



DRAFT SAN MIGUEL COMMUNITY PLAN UPDATE

DRAFT SAN MIGUEL COMMUNITY PLAN UPDATE

PREPARED FOR:
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING

APRIL 2011

COMMUNITY PLANNING LABORATORY
CITY AND REGIONAL PLANNING DEPARTMENT
CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO

FACULTY ADVISOR: ZELJKA PAVLOVICH-HOWARD

PREFACE

The Draft San Miguel Community Plan Update was prepared by the Cal Poly Consulting Team comprised of students in the fourth year Community Planning Laboratory of the City and Regional Planning Department at California Polytechnic State University, San Luis Obispo. The report contains a summary of findings developed during a six month long planning process designed to prepare a document that the County staff can use as an Administrative Draft for the preparation of the Public Review Draft of the San Miguel Community Plan Update.

The Plan was prepared as a class project in a course structured to simulate the work of professional planners and provide a bridge between theoretical knowledge about planning principles and techniques, and the application of this knowledge to a “real life” planning situation. Due to the nature of work conducted in an academic setting, there are many constraints that impede this simulation. Students do not have access to the same information sources nor do they have the well-defined management structure of a professional planning office. The end product is the result of students’ work and should be viewed as such. It is a learning process for students, yet at the same time the community stands to gain from the new perspective and creative ideas generated by students.

Preparation of the Draft San Miguel Community Plan was conducted in collaboration with the San Luis Obispo County Planning and Building Department, Public Works Department, and Parks and Recreation Department, as well as the residents of San Miguel. The Cal Poly Consulting team would like to extend its gratitude to the individuals who provided support and assistance throughout this planning effort: Chuck Stevenson, Elizabeth Kavanaugh, Jeff Legato, James Caruso, Dana Lilley, Michael Conger, and Kevin Valente. We would also like to thank the numerous San Miguel residents for sharing their ideas and participating in community surveys and workshops: the information they provided was invaluable. Finally, we gratefully acknowledge San Luis Obispo County for financial assistance.

CREDITS

Project Managers	Brynae Emerzian Jessica Wafer	
Graduate Assistant	Cindy Gordon	
Document Editors	Erin Gorman Jessica Wafer	
Graphics Team	Brittany Lambert Kevin Valente Katie Villela	
Community Outreach	Wendy Castillejo Jarred Glenn James Parrish	Omar Salazard Federico Tallis
Land Use and Housing	Joan Gargiulo Travis Griffith Anastacio Martinez	Travis Norberto Federico Tallis Katie Villela
Natural and Historic Resources	Marc Abdelsayed Michael Hanebutt Travis Norberto	Omar Salazar
Circulation	Wendy Castillejo James Parrish Jessica Wafer	
Economic Development	Marcus Carloni Brynae Emerzian Jarred Glenn	Lucas Martens Joshua Miller
Community Services	Kevin Bocci Erin Gorman Travis Griffith	Victoria Hernandez Stephan Jackson
Urban Design	Erin Gorman Stephan Jackson Jessica Wafer	

TABLE OF CONTENTS

PROJECT OVERVIEW	1-1
INTRODUCTION	1-2
PLANNING PROCESS	1-6
Phase 1: Background Research and Concept Development	1-6
Phase 2: Draft San Miguel Community Plan	1-6
SAN MIGUEL PROFILE	1-8
REPORT ORGANIZATION	1-12
COMMUNITY OUTREACH	2-1
COMMUNITY OUTREACH PROGRAM	2-2
WORKSHOP 1: COMMUNITY VISIONING	2-3
Visual Preference Survey	2-4
Community Survey	2-7
Post Workshop 1 Outreach	2-9
Community Survey Results and Analysis	2-11
WORKSHOP 2: EXPLORING OPPORTUNITIES	2-15
Concept “A” Alternative Plan	2-16
Concept “B” Alternative Plan	2-18
WORKSHOP 3: DEVELOPING A CONSENSUS PLAN	2-20
Workshop 3 Feedback	2-27
Post Workshop 3 Outreach	2-28
CONCLUSION	2-29
VISION OF SAN MIGUEL IN 2035	3-1
GUIDING PRINCIPLES	3-2
COMMUNITY VISION AND OVERALL GOALS	3-3
Vision Statement	3-3
COMMUNITY PLAN PROPOSAL	3-4
Key Features	3-4
LAND USE AND HOUSING	4-1
LAND USE	4-2
Existing Land Uses	4-2
Proposed Land Uses	4-4
Build-Out Analysis	4-6
Development Standards	4-7
Goals, Policies, and Implementation Strategies	4-20
HOUSING	4-25
Existing Characteristics	4-25

Proposed Residential Development	4-25
Goals, Policies and Implementation Strategies	4-26
NATURAL AND HISTORIC RESOURCES	5-1
INTRODUCTION	5-2
NATURAL RESOURCES	5-3
Existing Characteristics	5-3
Plan Proposals	5-3
Goals, Policies and Implementation Strategies	5-4
HISTORIC RESOURCES	5-6
Existing Characteristics	5-6
Plan Proposals	5-7
Goals, Policies and Implementation Strategies	5-9
AIR QUALITY AND ENERGY CONSERVATION	5-11
Existing Characteristics	5-11
Plan Proposals	5-12
Goals, Policies and Implementation Strategies	5-13
SAFETY	5-15
Existing Characteristics	5-15
Plan Proposals	5-16
Goals, Policies and Implementation Strategies	5-17
CIRCULATION AND NOISE	6-1
INTRODUCTION	6-2
STREET NETWORK	6-3
Existing Characteristics	6-3
Plan Proposals	6-3
Goals, Policies and Implementation Strategies	6-5
PEDESTRIAN AMENITIES	6-6
Existing Characteristics	6-6
Plan Proposals	6-6
Goals, Policies and Implementation Strategies	6-7
INFRASTRUCTURE	6-9
Existing Characteristics	6-9
Plan Proposals	6-9
Goals, Policies and Implementation Strategies	6-10
NOISE	6-11
Existing Characteristics	6-11
Plan Proposals	6-11
Goals, Policies and Implementation Strategies	6-12

ECONOMIC DEVELOPMENT	7-1
INTRODUCTION	7-2
EMPLOYMENT	7-3
Existing Characteristics	7-3
Plan Proposals	7-3
Goals, Policies and Implementation Strategies	7-4
COMMERCIAL SERVICES	7-5
Existing Characteristics	7-5
Plan Proposals	7-7
Goals, Policies and Implementation Strategies	7-8
DOWNTOWN	7-9
Existing Characteristics	7-9
Plan Proposals	7-9
Goals, Policies and Implementation Strategies	7-10
TOURISM	7-11
Existing Characteristics	7-11
Plan Proposals	7-11
Goals, Policies and Implementation Strategies	7-12
COMMUNITY SERVICES AND FACILITIES	8-1
INTRODUCTION	8-2
EDUCATION	8-3
Plan Proposals	8-3
Goals, Policies and Implementation Strategies	8-5
PARKS AND RECREATION	8-6
Existing Characteristics	8-6
Plan Proposals	8-7
Goals, Policies and Implementation Strategies	8-8
PUBLIC SAFETY	8-9
Existing Characteristics	8-9
Plan Proposals	8-9
Goals, Policies and Implementation Strategies	8-10
INFRASTRUCTURE	8-11
Existing Characteristics	8-11
Plan Proposals	8-12
Goals, Policies and Implementation Strategies	8-14
URBAN DESIGN	9-1
INTRODUCTION	9-2
DOWNTOWN CORE	9-4
Existing Characteristics	9-4

Plan Proposals	9-4
Goals, Policies and Implementation Strategies	9-5
RESIDENTIAL DISTRICT	9-13
Existing Characteristics	9-13
Plan Proposals	9-13
Goals, Policies and Implementation Strategies	9-14
HISTORIC DISTRICT	9-16
Existing Characteristics	9-16
Plan Proposals	9-16
Goals, Policies and Implementation Strategies	9-17
COMMERCIAL SERVICE DISTRICT	9-18
Existing Characteristics	9-18
Plan Proposals	9-18
Goals, Policies and Implementation Strategies	9-19
APPENDICES	II-I
APPENDIX A	ii
Project Overview	ii
The Community	vi
APPENDIX B: COMMUNITY OUTREACH	xiii
APPENDIX C: LAND USE AND HOUSING	xlii
APPENDIX D: NATURAL AND HISTORIC RESOURCES	xlvi
APPENDIX E: CIRCULATION AND NOISE	lii
APPENDIX F: COMMUNITY SERVICES AND UTILITIES	liii
GLOSSARY	III-I
BIBLIOGRAPHY	IV-I

LIST OF FIGURES

Figure 1-1: Phase One Planning Process	1-6
Figure 1-2: Phase Two Planning Process	1-6
Figure 1-3: Locational Context	1-8
Figure 2-1: Workshop Participants Collaborating	2-3
Figure 2-2: Downtown Commercial Development, Historic	2-4
Figure 2-3: Downtown Commercial Development	2-4
Figure 2-4: Commercial Development Outside of Downtown	2-4
Figure 2-5: Mixed-Use Development	2-5
Figure 2-6: Multi-Family Residential Development	2-5
Figure 2-7: Single Family Housing with Porch	2-5
Figure 2-8: Streetscape with Wide Sidewalk	2-6
Figure 2-9: Streetscape with Covered Sidewalk	2-6
Figure 2-10: Public Park with Gazebo	2-6
Figure 2-11: Public Space with European Characteristics	2-6
Figure 2-12: Reaching Out to Spanish-Speaking Community	2-9
Figure 2-13: Community's Preference of Current Characteristics	2-11
Figure 2-14: Community's Preference on Future Development	2-12
Figure 2-15: Job Opportunities That Community Wants To See	2-12
Figure 2-16: Businesses That Community Wants To See	2-13
Figure 2-17: Primary Focus of Community Needs	2-14
Figure 2-18: Presentation and Discussion Areas	2-20
Figure 2-19: Workshop Participants Talking with Presenters	2-20
Figure 2-20: Workshop Participants Looking at District Exhibits	2-21
Figure 3-1: Regional servicing commercial building	3-4
Figure 3-2: Illustration of Mission Street showing mix of uses	3-4
Figure 3-3: Illustration of walking trail with signage	3-6
Figure 3-4: Public plaza Mission Street focal point	3-6
Figure 3-5: Example of wastewater facility	3-6
Figure 4-1: Commercial retail designations	4-7
Figure 4-2: Downtown commercial district	4-8
Figure 4-3: Live-work units	4-9
Figure 4-4: Limiting building height within downtown core	4-9
Figure 4-5: Commercial Service Designations	4-10
Figure 4-6: Recreation Designation	4-12
Figure 4-7: Public Facility Designation	4-14
Figure 4-8: Residential Development 8 du/ac	4-15
Figure 4-9: Single Family Residential Designations	4-15
Figure 4-10: Residential Development 15 du/ac	4-16
Figure 4-11: Multi-Family Residential Designation	4-16
Figure 4-12: Residential Development 2 du/ac	4-17
Figure 4-13: Rural Suburban Residential Designations	4-17
Figure 4-14: Proposed Residential Development	4-25

Figure 4-15: Single Family Residential, traditional style	4-28
Figure 4-16: Array of housing opportunity examples	4-28
Figure 5-1: Riparian Habitats by the Salinas Rivers	5-2
Figure 5-2: San Joaquin Kit Fox	5-3
Figure 5-3: Example of Open Space Near San Miguel	5-3
Figure 5-4: Historic Schoolhouse Bell	5-6
Figure 5-5: Historic Library	5-6
Figure 5-6: Historic Structure Plaque Example	5-7
Figure 5-7: Adaptive Reuse of Historic Barn	5-7
Figure 5-8: Historic Methodist Church	5-7
Figure 5-9: Historic Bank of Italy	5-7
Figure 5-10: Historic World War II Era Jail	5-7
Figure 5-11: Mission San Miguel	5-10
Figure 5-12: Residential Solar Panels	5-11
Figure 5-13: Residential Solar Panels	5-12
Figure 5-14: Pedestrian Oriented Commercial District	5-12
Figure 5-15: Roof Top Wind Generator	5-12
Figure 5-16: Safety Tips for Wildfires	5-15
Figure 5-17: Illustration of Pervious Pavement	5-16
Figure 5-18: Fire Resistant Building Materials	5-16
Figure 6-1: Rendering of Converted Alleyway	6-5
Figure 6-2: Proposed Multi-Use Trail	6-6
Figure 6-3: Example of Multi-Use Trail	6-7
Figure 6-4: Existing Park and Ride in San Miguel	6-9
Figure 6-5: Alternative Park and Ride Design	6-9
Figure 6-6: Existing Interchange on 10th Street	6-9
Figure 6-7: Proposed Location of On-Ramp on 10th Street	6-9
Figure 6-8: Proposed San Miguel Bus Stop	6-10
Figure 7-1: Commercial Supply and Demand	7-5
Figure 7-2: Commercial Services Designation	7-6
Figure 7-3: Commercial Development	7-7
Figure 7-4: Downtown Commercial District	7-9
Figure 7-5: Mission San Miguel	7-11
Figure 7-6: San Miguel Information Kiosk	7-11
Figure 7-7: Adaptive Reuse of Existing Barn	7-11
Figure 8-1: Park Space and Trail Along Salinas River	8-7
Figure 8-2: Common Flooding Areas	8-11
Figure 9-1: Example of Newer Residential	9-2
Figure 9-2: Rios Caledonia Adobe	9-2
Figure 9-3: Mission Market and Deli	9-4
Figure 9-4: The Ranch, a Business on Mission Street	9-5
Figure 9-5: Map of Downtown	9-5

Figure 9-6: Site Plan of Mission Street Plaza	9-5
Figure 9-7: Examples of Chumas and Salinian Designs	9-5
Figure 9-8: Mission Street Plaza Seating Area	9-6
Figure 9-9: Public Art Example	9-6
Figure 9-10: Private Balcony Space and Public Street	9-7
Figure 9-11: Parking Located Behind Buildings	9-7
Figure 9-12: Example of Balcony with Overhang	9-8
Figure 9-13: Example of Pedestrian Streetscape	9-8
Figure 9-14: Example of a Covered Walkway	9-8
Figure 9-15: Wall Mounted Lighting Example	9-8
Figure 9-16: Mission Street, Past to Future Design	9-9
Figure 9-17: Mission Street, Past to Future Design Examples	9-9
Figure 9-18: Mission Street, Past to Future Design Examples	9-9
Figure 9-19: Pedestrian Spaces Along Mission Street	9-10
Figure 9-20: Columns and Decorative Architectural Features	9-11
Figure 9-21: Pedestrian Scale of Downtown Business	9-11
Figure 9-22: Example of Awnings Over Windows	9-12
Figure 9-23: Signage For Business	9-12
Figure 9-24: Example of Newer Residential Structure	9-13
Figure 9-25: Example of Older Residential Structure	9-13
Figure 9-26: Screened Trash Enclosure	9-15
Figure 9-27: Example of Building Integration Into Slope	9-15
Figure 9-28: Elkhorn Bar	9-16
Figure 9-29: Bike Hitching Post	9-16
Figure 9-30: Mission San Miguel Arcangel	9-16
Figure 9-31: Updated Old West Style Facade	9-17
Figure 9-32: Existing Commercial Service Building	9-18
Figure 9-33: Pedestrian Crosswalk	9-19
Figure 9-34: Commercial Service Parking Lot	9-20
Figure 9-35: Commercial Service Parking Lot Behind Building	9-20
Figure 9-36: Example of Commercial Service Building	9-22
Figure 9-37: Commercial Service Setbacks	9-24
Figure 9-38: Acceptable Roof Design	9-24

LIST OF MAPS AND TABLES

Map 2-1: Workshop 1 Mapping Exercise Summary	2-7
Map 2-2: Alternative "A" Concept Plan	2-17
Map 2-3: Alternative "B" Concept Plan	2-19
Map 2-4: San Miguel Draft Consensus Plan	2-22
Map 2-5: Residential Development Key Features	2-23
Map 2-6: Circulation, Parks, & Public Facilities Key Features	2-24
Map 2-7: Downtown Districts & Downtown Core Key Features	2-25
Map 2-8: Service Commercial Key Features	2-26
Map 3-1: Urban Reserve Line Expansion	3-7
Map 4-1: Existing Land Uses	4-3
Map 4-2: Proposed Land Uses	4-5
Map 5-1: Historic Resources	5-8
Map 6-1: Proposed Circulation System	6-4
Map 8-1: Community Facilities and Parks	8-4
Map 9-1: Urban Design Districts Map	9-3
Table 4-1: Existing and Proposed Land Use Distribution	4-4
Table 4-2: Population Projection	4-6
Table 4-3: Summary of Development Standards	4-19
Table 7-1: Leakage Rate	7-6
Table 7-2: Projected Retail Demand	7-7
Table 8-1: Projected Student Generation at Buildout	8-3
Table 8-2: Level of Service for San Miguel Parks	8-6
Table 8-3: Water Service Demand Estimate at Buildout	8-12
Table 8-4: Wastewater Estimate at Buildout	8-13



PROJECT OVERVIEW

1

Chapter 1 INTRODUCTION

Project Overview

The Draft San Miguel Community Plan Update was prepared to assist the San Luis Obispo County Planning Department in updating the community plan for San Miguel. The document contains draft policy framework for guiding the growth and development in San Miguel over the next 25 years.

Building on an analysis of existing characteristics, development potential, and community values, this document incorporates the San Luis Obispo County General Plan goals and Strategic Growth Principles. The Plan offers community specific goals, policies, and implementation strategies designed to guide future development while enhancing quality of life for the current and future residents.

Purpose

The purpose of this document is threefold:

- Identify the community’s environmental, economic, and social goals as they relate to the community needs for future growth and development.
- Provide San Miguel residents with a mechanism to participate in informed debates about the future of their community.
- Serve as an Administrative Draft for the County’s San Miguel Community Plan Update.

Regulatory Framework

General Plan

San Miguel is an unincorporated community located in the Salinas River Planning Area, designated by the San Luis Obispo County General Plan. The County’s General Plan is “a comprehensive, long-term general plan for the physical development of the county ... which contains the mandatory elements of land use, circulation, housing, conservation, open-space, noise, and safety.” The County’s General Plan, adopted in accordance with State law and Government Code §§65300 and 65302, is the official policy statement of the County, guiding all development within its jurisdiction in a manner to gain maximum social and economic benefit to its citizens.

Pursuant to California Planning Law, a community plan is an optional supplement to the General Plan which focuses on a particular community. The community plan does not carry the legal requirements of a General Plan to address issues and development policies for all seven of the mandated elements provided that the County’s General Plan properly addresses them. However, the community plan is required to be internally consistent with the General Plan and should provide a policy framework for the detailed treatment of the community plan elements. To ensure consistency between the two documents, the policies formulated for the Draft San Miguel Community Plan Update are based on those set forth in the County’s General Plan and other adopted County policies. The San Miguel Community Plan Update, when adopted, will amend the San Luis Obispo County General Plan as it relates to the San Miguel planning area.

Chapter 1

San Luis Obispo County

San Miguel, an unincorporated community, is governed by San Luis Obispo County. The County provides a number of services to San Miguel, including police protection, street maintenance, land use and planning, historic preservation, economic development, and building inspection to ensure consistency with the building code.

The San Miguel School District provides educational opportunities to members of the community.

San Miguel Community Services District

The San Miguel Community Services District (CSD) provides fire protection services, drinking water, and sewer services to the residents of San Miguel living within the District’s boundaries. The CSD is staffed by eight individuals and governed by a five-member board.

San Miguel Advisory Council

The San Miguel Advisory Council consists of seven members and two alternates. It is the responsibility of the Advisory Council to represent San Miguel to the County’s Board of Supervisors and Planning Commission on issues affecting the community. Additionally, the Advisory Council acts as a communications liaison for community members to various County departments, community services organizations, and the Community Services District for issues relating to the planning, development, and maintenance of San Miguel.

State Agencies

The Department of Housing and Community Development (HCD) establishes long-range state housing plans and provides policies and guidelines to cities and counties in the development of the state-mandated Housing Element of their General Plans. The Housing Element must be certified by HCD prior to implementation, the only General Plan Element subject to such review.

The California Department of Transportation (CalTrans) oversees the development and maintenance of the State’s highways, inter-city rail services, and public-use airports. CalTrans works with local agencies to provide effective solutions to transportation issues in and around communities.

Relationship to Other Plans

San Miguel Community Plan

The last comprehensive update of the San Miguel Community Plan was conducted in 1981, 30 years ago. The partnership between Cal Poly and San Luis Obispo County aims to update the plan by incorporating community needs, analysis of the existing development constraints and opportunities, and County’s Strategic Growth Principles, as well as other applicable documents and plans. The incorporation of County policies and goals into the Community Plan Update will ensure a more cohesive relationship between the various plans and will result in a plan that will effectively incorporate the local ideas of San Miguel with the regional context of San Luis Obispo County.

Chapter 1

The following paragraphs outline previous and ongoing planning efforts that influenced the development of this document.

San Miguel Community Design Plan

The San Miguel Community Design Plan, adopted by San Luis Obispo County in April 2003, is a framework document aimed at guiding development that will add value to the community in way that will complement positive attributes of San Miguel. A primary function of this plan is to guide the physical characteristics of San Miguel, providing standards and guidelines to develop and maintain a consistent character throughout the community. The plan also provided valuable information to the Cal Poly Consulting Team in areas of community history, physical setting, gateways, circulation, residential development, commercial development, vacant and under-utilized land, and historic resources.

Salinas River Area Plan

The Salinas River Area Plan (SRAP) encompasses a stretch a land extending from the San Luis Obispo County and Monterey County line to the Cuesta Grade, generally located to the west of the Salinas River. The SRAP is consistent with the San Luis Obispo County General Plan, and other County-adopted plans, and may be considered an extension of the County Land Use Ordinance that provides more specific development standards and regulations for the planning area.

Framework for Planning

San Luis Obispo County's General Plan Land Use and Circulation Element (LUCE) contains a Framework for Planning for inland communities. The Framework is a set of guidelines to ensure that orderly and strategic development occurs in the unincorporated areas of San Luis Obispo County.

Land Use and Circulation Element Update

The Land Use and Circulation Element (LUCE) Update of the San Luis Obispo County General Plan, currently underway, is intended to consolidate the land use and transportation plans for the unincorporated parts of the County. As these two areas are closely intertwined, this will benefit the conservation of resources and promote efficient development patterns.

Strategic Growth Principles

In April 2009, the San Luis Obispo County Board of Supervisors adopted the Strategic Growth Principles, incorporating them into the County's General Plan. The Policies were adopted to limit sprawl and associated impacts, increase housing and transportation options for individuals, and conserve the resources of the County. These Principles informed the development of the Draft San Miguel Community Plan Update.

Climate Action Planning

Assembly Bill (AB) 32

AB 32, the Global Warming Solutions Act of 2006, codified the 2010 greenhouse gas emissions reduction goal. Based this law, the California Air Resources Board was directed to identify actions to reduce greenhouse gas emissions throughout the State. Additionally, a Scoping Plan that addresses measures to best accomplish the 2020 goal was adopted in late 2008.

Senate Bill (SB) 375

SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted reduce vehicle miles traveled in California. The aim is to reduce sprawl throughout the state; this will subsequently assist the California Air Resources Board in achieving goals set in AB 32. Regional reduction targets are required for passenger vehicles and light trucks for 2020 and 2035.

Preliminary Sustainable Communities Strategy

This report is a direct result of the adoption of SB 375. The Preliminary Sustainable Communities Strategy was developed as an effort to ensure a more comprehensive and adoptable Sustainable Communities Strategy. The preliminary report sets in place potential strategies to accomplish the greenhouse reductions goals set for the San Luis Obispo region. These strategies were considered and incorporated into the development of the Draft San Miguel Community Plan Update.

San Luis Obispo County Climate Action Plan

The San Luis Obispo Climate Action Plan (CAP) aims to reduce the greenhouse gas (GHG) emissions throughout the County in an effort to increase long-term sustainability. Energy, waste, transportation, and land use are the four primary characteristics reviewed in the development of the CAP. Policies and programs will be incorporated into the final version of the San Miguel Community Plan document to reduce the emission of GHGs of the residents, visitors, and businesses throughout the County.

Previous Cal Poly Involvement

Cal Poly has been involved in the formulation of development proposals for various areas within the community, as well as development of the San Miguel 2025 Draft Community Plan prepared in 2004. Each development proposal and community plan served as an information source for the Cal Poly Consulting Team. The most recent research was conducted in 2009, including development constraints analysis and lot-by lot land use survey which was used in this report for the analysis of land uses.

Chapter 1 PLANNING PROCESS

Phase 1: September 2010 to December 2010

Background Research and Concept Development

The first phase focused on collecting and analyzing background information to make informed recommendations for future development in San Miguel. This effort included review of relevant San Luis Obispo County documents and an analysis of demographics, economic activities, land uses and urban form, housing, environmental and cultural resources, circulation, community services and facilities, safety, and noise. During this phase an extensive public outreach program was developed to obtain community input and supplement the information obtained through research. It included visits to places where Spanish speaking residents frequent, talking to students in the local school, and holding two community workshops. The input included the community's perceptions of the key planning issues, visions of the future, and preferred development types. Combined with the background research, the community input guided formulation of planning goals and development of alternative concept plans which were presented at the second community workshop at the end of this planning phase (see Public Outreach Chapter).



Figure 1-1: Phase one planning process.

Phase 2: January 2011 to March 2011

Draft San Miguel Community Plan

The second phase of the planning process focused on developing a Draft San Miguel Community Plan Update. The process started by reviewing the community comments and assessments of the two alternative concept plans discussed at the second community workshop. A consensus plan reflecting the community input was then formulated and presented to the community at a third community workshop. With final community input, revisions were made and the Draft San Miguel Community Plan Update policy document was formulated. The Plan includes a brief summary of existing conditions, proposed development features and set of planning goals, policies and implementation strategies to help implement the plan.



Figure 1-2: Phase two planning process.

Draft San Miguel Community Plan Update



Developing a Community Plan

Overview

The Draft San Miguel Community Plan Update was prepared for the County of San Luis Obispo as a collaborative project by California Polytechnic State University, San Luis Obispo. The Plan was prepared as a class project during a two-quarter long planning study structured to simulate the professional planning environment and engage students in the planning process. The planning study was conducted in partnership with the City of San Miguel and the San Miguel residents, the project addressed a combination of planning issues. They included collection and analysis of data, community participation and visioning, creation of goals and objectives, development and evaluation of alternative plans, and development of a community plan addressing all issues mandated by California planning law.

The outcome of the class research and findings is summarized in two documents - San Miguel 2010 Background Report and Draft San Miguel Community Plan Update.

The Community

San Miguel is a small unincorporated community with a population of 1,858 located in northern San Luis Obispo County, California. The community is situated in the heart of the San Miguel Valley, a region with a rich history. The most notable landmark is Mission San Miguel Arcángel, founded on July 25, 1797, the town developed shortly thereafter. The Southern Pacific Railroad, which came through San Miguel in 1886, and Camp Roberts, built in 1940, both contributed to an increase in population and economic activities in town. San Miguel as a community has a long history of agricultural production, particularly in the form of wine grapes. The town has undergone significant economic decline since its heyday as a boomtown during World War II, and now consists of a bedroom community with limited services and commercial activities.

San Luis Obispo County invited the City and Regional Planning Department's Community Planning Lab to assist in a planning effort to update the existing community plan by working with the residents of San Miguel. San Luis Obispo County is a leader in the field of community planning, and the Community Planning Lab has a unique location, nestled between the Salinas River and rolling hills, with considerable undeveloped land available for tourism and economic activities. This potential provides the framework through which San Miguel can actively engage its residents in the planning process. The project is a unique opportunity for the community to be a part of a strategic vision and a plan for the future. The project is a unique opportunity for the community to be a part of a strategic vision and a plan for the future. The project is a unique opportunity for the community to be a part of a strategic vision and a plan for the future.

Existing Characteristics



Mission San Miguel Arcángel
Mission San Miguel is a point of pride for many San Miguel residents. It is the site of the 23 original Spanish Missions in California. Serving as a gateway to San Miguel, the Mission contributes to the tourist-serving historical landmark area in southern San Miguel.



Caledonia Adobe
The Casa-Caledonia Adobe, another historic landmark in San Miguel, is a guided tour of the San Miguel area. Its location, proximity to Highway 101 and the Mission, San Miguel contribute to the tourist-serving historical landmark area in southern San Miguel.



Downtown
San Miguel, downtown area, is one of the town's local businesses thriving. Mission Street, many have been established for decades but recent years have brought new commercial and retail development to the downtown.

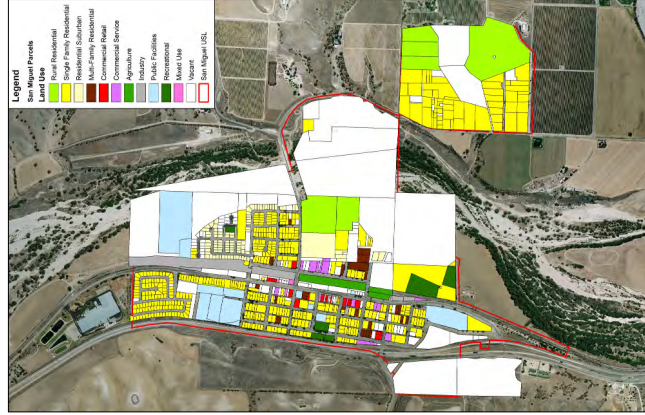


Mission Variety
The Mission Variety store, in downtown San Miguel, provides basic grocery needs to community residents. A new development, the Market & Deli, promotes increased economic vitality in the downtown.

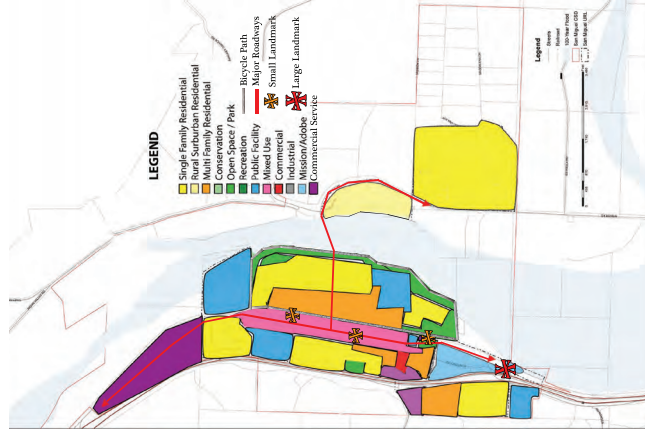
Context



Existing Land Use Distribution



Proposed Concept Plan



Public Outreach

Community involvement in the planning process is vital for gathering relevant information and providing a basis for developing a community plan. An outreach program was designed to give all segments of the community an opportunity to express their views about the future of San Miguel. The outreach program consisted of three interactive community workshops. The first workshop was held at the San Miguel High School, the second at the San Miguel Community School, and the third at the San Miguel Community School. School were utilized to promote community involvement.

In October 2010, the first community workshop was held to introduce a community visioning exercise and to address the local issues, needs, desires, and preferred development types within San Miguel. The information gathered from this workshop served as a foundation for developing alternative concepts for the Community Plan Update. A second workshop was held in December 2010, when two alternative concept plans were offered for community consideration. The workshop provided an opportunity for the community to provide input in a review of draft concept plans which integrated the comments received at the previous workshops.

