			H	P&R
14	2.3.3b 12-acre park to be developed: 10 acres to be dedicated w/Phase I development	O			H	P&R
15	2.3.3c 2.5 acre junction park to be developed when impact fees are available.	O		M		P&R
16	2.3.3d 1.5 acres of linear park to be developed w/bike path adj to storm water basin.	O		M		P&R
17	2.3.3e 4 acres of park to be provided by a joint use facility when elementary school is developed.	O			H	P&R
18	2.3.4a Subdivisions may provide parkland in lieu of fee payment if findings can be made.	O				CD
19	2.4.1a 20 ft landscaped setback from Orcutt and Tank Farm Roads.	O				PW
20	2.4.1b Parcels adjacent to Tank Farm & Orcutt are sensitive sites & require ARC review.	O				CD
21	2.4.1c ARC shall review landscape plans - cluster trees and screen views of new structures.	O				CD

STATUS OF ORCUTT AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Status as of October 2022				Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
22	2.4.1d Buildings on sensitive parcels shall not include 2nd story unless 2nd floor is set back by 50 ft.	O				CD
23	2.4.1e PC shall review design of sensitive lots during subdivision review to ensure views are maintained	O				CD
24	2.4.1f ARC design review of units along Tank Farm & Orcutt for compatibility & views of hill	O				CD
25	2.4.1g E street residences shall not be visible from Orcutt/Tank Farm intersection	O				CD
26	2.4.1h R-1 subdivision at west base of Righetti Hill - preserve views from D street to hill	O				CD
27	2.5.1a Implement environmental mitigation measures with entitlements as appropriate.	O				CD
28	3.2.19a Provide public plaza/seating areas adjacent to A/B streets intersection.	O				PW
29	3.2.19 b Commercial use to occupy ground floor of primary commercial area.	O				CD
30	3.2.19c Provide commercial development incentives: additional story, parking reduction, exemption from OASP add-on fees.	O				CD
31	3.2.24a Right-to-farm ordinance notification for real property transfers.	O				CD
32	3.2.24b Ag activities to be phased out by project build-out. Existing uses legally-established subject to Non-conforming uses under Zoning Code.	O				CD
33	3.3.4a City will support affordable housing in area through state and local density bonus incentives.	O				CD
34	3.4.1a Geotech study required for each project site prior to development.	O				CD
35	3.4.1b All structures & development shall meet appropriate codes (Building & Transportation).	O				CD
36	3.4.2a Sites not previously surveyed shall conduct a Phase I site assessment.	O				CD
37	3.4.2b Environmental assessment reqd prior to public access or development for buildings associated with ag uses and 55 gallon drums in plan area.	O				CD
38	3.5.2a-h Performance standards for airport compatibility.	O				CD
39	4.1.1a Encourage architectural styles: Craftsman, CA Bungalow, CA Mission themes	O				CD
40	4.1.1b Design Standards for R-1 and R-2 districts.	O				CD
41	4.1.1c Design Guidelines for R-1 and R-2 districts.	O				CD
42	4.1.1d Design Standards for R-3 and R-4 development	O				CD

STATUS OF ORCUTT AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Status as of October 2022				Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
43	4.1.1e Design Guidelines for R-3 and R-4 development	O				CD
44	4.1.2a Residential design - use local streets to enhance neighborhood atmosphere	O				CD
45	4.1.2b Design features (porches, entryways, yards) to strengthen connections.	O				CD
46	4.1.2c Encourage universally accessible entries to residences.	O				CD
47	4.2.3a Traffic calming design for intersection of A and B streets	O				PW
48	4.2.3b Mixed use commercial area near intersection of A&B streets to have 2 public plazas. Adjacent buildings to be 2 stories tall.	O				CD
49	4.2.3c Southern part of intersection of A&B streets to be landscaped.	O				PW
50	4.2.4a Building setbacks from A Street defined	O				CD
51	4.2.4b Trees in tree wells for whole mixed use area	O				PW
52	4.2.4c Mixed-use building facades, materials, entries, windows to be consistent with one another.	O				CD
53	4.2.1a Use figures 3.1 and 3.2 when reviewing intersection plans for A and B streets	O				PW
54	4.2.1b Height ordinance allowed to be relaxed to enable architectural features.	O				CD
55	4.3.4a Final landscape plan to include details & not use invasive non-native plant species.	O				CD
56	4.3.4b List of plants not be planted in OASP.	O				CD
57	4.4.3a OASP lighting standards - style, height, efficiency, shielding, type, etc.	O				CD
58	4.5.1a 160 ft wide distance buffer from train tracks to residential areas.	O				CD
59	4.5.1b Add landscaped berm or sound wall where buffer is not adequate for noise.	O				CD
60	4.5.1c Orient residential uses and outdoor areas away from railroad tracks.	O				CD
61	4.5.1d Put parking lots between residence and railroad tracks.	O				CD
62	4.5.1e Locate sensitive uses within residences away from tracks.	O				CD
63	4.5.1f Use insulating construction to reduce noise.	O				CD
64	4.5.2a Set outdoor activity areas 80' back from Orcutt and Tank Farm Rd to reduce noise.	O				CD
65	4.5.2b Locate sensitive uses within residences away from roads.	O				CD
66	4.5.2c 60 ft wide distance buffer from Orcutt and Tank Farm Rd to residences.	O				CD
67	4.5.2d Use insulating construction to reduce noise.	O				CD

STATUS OF ORCUTT AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Status as of October 2022				Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
68	4.7.2 Building placement & construction to maximize passive systems for heating, cooling & lighting.	O				CD
69	4.7.2b Use shade, skylights, daylight controls, & glazing to maximize energy savings.	O				CD
70	4.7.2c Residential developments of >5 units/non-residential uses >5,000 sq ft shall comply with green building criteria	O				CD
71	4.7.2d 5% of all single family units shall use photovoltaics. Increase this percentage by 4% each year.	O				CD
72	4.7.3a Energy star compliant appliances required for dwellings.	O				CD
73	4.7.3b Use CFLs where possible.	O				CD
74	5.1.1 Orcutt Rd to have a continuous 2-way left-turn lane, Class II bike lane, & curb/gutter between Johnson and Tank Farm.	O				PW
75	5.1.2 Tank Farm to be widened at D St, Brookpine & Wavertree w/left turn lanes.	O				PW
76	5.1.3 Tank Farm/Orcutt intersection realignment to be completed in Phase I.	O				PW
77	5.2.1 Collector streets will be single lane of travel in each direction.	O				PW
78	5.2.2 A St. shall have Class II bike lanes & separated sidewalks & no parking (except adjacent to neighborhood commercial area) on both sides.	O				PW
79	5.2.3 B St. development standards.	O				PW
80	5.2.4 C St. development standards.	O				PW
81	5.2.5 D St. development standards.	O				PW
82	5.2.6 Bullock Ln to be extended to connect with traffic circle at B & C streets.	O				PW
83	5.2.7 Traffic circle to be built at B and C street intersections.	O				PW
84	5.2.8 Shared driveway access for A, B, C, & D streets ok. Limited private drives ok.	O				PW
85	5.3.1 E St development standards	O				PW
86	5.3.2 Allow alley area to count towards net site area for density determination.	O				CD
87	5.4.1 Bus routes, stops & pullout areas to be determined by City transit.	O				PW
88	5.5.1 Bike trail connections descriptions	O				PW
89	5.5.2 Neighborhood park bike trail path description	O				PW
90	5.5.3 Tank Farm & Orcutt Road bike paths and bike bridge over Industrial Way	O				PW
91	7.2.2a Circulation & road widths shall accommodate Fire Dept. emergency access.	O				PW
92	7.2.2b Public fire hydrants reqd. Adequate water volumes to support fire hydrants for fire protection needs.	O				PW

STATUS OF ORCUTT AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Status as of October 2022			Lead Dept.	
		Complete or Ongoing	Difficulty to Complete			
			Low	Med		High
93	7.2.2c Buildings shall have fire sprinkler systems per SLOFD requirements.	O			FD	