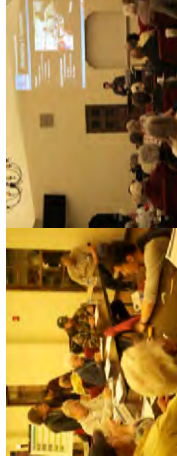
Workshop 1



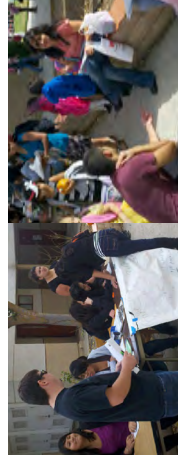
Workshop 2



Workshop 3



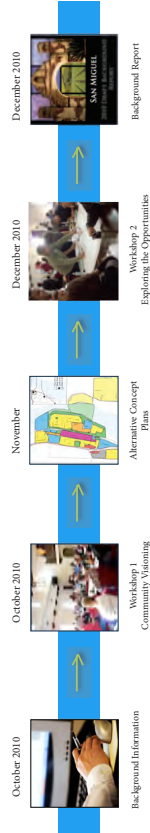
Community Outreach



The Planning Process

Preparation of the Draft San Miguel Community Plan Update was developed in two phases. The planning process started with an in-depth study of the existing characteristics of San Miguel and an analysis of the potential for future growth and development of the community. Presented in the San Miguel 2010 Background Report, these findings informed the development of the Draft San Miguel Community Plan Update. The final document, Draft San Miguel Community Plan Update, contains the plan recommendations accompanied by policies and implementation strategies.

Phase 1



Phase 2



Chapter 1 SAN MIGUEL PROFILE

Overview

San Miguel is located 40 miles north of San Luis Obispo along Highway 101 in the northern-most part of San Luis Obispo County (Figure 1-3). This community of approximately 1,800 people (2011 estimate) was developed around Mission San Miguel Arcangel shortly after it was established in 1797. The town's economic activities started increasing with the arrival of the Southern Pacific Railroad in 1880s, and reached its peak in the 1940s mainly due to the establishment of Camp Roberts U.S. Military Base seven miles away. With decommissioning of the Base in early 1970, demand for services and commercial activities declined leading to a decrease in both population and economic vitality of San Miguel. Despite the 600,000 visitors attracted by the historic Mission, the town is now predominantly a bedroom community with limited services and commercial activities.

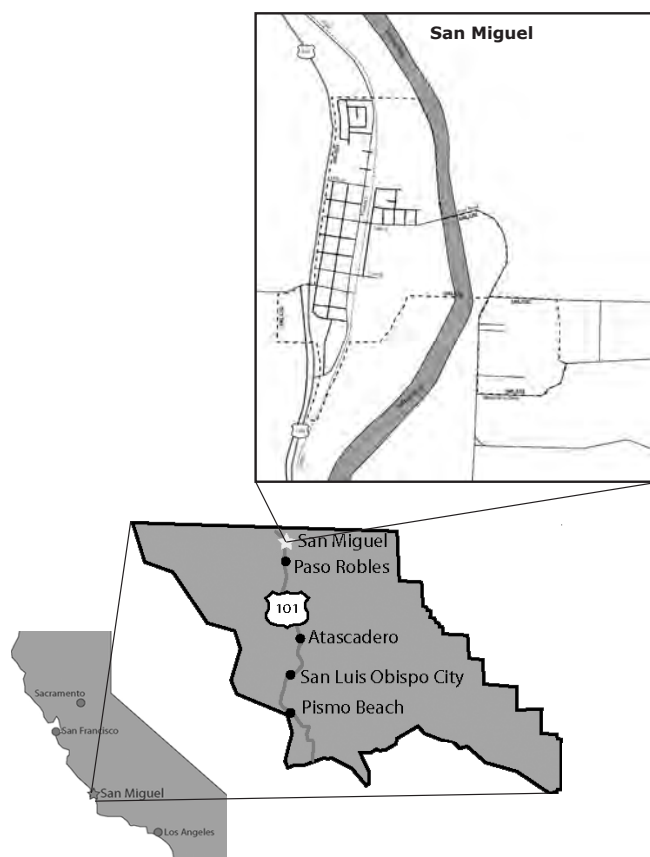


Figure 1-3: Locational Context

Population

According to the 2000 U.S. Census, San Miguel's population was 1,427, a 26% increase from 1990; it is expected to nearly double in size by 2035, reaching a population of 5,183. Table A-1, located in the Appendix, provides the populations by race for San Miguel for 1990 and 2000.

Land Use and Physical Form

The community occupies approximately 673 acres within the Urban Reserve Line (URL), and 1530 acres within the Community Service District Line (CSD). Within the URL are urban uses including a variety of residential, commercial, industrial and recreational uses as defined by the San Luis Obispo County General Plan (Appendix A Figure A-1). The CSD boundary represents the

farthest extent to which services such as fire, sewer, water, and lighting are provided by the San Miguel Community Services District. The land uses that are found outside the URL but within the CSD are agriculture and rural residential.

The community land area is 51% developed, leaving 49% of its developable land vacant (Appendix A Table A-1; FigureA-3; A-4;A-5). Two thirds of the developed land is designated for residential uses, 11% is designated for commercial uses, and the remaining 16% are designated for other uses, such as industrial or public facilities (Appendix A Figure A-6).

Small businesses line the southern portion of Mission Street, which serves as the main commercial corridor of San Miguel. Most of the buildings located in the commercial core were built in the 1940s, in a time when the community was a booming town with the population twice the size of the neighboring Paso Robles. Beyond Mission Street, the area is mostly occupied by a mix of older and newer single family homes interspersed with a few multi-family residential structures. To the south of the commercial core lies the Mission San Miguel Arcangel and the Rios Caledonia Adobe; both are large tourist attractions as well as links to San Miguel's past.

See Appendix A for discussion on community legibility and urban form.

County Tourist Attractions

As San Luis Obispo has a strong tourist foundation, San Miguel has an opportunity to take advantage of this flourishing sector through its historical mission and other historical structures. Additionally, with varying topography ranging from the rolling hills to the Salinas River, San Miguel can provide multiple opportunities of outdoor recreation for tourists and residents.

Transportation Options

San Miguel is located directly adjacent to U.S. Highway 101 and the Union Pacific Rail Line at the northern most part of San Luis Obispo County. This provides multiple opportunities for San Miguel to establish itself as a transportation corridor within the County.

Affordable Housing

The continuing increase in housing prices throughout the county could encourage people to move to San Miguel as a result of its relatively affordable land and housing prices compared to other cities and towns in the County.

Regional Agriculture Potential

San Miguel provides multiple agriculture activities throughout its rural countryside, specifically the continual progression of the wine industry. The agriculture opportunities could create a need for businesses compatible with this sector and encourage the creation of industry clusters.

Development Constraints

Proximity to Camp Roberts

Military personnel that visit Camp Roberts throughout the year continually use Paso Robles for their general needs and entertainment. Considering that San Miguel is closer to Camp Roberts than Paso Robles, it is evident that San Miguel could easily capture those sales if more services were provided.

Growing Population

As population continues to grow in San Miguel more money will be spent in the town. This will continue to provide a boost in the economy.

Available Land for Commercial Development

Considering the various vacant buildings and undeveloped land in San Miguel, there is adequate space for commercial development and expansion. This blatant underutilization has left 374,946 available square feet for commercial development. Based on the population and average income of San Miguel, it is evident that they have the purchasing power to support current and future commercial businesses in the area.

An Active Citizenry

The community members of San Miguel have demonstrated a very active involvement throughout the preparation of this Community Plan Update and in their development as a town. The presence of an Advisory Board and its Zoning Subcommittee combined with community participation will strengthen San Miguel's ability for positive transformation addressing community needs.

Low Population

The existing low population discourages potential developers and business owners from establishing a business in San Miguel.

Paso Robles

The neighboring city's retail centers provide for the needs of those in San Miguel to the extent that it takes sales away from San Miguel. The ten minute drive to Paso Robles further discourages the desire to establish businesses in San Miguel.

Sales Leakage

It is evident that San Miguel needs to do whatever it can to retain sales from its residents. As stated in the previous constraint, the neighboring shopping centers (specifically those in Paso Robles) create an unfair competition for the smaller businesses in San Miguel. It is necessary to establish further commercial businesses in San Miguel that will adequately provide the necessary services to San Miguel's residents.

Economic Diversity

There is a lack of economic diversity in San Miguel. The current economy focuses on the wine industry and small retail businesses. Creating a diverse

market economy is needed to support the community and prevent the continual leakage that is taking place in the community.

Limited Inventory of Developed Commercial Land

Due to the limited inventory of viable commercial structures, new businesses entering the San Miguel market will require large initial investments to improve the land with buildings and services. The currently small size of the local population generates investor doubt in the ability of local purchasing power to offset initial startup costs. Additionally, many of the existing structures, for both operating and vacant properties, require renovation or new development for future business expansion.

Jobs Housing Balance

Many San Miguel residents must commute out of community to get to work; this is a result of the limited job supply within the community.

Infrastructure Capacity

The current water system only has the capacity to serve the current population. The projected growth for San Miguel will require the expansion of both the water and sewer system. Future commercial development will be considerably hindered if the current infrastructure isn't improved.

Lack of Tourist Services

Although the Mission has abundant historical value and attracts nearly 600,000 tourists each year, the interest factor of the Mission only requires a several hour visit. The lack of services to compliment the Mission make San Miguel an easy half day trip for tourists continuing on to other parts of the County with greater activities to offer.

Deficiency of Community Services

While there is a fire station within San Miguel, there are no local police offices or medical centers within the community. Further, the elementary/middle school is over capacity and population increase will require additional education facilities within the community.

Need for Community Open Space and Recreational Activities

There is no land within San Miguel's URL designated for open space. The single community park and sports fields at the Lilian Larson School also do not compensate for an adequate provision of active community areas.

Currently, there is no land within the Urban Reserve Line of San Miguel designated for open space. The single community park and sports fields at the Lilian Larson School also do not compensate for an adequate provision of active community areas.

Chapter 1 REPORT ORGANIZATION

The Draft San Miguel Community Plan Update has six elements covering different aspects of the proposed plan: Land Use and Housing, Natural and Historic Resources, Circulation, Economic Development, Community Services and Facilities, and Urban Design. Each element chapter provides a brief discussion of existing characteristics and plan proposals. Goals for each specific element are discussed along with policies and implementation strategies. The document chapters are briefly described below:

Community Involvement	A description of workshops and other public outreach events held in San Miguel in order to engage the community into the planning process. Surveys, workshop presentations, and informal discussions with the community at different events were the main sources of receiving public input.
San Miguel 2035	Delineation of the planning approach and synthesis of the plan proposals. Also provides a review of the proposed plan, outlining key features.
Land Use and Housing	Discussion of proposed land use type, distribution, and intensity of development throughout San Miguel. This element also addresses buildout populations, housing typology, and housing location outlined in the Plan proposal.
Circulation	Description of the circulation system for pedestrian, bicycle, public transit and vehicular circulation.
Natural and Historic Resources	A description of the cultural history of San Miguel and the community's natural resources and the ways they can be preserved through passive/ active open space and conservation measures.
Economic Development	Provides a discussion of building activities and how they relate to market feasibility, including policy development for attracting and increasing tourism, business and community wealth.
Community Services and Facilities	Addresses critical issues such as water and sewer capacity, maintenance of community buildings, police and fire protection, and enhancement of community parks and recreational areas.
Urban Design	Provides policies to guide the physical design of San Miguel, including the Downtown Core, Commercial Services, Residential, and Historical areas.



COMMUNITY OUTREACH

Engage all segments of the community to gather relevant information regarding community needs and priorities through community visioning, surveys, and continuous feedback to ensure all ideas are incorporated.

2



Chapter 2 COMMUNITY OUTREACH PROGRAM

Community involvement in the planning process is vital for gathering relevant information about community's needs and priorities. In order to actively involve the community in development of the San Miguel Community Plan Update an outreach program was developed to engage all segments of the community. The outreach program consisted of three community workshops, community questionnaire, Visual Preference survey, visits to Lillian Larsen Elementary School, targeted outreach to the Spanish-speaking community Flyers (Appendix B, Figures B-1 to B-4) promoting the workshops and their respective objectives were distributed within San Miguel, hand-delivering them to local businesses. San Luis Obispo County sent out letters (Appendix B, Figure B-5) inviting property owners in San Miguel to attend the workshop.

The first workshop, held in October 2010, served as a community visioning exercise to address local issues, the needs and desires of community members, and to learn about the preferred types of development they would like to see San Miguel. The second workshop was held in December 2010 to explore opportunities within two alternative concept plans for future development that were based on the community feedback from the first workshop. The final workshop was held in January when the community reviewed a consensus plan that incorporated the feedback from the previous two workshops.

Chapter 2 WORKSHOP 1: COMMUNITY VISIONING

Beginning the public outreach program with community visioning is important to gain a clear understanding of the general direction in which the community wants to grow, physically, socially, and economically.

The effort in promoting public input contributed to a successful first workshop held in October 2010. Valuable input from the community was gathered through an interactive approach between all participating parties during the workshop. The workshop began with a presentation of San Miguel's existing conditions, with information provided by the Cal Poly Consulting Team and San Luis Obispo County staff. Workshop activities included a visual preference survey, a community survey, and an interactive mapping exercise.

The physical aspect of development and design is essential to satisfy the community members vision for the future of San Miguel. A visual preference survey was conducted to better understand the types of development San Miguel community members desired. A total of 42 images were presented, including: downtown commercial, commercial outside of downtown, mixed-use development, streetscape, public spaces, parks, single family residential, and multi-family residential developments. Participants evaluated each image on a numerical scale ranging from positive three to negative three. There were common themes that resulted from the visual preference survey with regards to areas of commercial, mixed-use, residential, public space, and streetscape development, which helped guide the development of concept design plans.

The following pages provide the summaries of the survey results. See Appendix B, Figure B-5 for the Visual Preference Survey Poster used at Workshop 2.



Figure 2-1: Workshop participants collaborating on ideas for San Miguel's future. (Cal Poly, 2010)

Chapter 2 VISUAL PREFERENCE SURVEY

Downtown Commercial

The community responded positively to the images of downtown commercial development that encompasses the historic character within its physical design, particularly with that of older, small-town characteristics. Varied rooflines and façade details, such as the use of traditional-appearing materials and size and placement of windows and doors, are also qualities of downtown commercial development that the community would like to see in future development (Figure 2-2 and Figure 2-3).

AVERAGE: 2.6
MODE: 3

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Varierd Rooflines

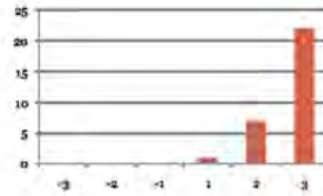


Figure 2-2: Downtown commercial development incorporating historic, Western character and varied materials and facades.

AVERAGE: 1
MODE: 2

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Facade Materials Vary

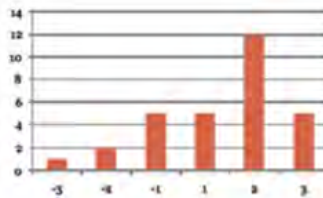


Figure 2-3: Downtown commercial development with varied rooflines and materials.

Commercial outside of Downtown

In regards to commercial development outside of the downtown area, the community preferred to see development that incorporated the rustic feel and rural character of the town. The community also expressed the need for sufficient parking within the commercial development (Figure 2-4).

AVERAGE: 2
MODE: 2

POSITIVE COMMENTS:
Rustic Feel
Rural Character
Good Parking

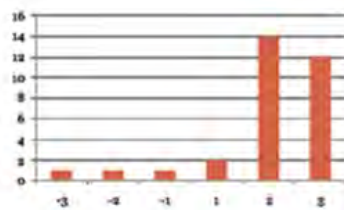


Figure 2-4: Commercial development outside of downtown incorporating rural characteristics and sufficient parking.

Chapter 2

Mixed Use

The community responded positively to the idea of bringing mixed use development into the downtown area with a few exceptions. The community would like to see mixed use development that incorporates the old town feel of the town, similar to the existing mixed use within the town. The community also expressed that the building height should not exceed two stories (Figure 2-5).

AVERAGE: 1.6
MODE: 2

POSITIVE COMMENTS:
Old Town Feel
Similar to Existing San Miguel

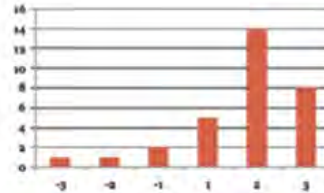


Figure 2-5: Mixed-use development with old-town style architectural style and limited height.

Multi-Family Residential

Neighborhood-oriented multi-family development was the top-rated form of multi-family residential development preferred by the community. They would want multi-family development that resembles existing single-family residential development within San Miguel, where there are outdoor areas for family recreational enjoyment and where building density does not disrupt a “family feel” (Figure 2-6).

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Nice Family Feel
Neighbor Friendly

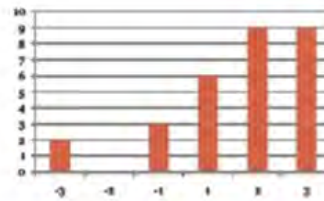


Figure 2-6: Multi-family residential development resembling single-family residential characteristics.

Single Family Residential

A reflection of traditional-style architecture found in existing neighborhood areas in the community is what the community would like to see in future single-family development. Front porches and detached garages or garages set back from the front yard are two of the most common themes that emerged from the Visual Preference Survey regarding future single-family development (Figure 2-7).

AVERAGE: 1.5
MODE: 3

POSITIVE COMMENTS:
Porch Style
Detached Garage

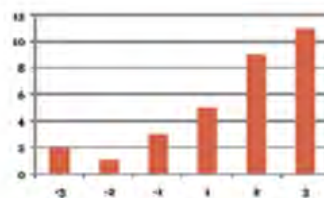


Figure 2-7: Single-family housing with a porch and detached garage.

Chapter 2

Streetscape

The community expressed a desire to develop the existing streetscape into a pedestrian friendly environment with wider sidewalks (Figure 2-8). The community also responded positively to covered sidewalks in the downtown area to provide shelter from the natural elements, and vegetation along the sidewalks to provide an aesthetically pleasing environment (Figure 2-9).

AVERAGE: 1.3
MODE: 1

POSITIVE COMMENTS:
People Friendly
Sidewalk Width
Landscaping

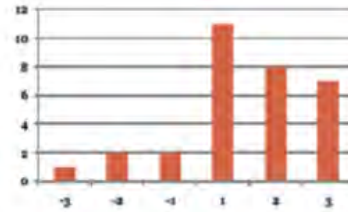


Figure 2-8: Streetscape with a wide, pedestrian-friendly sidewalk.

AVERAGE: 1.3
MODE: 3

POSITIVE COMMENTS:
Very Inviting Space
Friendly Atmosphere
Covered Sidewalk

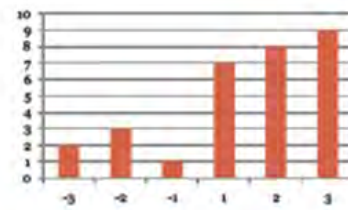


Figure 2-9: Streetscape incorporating covered sidewalk and aesthetic vegetation.

Public Space

The community expressed a desire to expand the existing park space to include a large shaded play area for the youth and a gazebo that can be used as the center of recreational events such as community barbecues (Figure 2-10). In regards to public space within the downtown area, the community responded positively to the creation of space that resembles a European style to attract tourists (Figure 2-11).

AVERAGE: 2.7
MODE: 3

POSITIVE COMMENTS:
Large Shaded Play Area
The Gazebo

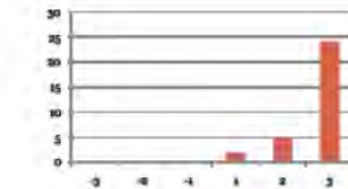


Figure 2-10: Public park with large, shaded recreational space and a gazebo.

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Cozy Space
Tourist Attraction
European Feel

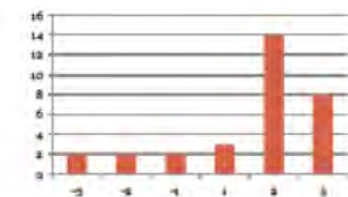


Figure 2-11: Public space with European characteristics to attract tourists.

Chapter 2 COMMUNITY SURVEY

A community survey was administered during the first workshop. The survey contained 20 questions that addressed aspects in the community to be maintained, added, or changed (Appendix B, Figure B-7 to B-14). The survey topics included general demographics, features about San Miguel that the community would like to preserve, desired changes, preferred growth patterns, economic expansion, and recreational opportunities. The survey was posted online to allow those not present at the workshop to participate in the visioning process.

An abbreviated version of the community survey was used for post-workshop outreach conducted with Spanish speaking members of the community. The survey consisted of eight of the most relevant questions toward understanding community preferences for future growth and development.

One of the main questions in both the original and abbreviated surveys asks what individuals would like to change the most in San Miguel. There were a wide variety of answers provided by the respondents; however, the following summarize the most prevalent themes:

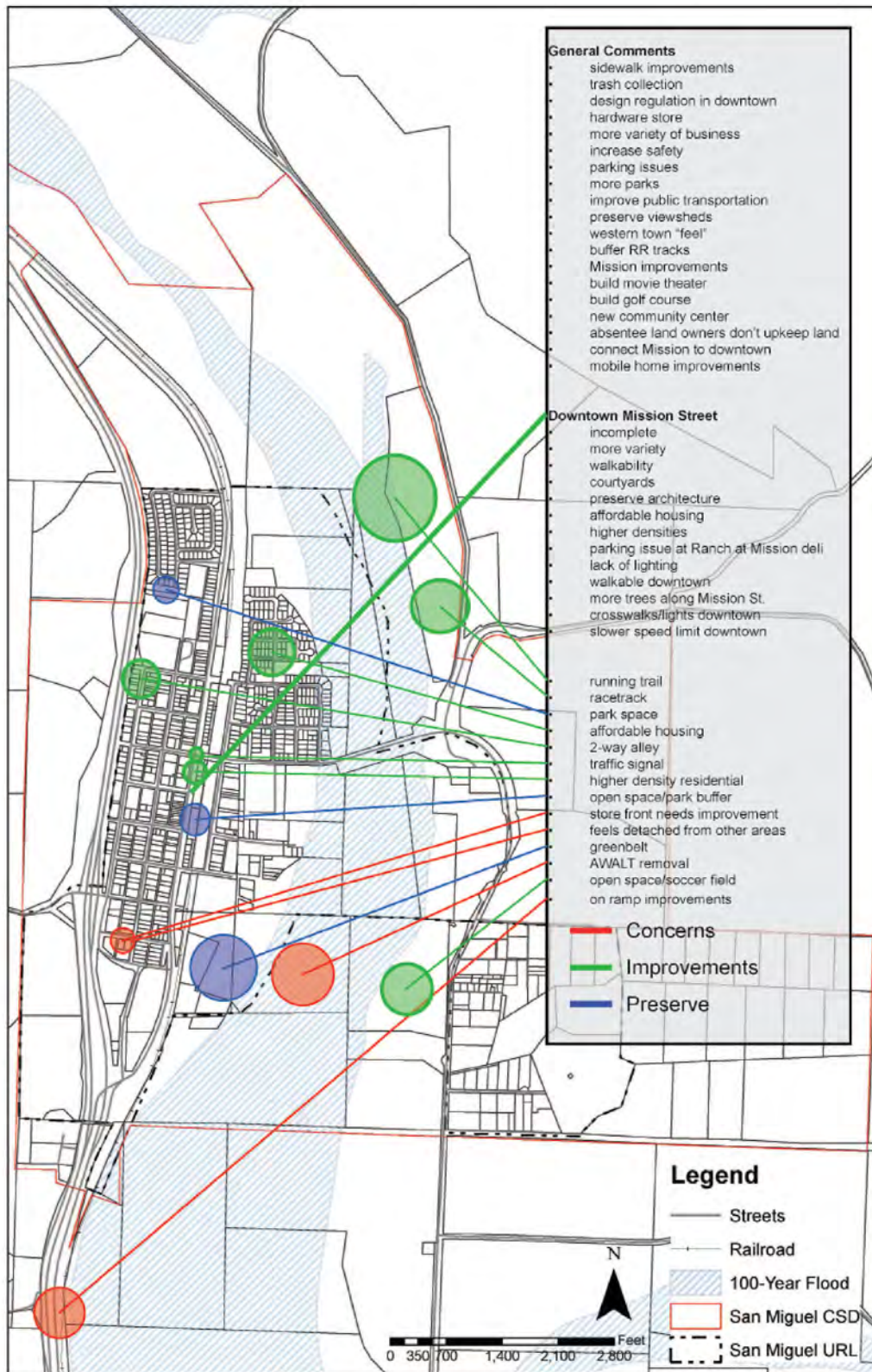
- Focus on the development of downtown and make it a destination for residents and visitors. Increase affordable opportunities for locally owned businesses to start and grow.
- Preserve the historic resources and buildings within San Miguel.
- Instill a sense of pride for community members by maintaining properties in an aesthetic manner. Refresh and update buildings throughout the community.
- Promote walkability throughout San Miguel by encouraging street improvements with sidewalks and crosswalks. Residential and commercial developments should be planned accordingly.

Break-out Session and Mapping Exercise

A third component of the workshop was small-group discussion, lead by the Cal Poly Consulting Team, and a mapping exercise. A personal worksheet was provided to gather additional qualitative information (Appendix B, Figure B-15). Four areas of interest were discussed, including positive aspects of San Miguel, primary concerns, missing elements in the community, and vision of the future. The Consulting Team facilitated discussion of these ideas and assisted community members to express their ideas graphically through a mapping exercise (Figure 2-1). Map CO 2-1 provides a summary of all the comments resulting from the participants who completed the mapping exercise.

WORKSHOP 1 MAPPING EXERCISE SUMMARY

Community Outreach Map 2-1



Chapter 2 POST WORKSHOP 1 OUTREACH

Additional outreach methods were designed to gather input from the Spanish-speaking community as this community group was underrepresented at the first workshop. The post workshop outreach program was less formal, where the Cal Poly Consulting Team met with community members to discuss issues on a personal basis. A list of contacts with community representatives was created with the intention of receiving input on how to reach out to the Spanish-speaking community.

Visit to Lillian Larsen School

The Consulting Team was directed to the local food bank at Lillian Larsen Elementary School, where a large majority of the recipients are members of the Spanish-speaking community. It was here that the Consulting Team spoke with those present at the school about the purpose of the visit and the importance of participating in the community planning process. Many of the community questionnaires were conducted at school; others were distributed and returned at local businesses and restaurants, and some were left at the community health center to be collected at a later date.

Visit to the Community Health Center

On the second visit to the community health center, the Consulting Team's outreach was expanded to gather input from the patients in the reception office through their completion of the community surveys and informal conversation. The feedback was a continuation of a common theme: expanding and maintaining small-town characteristics, enhancing abandoned and deteriorating existing development, and promoting San Miguel's downtown as a central gathering space that draws attention to visitors and residents. An employee at the health center pointed the Consulting Team back to Lillian Larsen Elementary School as a prime location to reach out to the Spanish-speaking community, as many parents pick up their children after school. Not only did visit to Lillian Larsen Elementary School succeed in reaching out to members of the Spanish-speaking community, but it also allowed the Consulting Team to reach out to the children of San Miguel.



Figure 2-12: Reaching out to the Spanish-speaking community at Lillian Larsen Elementary Bake Sale.
(Cal Poly, 2010)

Chapter 2

Visit to Bake Sale

Fifth grade students were hosting a Halloween bake sale, which proved to be an important venue to gather input from the students (Figure 2-12). Additionally, the teachers at the school invited the Consulting Team to speak to the eighth grade classes about the importance of participatory planning and becoming involved workshops.

Questionnaires

Questionnaires were also distributed at two local Mexican food eateries—Dos Padres and the Carniceria—as well as the Mission Market & Deli, to collect additional information from Spanish-speakers. By the end of the post workshop public outreach program, 54 questionnaires from the Spanish speaking community were obtained.

The informal public outreach approach provided a valuable feedback from the Spanish-speaking community. This approach has also been well-received by participating members of the community workshops during roundtable discussions, creating a more relaxed discussion atmosphere to allow for an easier flow of communication between both participants and the Consulting Team.

A wide range of feedback was received from a diverse population, allowing a full understanding of the issues facing San Miguel. Taking an informal approach with the community allowed for additional feedback that led to a better understanding of the community's goals.

Chapter 2 COMMUNITY SURVEY RESULTS AND ANALYSIS

The data gathered through the community survey was tabulated and reviewed to gain a better understanding of community viewpoints. The surveys collected on the County's website and during the workshop, and those administered in person by the Consulting Team during on-site visits to San Miguel displayed similar results. These viewpoints provided insight into community goals that will further aid the Consulting Team during subsequent events and processes.

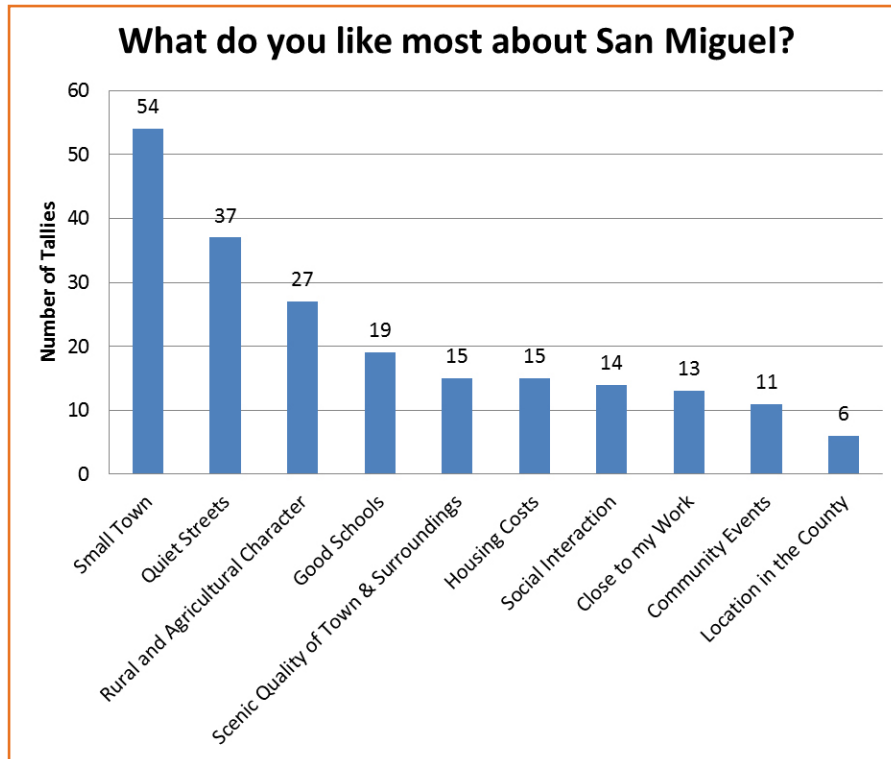


Figure 2-13: The community's preference of current characteristics based on the community survey conducted in December 2010.

(Cal Poly, 2010)

Results show that the main priorities in San Miguel revolve around maintaining the small-town characteristics of the community while only developing within the existing developed areas of San Miguel (Figure 2-13 and Figure 2-14). This information has informed development of the two alternative concept plans for the future growth of San Miguel.

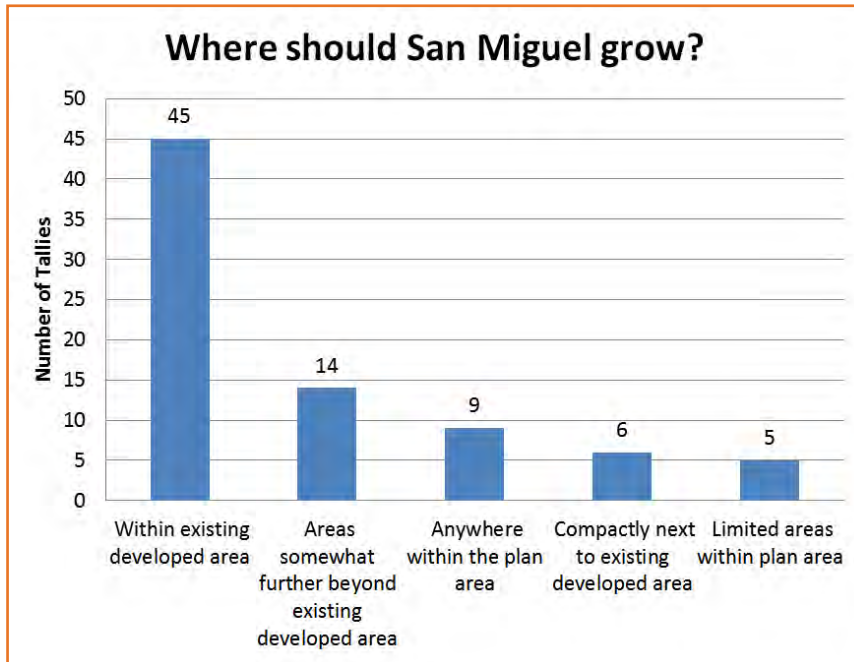


Figure 2-14: The community’s preference on location of future development based on the community survey conducted in December 2010. (Cal Poly, 2010)

The participating community members prefer development to be within the existing developed areas, with areas of development expanding past the existing developed areas as a secondary preference. This data informed the Consulting Team’s development of the two concept designs in determining boundaries for designing proposed development and accommodating future growth.

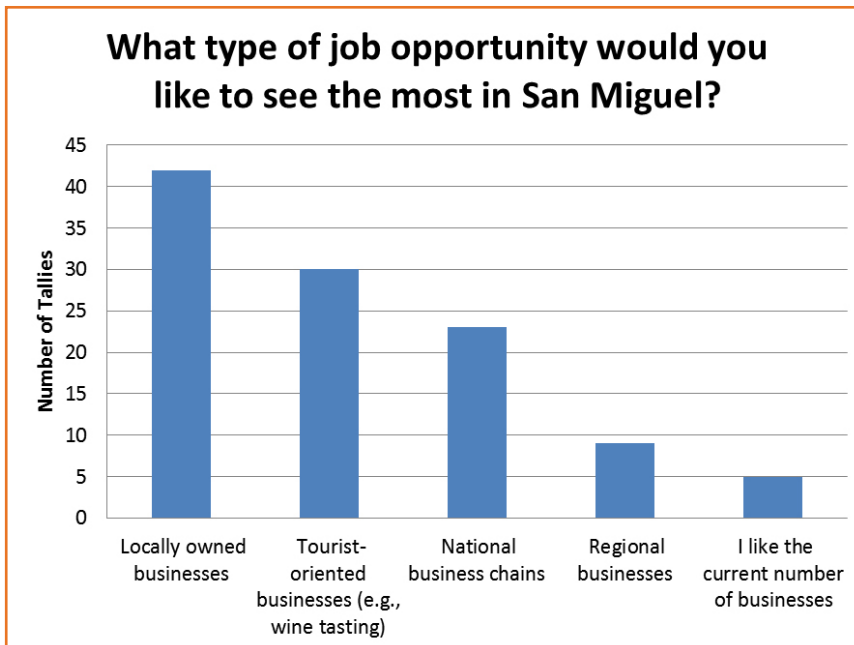


Figure 2-15: The job opportunities that the community wants to see grow based on the community survey conducted in December 2010. (Cal Poly, 2010)

The community would prefer to expand locally owned businesses, particularly in groceries, clothing, entertainment and health services, and to capitalize on the community's natural resources to develop tourist-oriented opportunities (Figure 2-15 and Figure 2-16). This information informed the Consulting Team about the type of job opportunities and land uses that could be included in the concept places.

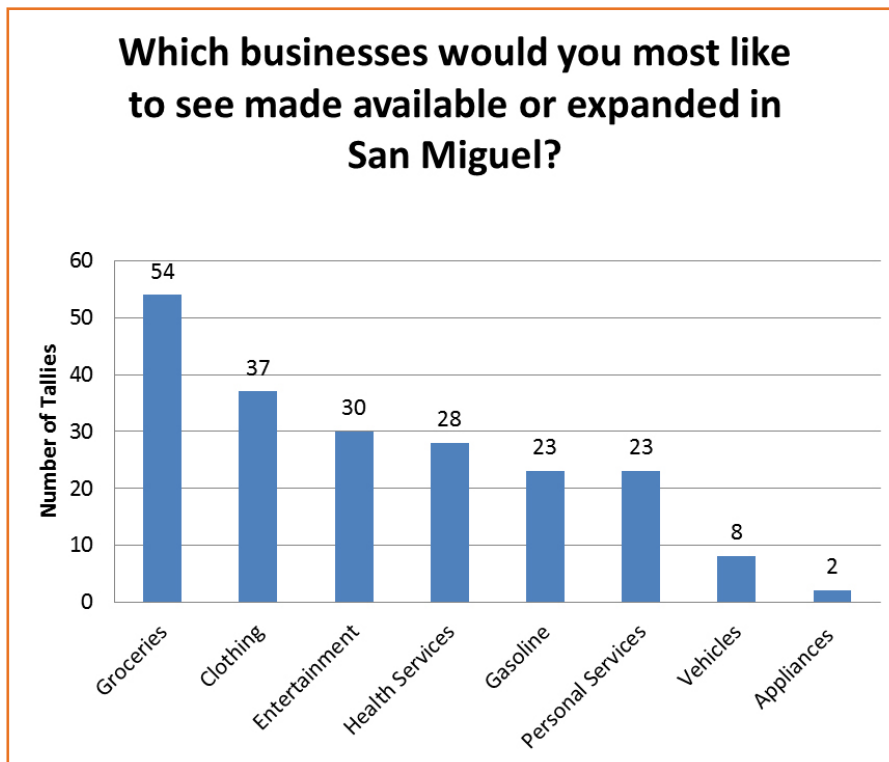


Figure 2-16: The businesses that the community wants to see made available or expanded in San Miguel based on the community survey conducted in December 2010. (Cal Poly, 2010)

In a more specific sense, the community's priorities focus on the addition of more activities that cater toward families and children, and the development of a town center to continue community congregation while maintaining attractive streets with plenty of pedestrian access (Figure 2-17). These priorities show a strong affinity toward community-enabling activities, as they are all oriented around priorities that would bring individuals together in social settings. The desire for community park improvements, while mainly a physical attribute, shows a need for a well-kept area in which community interaction can take place.

Frequently addressed issues from the first workshop visioning exercises revealed the community's interest in developing diverse housing types, improving the storm water drainage system, and improving public transportation services. The community also expressed a desire to increase the maintenance of local parks.

Chapter 2 OUTREACH TO THE SPANISH COMMUNITY

The analysis of the community outreach directed to the Spanish-speaking community resembled many of the same aspects as the information received from the first workshop and online survey; however, this portion of the community showed different priorities. The Spanish-speaking community expressed their concerns for increased security, which includes more street lighting and crosswalks. This portion of the community would also like to see an increase in police presence within the area. Increasing the amount of entertainment options for both children and adults was a big concern, as well as the expansion of jobs as career opportunities.

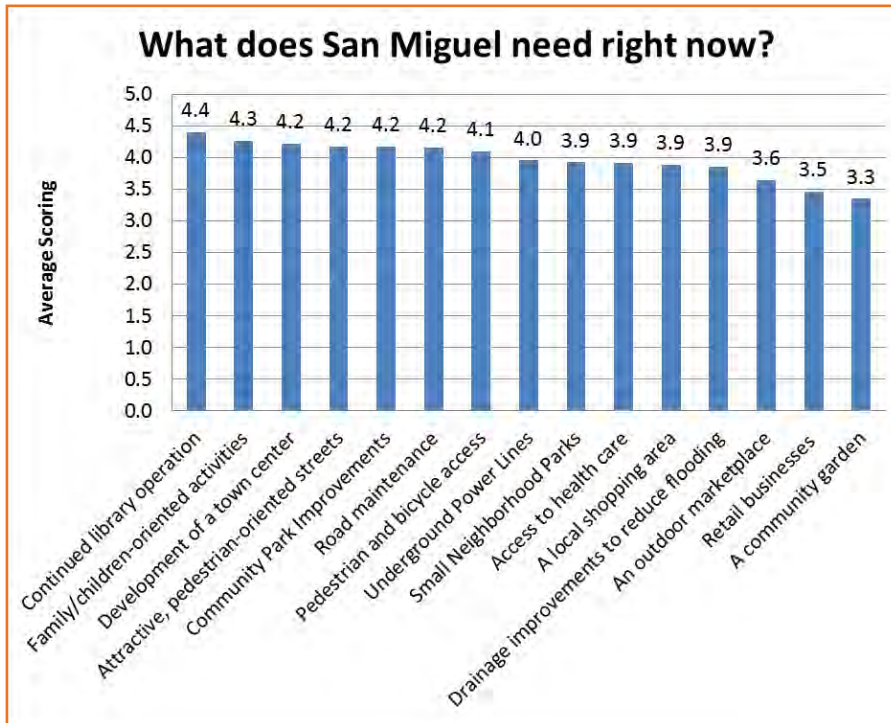


Figure 2-17: The primary focus of community needs within San Miguel based on the community survey conducted in December 2010. (Cal Poly, 2010)

Chapter 2 WORKSHOP 2: EXPLORING OPPORTUNITIES

Because community input is a key contributor to the development of a successful community plan, it is important that the community be involved in all steps of the development process. The second workshop was held in December 2010 with the main objective to receive feedback on two concept plans, Concept “A” and Concept “B”, developed by the Consulting Team. After a presentation describing each concept design and the logic behind the details of each concept, roundtable discussions were established to receive the community’s input on the two plans. This feedback later served as a guide in selecting the features of the concept plans that the community prefers and synthesizing the two plans into one, consensus plan.

Despite efforts to reach out to the Spanish-speaking community, members of this community group were still not present at the second workshop, and the turnout was disappointingly lower than the first workshop. It is important to note, however, that the smaller turnout could have been due to the time when the workshop was held, a weeknight, versus the weekend morning when the first workshop was held. Most of the feedback from the discussions was positive. Those present from the community enjoyed the innovative concepts to promote a sustainable, walkable, and economically viable San Miguel. They were pleased that much of what they expressed about the future of San Miguel was reflected in the two concept plans such as focusing on connectivity to the downtown area as a catalyst for inspiring economic growth and specialized, local jobs and careers, or limiting the density in future development to preserve small-town characteristics. For future housing, the community prefers an emphasis on single-family housing and to steer away from multi-family housing development due to its denser design. However, the community preferred less focus on housing development altogether, and more focus on non-residential development to allow for job growth.

Chapter 2 CONCEPT “A”

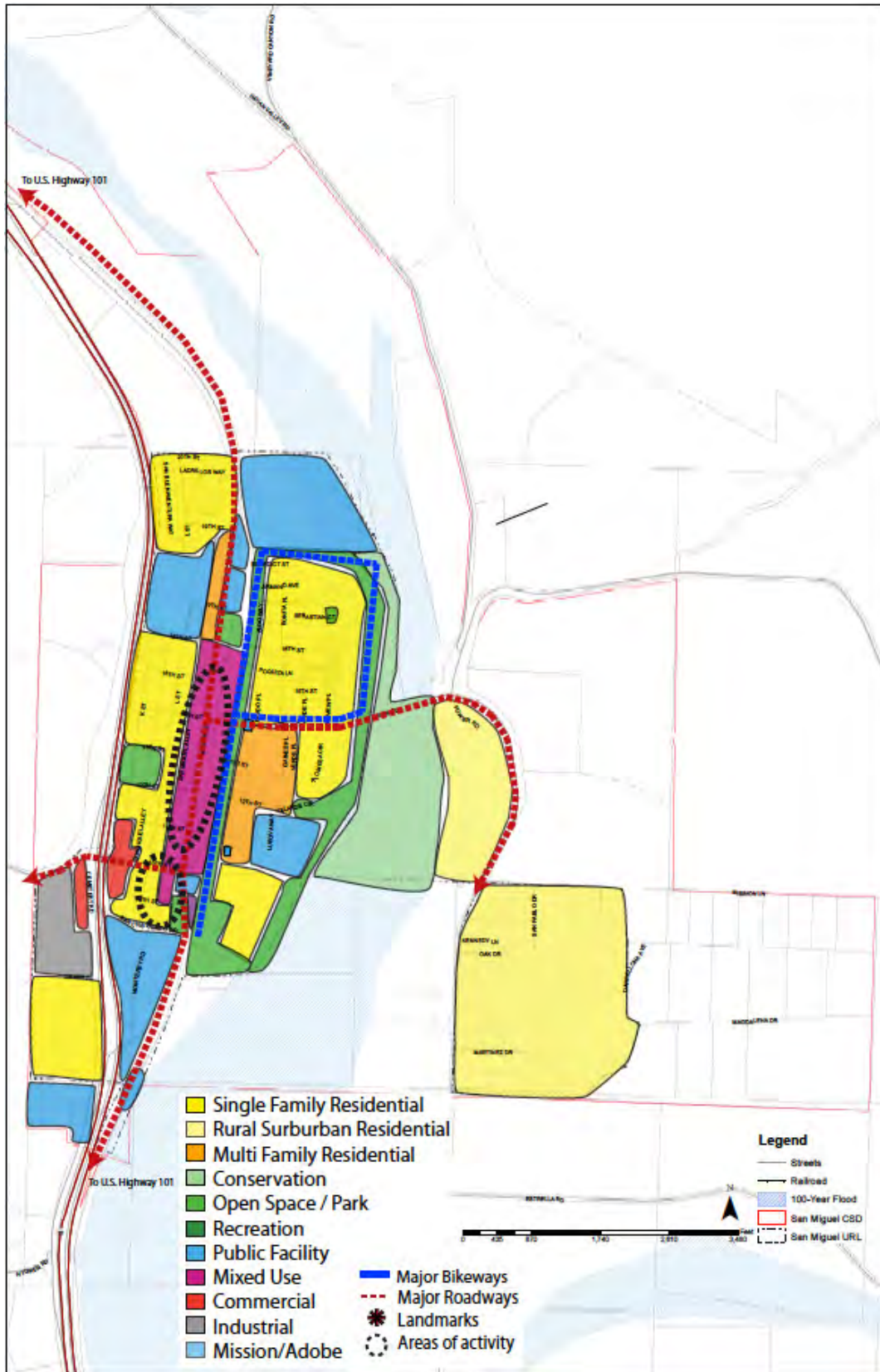
The Concept “A” Alternative Plan (Map CO 2-2) is based on a projected population of 3,756 residents at full build-out based on an average household size of 3.03 persons. The term “full build-out” refers to the maximum development and population that can be accommodated based on the development types and their allowed densities; however, development typically will never reach full build-out. Key features relevant to this plan are:

- Adaptive reuse of the Purina Chows building as a community center
- Extensive trail system and habitat restoration efforts east of the railroad tracks
- Central community plaza located on Mission Street
- Established commercial district along Mission Street
- Proposed high school located near the eastern end of 11th Street
- Cultural arts district located near Mission San Miguel Arcangel
- Light industrial center located on the western edge of 10th Street
- Recycled water system in the existing water treatment facility

More specifics on the land use designations are on Map CO 2-2.

ALTERNATIVE "A" CONCEPT PLAN

Community Outreach Map 2-2



Chapter 2 CONCEPT “B”

The Concept “B” Alternative Plan (Map CO 2-3) is based on a projected population of 6,819 residents at full build-out. This is based on the assumption that San Miguel will reach estimated concept plan build-out which represents capacity at a reasonable development potential. Like Concept “A”, Concept “B” was designed on an average household size of 3.03 persons. Key features relevant to this plan are:

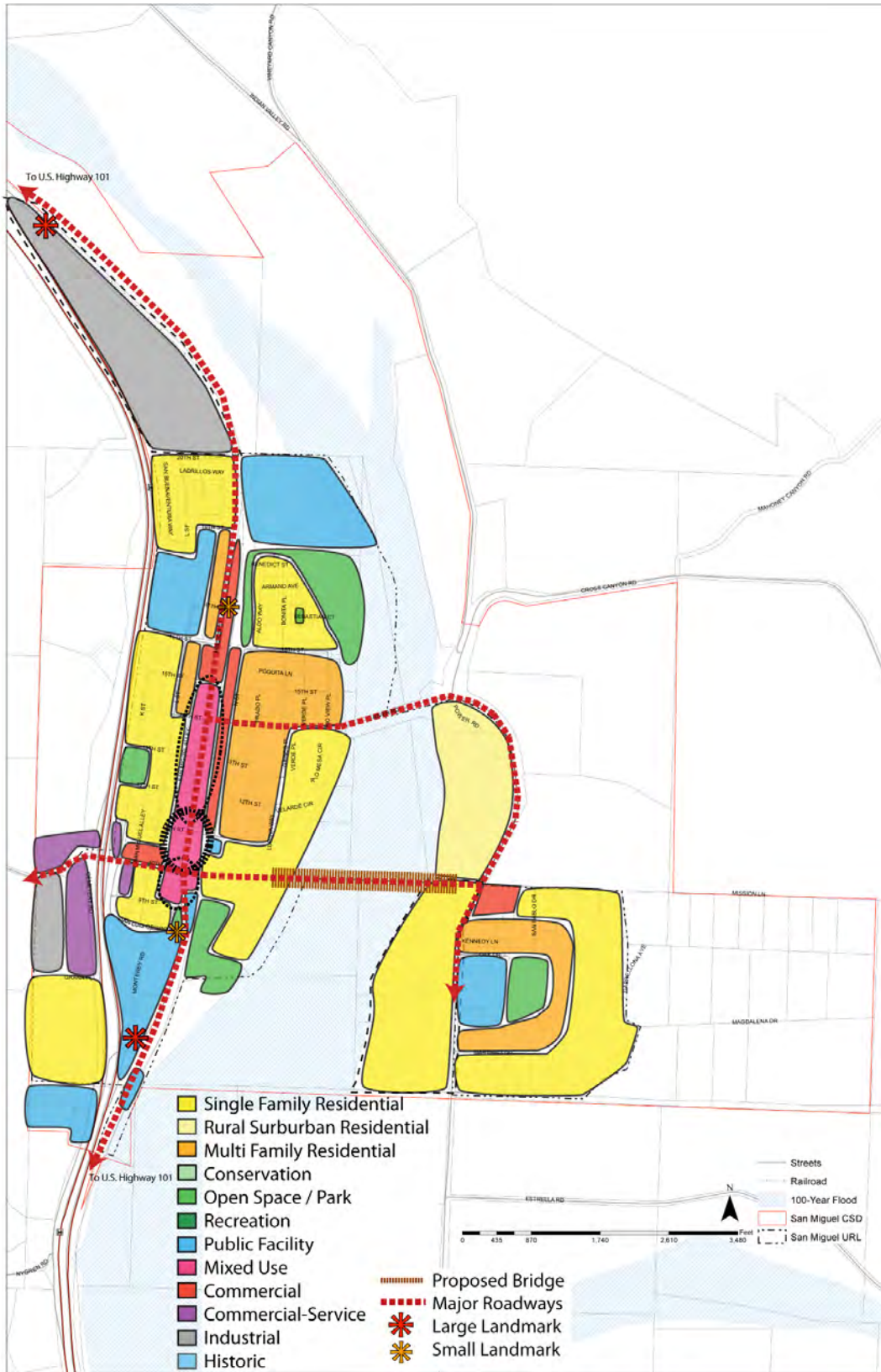
- Expanded urban reserve line along the northern edge of town and on San Lawrence Terrace
- Develop San Lawrence Terrace as a planned-unit development with a high school as a center
- Tourism as a catalyst for economic growth
- Promotion of Specialty Manufacturing
- Mission Street as a downtown core
- Creation of Highway Commercial
- 10th Street Connection to San Lawrence Terrace (bridge)
- Maintenance of small town character
- Compact urban form

More specifics on the land use designations are on Map CO 2-3.

Much concern, however, was raised with the means of funding either of these alternative concept plans and the majority of the discussions focused around this issue. However, there was still vital input that was gathered for the use of developing the final concept plan, such as locations where park space development could not occur due to private ownership of the proposed location.

ALTERNATIVE "B" CONCEPT PLAN

Community Outreach Map 2-3



Chapter 2 WORKSHOP 3: DEVELOPING A CONSENSUS PLAN

More than forty community members and interested individuals took part in the third and final workshop, the largest turnout of the workshop series. The workshop presentation consisted of three primary areas: findings of previous workshop discussions, development of Draft Consensus Plan, and key features of the Draft Consensus Plan. The workshop began with a presentation that summarized the discussion and findings from the previous two workshops (Maps CO 2-4 to CO 2-8). This provided those in attendance a better understanding if they had not participated previously and served to confirm the intentions of those who had. The process for the Draft Consensus Plan development was reviewed and included brief presentations on the alternative concept plans, and incorporation of workshop findings into the Consensus Plan. The Draft Consensus Plan was presented simultaneously in four stations, each concentrating on one of the four main topic areas:



Figure 2-18: Presentation and Discussion Areas



Figure 2-19: Workshop participants talking with presenters

Chapter 2

Residential Development; Circulation, Parks, and Public Facilities; Downtown District and Downtown Core; and Service Commercial Districts (Figure 2-18). This was followed by the opportunity for public comment (Figure 2-18).

Attendees were assigned starting stations and rotated through all of the stations. Key features of each topic area were presented; workshop attendees were asked to complete a survey at the end of each rotation (Figure 2-19). Also included in this activity was a “dot exercise” at each station. Workshop attendees were asked to place a dot in either a “Yes” or “No” box, specific to each feature, to illustrate which features were liked and disliked (Figure 2-20).

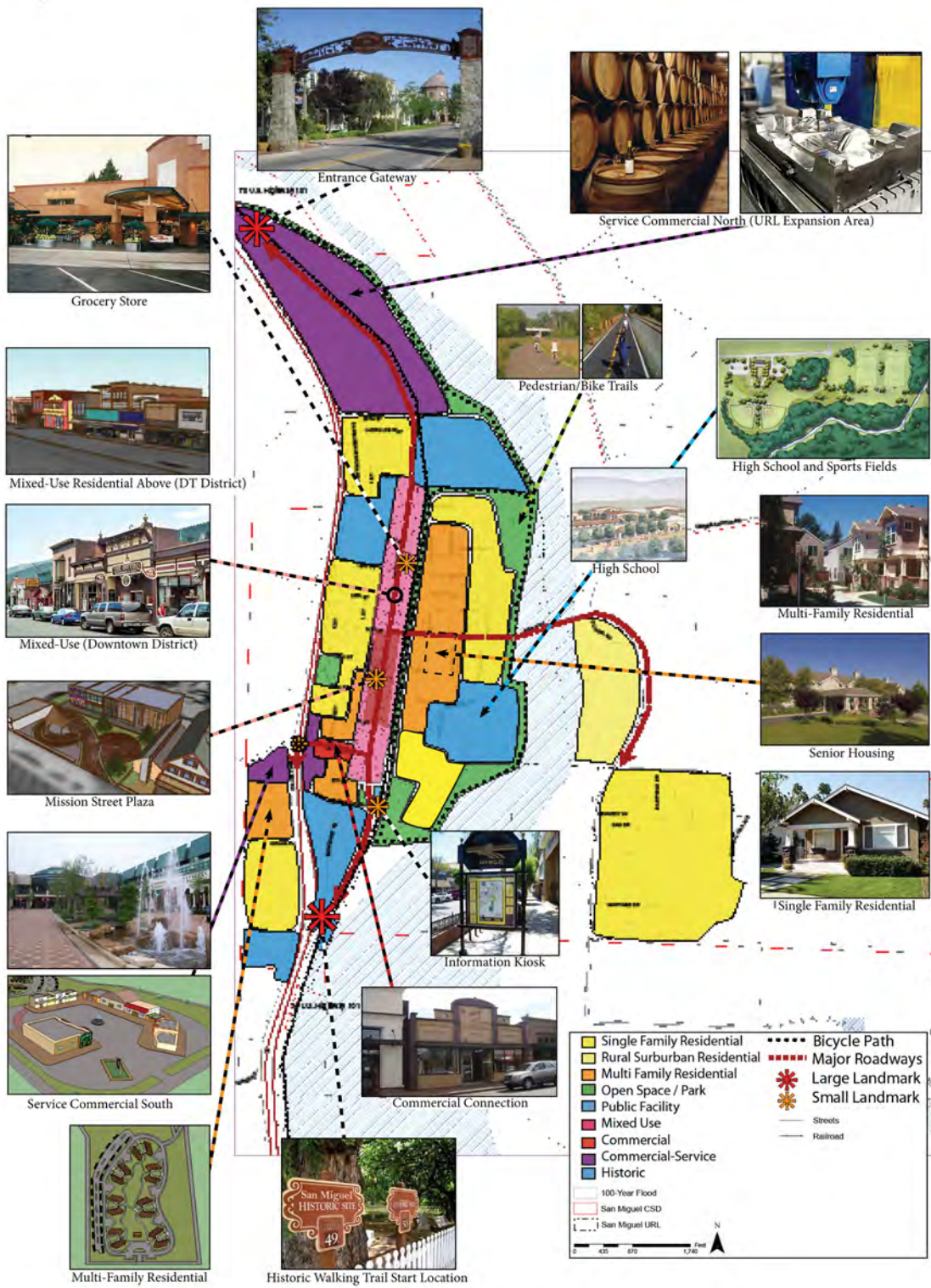
This method provided a considerable amount of feedback and the input from workshop attendees was acknowledged directly by the Consulting Team. The third workshop was deemed a resounding success with considerable input from workshop attendees.



Figure 2-20: Workshop participants walking around, looking at the different district maps

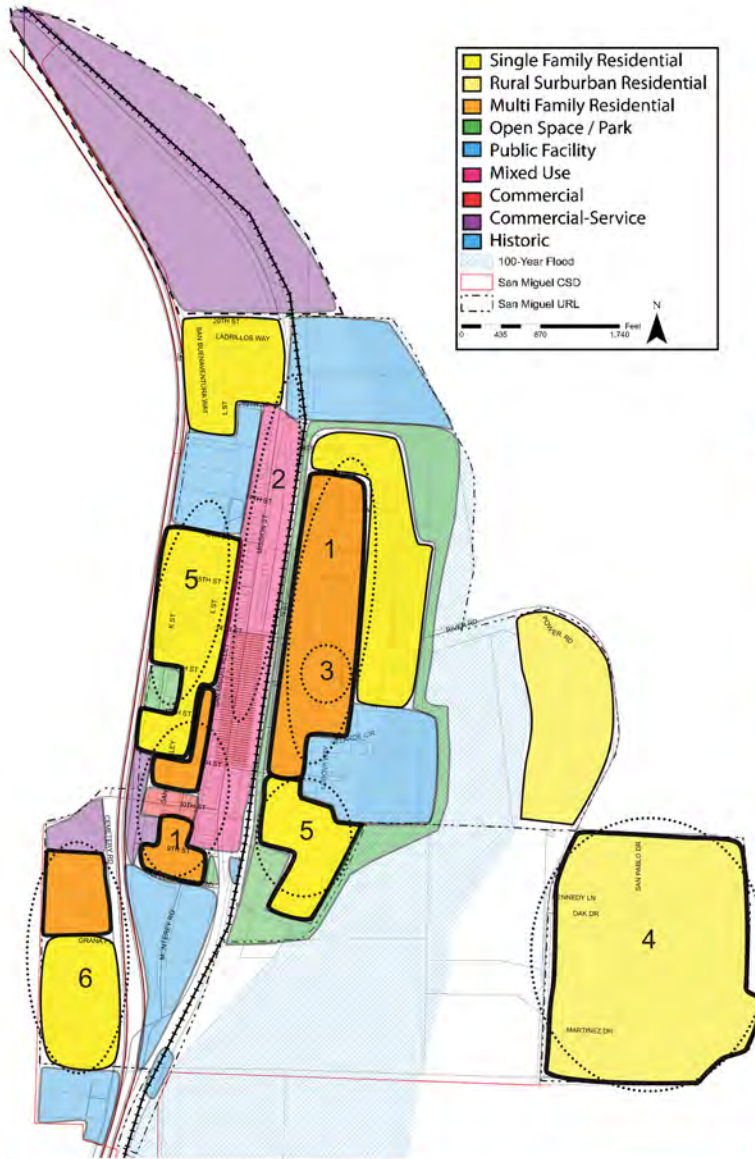
SAN MIGUEL DRAFT CONSENSUS PLAN

Community Outreach Map 2-4



RESIDENTIAL DEVELOPMENT KEY FEATURES

Community Outreach Map 2-5



#1 MULTI-FAMILY RESIDENTIAL

DENSITY: 15 - 18 DU/AC

#2 MIXED USE RESIDENTIAL

#3 SENIOR LIVING

DENSITY: 15 - 18 DU/AC

THREE TYPES OF SENIOR LIVING:
 SENIOR COMMUNITY LIVING
 ASSISTED SENIOR LIVING FACILITY
 NURSING HOME

#6 RESIDENTIAL WEST OF HIGHWAY 101

NORTH
 MFR: 15 - 18 DU/AC

SOUTH - APPROVED
 SFR: 8 DU/AC

#5 SINGLE FAMILY RESIDENTIAL

DENSITY: 8 DU/AC

#4 SAN LAWRENCE TERRACE

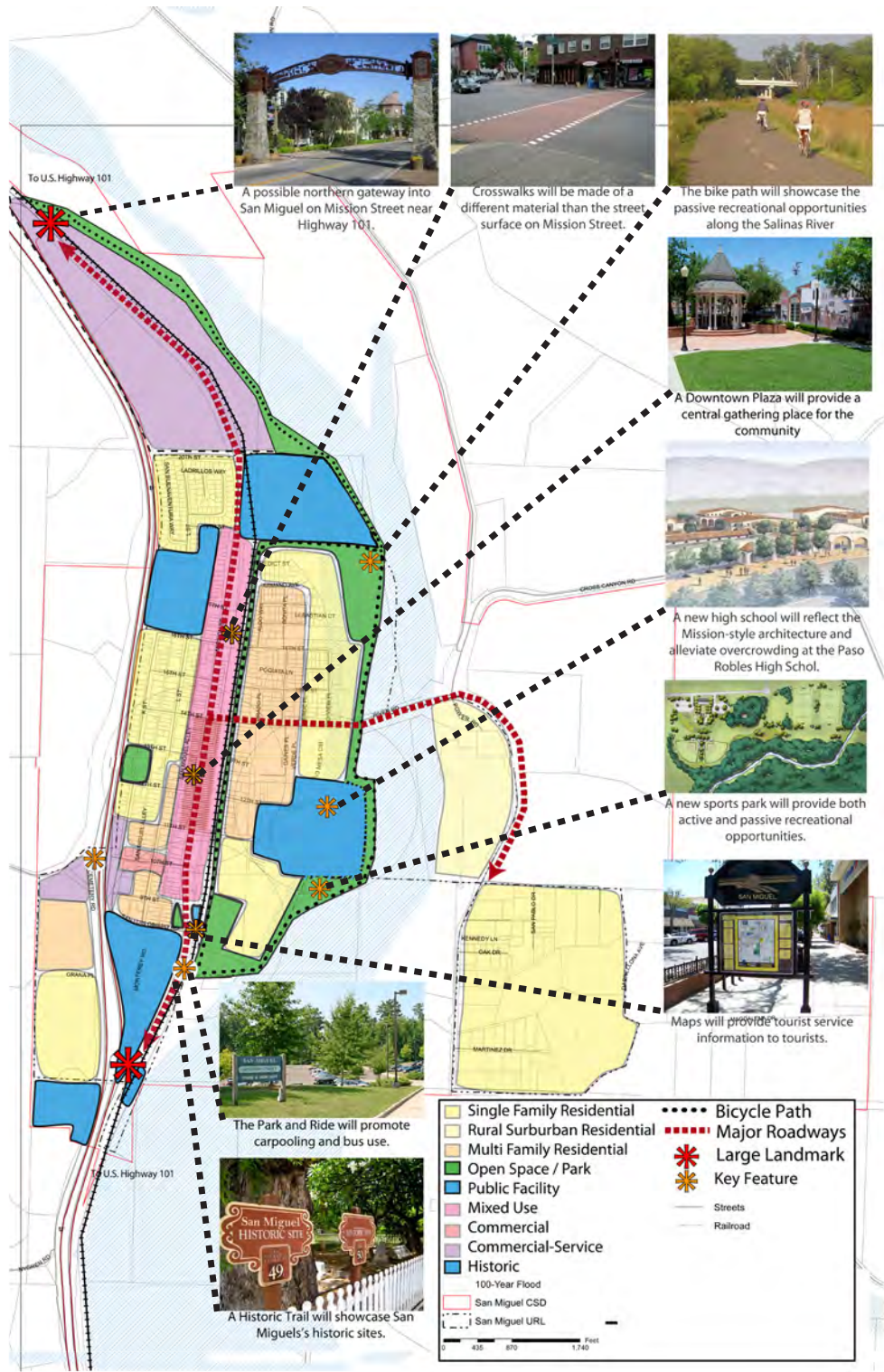
PHASE 1
 RURAL SUBURBAN
 DENSITY: 2 DU/AC