STATUS OF MID-HIGUERA AREA ENHANCEMENT PLAN

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Medium	High	
1	Plant native veg along creek. Acquire land on fwy side of creek & property on east side of creek between City prop & Marsh Street bridge for open space (Crk-a)	O			H	ADM
2	Improve open space at south end of Brook St. (PPO-d)	O		M		ADM
3	Acquire CalTrans property & develop park (PPO-a)	O			H	P&R
4	Modify or replace Marsh St bridge if desirable to align w/Higuera- Marsh (Flood-a)	O			H	PW
5	Install bypass overflow channel parallel to creek on City-owned OS (Flood-b)	O			H	PW
6	Coordinate other flood-planning improvements (Flood-c.)	O			H	PW
7	Widen Higuera to four lanes w/bike lanes & median & mid-block turns (Circ-a)	O			H	PW
8	Realign Bianchi Ln w/ High St. (Circ-b)	O			H	PW
9	Realign Pacific St. Close Walker St. Landscape Walker closed area (Circ-c)	O			H	PW
10	Parker St- CGS, trees, benches, lighting. Higuera - trees, lighting & benches. Madonna-landscaped median. Underground utilities & remove billboards (Circ-d)	O			H	PW
11	Extend Brook St. w/Caltrans site (Circ-e)	O			H	PW
12	Install bikeway along creek with bridge (Crk-b)	O			H	PW
13	Construct ped path on east side of creek. Add benches, public art & interpretive displays & bridges (Crk-c)	O			H	PW
14	Establish a Mid-Higuera Area parking committee & consider parking assessment dist (Pkg-a)	O		M		PW
15	Restripe street spaces & reduce driveway ramps (Pkg-b)	O		M		PW
16	Review shared use parking & expand to distribute parking (Pkg-c)	O		M	H	PW
17	Lease or purchase 2 public parking lots (Pkg-d)	O			H	PW
18	Acquire & improve public parking near Archer/Walker/Higuera & Parker/High (Pkg-e)	O			H	PW
19	Complete street improvements including ped amenities (Pkg-f)	O			H	PW
20	Establish in-lieu parking fee for the Mid-Higuera Area (Pkg-g)	O			H	PW
21	Add transit stops w/shelter, benches & signage for the Mid-Higuera area. (Pub-a & Pub-b)	O		M		PW
22	Develop mini-plaza at Walker (PPO-b)	O			H	PW
23	Provide info kiosks at strategic places for peds as part of the Mid-Higuera Enhancement Plan. (PPO-c)	O			H	PW
24	Acquire & maintain OS along creek & install bridges & imp (PPO-e)	O			H	PW

STATUS OF RAILROAD DISTRICT PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
1	Install traffic signals at Upham (4.1B)	C				PW
2	Use CIPs & economic revitalization tools to promote area (2.9C)	O			H	ADM
3	Limit noise & emissions from engine idling between 10pm and 6am (3.1M)	O		M		CD
4	Ped Circulation Plan, Bike Transp. Plan, Circulation Element, and RR District Plan to be consistent (2.7B)	O				CD
5	Identify code violations & work with owners to correct (2.8C)	O				CD
6	Rehabilitate historic SP Freight warehouse (1.11) - 4 construct phases & roof repair completed	C				PW
7	Install Curb, gutter, boardwalk & trees along Santa Barbara, High, Roundhouse, Emily & South Street (4.1D)	O			H	PW
8	Clearly communicate with property owners, railroad & ops staff (3.1I)	O	L			CD
9	Encourage added public telephones or emergency call boxes (2.7E)	O		M		CD
10	Install pedestrian crosswalks at Leff & Upham streets (4.1A) Upham Crossing <i>Leff Crossing</i>	O C O		M		PW
11	Widen Santa Barbara Street from Broad to Upham - including left turn pocket (4.1C)	C				PW
12	Install standard gauge railroad track to display of historic railroad cars (1.12)	O			H	PW
13	Install historic markers & improved walk of history describing RR features (1.14)	O			H	CD
14	Public access to RR bikeway provided with Villa Rosa development (1.17)	O			H	PW
15	Consider MU zone to allow broader range of uses (2.9D)	C				CD
16	Consider CDBG funds for business loans and rehabilitation grants (3.1K)	O			H	CD
17	Enforce property screening & maintenance along ROW (3.1N)	O			H	CD
18	Rehabilitate historic water tower to 1940s condition & update historic marker (1.6)	O			H	CD
19	Evaluate assessment district to pay for undergrounding utilities (3.1O)	O		M		PW
20	Construct bikeway on land adjacent to Johnson Ave for Southbound bicyclists (1.1)	O			H	PW
21	Install bridge off Johnson Ave for bikeway north to Cal Poly (1.2)	O			H	PW
22	Install pedestrian bridge over RR linking Fairview with Penny Lane (1.3)	O			H	PW