PHASE 2
 SFR: 8 DU/AC
 MFR: 15-18 DU/AC



CIRCULATION, PARKS & PUBLIC FACILITIES KEY FEATURES

Community Outreach Map 2-6



DOWNTOWN DISTRICT & DOWNTOWN CORE KEY FEATURES

Community Outreach Map 2-7



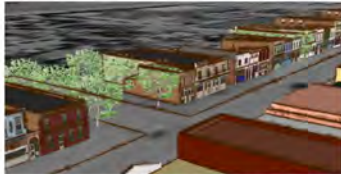
Mixed-Use, between 15th and 19th Streets



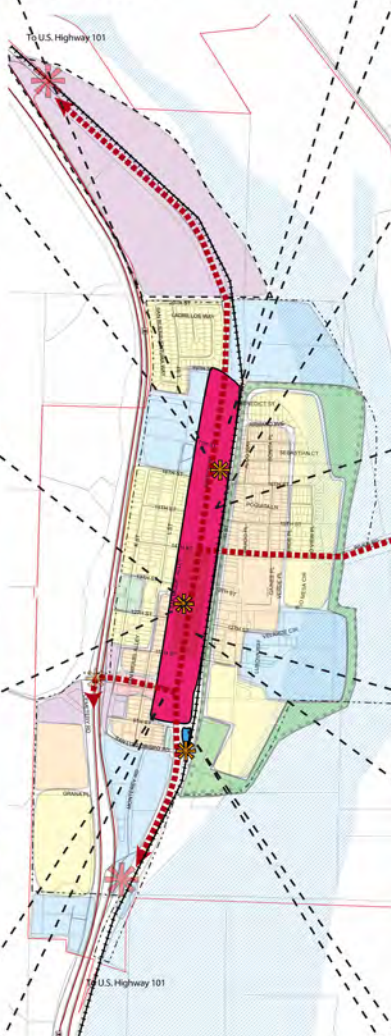
Grocery Store, between 16th and 19th Streets



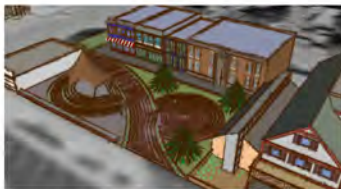
Grocery Store, between 16th and 19th Streets



Mixed-Use, between 15th and 19th Streets



Mixed-Use, between 14th and 16th Streets



Mission Street Plaza, between 12th and 13th Streets



Mixed-Use, between 14th and 16th Streets



Mixed-Use, between 11th and 14th Streets



Approved Project, between 11th and 14th Streets



Townhomes, between 9th and 11th Streets



Approved Project, between 11th and 14th Streets



Townhomes, between 9th and 11th Streets



Wine Tasting/Art Gallery, between 10th and 11th Streets



Wine Tasting/Art Gallery, between 10th and 11th Streets



SERVICE COMMERCIAL KEY FEATURES

Community Outreach Map 2-8

Service Commercial North (In the URL Expansion Area)

Bed and Breakfast Winery/Wine Tasting Room Specialized Manufacturing Gateway Connecting West-East Mission Street

10th Street Commercial Connection to Mission Street

One Story Commercial Store Landscaping and Street Furniture
Commercial Connection Massing View Hotel for Tourist Attraction

Service Commercial Site Plan in URL Expansion

Open Space Wine Tasting Service Commercial

Service Commercial South (West of Highway 101)

Commercial center store fronts
Aerial View of Commercial Center
Townhomes with playground
Street View of Townhome Massing

10th Street Commercial Connection

Commercial and Residential Site Plan

- Single Family Residential
- Rural Suburban Residential
- Multi Family Residential
- Open Space / Park
- Public Facility
- Mixed Use
- Commercial
- Commercial-Service
- Historic
- 100' High Road
- San Miguel Blvd
- San Miguel Ave

Chapter 2 WORKSHOP 3 FEEDBACK

The Draft Consensus Plan's four main topic areas and their respective key features were well received by community members. Key comments and responses are summarized below.

Residential Development

- Proposed single-family residential south of 11th Street may become a self-help housing project with increased density.
- Proposed multi-family west of Highway 101 needs to be redesigned to accommodate proximity to Highway 101.
- San Lawrence Terrace density should not be increased, and commercial development of any form should be avoided.
- The increased density for housing closer to downtown was well received, with decreasing density further from the downtown core.

Circulation, Parks & Public Facilities

- The 10th Street on-ramp improvement to Highway 101 is a high priority to reduce flow on Cemetery Road.
- Downtown Park-n-Ride lot should be converted to visitor parking. The Park-n-Ride itself should remain at its current location near Highway 101.
- Bike and walking trail should be extended to senior housing and merge with the proposed De Anza County Trail. Property rights in the flood plain may be an issue and needs to be looked into with the County.
- Groundwork for the historic walking trail is already complete, it simply needs improvements.
- North Mission Street gateway should steer away from the concept of a gateway, and more of a landmark. Landmarks should be on both north and south ends of Mission Street.
- The need for the high school is questionable; other high schools may have been already proposed elsewhere outside of San Miguel.
- Alleyways in residential area west of Mission Street are becoming one-way paths.

Downtown District and Downtown Core

- The mixed-use concept between 11th and 14th Streets is desirable provided that density does not become too intense.
- Adaptive reuse of the barn between 10th and 11th Streets as a tasting room and art gallery is desirable.
- Alleyways should be named.

Service Commercial

- Topography issues (slope) on 10th Street creates a problem for the proposed local commercial services.
- Expansion of URL is desirable to accommodate passive recreation, commercial services, and the expansion of the wine distribution center.
- The reinstallation of the bed and breakfast was well received.

Chapter 2 POST WORKSHOP 3 OUTREACH

The third workshop was a large success with the community members excited for the progress made in the development of the Draft Consensus Plan. Most of the features were well received and comments, both positive and negative, were considered and incorporated into the development of the final Consensus Plan. The overall mood from this workshop suggests that the community is looking forward to the progress in finalizing the Consensus Plan and the adoption of the 2035 San Miguel Community Plan Update.

District English Learner Advisory Committee

Due to the lack of attendance by the Spanish-speaking community at the third workshop, a post-workshop outreach program was prepared. The post-workshop outreach program took the presentation directly to the Spanish-speaking community at a District English Learner Advisory Committee (DELAC) meeting. DELAC represents the student council for the Spanish-speaking community of Lillian Larson Elementary School. Members of the committee were presented a condensed version of the workshop presentation, highlighting the key features of the Draft Consensus Plan. As the key features were presented, surveys were filled out to gather input. The survey results revealed that a majority of the Spanish-speaking community responded positively to many of the key features. All positive and negative comments were incorporated into the final consensus plan for San Miguel.

Chapter 2 CONCLUSION

The results of the outreach efforts revealed that the community's preference for physical development is to maintain the historic character of San Miguel, particularly in development outside the main commercial core via architectural style and limited density. Development in the commercial core on Mission Street should encompass architectural elements to contribute to European-style characteristics in order to attract tourists and business opportunities and to foster economic growth. Housing development is preferred to focus on single-family versus multi-family housing to preserve existing small town development patterns.

Pedestrian circulation and connectivity throughout the town are also priorities for the community, especially in creating an aesthetic connection from the Mission to the downtown core. Opportunities for economic growth through tourist attraction and capitalizing on San Miguel's natural resources was a primary focus as there are opportunities in surrounding vineyards and open space to allow for pedestrian-friendly recreational uses and the potential for bike trails.

Sustaining San Miguel's natural resources is a particular concern for residents of San Miguel, especially with the town's water resources. They enjoy ideas entertained in the conceptual designs to conserve water, such as utilizing recycled water to sustain a larger community with limited water supply.

The community feedback from the public outreach efforts has provided a significant amount of valuable information with which the Consulting Team can work. The goal of the Consulting Team is to make the community's vision of San Miguel's future a concrete reality for both current and future residents to thrive.

An architectural rendering of a city street scene in San Miguel, projected for the year 2035. The view is from an elevated perspective looking down a street. On the left side of the street, there are several multi-story buildings. One building has a prominent sign that reads "DePappes". In the center of the street, there is a large, circular, landscaped area with a spiral pattern and a central canopy. The right side of the street features a parking lot with several cars and a row of trees. The overall scene is a mix of modern and traditional architecture, with a focus on urban planning and landscaping.

VISION OF SAN MIGUEL IN 2035

3

Chapter 3 GUIDING PRINCIPLES

The County of San Luis Obispo has adopted Strategic Growth Policies in attempt to respond to rising costs of infrastructure, housing, energy and transportation. The Draft San Miguel Community Plan Update integrates these Strategic Growth Policies created by the County of San Luis Obispo, which are outlined below. Integration of these policies help facilitate the County's mission to develop safe, prosperous and well-governed communities by balancing economic environmental and social equity concerns.

SAN LUIS OBISPO COUNTY STRATEGIC GROWTH POLICIES

- 1. Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.*
- 2. Strengthen and direct development towards existing and strategically planned communities.*
- 3. Foster distinctive, attractive communities with a strong sense of place.*
- 4. Create walkable neighborhoods and towns.*
- 5. Provide a variety of transportation choices.*
- 6. Create a range of housing opportunities and choices.*
- 7. Encourage mixed land uses.*
- 8. Take advantage of compact building design*
- 9. Make development of compact decisions predictable.*
- 10. Encourage community stakeholder collaboration*
- 11. Strengthen regional cooperation.*

Chapter 3 COMMUNITY VISION AND OVERALL GOALS

The San Miguel Community Plan Update has been developed in accordance with these principles and has translated them into the goals, policies, and implementation strategies contained within the Plan elements. These policies will guide San Miguel's growth to form a pattern which can sustain resources, avoid sprawl, mitigate negative environmental impacts, and provide more housing and transportation choices while simultaneously enhancing economic growth, employment opportunities, and housing options for its residents.

In addition to being consistent with San Luis Obispo County's Strategic Growth Principles, all proposals within the elements have been developed to be consistent with the County of San Luis Obsipo General Plan, as required by the California Governor's Office of Planning and Research (OPR) Guidelines. The OPR Guidelines also state that no element can conflict with another element within the community plan, nor any other planning document under the same jurisdiction.

The Draft San Miguel Community Plan Update reflects the overall community vision. This vision is based on analysis of information gathered during public workshops, public outreach efforts, and the background information. The following vision statement shaped the overall Community Plan goals and plan proposals, policies, and implementation strategies.

VISION STATEMENT

San Miguel will build upon its rich historic resources while becoming a vibrant and prosperous community for both residents and visitors. San Miguel will become a community which balances local, social and economic needs while providing public facilities, increasing connectivity, and encouraging sustainable low-impact development and resource conservation.

In order to achieve the vision for San Miguel, a set of overall community goals have been created. Policies and implimentation strategies will guide the realization of the community goals.

OVERALL COMMUNITY GOALS

- GOAL A: Manage community growth according to San Luis Obispo County's Strategic Growth Principles.
- GOAL B: Promote and stimulate a vibrant local economy centered around a strong downtown and tourism industry
- GOAL C: Preserve all natural, cultural, historical and agricultural resources that give identity to the community and are important to its residents.
- GOAL D: Provide a wide range of transportation and housing opportunities for all types of residents in the community.

Chapter 3 COMMUNITY PLAN PROPOSAL

The focus of the plan proposals below is to identify all of the community's available resources and use them to create a community reflective of the Vision Statement and Community Goals. The proposals are developed to account for San Miguel's projected population of 5,183 by 2035. In an effort to do this, key plan proposals are designed to address specific areas of opportunity to facilitate growth while preserving the the character of San Miguel. These key features are outlined and illustrated below. Each element will specifically discuss its proposals in greater scope and depth in the following chapters.

KEY FEATURES

Urban Reserve Line Expansion

Expansion of the Urban Reserve Line (Map 3-1) in the northern area of the community. This expansion will allow specialized manufacturing and regional serving uses to locate in that area. These uses will create local jobs for community members and stimulate the local economy.



Figure 3-1: Example of a regional servicing commercial building that could be designated within the expanded Urban Reserve Line.

Mission Street

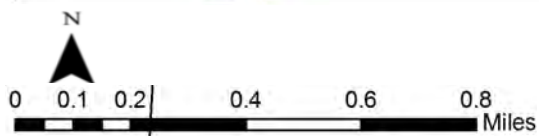
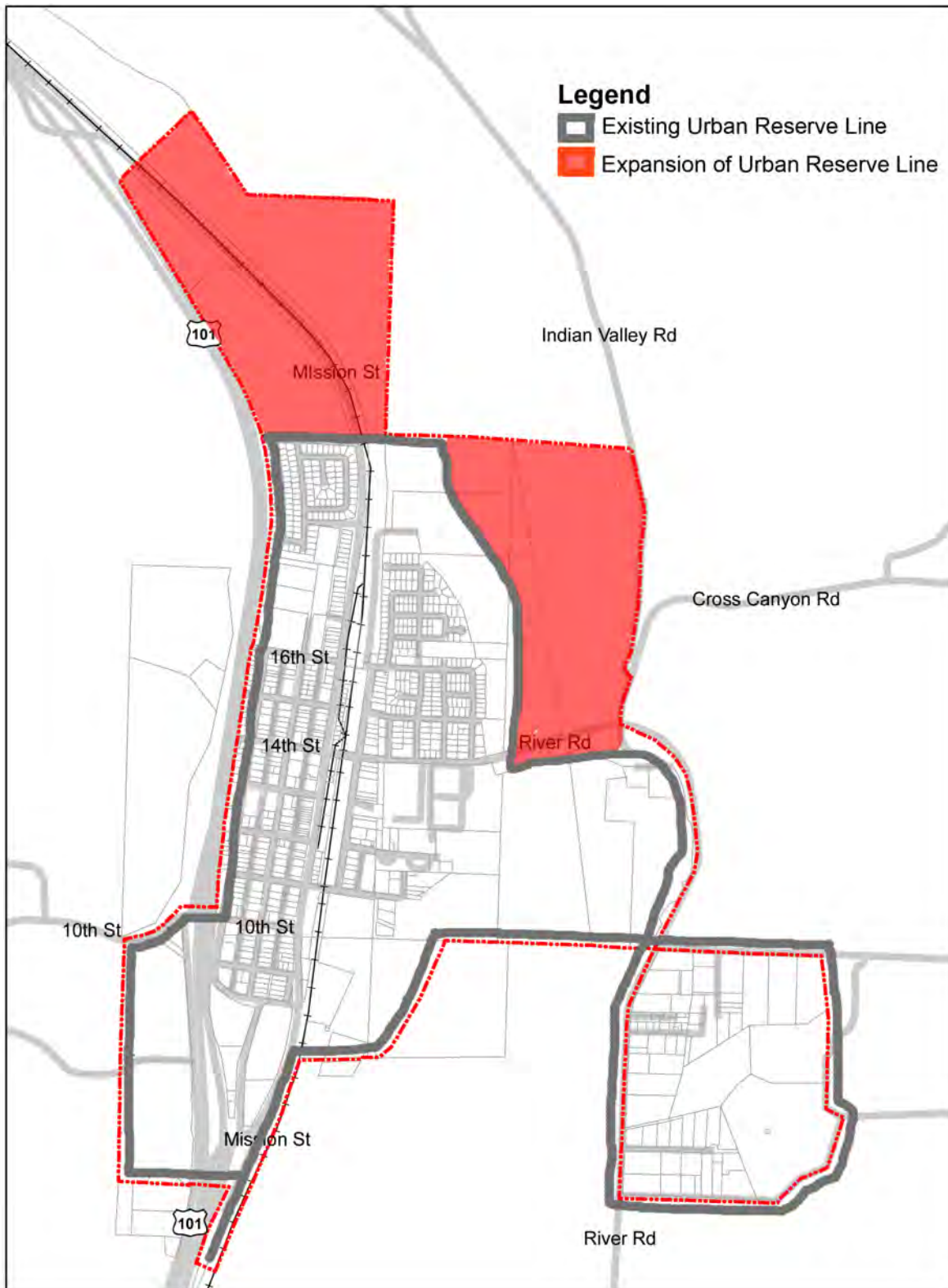
Mixed-Use land designation along Mission Street extending from 9th Street to 19th Street. This designation will include residential, commercial, and office related uses. This Mixed-Use designation will be unique to Mission Street and result in a two to three story center of community activity.



Figure 3-2: Illustration of Mission Street showing residential, commercial and office uses.

VISION OF SAN MIGUEL IN 2035

Vision 2035 Map 3-1: Urban Reserve Line Expansion



Chapter 3

Historic Walking Trail

Creation of a historic walking trail which will promote San Miguel's historic resources beginning at the Rios Caledonia Adobe and ending near the midway point of Mission Street. This will not only promote valued historic resources, but create a regional tourist attraction which will contribute to a healthier economy.



Figure 3-3: Illustration of walking trail with signage locating historic buildings within San Miguel.

Public Plaza

Creation of a public plaza between 12th and 13th streets on Mission Street. The block between 12th and 13th Streets on Mission Street has been identified as a major area of activity within San Miguel and one of the most appropriate locations for a public plaza within the community.



Figure 3-4: A public plaza will serve as a focal gathering point along Mission St. in the Downtown Core.

Gateways

A series of gateways and signs that advertise and increase awareness of the community. These gateways and signs will be visible to drivers on the adjacent Highway 101, in order to capture travelers which would normally pass by San Miguel.

Wastewater Expansion

The current wastewater facility will need to double in size. As part of this expansion this proposal includes a water recycling facility that will use wastewater for irrigation purposes.



Figure 3-5: An example of a wastewater facility that will promote wastewater for irrigation purposes.

Draft San Miguel Community Plan Update

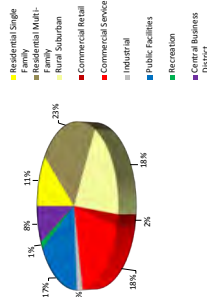


Draft Community Plan Proposal

Draft Community Plan

The Draft San Miguel Community Plan Update was established to follow an overall community vision. This vision and goals created are based on analysis of information gathered during public workshops, public outreach efforts, and the San Miguel Background Report. With the proposed Plan, the projected population is 5,183 with 1,000 new residents. The Draft San Miguel Community Plan Update includes a variety of land use designations which allow for mixed-use development. Downtown Commercial, Commercial Retail and Recreation are the main land use designations proposed in the Draft San Miguel Community Plan Update. The Plan proposes a slight decrease in residential density in the San Miguel area. The Plan includes key features that help implement and apply the overall goals and vision. As San Miguel is a small and connected community with a number of unimproved resources, the focus of these key features is to identify these available resources and utilize them to their fullest potential. The Plan includes a description of their function and implementation of the overall Draft San Miguel Community Plan Update goals.

Land Use Distribution



Land Use Map



Recreation and Trails

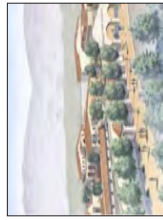


A proposed neighborhood park will be located east of Mission Street and south of River Road. The neighborhood park will include sports fields that will be used for recreation. A walking trail which will run along the western side of the Salinas River.



The Plan will create a historic walking trail which will run along the western side of the Salinas River. The trail will include sports fields that will be used for recreation. A walking trail which will run along the western side of the Salinas River.

Public Services



With a projected population of 5,183 the Community Plan proposes designating a site for a High School. The high school would be located off of 11th and 12th street on the east side of Mission St.



The current wastewater facility will need to be expanded to accommodate the projected population at the Rio Caladonia Adobe and ending near the center of Mission Street. This will not only promote water recycling facility that will use wastewater for irrigation purposes, but also contribute to a healthier economy.

Commercial



The Plan will expand the Urban Reserve Lane in the northern area of the community. This expansion will allow specialized manufacturing and regional serving community markets and stimulate the local economy.

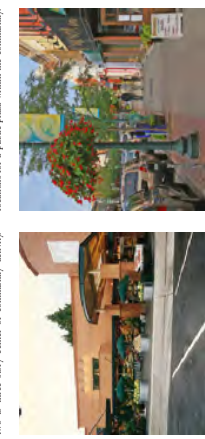


The Plan will expand commercial and retail uses along the Urban Reserve Lane. This expansion will allow specialized manufacturing and regional serving community markets and stimulate the local economy.

Downtown Commercial District



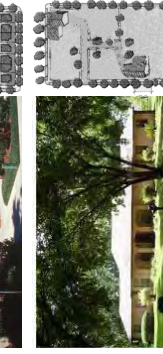
Mixed Use land use designation for Mission Street extending from 9th Street to 19th Street. This designation will be unique to Mission Street and create a two to three story center of community activity.



Creation of a public plaza between 12th and 13th streets on Mission Street. The block between 12th and 13th streets on Mission Street has been identified as a major area of activity within San Miguel and one of the most appropriate locations for a public plaza within the community.



Downtown Commercial District, Mission St West



The Residential Single Family designation provides for single family residential development. The designation is intended to be used for single family residential development in a variety of configurations and densities. The density of a single family residential unit is 8 dwelling units per acre. This density closely resembles the density of the existing single family residential housing stock. Residential single family development is intended to be used for single family residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

The Multi-Family Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's multi-family residential density. The designation is intended to be used for multi-family residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

The Rural Suburban designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's rural suburban residential density. The designation is intended to be used for rural suburban residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

The Downtown Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's downtown residential density. The designation is intended to be used for downtown residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

The Downtown Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's downtown residential density. The designation is intended to be used for downtown residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

Residential Single Family

The Residential Single Family designation provides for single family residential development. The designation is intended to be used for single family residential development in a variety of configurations and densities. The density of a single family residential unit is 8 dwelling units per acre. This density closely resembles the density of the existing single family residential housing stock. Residential single family development is intended to be used for single family residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

Residential Multi-Family

The Multi-Family Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's multi-family residential density. The designation is intended to be used for multi-family residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

Rural Suburban

The Rural Suburban designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's rural suburban residential density. The designation is intended to be used for rural suburban residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

Downtown Residential

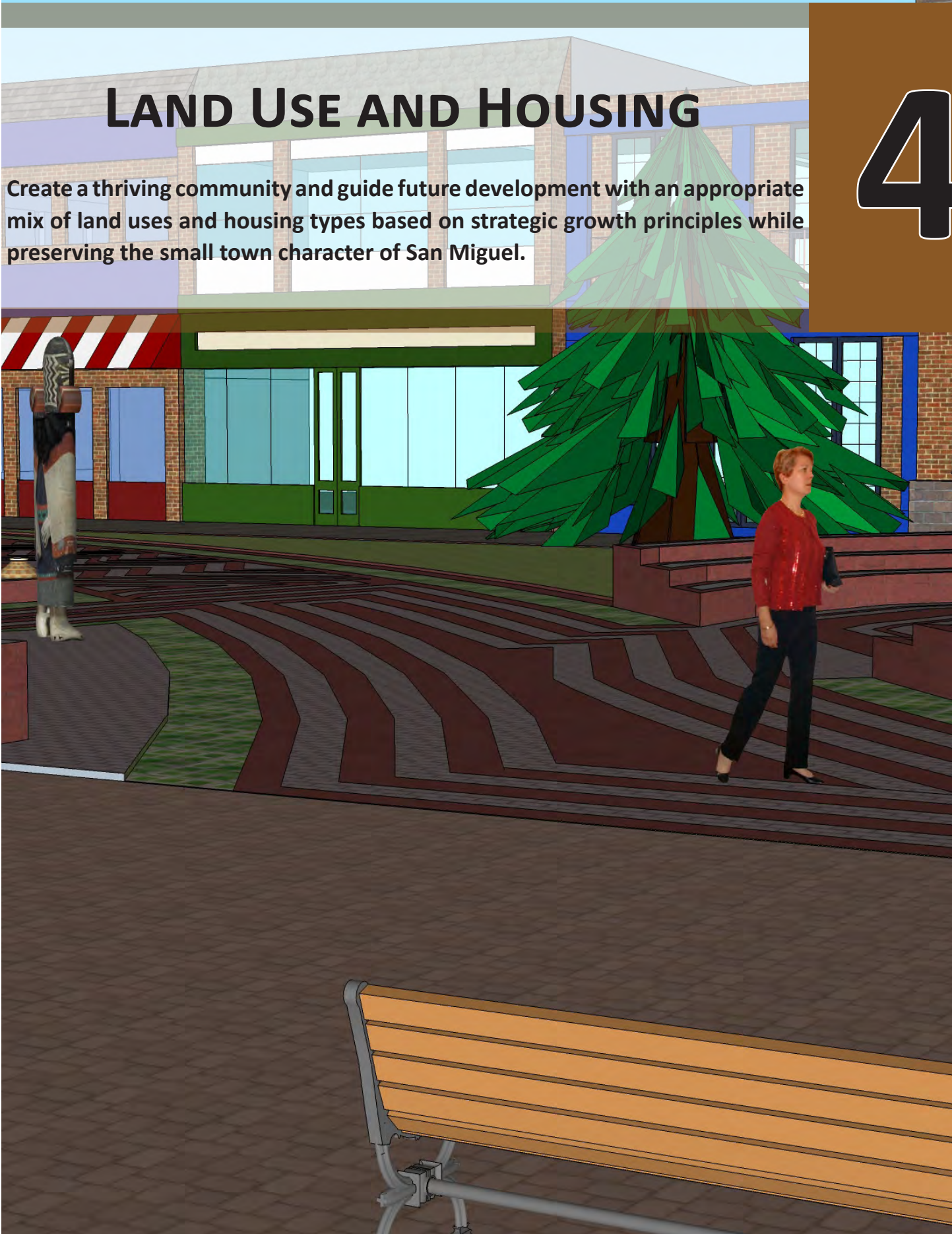
The Downtown Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's downtown residential density. The designation is intended to be used for downtown residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

The Downtown Residential designation encourages development of housing with a minimum density of 15 dwelling units per acre and maximum density of 18 dwelling units per acre. This density is consistent with San Luis Obispo County's downtown residential density. The designation is intended to be used for downtown residential development within the community. These developments will promote a neighbor friendly atmosphere by including features such as front porches, garages that are set back from the front of the house, or located at the rear of the lot.

LAND USE AND HOUSING

Create a thriving community and guide future development with an appropriate mix of land uses and housing types based on strategic growth principles while preserving the small town character of San Miguel.

4



Chapter 4 INTRODUCTION

The Land Use and Housing Chapter contains the summary of findings derived from background research, an investigation of the future development potential, review of housing conditions and types, and public input from community workshops. Included in this chapter are goals, policies, and implementation strategies that address land use, housing, and development types. The physical forms and patterns evident throughout San Miguel are also included as the need to preserve the small town character of the community is recognized.

The Land Use section of this chapter addresses the proposed distribution of land uses including densities and intensities for each land use type. The Housing section discusses residential development in the community. Residential densities and intensities are delineated with brief descriptions of the geographic location and housing types proposed for each residential district.

The goals, policies, and implementation strategies presented in this chapter are consistent with those set forth in the Land Use and Housing Elements of the San Luis Obispo County General Plan as well as the County's Strategic Growth Principles.

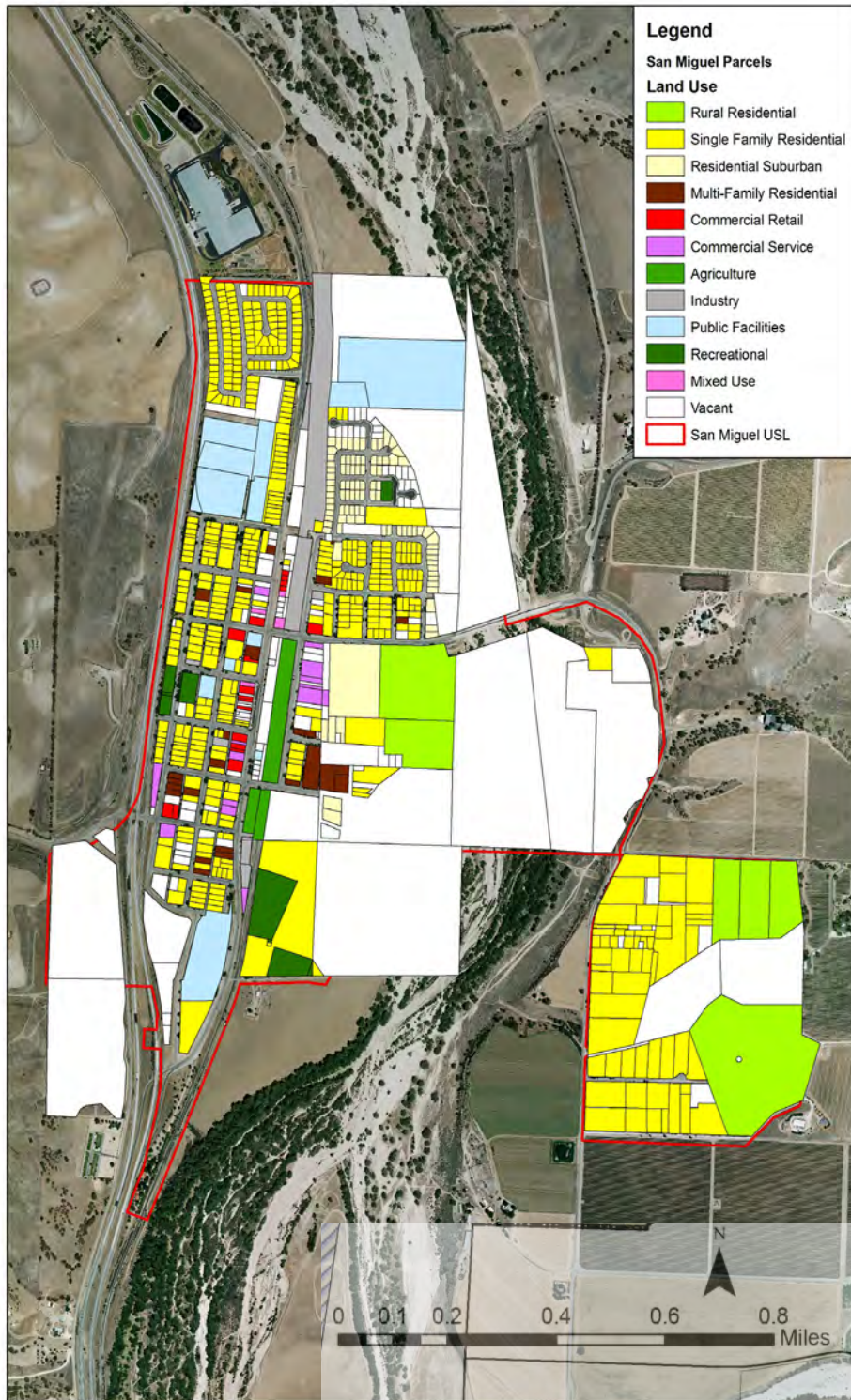
Existing Land Uses

San Miguel is currently 51% developed. Of the developed land, 80% is residential, 11% commercial, and 9% is occupied by public facilities and recreational uses (Appendix Figure C-3). The remaining 49% of land in the community is undeveloped (Appendix Figure C-5). Most of the undeveloped land (84%) is designated for residential use, 9% for commercial, and 7% for public facility and recreational uses (Appendix Figure C-4).

The highest concentration of commercial developments is located along Mission Street between Mission San Miguel and 15th Street. There is also a cluster of commercial developments on 10th Street directly east of Highway 101 at the intersection of 10th and K Street (Map 4-1).

EXISTING LAND USES

Map 4-1



Chapter 4 INTRODUCTION

Proposed Land Uses

A variety of land uses are proposed to improve and enhance the quality of life for San Miguel residents and tourists while preserving the character of the community. The proposed Land Use Plan calls for changes in the size of land areas designated for Commercial, Residential and Recreational uses (Map 4-2). The biggest change is proposed for Commercial Services designation which is increased in size by 198% from the existing. At the same time, Commercial Retail area will decrease by 75%, and office professional uses will not have a separate designation. Land area designated for Recreation will be increased by 153%, and land for Public Facilities will be increased by 89%. Due to the expansion of the Urban Reserve Line the total amount of acreage in San Miguel will increase by 22% (Table 4-1).

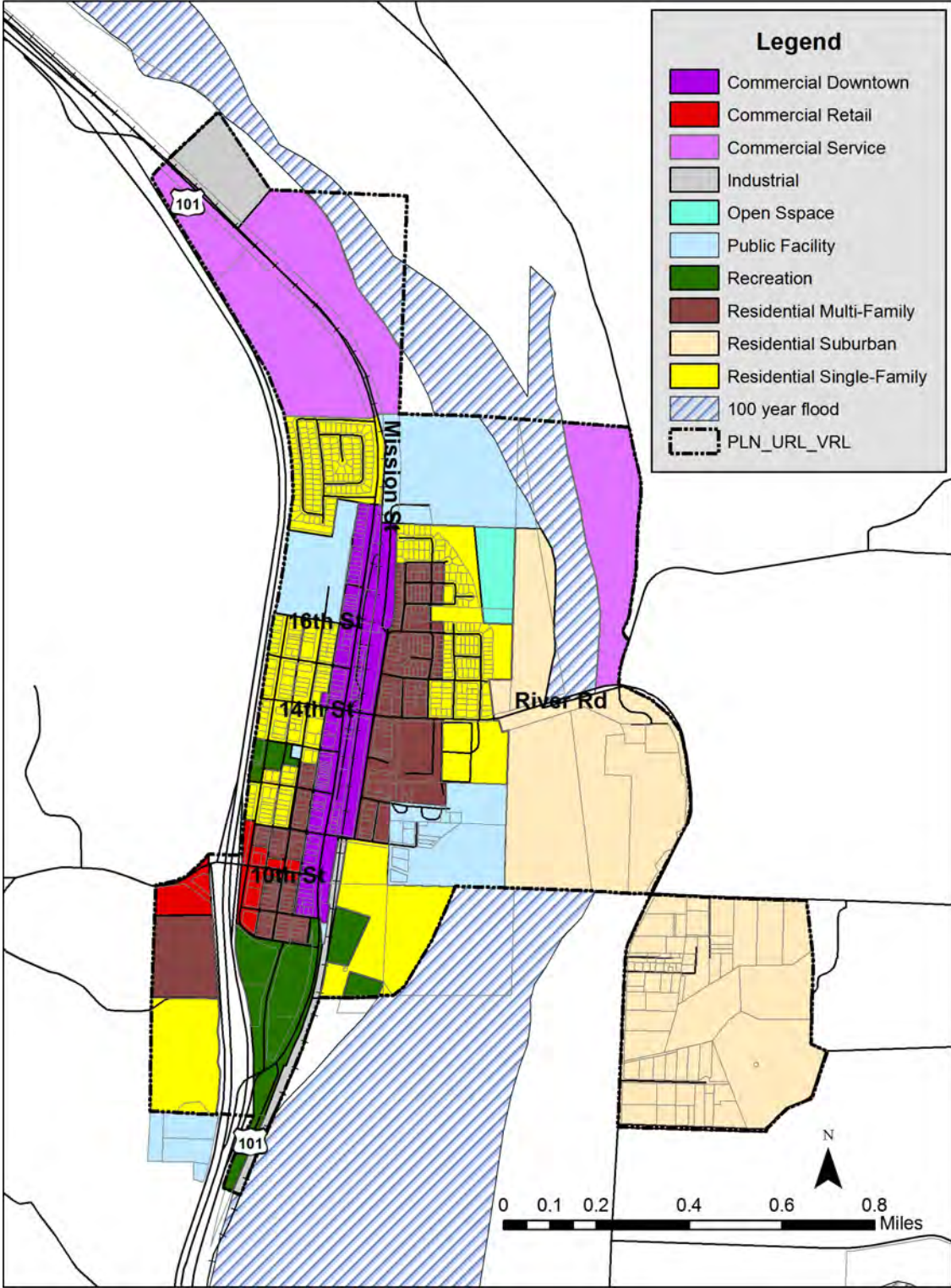
The acreage of the proposed residential land use categories will experience the least amount of change. The land area designated for residential multi-family uses will increase by 18% from the existing, the residential single family will decrease by 6%, and the rural suburban land use area designation will stay the same. Map 4-2 illustrates the proposed land use distribution.

Table 4-1: Existing and Proposed Land Use Distribution

Land Use Category	Total Designated Acres		Percent Change
	Existing	Proposed	
Residential	370.57	371.63	
Residential Multi-Family	65.62	77.41	18%
Residential Single Family	173.57	162.84	-6%
Residential Suburban	131.38	131.38	0%
Commercial	72.96		
Commercial Retail	60.25	15.30	-75%
Commercial Services	49.11	146.20	198%
Office Professional	3.17	0.00	-100%
Industrial	20.49	0.00	-100%
Other	58.07		
Public Facilities	65.12	122.92	89%
Recreation	4.25	10.77	153%
Mixed Use	0	55.26	N/A
Total	632.42	771.14	22%
<i>*Considerations</i>			
<i>Average Household Size = 3.03</i>			
<i>Vacancy Rate = 5%</i>			
<i>RSF = Converted into multi-family</i>			
<i>RS = Does not include Salinas Flood Plain</i>			
<i>CR = Converted into downtown residential</i>			
<i>CS = Expansion of URL</i>			
<i>OP = Incorporated into downtown residential</i>			
<i>I = Incorporated into downtown residential or service commercial</i>			

PROPOSED LAND USES

Map 4-2



Chapter 4 BUILD-OUT ANALYSIS

The projected population of San Miguel in 2035 will be 5,183 people. The population of San Miguel at build out was calculated based on the development potential of vacant lots, the proposal of new residential districts, the change in density of some residential neighborhoods, and the introduction of residential units within the downtown core (Appendix Figure C-4). All calculations followed guidelines given in the County of San Luis Obispo Land Use and Circulation Element's Urban Village Guide. Calculations were made using an average household size of 3.03, a 5% vacancy rate, and a 10% reduction due to physical building constraints. Final numbers were also based on a medium growth scenario.

Calculating the build-out analysis for San Miguel was an intricate process that required the aid of several tools, including the use of the County's Land Use and Circulation Element (LUCE) Urban-Village Methodology and Geographic Information Systems (GIS). Density requirements and total acreages were then defined for each specific land use (Table 4-1).

Table 4-2: Population Projection Based on Housing Units*

Planned Land Uses	Existing	Projected Addition	Total
Residential Single Family	1,112	1,338	2,450
Residential Multi-Family	476	1,659	2,135
Rural Suburban	194	76	270
Downtown Residential	0	328	328
Total	1,782	3,401	5,183

*Based on proposed densities

Chapter 4 COMMERCIAL RETAIL

The Commercial Retail (CR) designation is intended to serve the community's daily retail needs and to attract tourists. The Commercial Retail designation, located along 10th Street, aims to attract and direct people to San Miguel's downtown district, connecting the retail uses west of Highway 101 to the downtown commercial core (Figure 4-1). Commercial retail uses may include restaurants, clothing stores, and coffee shops.

Allowed Uses This designation provides for predominantly nonresidential, moderate intensity, single-use commercial development that includes, but is not limited to the following:

- Convenience store, general retail, grocery store, liquor store, and specialty foods
- Regional retail uses
- Compatible public, quasi-public, and special uses

Development Standards

- Structures shall be limited to two stories. The second story shall be set back a minimum of five feet (5') from the front wall of the first story in order to reduce the scale of the building.
- Floor area ratio: 0.3 (Refer to Table 4-3)
- Refer to the Urban Design Chapter for more specific guidelines for the Commercial Retail development.



Figure 4-1: Commercial Retail Designations

Chapter 4 DOWNTOWN COMMERCIAL

The Downtown Commercial (DC) designation, serving as the Central Business District (CBD), promotes the development of a complementary and strategic variety of uses. The Downtown Commercial designation is located along Mission Street between 9th and 19th Streets (Figure 4-2). This land use designation may incorporate mix of uses including residential, commercial, and offices spaces and supports a wide range of neighborhood retail and local serving uses. These uses may include small to medium size markets/grocery stores, restaurants, banks, and tourist shops. Residential uses will be restricted to the upper story(ies) of mixed-use structures and/or behind commercial storefronts (see Downtown Residential Development Standards); no residential use may occupy a commercial storefront. The Downtown Commercial designation will stimulate economic activity, shape the community identity, and encourage a variety of activities within the downtown district.

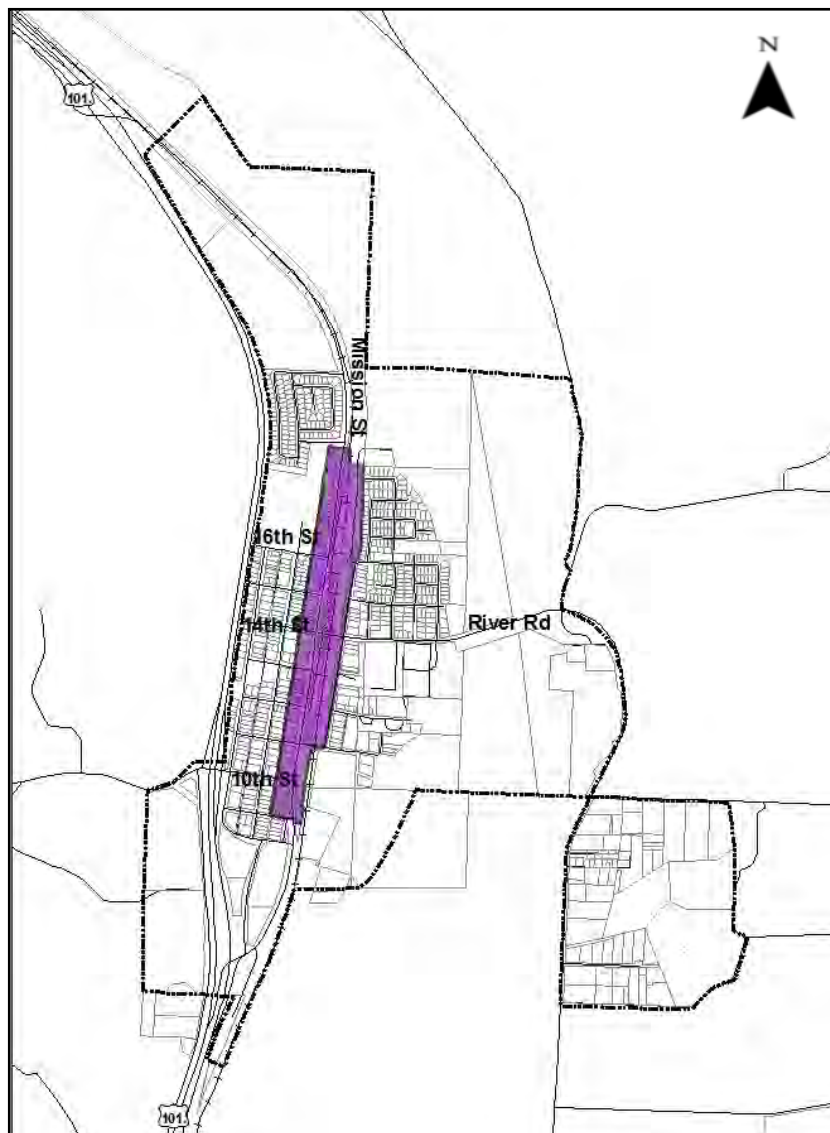


Figure 4-2: Downtown Commercial District

Chapter 4

The Downtown Commercial designation allows for mixed-use multi-story development (i.e., residential apartments and condominiums located above ground floor office/retail), while allowing for single use and single story projects. The Downtown Commercial designation is within easy access to transit, with possible uses including the following:

Allowed Uses

- Studios, theaters, general retail, bars, restaurants, banks, medical offices, professional offices, and specialty shops
- Multifamily dwellings (e.g., apartments and condominiums)
- Compatible public, quasi-public, and special uses

Development Standards

- Primary commercial retail use must be established before an ancillary residential or office use can be added.
- Ground floor areas must be commercial retail use.
- Commercial uses shall have a separate street-front entrance from adjoining residential units.
- Commercial uses shall be located on the street side of any building.
- Development design shall be consistent with adjacent structures.
- Floor area ratio: 0.25 (Refer to Table 4-3)
- Refer to the Urban Design Chapter for more specific guidelines for the Downtown Commercial development.



Figure 4-3: Live-work units proposed within the downtown core.



Figure 4-4: Limiting building heights within the downtown core will help to create a walkable and inviting atmosphere, and will maintain the small town character that is San Miguel.

Chapter 4 COMMERCIAL SERVICE

The Commercial Service (CS) designations promote the economic health of San Miguel through an increase in employment opportunities for San Miguel residents. Retail uses within the commercial service designations serve employee needs and further lend to the economic viability of San Miguel. The Plan proposes expansion of the northern boundary of the URL to accommodate expansion of commercial services. The Commercial Service designations are located in northern San Miguel on both sides of Mission Street and northeast San Miguel, east of the Salinas River (Figure 4-5).

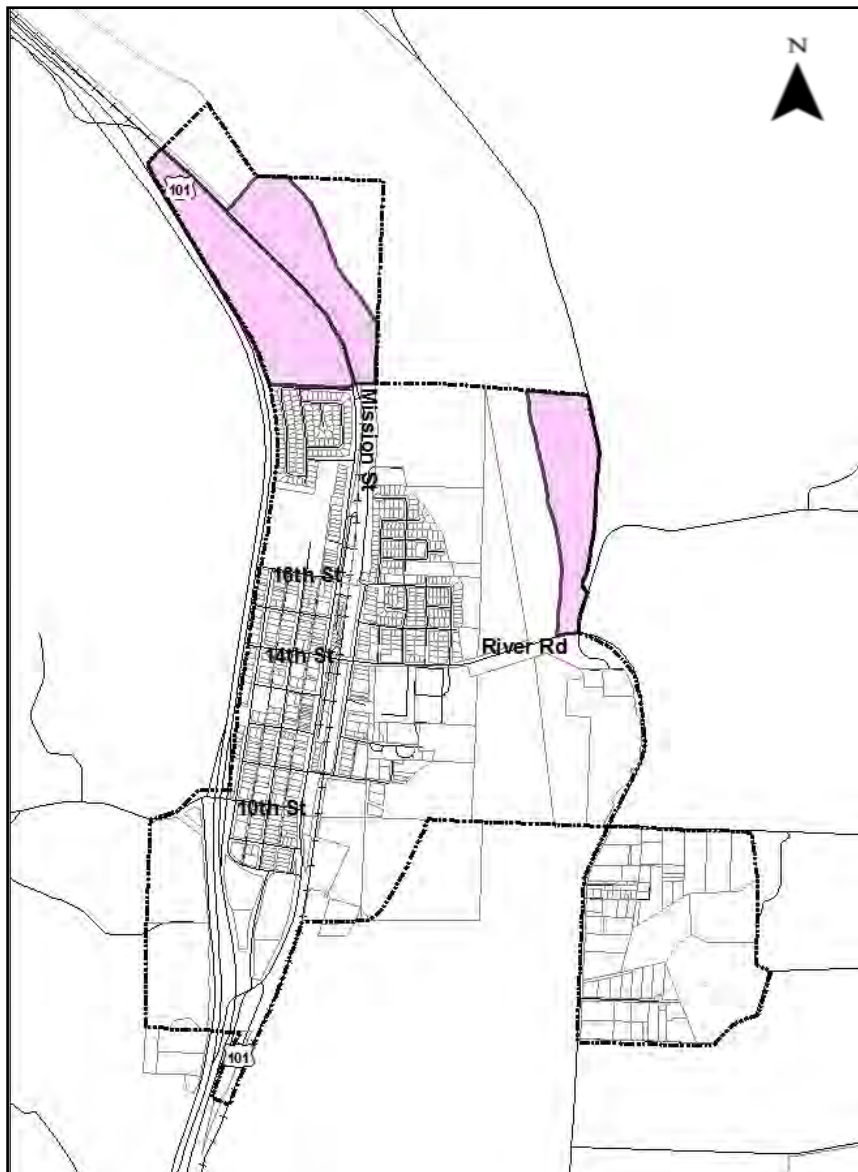


Figure 4-5: Commercial Services Designations

Chapter 4

Northern San Miguel

This also provides for employment generating uses that may produce loud noise or noxious odor and tend to have a high volume of truck traffic. These uses include, but are not limited to the following:

Allowed Uses

- Light industrial or manufacturing that may occur within or outside a building
- Office, retail and service uses that provide support to employees
- Compatible public, quasi-public, and special uses

Development Standards

- This designation should not be located adjacent to a residential neighborhood or center without substantial buffers (e.g., employment center low rise, parks, greenways, or open space)

Northeast San Miguel

This also accomodates low intensity commercial services. The uses permitted rely on wastewater and water supply services. These uses include, but are not limited to the following:

Allowed Uses

- Storage facilities
- Veterinarian services
- Commercial schools

Development Standards

- Development shall be setback a minimum of 25 feet from any residential structure.
- Landscaping and screening shall be employed to reduce the visual impact of commercial service development.
- Floor area ratio: 0.2 (Refer to Table 4-3)
- Refer to the Urban Design Chapter for more specific guidelines for the Commercial Service development.

Chapter 4 RECREATION

The Recreation (REC) designation provides for multiple recreational opportunities. Existing recreational facilities include Father Reginald Memorial Park, San Miguel Community Park, and a swimming pool (Figure 4-6). The expected future growth of San Miguel will result in an increased demand for park acreage. Residents will need to be served by neighborhood parks that are strategically located throughout San Miguel to serve residential neighborhoods within convenient walking or biking distances. A recreational trail system will also be incorporated to provide connectivity throughout the community. The Community Services Chapter details the general locations for potential park sites (Map 8-1).

Allowed Uses This designation provides for public and private recreational opportunities to San Miguel and the region, including the following:

- Parks (e.g., mini, neighborhood, community, and regional parks)
- Greenways and trails
- Recreational facilities with outdoor uses
- Compatible public, quasi-public, and selected special uses (Refer to Table 4-3).



Figure 4-6: Recreation Designations (green).

Chapter 4 OPEN SPACE

The Open Space (OS) designation provides for the preservation of land that has distinctive scenic, natural, or cultural features. These areas help shape the identity of the community and may include environmentally sensitive resources. The designation may apply to land or water areas that are vacant and/or undevelopable. Open Space may have utility for primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.

Allowed Uses This designation provides for natural, managed, and cultivated open space, including the following:

- Natural parks
- Habitat
- Agriculture
- Areas with permanent open space easements
- Buffers between urban areas
- Compatible public, quasi-public, and selected special uses

Development Standards

- Conditional Use Permit approval shall be required for any structure.
- Structures permitted in the flood plain shall be raised to one foot above the 100-year flood line.

Chapter 4 PUBLIC FACILITIES

The Public Facilities (PF) designation is for public/government-owned or operated facilities. Public Facilities include schools, libraries, community centers, and other public uses (Figure 4-7).

Allowed Uses This designation provides for public and quasi-public uses including the following:

- Government buildings
- Public and private schools
- Hospitals
- Transportation and utility facilities
- Other compatible public, quasi-public uses (Refer to Table 4-3)

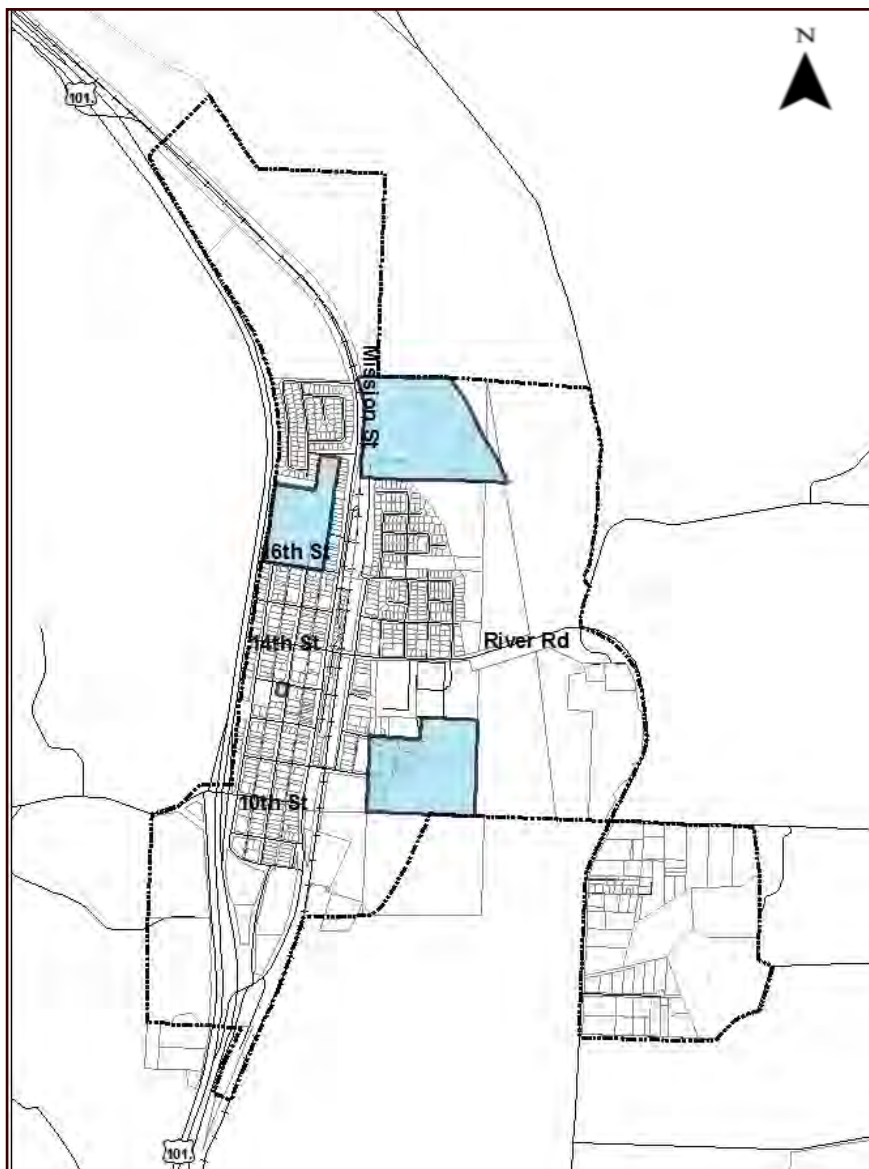


Figure 4-7: Public Facility Designations

Chapter 4 SINGLE FAMILY RESIDENTIAL

The Residential Single Family (RSF) designation provides for single-family residential neighborhoods that consist of a variety of housing configurations and densities. San Miguel is comprised of primarily single-family dwellings located east and west of the railroad with newer housing developments located in the northern and southeastern areas of the community (Figure 4-9). New residential single-family development densities should closely resemble the increased density of the existing single-family residential housing stock and should reflect the existing traditional small town character of San Miguel. These developments should promote a neighbor-friendly atmosphere by including features such as front porches and sidewalks (Figure 4-8).

Allowed Uses This designation provides for low intensity housing and neighborhood support uses including the following:

- Single-family detached dwellings
- Accessory secondary units
- Compatible public, quasi-public, and special uses

Development Standards

- A discretionary permit approval is required for the demolition of any historical structure.
- Minimum Density: 2.0 Dwelling Units / Acre
- Maximum Density: 8.0 Dwelling Units / Acre
- Garages should be set back from the front of the house or set back at the rear of the lot (Refer to Table 4-3).

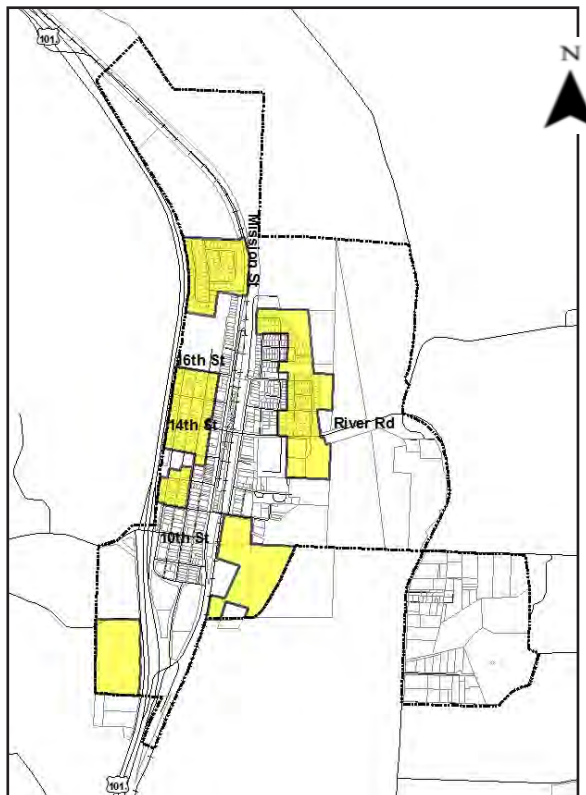


Figure 4-9: Single family Residential Designation



Figure 4-8: Residential Development at 8 dwelling units/acre

Chapter 4 MULTI-FAMILY RESIDENTIAL

The Residential Multi-Family (RMF) designation encourages development for a variety of income levels (Figure 4-11). New residential multi-family development densities should reflect the increased densities of existing multi-family development, while accommodating for future growth expansion. New multi-family residential architectural design should complement the existing traditional styles found throughout the community and be consistent with the design guidelines. Site layout should consider family orientation, encourage neighbor interaction, and provide outdoor play areas for children (Figure 4-10).

Allowed Uses This designation provides for medium-density housing and neighborhood support uses, including the following:

- Small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes)
- Senior living developments
- Accessory secondary units
- Multifamily dwellings (e.g., apartments and condominiums)
- Compatible public, quasi-public, and special uses
- Small-lot single-family detached dwellings

Development Standards

- Development shall be consistent with the San Miguel Design Guidelines.
- Development should incorporate scale-reducing designs and landscaping.
- Minimum Density: 15.0 Dwelling Units / Acre
- Maximum Density: 18.0 Dwelling Units / Acre (Refer to Table 4-3)

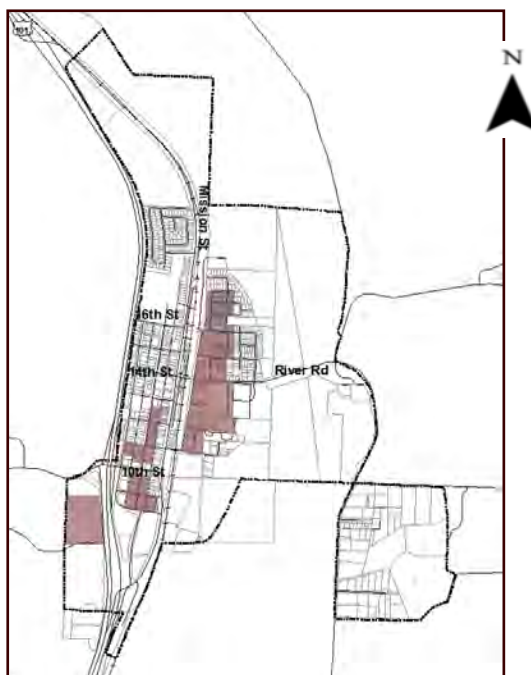


Figure 4-11: Multi-family Residential Designation



Figure 4-10: Residential Development at 15 dwelling units/acre (place next to development standards)

Chapter 4 RURAL SUBURBAN

The Residential Rural Suburban (RS) designation promotes larger estate or ranchette-style single-family residential homes that serve as a transition between the surrounding agricultural environment and higher density residential development. Residential Rural Suburban areas contribute to variety and choice in housing and lifestyle in and around San Miguel (Figure 4-12). The residential suburban density should reflect existing conditions while accommodating future projected growth (Figure 4-13).