STATUS OF RAILROAD DISTRICT PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
23	Install bikeway & trail linking east side of RR tracks to signal on Johnson @Lizzie St (1.4) <i>-Partially complete with shared-use path through French Hospital Campus between Iris St & Johnson/Lizzie intersection</i>	O			H	PW
24	Install new bikeway along both sides of RR ROW (1.5) <i>- Partial improvements completed, significant improvements still remain</i>	O			H	PW
25	Expand passenger loading zone in parking lot north of depot (1.7)	O			H	PW
26	Install textured concrete paving & crosswalks, ped lighting, trees & signage @ Leff and Osos (1.8)	O		M		PW
27	Plant palm trees on 50-100 ft centers (1.9)	O		M		PW
28	Acquire land & construct a multi-modal transit center with parking, shelter, restrooms, info, bike storage, lockers etc (1.10)	O			H	PW
29	Install street paving, curb, gutter, wood sidewalks, street trees, lighting, & signage on Railroad Ave, Osos, Santa Barbara, High, Emily and Roundhouse Streets (1.13) <i>- Santa Barbara Street improvements complete; other improvements remain</i>	O			H	PW
30	Install bikeway between Alphonso and Emily streets (1.15)	O			H	PW
31	Install ped/bike crossing for access from Stoneridge/Lawrence Dr./Villa Rosa neighborhoods to Sinsheimer Park (1.16)	O			H	PW
32	Improve bike/ped undercrossing to Sinsheimer Park (1.18)	O			H	PW
33	Install bikeway linking RR bikeway with Augusta /Southwood Drive neighborhood through creek & park areas (1.19)	O			H	PW
34	Replace/repair fencing, remove trash & install landscaping along fence line (1.20)	O		M		PW
35	Encourage expanded parking & staging area for bikes (1.21)	O			H	PW
36	CIPs to install improvements at Emily, Roundhouse, High, Church, Santa Barbara & Osos for paving, curbs, lighting, boardwalks, signage & trees (2.7C)	O			H	PW
	<i>- Partially complete, with paving, curb, gutter sidewalk along most of these streets. Railroad sidewalks complete along Santa Barbara.</i>					
37	Consider special engineering standards for district public improvements (2.7D)	C				PW
	<i>- Standards now include railroad sidewalks and sign posts.</i>					
38	Improve traffic circ-expand public transit, bikeways, & widen Santa Barbara (3.1H)	O		M		PW

STATUS OF RAILROAD DISTRICT PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary		Status as of October 2022			Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
	- <i>Santa Barbara Street improvements 90% complete; other improvements remain</i>					
39	Improve passenger loading facilities at depot parking area (3.1J)	O			H	PW
40	Use RR parking lease funds to improve parking enforcement, & lot appearance (3.1L)	O		M		PW
41	Install additional traffic signage and street lighting, where considered necessary at pedestrian crossings to improve sight distance (4.1E)	O		M		PW