Allowed Uses

This designation provides for the following uses:

- Single-family detached residential dwellings
- Accessory secondary units
- Limited neighborhood-serving commercial uses
- Compatible public, quasi-public, and special uses

Development Standards

- Minimum Density: 0.25 Dwelling Units / Acre
- Maximum Density: 2.0 Dwelling Units / Acre (Refer to Table 4-3)

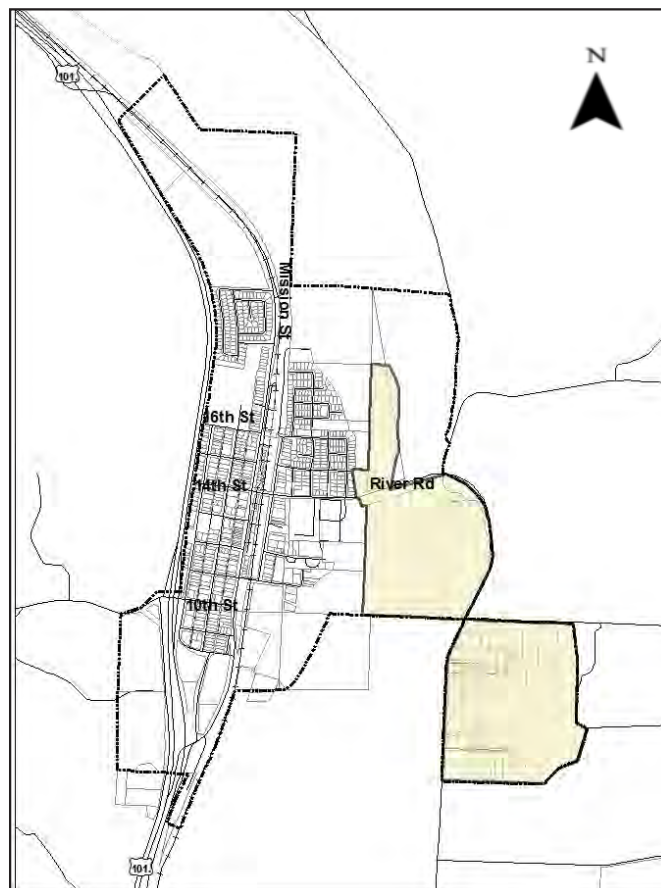


Figure 4-13: Rural Suburban Residential Designations



Figure 4-12: Residential Development at 2 dwelling units/acre

Chapter 4 DOWNTOWN RESIDENTIAL

Downtown Residential (DR) will be strongly encouraged within the downtown district. Downtown residential developments must be accompanied by downtown commercial uses. The Downtown Residential designation should reflect the previously approved mixed-use project density. Downtown residential units shall be restricted to upper stories and/or behind commercial storefronts. These mixed-use developments should be similar to existing commercial buildings and reflect the small town character of San Miguel (Figure 4-4).

Allowed Uses This designation provides for predominantly residential mixed-use development in areas within the downtown, including the following:

- Mixed-use downtown residential and commercial uses
- Compatible public, quasi-public, and special uses

Development Standards

- Development shall be consistent with the San Miguel Design Guidelines.
- Primary commercial retail use must be established before an ancillary residential or office use can be added.
- A minimum of 50% of the floor area for a development in the downtown district should consist of residential uses.
- Maximum Density: 8.0 Dwelling Units / Acre (Table 4-3)

TABLE 4-3: SUMMARY OF DEVELOPMENT STANDARDS

	Maximum Building Height (depend on location)	Minimum Density (dwell- ing units per acre)	Maximum Density (dwelling units per acre)	Minimum Site Coverage	Maximum Site Coverage
Commercial Retail 	36 ft.	N/A	N/A	40%	100%
Downtown Commercial 	36 ft.	N/A	N/A	40%	100%
Commercial Service 	36 ft.	N/A	N/A	N/A	20%
Recreation 	25 ft.	N/A	N/A	0%	0.35%
Public Facilities 	25 ft.	N/A	N/A	N/A	N/A
Single Family Residential 	25 ft.	2.0	8.0	N/A	35%
Multi-Family Residential 	36 ft.	15.0	18.0	N/A	48%
Rural Suburban 	25 ft.	0.25	2.0	N/A	N/A
Downtown Residential 	36 ft.	10.0	18.0	25%	50%

Chapter 4 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Land Use Distribution

In order to fully meet the needs of both residents and visitors of San Miguel, a variety of land uses is proposed in an appropriate mixture and distribution to facilitate economic growth and an increased sense of community. By promoting compact development in the centrally located downtown district, the plan promotes a walkable, pedestrian oriented community that will help to preserve the small town character of San Miguel.

GOAL LUH 1:

PROVIDE AN APPROPRIATE MIXTURE OF LAND USES.

Policy LUH 1.1:

Maintain balanced growth by encouraging infill development.

Infill development helps to improve and enhance community character and optimize community investments in infrastructure and community facilities. It will also help to support increased transit use, promote pedestrian and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Implementation Strategies:

LUH 1.1A Schedule development phasing based on existing infrastructure and services, current development patterns, proposed expansion of utilities and services, and community needs.

LUH 1.1B Provide incentives for developers who utilize opportunities for infill development such as density bonuses.

Policy LUH 1.2:

Encourage a balance between jobs, employment locations, and housing development in San Miguel.

This balance will help to reduce long commutes for residents, and will provide a range of local employment opportunities. It will also help to encourage social interaction among residents and visitors.

Implementation Strategies:

LUH 1.2A Promote an appropriate mixture of uses and corresponding development regulations.

LUH 1.2B Provide incentives to developers who propose mixed-use developments.

Chapter 4

Policy LUH 1.3: Establish Commercial Service (CS) land use designation.

An appropriate designated area for commercial service will allow landowners to establish businesses and services of their preference that preserve or enhance existing neighborhood character. Services should be applicable to community needs in order to support economic growth.

Implementation Strategies: LUH 1.3A Expand the northern URL boundary.

LUH 1.3B Modify zoning regulations to allow for commercial services at the 10th Street exit of Highway 101, both east and west of the interchange.

Policy LUH 1.4: Designate an appropriate amount of land for parks and open space based on the park needs gap for future growth.

Cohesive parks and open spaces promote safe use and social interface between residents while providing ample opportunity for interaction with the natural environment and decreasing local vehicle traffic.

Implementation Strategies: LUH 1.4A Develop a Parks and Open Space Master Plan for San Miguel.

LUH 1.4B Provide an adequate supply of open space within a five-minute walk from any location within the URL.

LUH 1.4C Increase access to the open space at the Salinas River.

LUH 1.4D Create a park adjacent to the proposed high school for joint use with the community.

Chapter 4

Policy LUH 1.5: Promote the development of strategically located neighborhood centers.

Neighborhood centers located throughout the community promote social interaction between residents while providing access to community and commercial services.

Implementation Strategies: **LUH 1.5A** Accommodate local-serving commercial, employment, and entertainment uses within walking distance to neighborhood centers.

LUH 1.5B Promote neighborhood serving commercial uses within walking distance of new and existing residential developments.

Policy LUH 1.6: Regulate building intensity and density throughout San Miguel.

Through the regulation of building densities, an appropriate mixture of development will occur throughout the community and ensure consistency with the San Luis Obispo County General Plan.

Implementation Strategies: **LUH 1.6A** Adhere to the standards and Land Use Designations set forth in Title 22 of the San Luis Obispo County General Plan.

LUH 1.6B Offer development incentives such as density bonuses.

Chapter 4 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Downtown District *To attract tourists and promote local business, the San Miguel Community Plan proposes to improve the downtown district of the community. The plan will incorporate large designations of mixed-use in the downtown district. Landmarks, gateways and plazas will be incorporated into the downtown district to enhance the aesthetic character of San Miguel.*

GOAL LUH 2: PROVIDE A DISTINCTIVE AND IDENTIFIABLE DOWNTOWN DISTRICT.

Policy LUH 2.1: **Create an urban plaza where community members may congregate.**

An urban plaza helps to facilitate social interaction within the community. This will strengthen community bonds and provide residents with a centrally located gathering space, which will draw residents and visitors into the downtown core.

Implementation Strategies: **LUH 2.1A** Create a landmark in the plaza between 12th and 13th Streets along Mission Street that will attract residents and visitors.

LUH 2.1B Encourage the development of a variety of available entertainment and commercial uses in the plaza between 12th and 13th Streets.

Policy LUH 2.2: **Promote live-work units in the Downtown Core.**

Live-work housing supports and encourages local small businesses while increasing the density in the Downtown Core and promoting pedestrian oriented downtown development.

Implementation Strategies: **LUH 2.2A** Establish live-work overlay districts to be implemented in the Downtown Core.

LUH 2.2B Provide development incentives such as flexible use permits.

Chapter 4

Policy LUH 2.3: Promote higher density developments around the Downtown Core.

Developing higher densities around the Downtown Core stimulates a pedestrian atmosphere. Offering residential options in the Downtown Core provides opportunities for residents to walk to work, effectively lowering local automobile traffic while at the same time stimulating the local business economy.

Implementation Strategies: **LUH 2.3A** Establish development regulations for secondary residential units.

LUH 2.3B Incorporate design review into permitting process to ensure proposed development adheres to community design standards.

Policy LUH 2.4: Develop a commercial business district within the Downtown Core.

Encouraging bottom floor commercial, with residential above, will create a vibrant and safe atmosphere by fostering pedestrian use at all times of the day. This will provide community-oriented surveillance while at the same time lowering traffic strain by putting residents within close walking distance to goods and services.

Implementation Strategies: **LUH 2.4A** Revise zoning regulations to allow for mixed-use development.

LUH 2.4B Establish a mixed-use overlay zone to the commercial core, along Mission Street, between 19th Street to the north and 9th Street to the south.

LUH 2.4C Offer development incentives such as lower parking requirements and density bonuses to encourage development.

Policy LUH 2.5: Require new development to be consistent with overall architectural style.

Consistent development will encourage cohesiveness between buildings, and will create an identifiable downtown district.

Implementation Strategies: **LUH 2.5A** Revise zoning regulations to allow for mixed-use development.

LUH 2.5B Implement design standards and guidelines for San Miguel to preserve the traditional, small town atmosphere.

Chapter 4 HOUSING

Existing Characteristics

The existing San Miguel housing supply consists of 588 dwelling units (Appendix Table C-3). Over half are single-family residential units and most are in good condition. Per the 2000 Census, San Miguel has an average household size of 3.03 persons. The San Luis Obispo County Housing Element Update notes San Miguel as having an above average percentage of renter-occupied households (49%) when compared to other parts of the county.

Proposed Residential Development

The proposed residential developments will increase the variety of housing types to appeal to all existing and future residents of San Miguel (Figure 4-14). The Plan proposes an increase of 77.41 acres for multi-family residential, which will be concentrated east of the railroad. A small portion of the multi-family residential development will be allocated for three different types of senior housing: community senior living, senior facility living, and nursing facility living. Mixed-use housing will be incorporated in the downtown district. These units will be restricted to the upper floors of downtown structures. New single-family residential units will be incorporated south of 11th street; these units will have a density of 8 units per acre maximum. The San Lawrence Terrace area's density will be increased to two dwelling units per acre.

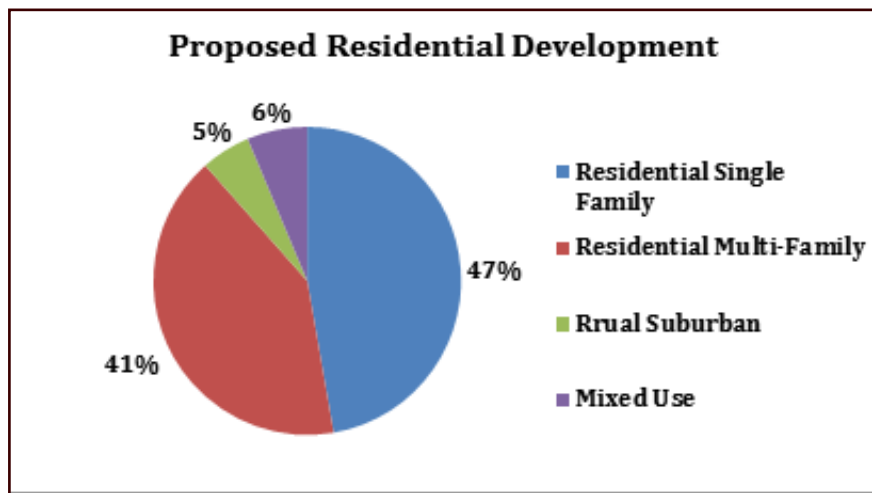


Figure 4-14: Proposed residential designations based on medium build-out

*RMF = Fully Built Out, not taking into consideration the County guidelines for parcel size

*MU = DU determined through characteristics of existing approved projects

*Vacancy Rate = 5%

*Household Size = 3.03

*Population at medium buildout = 5,183

Chapter 4 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Housing Identity

The housing stock helps shape the character and identity of San Miguel and the community maintains a rich stock of historical homes. These homes will be preserved to enhance the rich identity of San Miguel. New residential development in San Miguel will incorporate the San Luis Obispo County Strategic Growth Principles.

GOAL LUH 3: MAINTAIN AND ENHANCE THE CONDITIONS OF THE EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

Policy LUH 3.1: **Ensure that historic residential buildings are preserved in their original state and location.**

Preserving San Miguel's rich historic tradition is vital to preserving the town's character. The history of San Miguel is the foundation for future development and greatly lends to its sense of place.

Implementation Strategies: **LUH 3.1A** Develop zoning regulations to promote preservation and adaptive reuse of historic buildings.

Policy LUH 3.2: **Support residential construction and design that is consistent with existing development.**

Creating new development that is consistent with existing development will serve to reinforce the identity of the community, and will preserve the existing small-town character.

Implementation Strategies: **LUH 3.2A** Support cohesive design standards for new construction.

Policy LUH 3.3: **Promote building practices that incorporate a sustainable approach to consume less energy, water, and other resources, and are healthy, safe, comfortable and durable.**

Sustainable development practices, consistent with the County's goals, will help to reduce the community's carbon footprint. This will also help to alleviate costs that could ultimately be used for community investment.

Implementation Strategies: **LUH 3.3A** Promote compact development patterns.

LUH 3.3B Develop energy education and home energy rating programs.

Chapter 4 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Housing Variety *Residential developments will increase the variety of housing types to appeal to existing and future residents of San Miguel. The plan proposes an increase of 77.41 acres for multi-family residential, which will be concentrated east of the railroad. The increased variety of housing throughout San Miguel will ensure that it is a community amenable to all economic groups.*

GOAL LUH 4: PROVIDE A VARIETY OF HOUSING BY LOCATION AND TYPE.

Policy LUH 4.1: **Promote equitable distribution of housing types for all income groups throughout the community.**

Promoting equal housing will encourage mixed-income developments rather than creating concentrations of below market-rate housing in certain areas, ensuring a balanced and diverse community.

Implementation Strategies: **LUH 4.1A** Allow for accessory secondary units in existing residential neighborhoods.

LUH 4.1B Offer building and tax incentives for the addition of below market rate housing units in new residential developments.

Policy LUH 4.2: **Centrally locate high and medium density housing, along with commercial and professional development, in the downtown core.**

With higher residential densities and a variety of commercial and professional development close to the downtown core, residents may be within walking distance to neighborhood goods and services. This increase in use enhances security through an increase of pedestrian traffic while supporting local businesses and the local economy.

Implementation Strategies: **LUH 4.2A** Amend zoning regulations to stipulate higher residential densities at specific locations.

LUH 4.2B Provide developers with floor area ratio requirements, density bonuses, and other incentives.

Chapter 4

Policy LUH 4.3: Preserve existing single-family residential neighborhoods in appropriate locations.

Preserving the existing single-family residential neighborhoods in San Miguel helps to maintain its small town character by providing residents with a variety of housing options throughout the community.

Implementation Strategies: **LUH 4.3A** Preserve the single-family designation in the San Lawrence Terrace neighborhood.

LUH 4.3B Support private market rate development.

LUH 4.3C Encourage the preservation and restoration of the existing housing stock through County-supported incentives.

Policy LUH 4.4: Provide a specific location for senior housing and facilities directly south of River Road and east of Gains Place.

Locating senior housing and facilities in close proximity to each other eases accessibility, safety, and other concerns shared by members of the community.

Implementation Strategies: **LUH 4.4A** Secure public financing through the U.S. Department of Housing and Urban Development and the State Housing Authority for the development of affordable senior housing units.



Figure 4-15: Single-family residential housing will maintain a traditional architectural style and will not exceed two stories.



Figure 4-16: An array of housing opportunities, like senior housing, will help to encourage a variety of residents within San Miguel.

NATURAL AND HISTORIC RESOURCES

Protect and preserve San Miguel's natural and historic resources in a manner that will reduce risks to life and property and to conserve energy and to reduce the depletion of natural resources in a sustainable manner that maintains San Miguel's unique character.

5



INTRODUCTION

The Natural and Cultural Resources Chapter discusses the natural, cultural, and historical aspects of San Miguel. The resources discussed in this chapter include: water, biological habitats, agricultural lands, historic and cultural structures and sites, air quality, and energy conservation. The growth of a community requires the protection and conservation of important resources and preventative measures to limit future impacts. Also addressed is the identification and mitigation of potential risks from the natural environment such as seismic, geologic, fire, and flood hazards. Local and state programs have served to define protected areas that can be potentially hazardous or provide habitat for endangered species.

The goals, policies, and implementation strategies outlined in this chapter define the framework for the natural, cultural, and historic preservation and enhancement of resources in San Miguel. The policies contained herein are intended to supplement existing policies set forth in the San Luis Obispo County General Plan.



Figure 5-1: Riparian habitats created by the Salinas River located in San Miguel.

Chapter 5 NATURAL RESOURCES

Existing Characteristics

San Miguel has a large amount of open space, mostly as preserved wooded areas near the northeast portion of community, outside of the Urban Reserve Line and near the Salinas River. These include various plant and wildlife species that are native to the area. Other resources important to San Miguel are its water and agricultural lands. The Paso Robles Groundwater Basin, the primary supply of water for San Miguel, is currently at a Stage III Level of Severity. Dominant natural environments include oak woodlands and riparian habitats (Figure 5-1). Endangered species, such as the San Joaquin Kit Fox (Figure 5-2) are of concern and must be provided adequate habitat to reduce increased threats on the species due to future development.



Figure 5-2: San Joaquin Kit Fox

Plan Proposals

Protecting the natural and agricultural resources of San Miguel is vital to preserving the identity of the community.

The key to preserving these natural resources and sustaining their life forms is to protect and sustain healthy, functioning ecosystems and biological diversity. Preserving the agricultural resources of the community is also vital to ensure that the economic and cultural identity of San Miguel is maintained. Agricultural fields outside the Urban Reserve Line provide a buffer between development patterns of San Miguel and untouched open space nearby (Figure 5-3). The preservation of the agricultural fields further increases the rural identity that is characteristic of San Miguel.

Human activity has had major adverse effects on the health and sustainability of these natural communities. Since the mid-19th century, grazing, logging, agriculture, road building, and mineral extraction have altered the natural landscape, as discussed in the County of San Luis Obispo Conservation and Open Space Element. Policies and programs in this section identify how to preserve and maintain these key natural agricultural resources.



Figure 5-3: Example of open space near San Miguel

Chapter 5 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL NR 1: PRESERVE AND MAINTAIN NATURAL AND AGRICULTURAL RESOURCES IN AND SURROUNDING SAN MIGUEL.

Policy NR 1.1: New development should not be located in natural and agricultural lands.

To protect San Miguel's natural resources, development shall be concentrated within the urban reserve line and on vacant parcels. San Miguel has a rich agricultural heritage; development on agricultural land would not only destroy agriculture, but also displace jobs in an area, which needs to sustain and increase its employment base. Agricultural land should stay in production and continue to serve San Miguel into the future. Participation in the Williamson Act in California provides the means to continue and preserve valuable farmland from the pressures of development.

Implementation Strategies:

NR 1.1A Require new development to occur within the San Miguel Urban Reserve Line.

NR 1.1B Promote agricultural land owners' participation in the Williamson Act.

Policy NR 1.2: Preserve and maintain plant and wildlife in sensitive resource areas.

Protecting habitats that are needed for sensitive species is essential to the ecological health of San Miguel. Such protection includes sensitive habitats, special-status, threatened, endangered, candidate species, and species of concern. Particular attention shall be focused on retaining habitat areas that are contiguous with other existing natural areas and/or wildlife movement corridors.

Implementation Strategies:

NR 1.2A Require new development to bypass sensitive habitat areas.

Chapter 5

Policy NR 1.3: **Preserve the ecological integrity of the Salinas River and surrounding creeks flowing to it that support riparian resources by preserving native plants and, to the extent feasible, removing invasive nonnative plants.**

The Salinas River is an important asset to San Miguel. It not only carries the waters of the river itself, but provides habitat for many riparian species. Maintaining this area and using it for passive, non-motorized recreation will retain its ecological integrity.

Implementation Strategies: **NR 1.3A** Provide a buffer for development from the Salinas River and corresponding riparian habitats.

Policy NR 1.4: Preserve and protect oak woodlands, and/or significant clusters of oak trees in and adjacent to San Miguel that provide habitat for common native, and special-status wildlife species.

Oak trees are an important part of San Miguel and California as a whole. Attention should be given to preserving oak trees when new development is proposed.

Implementation Strategies: **NR 1.4A** All new development shall comply with the San Luis Obispo County Oak Tree regulations.

Policy NR 1.5: Reduce consumption of water from the Paso Robles Groundwater Basin.

The continued use of water from the Groundwater Basin at current rates cannot be maintained for new development. Therefore, further action needs to be taken to ensure water conservation.

Implementation Strategies: **NR 1.5A** Require all new development to install low-flow toilets and shower heads.
NR 1.5B Implement a plumbing retrofit program to reduce residential water consumption.

Chapter 5 HISTORIC RESOURCES

Existing Characteristics

San Miguel is home to a handful of structures dating more than 200 years old, serving as relics of previous generations. There have been various waves of growth, each influencing the architectural character of the community. These structures need to be preserved and protected from future development and dilapidation.

Due to the 6.5 magnitude San Simeon Earthquake in December 2003, the Mission San Miguel was heavily damaged, deeply cracking the adobe walls and undermining the building foundations. Inside the church, the Munras Murals began to separate from the walls, the nearly 200-year old pigments turning to dust. Concerns about structural safety temporarily closed the Mission to the public; thousands of students and tourists who visited San Miguel were unable to experience the original Native American decorations and paintings contained within. The possibility that Mission San Miguel and the Munras Murals could have been lost forever led the National Trust for Historic Preservation to include Mission San Miguel Arcángel among America's 11 Most Endangered Historic Places in 2006 (National Trust for historic Preservation, 2011).

Since 2003, Mission San Miguel has been trying to preserve and protect the Mission complex and the Munras Murals. Future earthquakes could destroy the already damaged mission buildings, burying the murals in the rubble. However, the Mission San Miguel has reopened to the public and is an important tourist attraction for the community.

Other prominent historical monuments, such as the Rios- Caledonia Adobe and Elkhorn Bar, provide unique character to the community of San Miguel. The rich culture within the town is something that residents and visitors alike can enjoy, and should be promoted as a past, present, and future identity. Currently, many of the buildings that once played a vital part in the San Miguel's past are no longer in use and/or are in disrepair (Figure 5-4 and Figure 5-5).



Figure 5-4: Historic Schoolhouse Bell.



Figure 5-5: Historic Library.

Chapter 5

Plan Proposals

Goals, policies, and implementation strategies related to historic resources encourage the identification and protection of significant cultural and historical resources throughout San Miguel. These resources contribute to the vitality and diversity of San Miguel and its sense of place

To further influence the preservation of such resources, a historic district was established (Map 5-1), to identify each historic site and structure within San Miguel. To showcase historically significant structures in San Miguel, a historic walking trail is proposed. This trail starts near the Adobe Caledonia and passes by Mission San Miguel Archangel (Map 5-1). The trail continues to all historic structures along the way, ending in front of the San Miguel Flouring Mill Company on the northern end of the community. A plaque placed at each historic structure along the trail will describe the history of that particular structure (Figure 5-6).



Figure 5-6: Historic structure plaque example

To enrich the past of San Miguel, it is important to preserve the identified structures. The continued restoration of Mission San Miguel after the 2003 San Simeon earthquake is encouraged. Also, adaptive reuse of older structures should be promoted to enhance San Miguel's historic character, as shown in Figures 5-7 through 5-10.



Figure 5-7: Adaptive reuse of historic barn.



Figure 5-8: Historic Methodist Church.



Figure 5-9: Historic Bank of Italy.



Figure 5-10: Historic World War II Era Jail.

HISTORIC RESOURCES

Map 5-1



Mission San Miguel Archangel is the 16th mission of the 21 mission chain that can be found throughout California. In 1834 the church was secularized, and the land was given back to the Native Americans. The land was then sold into private ownership, but was given back in 1878 to the Franciscans.



The Rios-Caledonia Adobe was originally built on mission land for the civilian administrator of the mission. The size was later used as a stagecoach stop, inn, local bar, and today is used as a museum.



Reuck's Pumps and Power Equipment is located in a building that was saved from a fire that destroyed the building next to it in the 1920's. It is now being considered for the historic registry.



San Miguel Flouring Mill Company was formed by a group of farmers who got together to help the development of the "new country." It was originally known as the Farmers Alliance company Flour Mill.



The Park Garage was the second garage in town when it was first built. Its most recent use was a restaurant, but is currently up for sale.



The Sims Hotel had its peak years during WWII. The hotel is now considered a historic structure of San Miguel due to its unique past.



This is the old San Miguel Fire Station before the one on Mission St. was built. It has been renovated and is still being used as a structure for the Fire Department.



This old San Miguel Flouring Mill Warehouse is now currently a Purina Chows Warehouse.



The Orvitt Center was originally built to house the telephone office that was run by the Negley family, with a newspaper office next door. Phone Company was operating until WWII. Currently Casa San Miguel.



San Miguel Motel was originally the La Favorite, run by the Simmons Family. La Favorite was also used as a saloon and restaurant. The motel is currently run down and old.



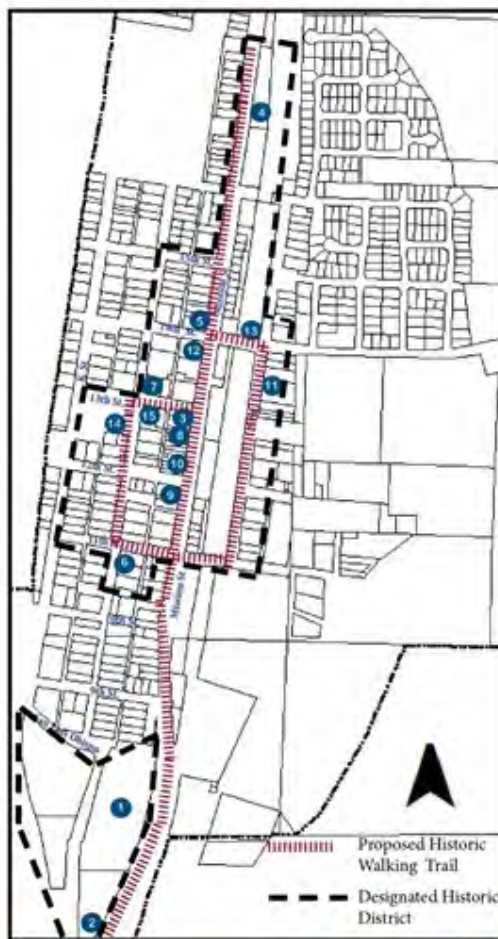
This building was built in 1917 and was originally a Bank of Italy, but later converted into a Dan's Cabinet Shop.



The old gas station, this building has been owned by the Works family for many years. It has housed many different gas companies before it was abandoned. It currently is a Coffee Station.



The Elkhorn Bar was established in 1853 during the gold rush days. It is currently the second oldest bar in the state of California. It has been in continuous operation since then although the torch bearers as we like to call ourselves have changed over the years.



The Cretrol Wall was built by Jesse Cretrol who came to help restore the Mission. It is a piece of art work that is unique to San Miguel.



The Church at San Miguel is one of the town's original churches, and at one point in time was located on the hill overlooking the town.

Chapter 5 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL NR 2: PRESERVE SAN MIGUEL'S HISTORIC AND CULTURAL RESOURCES TO HONOR THE COMMUNITY'S RICH PAST.

Policy NR 2.1: The identified historic district should be protected due to the collective effect of Contributing or Master List historic properties.

The area delineated in Map 5-1 illustrates the historic district of San Miguel. It is important to ensure that all historic structures and sites that are located within the historic district continue to be preserved as structures are renovated and new construction occurs.

Implementation Strategies: **NR 2.1A** Provide incentives to encourage the preservation of structures and sites illustrated in Map 5-1.

NR 2.1B Encourage the continuation of restoration of Mission San Miguel Arcangel to promote its use as a church and tourist center through community education and public and private funding sources.

Policy NR 2.2: Encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible.

Adaptive reuse provides opportunities to create new uses while conserving land. The barn on 11th and Mission Street offers a great example of an opportunity to reuse a historically significant structure as a tourist attraction (Figure 5-7). Its location near Mission San Miguel de Arcangel provides a strong focal point of tourist attractions in the southern part of the community.

Implementation Strategies: **NR 2.2A** Renovate the barn on 11th and Mission Street to establish a Wine Barn and/or Art Gallery.

NR 2.2B Provide property owners and developers with design assistance, including information, from both public and private sources, on the restoration and adaptive reuse of historic buildings and structures and potential funding sources.

NR 2.2C Encourage the reuse of salvaged architecturally significant materials.

NR 2.2D Apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings.

Section 4 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Policy NR 2.3: **The Community of San Miguel shall work with property owners and business to develop and promote tourism opportunities.**

San Miguel has many historic structures and resources that need to be further researched to create future historic preservation in the community. This research would help give the community a basis for promoting tourism in San Miguel. Historic tourism opportunities can be established with strategies such as adaptive reuse of structures, historic trails, and structure renovations.

Implementation Strategies:

NR 2.3A Identify and provide incentives to private landowners, nonprofit organizations, and interested preservation groups to rehabilitate and restore historic buildings and structures and to encourage their continued use.

NR 2.3B Foster public awareness and appreciation of cultural resources by sponsoring educational programs and displaying artifacts that illuminate past cultures.

NR 2.3C Work with community leaders to promote the historic walking in order to display San Miguel's historic character.



Figure 5-11: Mission San Miguel is one of many historic resources that should be preserved

Chapter 5 AIR QUALITY AND ENERGY CONSERVATION

Existing Characteristics

Pollution sources in San Miguel vary from industries to household projects; however, motor vehicles are the largest contributor to air pollution in the community. Inefficient land use patterns, specifically the separation of housing from employment and commercial centers, greatly contribute to air pollution as individuals must travel considerable distance between residential and commercial areas. Most pollution control strategies seek to reduce vehicle miles traveled and make greater use of alternative transportation and clean fuels.

The dependence on fossil fuels makes it difficult to avoid air and water pollution. More efficient energy use and a shift to cleaner, renewable, locally controlled energy sources are some of the best ways to establish an environmental well-being. San Miguel currently lacks efficient energy use strategies, but through emerging technologies, and increased emphasis on sustainable practices and building design, San Miguel can make significant progress in energy conservation.



Figure 5-12: Residential solar panels

Chapter 5

Plan Proposals

San Miguel will benefit as a community from the use of renewable and efficient energy sources, as shown in Figures 5-12 through 5-15. These examples of solar panels and wind turbines illustrate a few of the many sustainable building practices that are used to efficiently use energy. Renewable energy sources capture energy from on-going natural processes such as sunshine, wind, flowing water, and biological processes. In contrast, fossil fuels, such as coal, oil, and natural gas are nonrenewable. Energy conservation will become ever more important in the future and new policies to address it will enhance San Miguel's image as a green community.

Additionally, increased access to public transportation and pedestrian friendly environments will help promote decreased dependence on automobiles in San Miguel. Figure 5-13 and Figure 5-15 provide examples of how pedestrian friendly environments may be created.



Figure 5-13: Residential solar panels



Figure 5-14: Pedestrian oriented commercial district



Figure 5-15: Roof top wind generator

Chapter 5 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL NR 3: PROMOTE ENERGY EFFICIENCY AND IMPROVED AIR QUALITY IN SAN MIGUEL.

Policy NR 3.1: Incorporate renewable energy sources in new developments.

This measure will include the use of renewable energy features in new infrastructure of low impact development. San Miguel should also avoid the use of building materials that lead to health issues and increased air pollution.

Implementation Strategies: **NR 3.1A** Ensure that each new development follows energy efficiency standards and that each development incorporates alternative energy sources in their designs.

Policy NR 3.2: Incorporate green building standards for new development.

The use of an energy efficient standards program is meant to provide an adequate amount of infrastructure that uses alternative forms of energy such as solar and wind. This will not only provide San Miguel with a decreased use of total energy, but it will lead to a healthier, more efficient built environment.

Implementation Strategies: **NR 3.2A** New facilities will include solar water heating and natural lighting to improve energy efficiency.

Policy NR 3.3: Residences, work places and facilities located within San Miguel shall be designed to promote travel by pedestrians and bicyclists. (Refer to Policy C1.1 of Circulation Element)

Creating a compact community will allow for residents to socially interact with one another as the streets will be more pedestrian friendly and inviting. Pathways will include improved lighting and aesthetically pleasing additions such as vegetation.

Implementation Strategies: **NR 3.3A** Consider the specific needs of bicyclists and pedestrians in arterial and collector project planning, especially on those routes that provide unique access to destinations or across barriers.

Chapter 5

Policy NR 3.4: Encourage efficient use of building materials and promotion of recycling.

Increase the amount of recycled materials used for new, remodeled, and rehabilitated infrastructure, thus minimizing the amount of materials that require a large amount of energy to produce.

**Implementation
Strategies:**

NR 3.4A New development should minimize the use of non-recyclable materials.

NR 3.4B San Miguel shall continue to improve recycling programs to raise awareness on the issue of pollutants.

Chapter 5 SAFETY

Existing Characteristics

San Miguel is vulnerable to natural hazards such as wild land fires, flooding, and earthquakes. Many buildings are currently in a neglected state, which could increase damage from a natural disaster. The large acreage of grazing lands presents a wildfire risk in the dry season due to the large amount of dry grasses surrounding the community. Flooding, as a result of the Salinas River floodplain, possesses a risk to properties located in and near the floodplain. The location of the San Andreas Fault through the eastern portion of the county presents a risk to the community through earthquakes and the secondary effects of earthquakes, such as liquefaction of soils and ground shaking.

Safety Tips for Wildfires:

- Replace shake-shingle roofs with fire resistant shingles.
- Make sure address is clearly positioned.
- Do not store flammable material under deck.
- Keep yard mowed and under four inches.
- Stack firewood away from house.
- Establish Fire Zones:

Zone 1: Fire resistant plants and sprinkler system

Zone 2: Clear 90 percent of native plants.

Zone 3: Clear 50 percent of native plants.

Zone 4: Clear 25 percent of native plants.

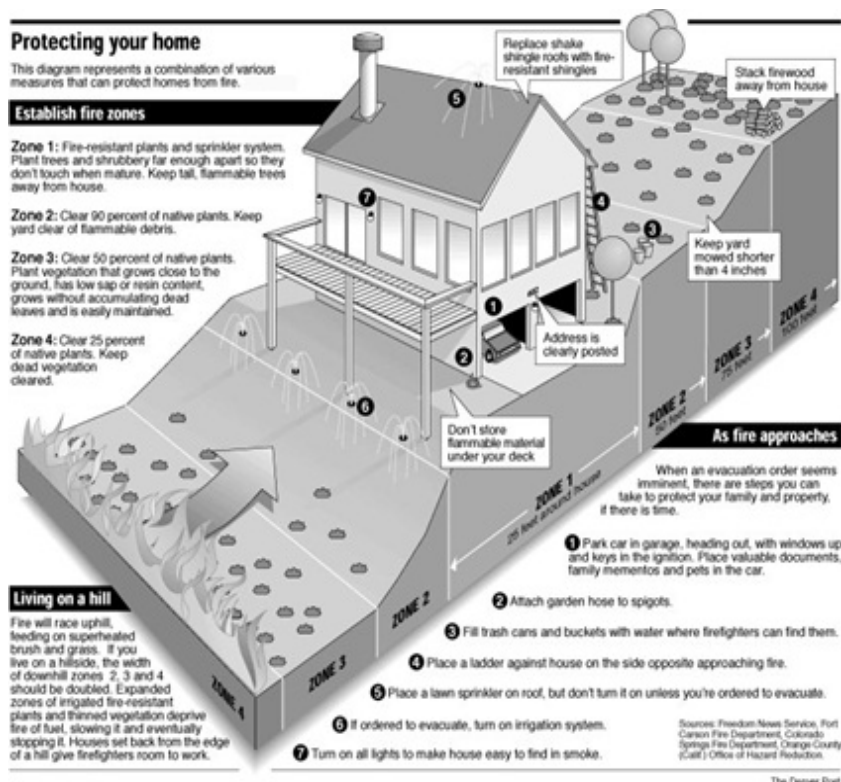


Figure 5-16: Safety Tips for Wildfires

Section 4 SAFETY

Plan Proposals

Development will be discouraged in the Salinas River Floodplain and will be subject to mitigations to reduce the risk of flooding if portions of a project are within the floodplain. Designating the floodplain as Open Space will prevent development from occurring while preserving the oak woodlands habitat. New development will also incorporate pervious surfaces to reduce the risk of urban flooding (Figure 5-17). Structures on the periphery of the urban areas shall take preventative measures to reduce the risk of wildfire hazards, such as clearing brush, requiring defensible space, and using fire-resistant building materials (Figure 5-18). Development standards will meet or surpass those set forth by the state regarding earthquake safety. Retrofitting existing buildings not in compliance will be needed. As shown in Appendix Figure A5-2, San Miguel is surrounded by faults, causing a high liquefaction risk throughout the community. The high liquefaction risk presents a higher risk of structural damage in the event of an earthquake. New development policies will address the personal and property risks from earthquake events.

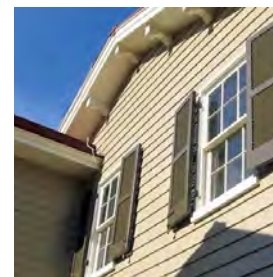


Figure 5-18: Fire resistant building materials



Figure 5-17: Illustration of pervious pavement to help reduce risk of urban flooding.

Chapter 5 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL NR 4: PROTECT THE RESIDENTS AND PROPERTY OF SAN MIGUEL FROM NATURAL HAZARDS.

Policy NR 4.1: Limit development within the Salinas River 100-year floodplain and require mitigation to prevent damage to buildings built in the floodplain.

The Salinas River floodplain is dry for the majority of the year; however, water is visibly flowing in the wet, winter months. Development should be located outside of the floodplain to reduce the risk of flooding. Development located within the floodplain should be mitigated to reduce the risk of flooding during storm events.

Implementation Strategies: **NR 4.1A** Designate the Salinas River (north and east of San Miguel) for open space, thus protecting it from encroachment of more intense uses.

Policy NR 4.2: Improve drainage and reduce storm water runoff where needed in San Miguel.

Drainage along Mission Street shall be improved by installing curb and gutter improvements. Storm water shall drain into the Salinas River floodplain or into a storm water capture system. This will reduce the amount of flooding along Mission Street and prevent damage to existing and future buildings. Bio-swales and pervious pavers will slow storm water runoff and allow the water to percolate into the groundwater basin. These measures will complement the proposed drainage system to limit over capacity in the event of storms. The incorporation of bio-swales and pervious pavers in San Miguel will replenish groundwater, which the community relies on for drinking water. This will reduce the risk of flooding by channeling water away from buildings.

Implementation Strategies: **NR 4.2A** Expand the curb and gutter network along Mission Street.

NR 4.2B Streetscaping will include bio-swales and pervious materials in new developments.

NR 4.2C Retrofit current street drainage system.

Chapter 5

Policy NR 4.3: Promote public awareness about earthquake safety and post-disaster response activities.

Educating the community on safety response will give residents the tools to survive a seismic event and the aftermath of an event until help arrives. The lack of a police station decreases response time in an emergency situation. Residents should expect delayed response times in large emergency events due to interruptions in the circulation system from resulting damages or increased traffic.

Implementation Strategies:

NR 4.3A Require seismic retrofits to any unreinforced masonry buildings and bring older buildings up to state safety standards.

NR 4.3B Provide residents with educational materials or public workshops on earthquake preparedness.

Policy NR 4.4: Require brush clearing around homes near the urban-wildlife interface in rural areas of San Miguel.

Clearing brush within 30 feet of homes will reduce damage caused by wildfires. The clearance allows firefighters space to fight the fire as well as act as a barrier between the fire and homes.

Implementation Strategies:

NR 4.4A Residents should clear brush from around homes in rural areas of San Miguel.

NR 4.4B Building owners should be required to clear brush outside of historic and other public buildings and properties.

Policy NR 4.5: Replace wood shingle roofs with fire proof tile roofing.

Replacing wood shingle roofs with fire proof shingle or tile roofs will reduce the risk of fire from falling embers. This will decrease the spread of fires from house to house and assist firefighters in the extinguishing of fires.

Implementation Strategies:

NR 4.5A Require building owners to retrofit wood shingles in current buildings, prior to making any additional changes to developments.

NR 4.5B New development shall be required to use fire-resistant materials on the exteriors of buildings, such as aluminum or stucco wall coverings and tile shingles.

CIRCULATION AND NOISE

Achieve compatible mobility options through a multi-modal, sustainable and interconnected circulation network for vehicular and pedestrian travel, and to protect people living and working in San Miguel from excessive noise.

6



Chapter 6 INTRODUCTION

The Circulation and Noise Chapter contains the goals and policies that will guide and improve San Miguel’s circulation network. The circulation plan identifies a multi-modal transportation system that includes a network of pedestrian, bicycle, and equestrian trails as well as vehicular and bus routes. Transportation routes are the primary noise sources in San Miguel with the use of motorized vehicles on arterial roads and Highway 101. In addition to noise pollution, vehicular transportation is also the largest contributor to greenhouse gas emissions (GHGs). An efficient circulation network is an important solution to reducing both noise pollution and GHG emissions.

An efficient circulation network should incorporate alternative but compatible modes of transportation outside the realm of individual, motorized vehicular travel. Ease of connections within land uses, as well to connections external to a community should be considered while designing the circulation network. Projects necessary to fulfill the goals included in this chapter will be realized by the County of San Luis Obispo, the California Department of Transportation (Caltrans), the Regional Transit Authority of San Luis Obispo County (SLO RTA), and the San Luis Obispo Council of Governments (SLOCOG) as the Regional Transportation Planning Agency (RTPA). Implementation strategies for these projects are consistent with the policies and responsibilities of these agencies.

Chapter 6 STREET NETWORK

Existing Characteristics

San Miguel’s street network is comprised of a grid system with two main thoroughfares, Mission Street and River Road, which serve as the main north-south and east-west connection routes throughout the town, respectively. Alleyways are present in the western portion of San Miguel between K Street and Mission Street (Appendix Figure E-1). There is a plan proposal to convert the alleyways into one-way, southbound routes for emergency vehicles.

Bicycle infrastructure is currently provided through five bikeways, consisting of Class III levels on 10th Street and River Road, and Class II levels on Mission Street, K Street, and 16th Street. The San Luis Obispo County Bikeways Plan 2010 Update proposes upgrading the existing Class III bikeways into Class II bikeways

Class II and Class III Bikeways

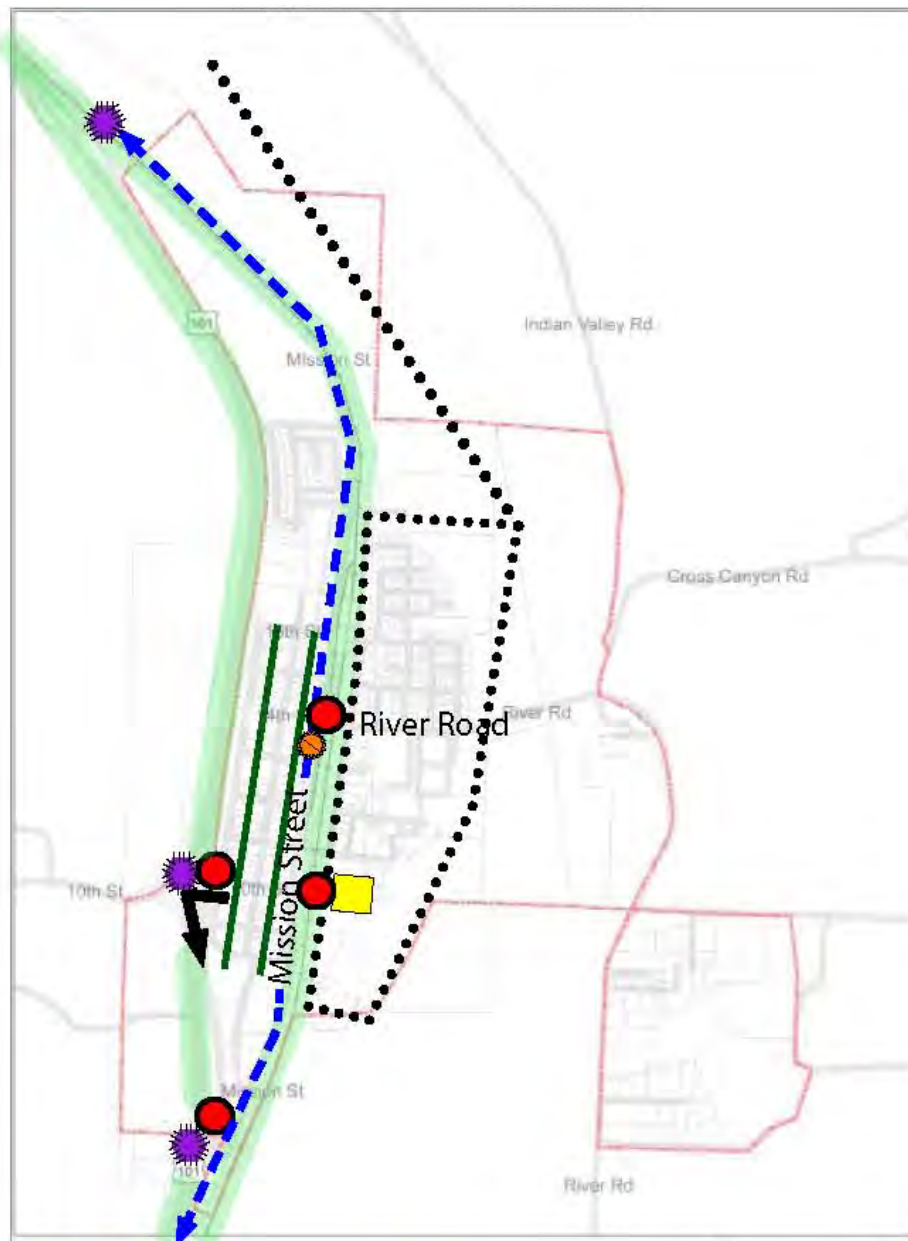
- Class II bikeways are defined bike lanes, with a striped lane provided for one-way, exclusive bike travel shared on a street. Motor vehicles and pedestrian travel are prohibited from Class II bikeways.
- Class III bikeways are bike routes that are shared with motor vehicles and pedestrians. These bike routes are defined through signs or other markings to designate the bikeway right-of-way.

Plan Proposals

The Plan proposes the integration of complete streets within San Miguel’s circulation network. Complete streets offer sustainable and efficient circulation modes under an interconnected circulation network, including sidewalks, bicycle paths, arterial roads, and public transportation opportunities, designed for shared and safe compatibility of all travel modes. Offering alternative modes to transportation within the main circulation network will help decrease vehicle miles traveled within the community, substantially decreasing noise and greenhouse gas (GHG) pollution and offering healthier alternatives of travel. The Proposed Circulation System includes an extensive bicycle network, additional public transit stops, and improvements of existing street conditions (Map 6-1).

CIRCULATION AND NOISE

Circulation Map 6-1: Proposed Circulation System



Legend

- | | | | |
|--|------------------------|--|---------------------------|
| | Historic Walking Trail | | Multi-Use Parking Lot |
| | Biking/Walking Trail | | Highway Connection |
| | Alleyways | | Existing Bus Stop |
| | Noise Source | | Affected Level of Service |
| | Southbound On-Ramp | | |



Goal C1: DEVELOP A SAFE, MULTI-MODAL AND EFFICIENT CIRCULATION SYSTEM.

Policy C1.1: Integrate accessibility of multiple modes of circulation into the street network.

Consistent with Policy NHR3.4 of the Natural and Historic Resources Element, alternative modes of travel will incorporate walking and bicycling opportunities. San Miguel’s circulation network should utilize complete street opportunities. Establishing a complete street network in San Miguel will provide more options for people to go from one place to another while creating a more walkable town for a healthier, more active community. It will also result in less traffic congestion, a reasonable level of service, and a reduction in noise pollution and greenhouse gas emissions.

San Miguel’s complete street policies also include accessibility for emergency vehicles, and should promote the existing alleyways on the western portion of San Miguel within the housing developments be converted to one-way, southbound roads (Figure 6-1).

Implementation Strategies:

C 1.1A The San Luis Obispo County Climate Action Plan complete street policies shall be incorporated into all future roadway and bikeway projects.



Figure 6-1: Rendering of converted alleyway to one-way road.

Policy C1.2: Incorporate bikeways on all major streets at a minimum of Class II.

Class II bikeways on all major streets is consistent with complete street policies, where San Miguel’s circulation network has designated bike lanes shared within the major roads.

The two existing bikeways on 10th Street and River Road have plans to be upgraded from Class III to Class II via the San Luis Obispo County Bikeways Plan 2010 Update. Developing Class II bikeways within San Miguel’s circulation network serves as a catalyst to completing the County’s Bikeways Plan as well as for the incorporation of the County’s Climate Action Plan complete street policies.

Implementation Strategies:

C 1.2A A bicycle master plan shall be developed to assist in non-motorized travel within the community.

Chapter 6 PEDESTRIAN AMENITIES

Existing Characteristics

With the exception of a portion of Mission Street and the Mission Heights and Mission Meadows developments, there are no continuous sidewalks in San Miguel. There are four crosswalks throughout the community, located Mission Street and 14th Street; Mission Street and 16th Street; 12th Street and K Street; and 13th Street and K Street. A crossing guard on the Mission Street and 14th Street and River Road intersection also directs pedestrian crossings, primarily for the Lillian Larsen Elementary School students.

Plan Proposals

Non-motorized circulation options will be enhanced with a pedestrian, bicycle, and equestrian trail east of the railroad adjacent to the recreational sports park in the Salinas River floodplain (Figure 6-2). The trail will be unpaved, defined by the bordering vegetation, and will range from 10-16 feet in width to accommodate for multiple uses.

The current historic walking trail will also be enhanced with a more defined path and placement markers identifying San Miguel's historic resources. Both the pedestrian, bicycle, and pedestrian trail and the historic walking trail will serve not only as a safe mode of circulation, but will highlight San Miguel's natural and historic resources and provide healthy, recreational activities for residents and visitors. Complete street policies acknowledged in Policy C1.1 of this chapter will regulate sidewalks along major roadways within San Miguel's circulation network to allow for safer and easier pedestrian access throughout the community.



Figure 6-2: Proposed multi-use trail for biking, walking, and equestrian use.

Goal C2: ESTABLISH SAFE, RECREATIONAL CONNECTIONS BETWEEN SAN MIGUEL'S NATURAL AND HISTORIC RESOURCES.

Policy C2.1 Establish a recreational pedestrian, bicycle, and equestrian trail.

Similar to Policy CS2.2 of the Community Services and Facilities Element, a multi-use trail will benefit the community of San Miguel. Incorporating a recreational pedestrian, bicycle, and equestrian trail between the railroad and the Salinas River will provide for a healthier lifestyle, as well as increase connectivity between the major areas of interest within San Miguel. It will also satisfy the community's feedback for the need of recreational activities for the residents of San Miguel while simultaneously providing a safety corridor.

This multi-use trail should be approximately 10-16 feet in width to accommodate walking, biking, and horseback riding (Figure 6-3). More specific dimensions shall be determined by the master plan catered to pedestrian use. Vegetation will abundantly border the trail to highlight San Miguel's natural open space, as well as both defining the trail and buffering noise caused by the western railroad and Mission Street.

In providing different modes of transit outside of the realm of automobile travel, San Miguel will be a more sustainable community in providing healthier activities, consistent with the Strategic Growth Principles of San Luis Obispo County.

Implementation Strategies: **C 2.1A** A pedestrian master plan shall be developed to assist in the pedestrian, bicycle, and equestrian trails throughout the community.

C 2.1B Amend applicable ordinances to facilitate pedestrian circulation within and between the proposed commercial, residential, and mixed-use sites.



Figure 6-3: Example of Multi-Use trail for bicyclists along train railroad.

Chapter 6

Policy C2.2: Define and establish a historic walking trail.

The historic walking trail will promote tourism by connecting the main points of San Miguel’s historic interests, such as the Rios Caledonia, Mission San Miguel Arcangel, and the popular Elk Horn bar. It will also strengthen the identity of the community by providing awareness of the history of San Miguel. In conjunction with Policy NHR2.6 of the Natural and Historic Resources Element, the historic walking trail will encourage activity around the central core on Mission Street, as well as serve as a healthy, recreational activity for pedestrian circulation.

Implementation Strategies:

- C 2.2A** With input from San Miguel residents and relevant professionals, historic resources should be identified and located for the designation of informational plaques as funding allows.

Chapter 6 INFRASTRUCTURE

Existing Characteristics

Although there are both north- and southbound intersections for Highway 101 on the northern and southern ends of Mission Street, there is no southbound on-ramp for the 10th Street connection to the highway. Available public parking is located at Mission San Miguel Arcangel, diagonal parking off Mission Street between 11th and 14th Street, and a paved park and ride lot off of 10th Street (Figure 6-4). One bus stop is located in San Miguel, operated by the San Luis Obispo Regional Transit Authority; it is serviced twice daily.



Figure 6-4: Existing park and Ride in San Miguel.

Plan Proposals

The Community Plan Update proposes a multi-modal parking lot with an incorporated RTA bus stop between 9th and 10th Streets across from Mission San Miguel Arcangel. The parking lot and bus stop, which has a capacity of approximately 32 parking spaces per the lot size and design constraints, will serve as a multi-purpose lot to increase sustainable transit options and create additional parking for those who wish to visit downtown (Figure 6-5). Such a community amenity is applicable to many proposed features in this plan as it promotes a sustainable environment through the use of carpooling and public transportation, reducing the vehicle miles traveled of private motorized vehicles.



Figure 6-5: Alternative Park and Ride design.

A southbound on-ramp at 10th Street is also proposed in the Plan. The on-ramp will alleviate dependence on the two southbound onramp entrances to the far south of San Miguel (Figure 6-6); one at the southern end of Mission Street and the other at Cemetery Road. Developing an on-ramp to the highway from 10th Street will serve as a more reliable highway connection due to its proximity to the downtown core. The location of the proposed on-ramp will increase accessibility and decrease travel time to and from San Miguel, as travelers will not longer rely solely on the far southern end of town for highway access. The location of the multi-modal parking lot and the southbound on-ramp relative to their surrounding environment can be referred to in Figure 6-7.



Figure 6-6: Existing interchange on 10th St.



Figure 6-7: Proposed location of on-ramp at 10th St.

Chapter 6 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal C3: PROVIDE TRANSPORTATION INFRASTRUCTURE THAT INCREASES ACCESSIBILITY AND EFFICIENCY FOR BOTH RESIDENTS AND VISITORS OF SAN MIGUEL.

Policy C3.1: Add a multi-modal parking lot with an incorporated bus stop along Mission Street and 10th Street.

The future growth, as well as the consideration of community feedback, a multi-modal parking lot with an incorporated bus stop will expand parking availability and public transportation services near the downtown core. This lot, proposed between 9th and 10th Streets on Mission Street, will be landscaped to blend with San Miguel's natural and built environment while providing approximately 32 parking spaces (Figure 6-5).

Demand for public transportation is expected with the increased amenities, such as the additional bus stop and multi-modal lot. The current service at Mission Street and 14th Street will also be expanded (Figure 6-9).



Figure 6-9: San Miguel will incorporate new bus stops with their Circulation Plan.

Implementation Strategies:

C 3.1A Coordinate with the San Luis Obispo Regional Transit Authority to expand its route to include a new stop at the multi-modal parking lot.

C 3.1 B Work with the San Luis Obispo Council of Governments to incorporate existing standards for transit facilities including shelter, design and bus pullouts, as well as develop standards to address transit policies.

Policy C3.2: Add a southbound onramp to Highway 101 at 10th Street.

Currently, there are three connections to Highway 101 in San Miguel, located on the far north and south ends of Mission Street, and one on 10th Street. Only the north and south Mission Street connections offer both north and southbound entrances to the highway; the 10th Street connection to Highway 101 functions only as a northbound on and off-ramp. Developing a southbound on-ramp on 10th Street prevents residents and visitors of San Miguel from traveling further south on Cemetery Road and Mission Street to enter the highway on southbound trips.

Implementation Strategies:

Coordinate with the California Department of Transportation to initiate a project study report (PSR) for a future southbound on-ramp.

Chapter 6 NOISE

Existing Characteristics

Noise pollution throughout town is identified from two primary sources: Highway 101 to the east and the Union Pacific railroad to the west. Minor noise sources stem from the main thoroughfares, Mission Street and River Road, as well as Camp Roberts to the north. Developments also generate differing levels of noise, depending on the land use.

Plan Proposals

As mentioned in the Street Network and Infrastructure sections of this chapter, promoting alternative modes of circulation in the form of walking, bicycling, and public transportation reduces the amount of vehicular travel and subsequently reduces the resulting noise pollution.

Noise can also be mitigated outside the realm of circulation design, through built and vegetative buffers, which are often inclusive in land development. Land uses acknowledged in the Land Use and Housing Element strategically promote development to serve multiple benefits to the community, including mitigating noise pollution. Mixed-use development along the eastern side of Mission Street proposed in the Plan serves as a noise buffer from the railroad for the downtown core, while multi and single-family developments buffer noise from Mission Street and Highway 101 for the multi-use trail along the Salinas River.

Various developing land uses can also contribute to noise pollution. The primary proposed land use that will contribute to noise pollution is the proposed industrial use in northern San Miguel.

Chapter 6 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal C4: PROTECT RESIDENTS AND VISITORS OF SAN MIGUEL FROM EXPOSURE TO NOISE POLLUTION.

Policy C4.1 Incorporate noise buffering standards into the site designs of new development.

Though development can serve as a noise buffer to nearby noise sources, a pleasant environment within the built realm is also necessary in serving the residents and visitors of San Miguel. Vegetative landscaping on and around development, as well as appropriate setbacks and building designs can strategically block noise from nearby sources.

Implementation Strategies: **C 4.1A** Site plans should be developed to include appropriate setbacks and landscaping to sufficiently block noise from San Miguel's most prevalent noise sources.

Policy C4.2 Encourage vegetation and landscaping along major roadways.

Vegetation is an aesthetic and environmentally friendly method of buffering noise pollution without disrupting San Miguel's circulation network or the surrounding land uses. Furthermore, vegetation can serve as a means of defining recreational and pedestrian pathways for residents to enjoy. Refer to the Pedestrian Amenities section of this chapter for an expanded discussion on recreational and pedestrian activities. Vegetative landscaping along the proposed multi-use pedestrian, bicycle, and equestrian trail, along the railroad, and along Highway 101 will serve as an aesthetic noise buffer to the community's most prevalent noise sources.

Implementation Strategies: **C 4.2A** Native plants and those that complement San Miguel's environment shall be provided along the railroad and arterial roads separating the circulation network and the surrounding development.



ECONOMIC DEVELOPMENT

Create a strong local economy that sustains jobs and provides services for all residents of San Miguel, while improving the jobs-housing balance. The Economic Development Element will play a vital role in shaping the growth and development of San Miguel.

7



Chapter 7 INTRODUCTION

Economic development is an essential tool to establish community viability through services and businesses that promote job creation and capture sales from local residents. It can be defined as achieving the benefits of increased consumer selection and price competitiveness in neighborhood commercial and retail shopping options; the realization of tourist industry benefits, while balancing these pursuits with the policies expressed in other parts of this plan.

Economic Development is not mandated by the California Government Code to be a part of a community plan; however, San Miguel's future development and success as a community will be significantly influenced through the establishment of economic policies to guide development. The Economic Vitality Corporation (EVC) of San Luis Obispo has provided a guide for the information included in this element.

The Economic Development Element addresses ways to generate jobs, increase investment, promote growth, and attract businesses. These overall goals are intertwined with four focus areas – employment, commercial services, downtown, and tourism – important to the economic prosperity of San Miguel. Goals, objectives, policies, and implementation strategies have been developed for these focus areas that support and encourage economic development and vitality.

Chapter 7 EMPLOYMENT

Existing Characteristics

Existing commercial businesses within the community provide limited services and employment opportunities for residents. San Miguel currently has 27 businesses in operation, only eight of which have been determined to provide adequate services to the community. Limited services and a lack of adequate businesses throughout San Miguel results in a limited job supply, forcing many residents to commute out of the community for work.

Plan Proposals

The Draft San Miguel Community Plan Update proposes expansion of employment opportunities for the residents of San Miguel. The commercial development at build-out will provide a wide variety of jobs for the local residents. The amount of local jobs available in San Miguel at full build-out will be 2,401. The amount of jobs calculated at medium build-out will reduce the need for people to leave the community in search of employment. The main focus of employment within San Miguel will be specialized manufacturing, regional serving retail, and tourism. The San Luis Obispo County Economic Vitality Corporation has identified these sectors as significant sources of employment for the County in the future.

Chapter 7 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL ED 1: PROMOTE DEVELOPMENT OF THE COMMERCIAL SERVICE AND RETAIL SECTORS TO CREATE EMPLOYMENT OPPORTUNITIES AND REDUCE THE JOBS HOUSING IMBALANCE IN THE COMMUNITY.

Policy ED 1.1: Promote expansion of the commercial service sector west of Highway 101 to incorporate regional commercial activity within the local economy.

Expansion of the commercial service sector west of Highway 101 will accommodate local and regional serving uses. These activities will benefit from direct access to Highway 101 and high exposure from freeway traffic.

Implementation Strategies: **ED 1.1A** The County shall create a special overlay zone to allow only regional serving uses in the designated area.

Policy ED 1.2: The community should work to lay a foundation for job creation.

The community currently lacks enough jobs to support the residents in the area. In an effort to improve job supply, the community needs to make efforts to attract commercial jobs that will provide long term jobs.

Implementation Strategies: **ED 1.2A** The local business association should work with the County Economic Vitality Corporation and other trade associations to understand the sectors of employment that the community can best support.

ED 1.2B The County should encourage the preparation of economic impact studies to determine the effects major projects will have on jobs in community.