STATUS OF AIRPORT AREA SPECIFIC PLAN

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
1	Establish joint RTA bus stop on S. Higuera & Tank Farm Rd (AASP 6.3E)	C				PW
2	Management program for area creeks required with minimum setbacks of 35 ft. (AASP 3.3.1)	O				ADM
3	Develop remediation actions for Chevron site to preserve natural resources (AASP 3.3.4)	C				ADM
4	Establish mitigation bank within Chevron property to serve AASP & MASP areas (AASP 3.3.5)	C				ADM
5	Develop public access levels compatible with maintaining habitat for Chevron property (AASP 3.3.6)	O				ADM
6	Restore creek areas (AASP 3.3.7)	O				ADM
7	Retain open space corridor to allow movement of wildlife on Chevron property (AASP 3.3.8)	O				ADM
8	Maintain wildlife corridors south from AASP toward Indian Knob & Davenport Hills by obtaining greenbelts and working with County (AASP 3.3.9P)	O				ADM
9	Enlarge wetland connection between areas north and south of Tank Farm Rd (AASP 3.3.10)	O				ADM
10	City will manage acquired open space land to preserve habitat (AASP 3.3.11)	O				ADM
11	City will pursue MOU for privately owned open space lands to preserve habitat (AASP 3.3.12)	O				ADM
12	In lieu fee for development not able to dedicate land for open space (AASP 3.3.14)	O				ADM
13	Expansions of URL will secure open space (AASP 3.3.15)	O				ADM
14	Resource management activities compatible with airport operations (AASP 3.3.17)	O				ADM
15	Expand wetland north of Tank Farm w/Chevron project (AASP 3.3.18)	O				ADM
16	50 ft wetland setback required through subdivision, development, & public facilities (AASP 3.3.3)	O				CD
17	Require development to dedicate land or easements for greenbelt (AASP 3.3.13)	O				CD
18	Locate bike paths outside creek setback area (AASP 6.3H)	O				PW
19	Bike lanes shall meet or exceed CA DOT & City design standards (AASP 6.3I)	O				PW
20	Require bike lanes as part of frontage improvements for development. Require bus stops as part of development improvements where appropriate (AASP 6.3G)	O				PW
21	Establish timed transfer point on Margarita Rd (AASP 6.3D)	O	L			PW

STATUS OF AIRPORT AREA SPECIFIC PLAN

No.	Program Summary		Status as of October 2022			Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
22	Development to provide street furniture or passenger amenities such as transit stops, shelters, pads, trash receptacles, etc. (AASP 6.3L)	O	M			PW
23	Amend Bicycle Transportation Plan to include Airport area facilities (6.3F)	C				PW
24	Limit access to creek side environment between Broad St. and Santa Fe Rd (AASP 3.3.2)	O	H			ADM
25	Access & interpretive info for historical resources (AASP 3.3.16)	O	H			CD
26	TIF funds used for new buses to serve AASP. Bus stops provided by adjacent development (AASP 6.3C)	O	H			PW
27	Amend Circulation Element to expand truck route network (AASP 6.3A)	C				PW
28	Connect bike lanes at intersections in the Airport Area (AASP 6.3J)	O	M			PW
29	Establish a CIP program to include bikeways not part of Airport development (AASP 6.3K)	O	M			PW

STATUS OF MARGARITA AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
1	1.1a Hills to be dedicated to City & protected.	C				ADM
2	1.1b Livestock grazing may be limited & City will manage hillside vegetation.	O				CD
3	1.1c Previously graded road to Telecom facilities will be relocated.	O				CD
4	1.2.a Acacia Creek corridor shall be 100 ft wide exclusive of sports fields & will be replanted with riparian plants.	O				CD
5	1.2.b Swales emerging from hills will have open space corridors 50 ft wide & fenced near developed areas.	C				CD
6	1.2c Lower swales thru neighborhood park will be accessible for play	O			H	P&R
7	1.3 Riparian and seasonal wetlands which are shown as development areas will be replaced in kind within MASP.	O				ADM/P W
8	1.4a MASP development to detain peak storm water flows on-site. Shallow basins are preferable to deeper ones.	O				CD
9	1.5a Protect ag land elsewhere in URL or greenbelt.	O				CD
10	1.6a Provide 10-acre neighborhood park, and 16 acre improved sports field.	O			H	P&R
11	1.6.1a Neighborhood Park req's including equipment and landmark feature.	O			H	P&R
12	1.6.1b Some seating, cooking & small child play space to be partly enclosed.	O			H	P&R
13	1.6.2 Greenspace and play fields mainly semi-natural vegetation, with large trees only at edges & possibility of community gardens.	O				ADM
14	1.6.3 Greenways for cycling & walking paths.	O				PW
15	1.6.4 Sports fields to accommodate active recreational uses & include on-site parking. Shielded night lighting.	C				P&R
16	2.1.1 Low Density Residential areas for SFRs only. No churches, schools or secondary dwellings.	O				CD
17	2.1.2 Density will be 7-9 dwellings/acre	O				CD
18	2.1.3 Lot dimensions are regulated by Table 2	O				CD
19	2.1.4 A-C - setbacks and building/parking orientation	O				CD
20	2.1.5 Each dwelling shall have 2 off-street parking spaces - one covered. & alley access standards	O				CD
21	2.2.1 Medium density residential areas -detached houses on small lots or groups of detached dwellings on larger lots	O				CD
22	2.2.2 Medium Density shall be 8-16 dwellings/acre.	O				CD

STATUS OF MARGARITA AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
23	2.2.2 a-e Lot dimension table & standards for Med Density	O				CD
24	2.2.4 Med Density Building form - setbacks and architecture	O				CD
25	2.2.5 Parking to be located at rear. Alley access standards and special setbacks if located in front.	O				CD
26	2.3.1 Med-High Density Res for attached dwellings or PUDs. No churches or schools allowed.	O				CD
27	2.3.2 Med-High Density will be 13-18 units/acre.	O				CD
28	2.3.3 Lot dimensions per Table 4	O				CD
29	2.3.4 a&b Setbacks and architectural criteria	O				CD
30	2.3.5 Parking to be located at rear. Alley access standards and special setbacks if located in front	O				CD
31	2.4.1 High-Density Residential - allow a mix of densities and ownership. Churches and Schools not allowed	O				CD
32	2.4.2 High-Density Residential density will be 19-24 units/acre	O				CD
33	2.4.3 Lots to be developed as a single parcel or condo however it may be divided into two land parcels to allow for affordable housing.	O				CD
34	2.4.4 a-c High Density building form - setbacks, arch character and porches or other outdoor space.	O				CD
35	2.4.5 Parking requirements and location	O				CD
36	2.5.1 Neighborhood commercial uses = CN zone except no uses larger than 5,000 sq ft, schools, services stations	O				CD
37	2.5.2 CN Density shown in Figure 5	O				CD
38	2.5.3 CN lot dimensions & size minimums	O				CD
39	2.5.4 a-f CN Building Form (coverage, height, setbacks, FAR, size, architectural character	O				CD
40	2.5.5 CN parking required 1/500 sq ft. & 1/300 sq ft for bikes	O				CD
41	2.6.1 Business Park uses - master-planned campus-type development.	O				CD
42	2.6.1a BP Office - small offices and mixed use.	O				CD
43	2.6.1b BP General - R&D, Light manufacturing, business services. Allowed uses listed by approval level.	O				CD
44	2.6.1c BP- Outdoor - landscaped parking, storage, employee recreation areas	O				CD
45	2.6.1d BP- prohibited uses = carnivals, convalescent hospitals, dwellings, homeless shelters, schools or public assembly uses	O				CD
46	2.6.2 BP employee density not to exceed 40 persons/acre	O				CD
47	2.6.3 BP parcel sizes & dimensions	O				CD

STATUS OF MARGARITA AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
48	2.6.4 BP vehicle access will be loops or grid extensions. NO driveways on Prado Rd.	O				PW
49	2.6.5a-i BP site and building design (FAR, Orientation, outdoor space, setbacks, parking lots, heights, massing, entries, & materials)	O				CD
50	2.6.6a-d BP Continuity of landscape space	O				CD
51	2.6.7a-d BP parking requirements & design	O				CD
52	2.6.8a-b BP Landscape screening required for loading, waste collection, utilities & mechanical equipment	O				CD
53	2.6.10 BP Outdoor employee amenity areas are required	O				CD
54	2.7.1 Special use area between hills and Broad street (1.2 acres). House and grounds should be preserved and uses may include residence; B7B, hostel, museum, art or craft gallery with retail sales, restaurant, retail sales of food, office for sales of MASP properties or visitor info center.	O				CD
55	3.1a Buildings to express human scale by articulating mass	O				CD
56	3.1b Architectural styles in plan are encouraged	O				CD
57	3.1c Residential entries should be identifiable from streets or ped walkways	O				CD
58	3.1d Universally accessible entries are encouraged for all buildings	O				CD
59	3.1e All development is encouraged to have outdoor space shielded from aircraft noise.	O				CD
60	3.2 Street trees to create sense of identity; focal areas should be highlighted through trees and planting; riparian corridors should have native landscaping; and all landscaping should be water efficient.	O				CD
61	3.3 Lighting shall be energy efficient, avoid glare and minimize illumination toward sky.	O				CD
62	3.4 Building form & placement to meet solar exposure objectives.	O				CD
63	3.5 Public art to be encouraged at neighborhood park & principal collector street entries.	O			H	P&R
64	3.6 Dwellings & outdoor spaces to be separated from Prado Rd by greenways, green space & BP uses. Landscaped berm to be installed where appropriate.	O				CD
65	3.7 Fence and wall designs to comply with community design guidelines	O				CD
66	4.2 a-g performance standards to ensure airport compatibility including limitation on uses and operations that might be dangerous; indoor noise level requirements, avigation easement and disclosure requirements	O				CD

STATUS OF MARGARITA AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary	Complete or Ongoing	Status as of October 2022			Lead Dept.
			Difficulty to Complete			
			Low	Med	High	
67	5.0 Traffic calming features to be developed. Streets & drives to provide access without unnecessary paving	O				PW
68	5.1 City will extend transit service into area as roads are developed. Transit stops to include turnouts, shelters, benches, trash receptacles & real time arrival status displays.	O				PW
69	5.2a New development shall include sidewalks, ped paths, bike lanes and bike paths. Precise alignments will be determined with subdivisions.	O				PW
70	5.2b Bike path width, paving, signs and features to comply with Bicycle Transportation Plan. Proposed crossings may include features such as pavement changes, signs or bulb-outs.	O				PW
71	5.2c. Pedestrian and bike access to sports fields will be by enhanced under or over crossing with visibility for safety and sense of place	O				PW
72	5.3a-l Streets to foster traffic volumes appropriate for land uses and neighborhoods	O				PW
73	5.4 Alleys should be used where feasible	O				PW
74	5.5 Local streets will have bulb-outs at the end of blocks and at mid-block for blocks longer than 500'.	O				PW
75	5.7.1 Additional right-of-way for Broad Street to accommodate bike lane, vertical curbs, landscaped parkway, and center median.	O				PW
76	5.7.2 Prado Road facilities, phasing and construction requirements	O				PW
77	5.8 Traffic calming required - roundabouts, traffic circles, intersection treatments, and bulb-outs.	O				PW
78	5.9 Street names to follow City requirements.	O				CD
79	6.3 Fire Dept. activated signal control devices required for all intersections with traffic signals	O				PW
80	7.3.1 Subdivision plans must show detailed solutions to storm water issues. Developers are responsible for drainage facilities serving their parcels.	O				PW
81	7.3.2 All drainage facilities must comply with NPDES & post construction runoff controls	O				CD
82	7.5 Each residence shall have one 2" conduit connected with underground system to facilitate future installation of high-speed data system.	O				PW
83	7.7 All new power, telephone & cable lines to be installed underground. All existing line facilities to be underground at time of frontage construction.	O				PW
84	7.8 Streets & utilities installations must be built to ensure that later projects can build upon systems that are appropriately sized and located.	O				PW

STATUS OF MARGARITA AREA SPECIFIC PLAN IMPLEMENTATION PROGRAMS

No.	Program Summary		Status as of October 2022			Lead Dept.
		Complete or Ongoing	Difficulty to Complete			
			Low	Med	High	
85	8.1a The area shall accommodate at least 2 sites with a total capacity of 40 dwellings for HASLO to provide affordable housing.	C				CD
86	8.1b Residential area may be developed with modular or manufactured dwellings that comply with specific plan.	O				CD
87	8.1c Affordable housing density bonuses available in area designated in Fig 5 only due to airport land use plan.	O				CD