Chapter 7 COMMERCIAL SERVICES

Existing Characteristics

San Miguel currently has 27 businesses in operation. These businesses include a number of restaurants, specialty food and drink places, and commercial services such as laundry mats, parts stores, and specialty repair shops. The number of operating businesses identified and the products offered is not adequate to support community needs. Two stores operating in San Miguel provide basic grocery needs of the community. However, these establishments offer a very limited number of necessities for the residents, forcing residents to go outside San Miguel for their grocery shopping needs. Additionally, San Miguel had one bank with limited hours of operation, now only an ATM, which forces residents to do their banking outside of the community.

San Miguel currently has 37,313 square feet of commercial retail supply. Based on the median income of San Miguel's residents of \$35,320, the community can support approximately 99,795 square feet of commercial retail, an increase of nearly 62,500 square feet over what currently exists (Figure 7-1). This difference represents significant leakage in sales; when translated into dollars, it sums up to roughly 10.7 million dollars being spent outside of San Miguel (Table 7-1). The community currently has 348,217 square feet of land designated as commercial retail, which leaves more than enough for future growth.

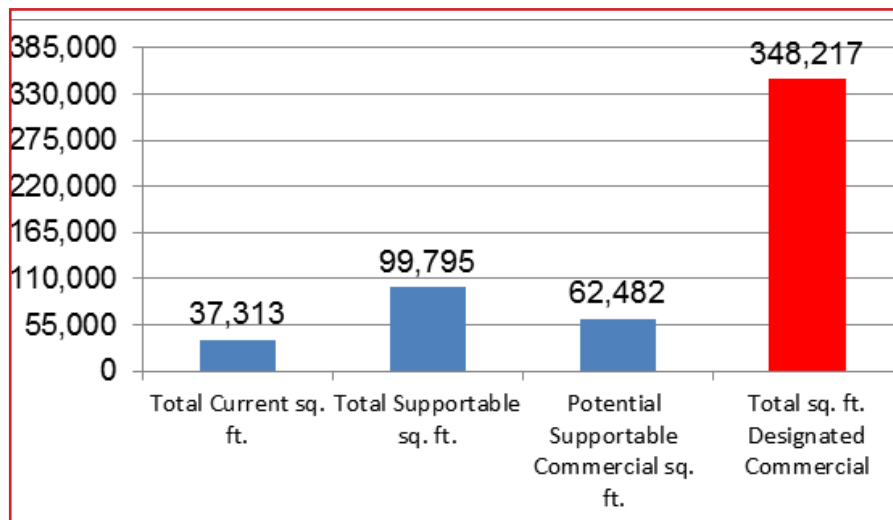


Figure 7-1: Commercial Supply and Demand

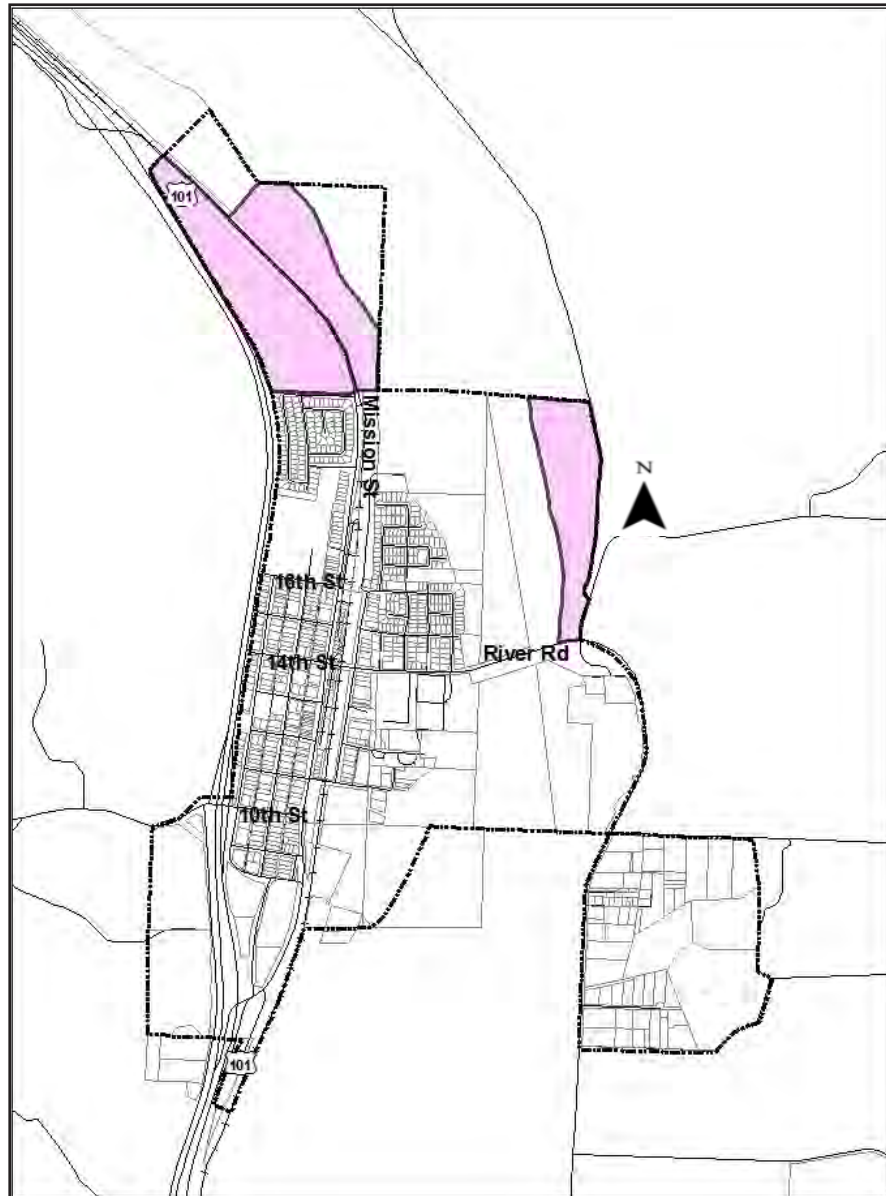


Figure 7-2: Commercial Services Designations

Table 7-1: Leakage Rate					
Commercial Sectors	Current (sq. ft.)	Supportable (sq. ft.)	Leakage (sq. ft.)	Leakage (\$)	Leakage %
Apparel Stores	2,275	10,250	7,975	\$ 1,858,278	3.04%
General Merchandise	14,532	20,357	5,825	\$ 1,322,220	2.16%
Drugstore/Pharmacy	0	8,152	8,152	\$ 1,018,944	1.67%
Food Stores	9,856	41,258	31,403	\$ 4,396,364	7.19%
Eating and Drinking	10,650	11,310	660	\$ 202,648	0.33%
Hardware Stores	0	8,468	8,468	\$ 1,972,987	3.23%
Total Leakage			62,482	\$10,771,442	17.62%

Chapter 7

Plan Proposals

The San Miguel Community Plan Update proposes an increase in the amount of commercially zoned land to allow for more services for the residents of San Miguel (Figure 7-2). The increase in commercial land will also provide services for other parts of the County, outside of San Miguel, through specialized manufacturing, regional serving retail, and tourism. Service commercial will be located at the northern end of town near Court Side Cellars and east of the Salinas River, just north of River Road. Regional serving retail is located west of Highway 101, extending along 10th Street and connecting to downtown. An expansion of the urban reserve line at the northern end of the community will provide more land for specialized manufacturing and other service commercial activities. Downtown commercial will be located along Mission Street and will allow for a variety of uses to serve residents and tourists. The downtown commercial land use designation will incorporate mixed use development, providing a range of land uses including: residential, office, and commercial retail. A small scale grocery store will be located in the northern portion of the downtown district. At build-out, the Commercial Service district will contain 146.2 acres, the Downtown Commercial mixed-use district will contain 55.26 acres, and the Commercial Retail district will have 15.3 acres (Figure 7-3; Table 7-2).

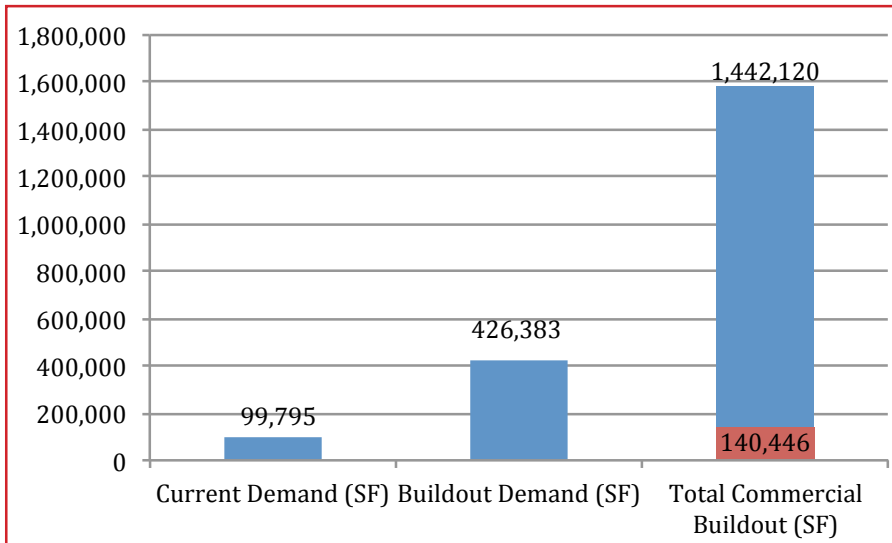


Figure 7-3: Commercial Development

Projected Demand (sq. ft.)	Current	2035
Apparel Stores	10,250	43,796
General Merchandise Stores	20,357	86,975
Drugstore/Pharmacy	8,152	176,281
Food Stores	41,258	34,828
Eating and Drinking Places	11,310	48,323
Hardware Stores	8,468	36,179
Total Demand	99,795	426,383
Total at Buildout		1,442,120

Chapter 7 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL ED 2: EXPAND NEIGHBORHOOD COMMERCIAL AND RETAIL SECTORS IN THE COMMUNITY TO PROVIDE INCREASED SERVICES TO RESIDENTS.

Policy ED 2.1: **The community shall expand natural gas, water, waste, data, and electrical infrastructure to enhance development feasibility for new business.**

Making necessary infrastructure readily available will reduce start-up costs for new businesses and make San Miguel an attractive community for investment.

Implementation Strategies: **ED 2.1A** San Miguel Community Service District shall coordinate with the County to obtain local, regional and federal funds to expand necessary natural gas, water, waste, data, and electrical infrastructure.

Policy ED 2.2: **The community shall reach out to private industry and actively promote commercial investment in the community.**

Many cities and counties actively reach out to the business community and successfully attract the new investment they seek. San Miguel can use the same method on a smaller scale to bring more commercial services into the community.

Implementation Strategies: **ED 2.2A** The local business association should actively seek to establish a dialogue with private investors and companies outside the community.

Chapter 7 DOWNTOWN

Existing Characteristics

The downtown district in San Miguel is currently underdeveloped and lacks essential services for residents. This district contains many of the community's main services, such as Mission Market and Deli, Mission Variety, The Ranch, and the Elkhorn. Many of these services offer limited hours of operation and product supply, which forces the residents to leave San Miguel in order to meet their needs. The downtown district contains adequate commercial land for the community, providing room for future expansion. This land has been designated as prime commercial land because of its concentration along Mission Street and its central location within the community (Figure 7-4).

Plan Proposals

The San Miguel Community Plan update proposes the development of the downtown district as a major source of economic activity within the area. Due to the fact that the County of San Luis Obispo does not have a mixed-use land designation, a commercial downtown designation has been applied, which allows for a variety of uses. The multitude of uses allowed in the downtown district range from commercial retail, to office space, and to residential units. The downtown district serves as the "heart" of the community. In order to attract residents and tourists to the area and to strengthen the economy, it is essential to create a vibrant and diverse downtown district through attractions like the Mission Street Plaza. Shops oriented specifically towards tourists will capture revenue from outside the community, while shops oriented towards residents will encourage money to be spent locally.

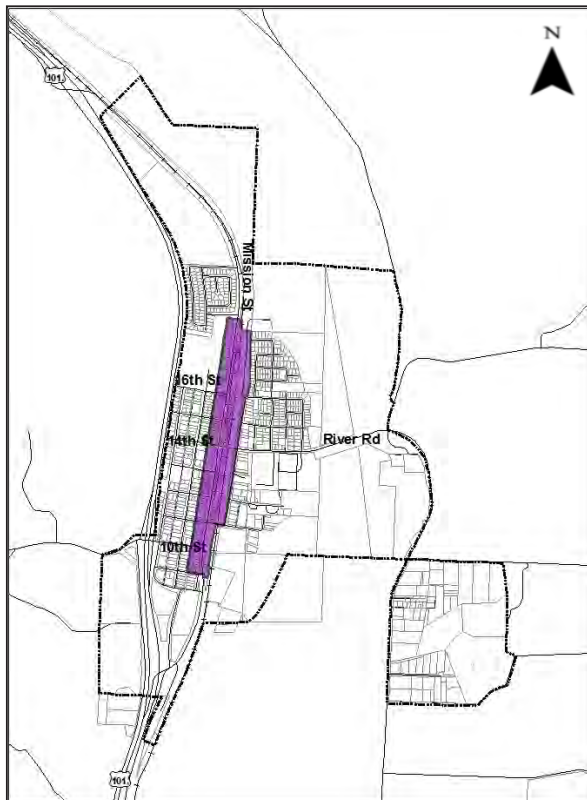


Figure 7-4: Downtown Commercial District

Chapter 7 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL ED 3: DEVELOP AN ECONOMICALLY VIBRANT AND DIVERSE DOWNTOWN DISTRICT.

Policy ED 3.1: Improve and expand streetscapes along Mission Street to create and identifiable downtown district.

Expansion of attractive streetscapes will draw tourist and residents to the downtown core of the community.

Implementation Strategies: **ED 3.1A** Community groups and the local business association shall assist in forming a Business Improvement District (BID) to seek funding for streetscape improvements in the downtown corridor.

ED 3.1B The community shall develop a local non-profit business association that will represent the business interests of the community to other entities.

ED 3.1C The County should facilitate a streamlined permitting process for streetscape improvements in the downtown corridor.

Policy ED 3.2: Concentrate tourist related shops and restaurants into the downtown corridor.

Locating tourist related activities in the downtown corridor will guide tourists into San Miguel. The concentration will create an active downtown core where tourists will be more likely to make purchases.

Implementation Strategies: **ED 3.2A** The County should facilitate a streamlined permitting process for tourist related services located in the downtown corridor.

ED 3.2B Local business associations should coordinate with the County to identify underutilized buildings in the downtown corridor for reuse.

Chapter 7 TOURISM

Existing Characteristics

Mission San Miguel Arcangel is the main source of tourism for the community (Figure 7-5). Thousands of visitors are drawn to San Miguel each year to visit the Mission. The Rios Caledonia Adobe provides the only other existing source of tourism within San Miguel; however, this attracts less attention than the Mission.

Plan Proposals

The San Miguel Community Plan update proposes the expansion of tourism in the community as a means to stimulate the local economy. Tourists regularly come to San Miguel to visit Mission San Miguel Archangel; however, they are not spending money and do not contribute to the local economy. In order to keep tourists in San Miguel for longer periods of time, an information kiosk will be located near the mission. Brochures and maps will highlight San Miguel's tourist attractions (Figure 7-6). A historic walking trail highlighting historically significant places will encourage tourists to explore San Miguel (see NR 2.6, C 2.2). This will keep tourists in the community longer while encouraging them to spend money in local establishments.

The wine industry has proven to be a successful source of revenue for San Luis Obispo County, and the promotion of San Miguel's local wine industry will expand tourist attraction in the community. Adaptive reuse of the barn (NR 2.3) at 11th Street and Mission Street will accommodate a wine tasting room for local wineries to showcase their selection of wines (Figure 7-7). Passive recreation (C 2.1, CS 2.2) within the Salinas River flood plain will attract regional visitors interested in hiking, biking, and equestrian activities. The main goal is to provide tourists with more opportunities to spend time in the community; the more time spent in the community by tourists will lead to an increased capture rate of outside revenue.



Figure 7-5: Mission San Miguel Archangel



Figure 7-6: San Miguel Information Kiosk



Figure 7-7: Adaptive reuse of existing barn at 11th and Mission Street

Chapter 7 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL ED 4: ESTABLISH THE TOURISM SECTOR OF SAN MIGUEL TO ATTRACT VISITORS AND STRENGTHEN THE LOCAL ECONOMY.

Policy ED 4.1: **The community should support the expansion of the wine industry and associated tourist related activities.**

The wine industry is a proven form of tourism that has been a significant source of revenue for San Luis Obispo County. This industry can be expanded into San Miguel as a primary tourist attraction that will build the local economy.

Implementation Strategies: **ED 4.1A** Community Associations should encourage the adaptive reuse of the existing barn (NR 2.3) on 11th Street and Mission Street to be utilized as a wine tasting establishment and art exhibition gallery.

ED 4.1B The community should establish multimodal wine tour routes to incorporate recreation opportunities with the local wine industry.

Policy ED 4.2: **Establish recreational and entertainment opportunities to attract regional visitors into the community (C 2.1).**

A large segment of the population in San Luis Obispo County frequently uses local trails for hiking, biking or riding. The community can utilize the high demand for these activities by incorporating multi-purpose recreation trails in the Salinas River.

Implementation Strategies: **ED 4.2A** The County shall work to purchase easements for passive recreation trails in the Salinas River that accommodate biking, hiking and equestrian activities (CS 2.2).

Chapter 7

Policy ED 4.3: **The community shall promote cultural resources and facilitate special events that will draw visitors to the community.**

San Miguel has a number of historic and cultural resources, but these resources are neither fully utilized nor well connected to the downtown core. Capitalizing on these resources will establish San Miguel as a tourist destination.

**Implementation
Strategies:**

ED 4.3A The local business association shall develop informational materials that coordinate with the historical walking trail and highlight historically significant areas and structures within the community.

ED 4.3B The local business association shall use local and regional advertising as a method of promoting local businesses to the surrounding areas.

ED 4.3C The local business association should promote and advertise special events in the community that will draw residents from around the region.

COMMUNITY SERVICES AND FACILITIES

Provide community services and facilities adequate to serve existing and future needs of the community through a coordinated effort to ensure a high quality of life for residents and a positive experience for visitors.

8



INTRODUCTION

The Community Services and Facilities Chapter addresses the public facilities and services available to the residents of San Miguel. These services and facilities include police and fire protection, ambulance service, water supply, wastewater, storm water, solid waste management, libraries, schools, and parks and recreation. Goals, policies, and implementation strategies are included to guide development of community facilities and provision of services to accommodate San Miguel's future growth.

Adequate community services and facilities are an integral part of a high quality of life for residents of San Miguel. The policies set forth in this element include consideration of the general distribution, location, and extent of existing and proposed infrastructure and public facilities. This element is consistent with standards and regulations in the San Luis Obispo County General Plan.

Existing Characteristics

Public Schools

San Miguel has one elementary school located at the north end of N Street. Lillian Larsen Elementary School offers kindergarten through eighth grade and currently enrolls 341 students; the maximum capacity is 600 students. The school is operating at 56.8% capacity, establishing that Lillian Larsen Elementary School can accommodate a substantial future population growth.

The nearest public high school for San Miguel residents is Paso Robles High School. The high school's current enrollment is 2,202 students, with a maximum capacity of 2,184 students. The high school is operating at 100.8% capacity, indicating that there is a need for expansion to accommodate the current enrollment of students, as well as any future population increase.

Public Library

The San Miguel Community Library is located next to the San Miguel Community Park on 13th Street. The library is a small building, in need of interior and exterior upgrades. In an effort to modernize and bring the library up to current technological standards, the San Miguel Community Library recently received a California state grant for Internet access within the facility. In the past, the San Miguel Community Library functioned as the San Miguel Town Hall, serving a variety of community needs and events.

Chapter 8 EDUCATION

Plan Proposals

In anticipation of San Miguel’s future growth, the Community Services and Facilities Element establishes guides for development of the current and future educational facilities in the community. Included in this consideration are the San Miguel Community Library, San Miguel Community Center and future expansion of Lillian Larsen Elementary School. The plan also proposes a future school site to accommodate future student population (Map 8-1).

Public Schools

In planning for future growth, it is recommended that land be dedicated between Mission Street and the Salinas River for the development of a future school site. Table 8-1 illustrates the projected student generation based on assumptions adopted from the San Miguel Joint Unified School District. The build-out population will result in a total of 571 students from kindergarten through eighth grade, and 247 high school students. This increase will impact the existing school capacities and warrants the land dedication for expansion of the existing school facilities and designation of a future school site.

Table 8-1: Projected Student Generation at Build-out

			Projected Student Generation	
Residential Land Use	Projected Population	Projected Households	K -8th	9th - 12th
Residential Single Family	2450	809	270	117
Residential Multi Family	2135	705	235	102
Residential Suburban	270	89	30	13
Mixed Use	328	108	36	16
Total	5183	1710	571	247

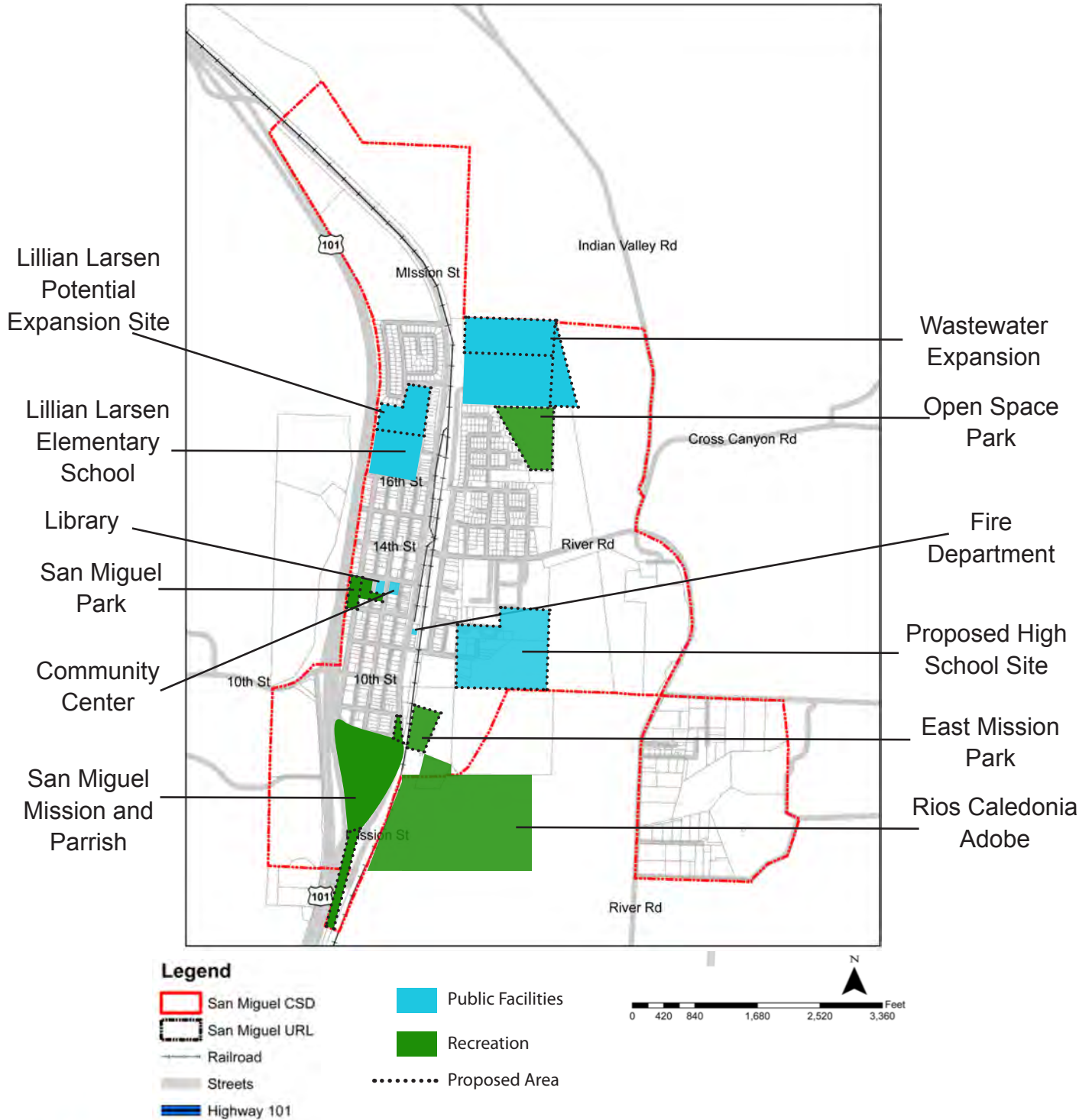
*Assumptions: Household size is 3.03. Student generation rate per household:
K-8= 0.334; 9-12=0.1443

Public Library

The current San Miguel Community Library is inadequate to serve the existing population in San Miguel. Expansion is necessary to accommodate future growth. Based on the San Luis Obispo City-County Library Vision standard of .7 square feet of library space per capita, the San Miguel Community Library should be expanded to approximately 3,628 square feet in size, increasing 2,853 square feet from its current 775 square feet area.

COMMUNITY SERVICES AND FACILITIES

Community Services Map 8-1: Community Facilities and Parks



Chapter 8 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal CS1:

PROVIDE EDUCATIONAL OPPORTUNITIES AND FACILITIES FOR ALL AGES WITHIN THE SAN MIGUEL COMMUNITY.

Policy CS1.1

Expand educational facilities north of Lillian Larsen Elementary School.

In anticipation of future growth in the community of San Miguel, as shown in Table 8-1, it is recommended that Lillian Larsen Elementary facilities be expanded to accommodate the future student population.

Implementation Strategies:

CS1.1A As capacity is neared, San Miguel Joint Unified School District shall expand Lillian Larson Elementary. Land is currently designated for future expansion north of the current elementary school.

Policy CS1.2

Establish a location suitable for a new school within San Miguel.

The build-out population will result in a larger student population, as shown in Table 8-1. It is recommended that a location for a future high school be designated. San Miguel's population growth may warrant the need for a school within the community.

Implementation Strategies:

CS1.2A Land dedication, east of Mission Street between 13th and 10th Street, shall be required for new development. Dedicated land shall be used for the proposed school.

CS1.2B Facilitate discussions with stakeholders about the future usage of the land proposed for educational facilities.

Policy CS1.3

Expand the existing San Miguel Community Library services.

The expansion of the San Miguel Community Library is needed based on County standards for library size in relation to population size. Increasing the hours of operation and the amount of reading materials in the library will aid in enhancing the availability of services for the community.

Implementation Strategies:

CS1.3A Expansion and upgrades of the San Miguel Community Library will be completed based on County standards and population demand.

Chapter 8 PARKS AND RECREATION

Existing Characteristics

San Miguel maintains two parks, Father Reginald Memorial Park and the San Miguel Community Park. Father Reginald Memorial Park is classified as a mini park and occupies ¼ acre, located near the Mission San Miguel. This mini park primarily serves those in neighborhoods in close proximity, although it may cater to the uses of visitors given its proximity to the Mission. The San Miguel Community Park, classified as a community park based on its size of 4.3 acres, is intended to serve community-wide park needs (Table 8-2).

Father Reginald Memorial Park and the San Miguel Community Park currently fall short of the current acreage need for each type of park. In addition, the absence of any neighborhood park facilities provides a considerable parks need gap, based on the San Luis Obispo County Parks Requirements.

Table 8-2: Level of Service for San Miguel Parks

Park Type	Current	Current Needs Acres (Population: 1838)	Need Gap	Future Need Acres (Population: 5,183)	Future Need Gap
Mini Park	0.25	0.92	0.67	2.59	2.34
Community Park	4.3	9.18	4.88	25.91	21.61
Neighborhood Park	0	1.84	1.84	5.18	5.18
Total	4.55	11.94	7.39	33.68	29.13

Source: San Luis Obispo County Parks Department

Notes:

Mini Park: “Small Neighborhood Park of approximately one acre or less.” San Luis Obispo County standards suggest, “at least one-half acre of Mini Parks per 1,000 people within the San Miguel community.”

Community Park: “Land with full public access intended to provide recreational opportunities beyond those supplied by neighborhood parks. Community Parks are larger in scale than neighborhood parks, but smaller than Regional Parks.” San Luis Obispo County standards suggest, “at least five acres of Community Parks per 1,000 people within the San Miguel community.”

Neighborhood Park: “City- or county-owned land intended to serve the recreation needs of the people living or working within one-half mile radius of the park.” San Luis Obispo County standards suggest, “at least one acre of Neighborhood Parks per every 1,000 people within the San Miguel Community.”

Chapter 8

Plan Proposals

The Plan proposes a comprehensive park system that includes varied recreational opportunities. As the population grows, a ratio of five acres of parkland per 1,000 residents is used to provide appropriate parkland acreage to serve the community. Based on the projected population of 5,183, a total of 33.7 acres of parkland will be required to meet the future need - an additional 29.1 acres over what is currently provided. A neighborhood park east of Mission Street and south of River Road is proposed. The neighborhood park will include sports fields that serve both the community and the future school. The neighborhood park will be connected to a multi-use trail which will run along the western side of the Salinas River. The trail will serve pedestrian, bicycle, and equestrian traffic (Figure 8-1).



Figure 8-1: Park space and bike/pedestrian trail along Salinas River.

Chapter 8 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal CS2: PROVIDE A VARIETY OF OUTDOOR RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS IN SAN MIGUEL.

Policy CS2.1 **Provide the San Miguel community with a minimum of 5.0 acres of parkland per 1,000 residents.**

San Miguel parkland should provide all recreation needs to the population within a one-mile radius of the neighborhoods. Parks should offer recreation services for all age groups.

- Implementation Strategies:
- CS 2.1A San Luis Obispo County Parks and Recreation Department shall meet with stakeholders regarding dedication of vacant land for a neighborhood park, east of Mission Street. This park will include sports fields and playground space to satisfy multi-generational recreation needs.
 - CS 2.1B San Luis Obispo County Parks and Recreation and the San Miguel Joint Unified School District shall arrange for joint use of the proposed park space with the proposed school, allowing for maximum recreation use.
 - CS 2.1C San Luis Obispo County Parks and Recreation shall expand the existing San Miguel Community Park to support population growth.
 - CS 2.1D Work with community members and the San Miguel Community Service District to identify ways to provide maintenance for each San Miguel Park.

Policy CS2.2 **Create a multi-use recreational trail system throughout the Community.**

A trail system will be incorporated within the proposed neighborhood park as well as along the western side of the Salinas River. The trail system will accommodate a variety of uses and will loop around residential neighborhoods east of Mission Street (Policy C2.1 of Circulation and Noise Element and Policy ED 4.2 of Economic Development Element).

- Implementation Strategies:
- CS 2.2A Land easement dedication for recreational trail shall be required for any new development along the Salinas River Flood Plain.
 - CS 2.2B San Luis Obispo County Parks and Recreation Department shall assist in the design of the trail system to accommodate pedestrian, bicycle, and equestrian use.

Chapter 8 PUBLIC SAFETY

Existing Characteristics

Police Services

San Luis Obispo County Sheriff's Department serves San Miguel from the County's north substation in Templeton (Appendix Figure F-3). The substation is staffed by 26 police officers that answer approximately 30 calls per week. The California Highway Patrol (CHP) does not typically provide police protection services to the town of San Miguel, but will respond, upon request and if available, as backup to the Templeton substation. (San Miguel Ranch EIR, 2009). Police response times to emergency situations range between ten minutes for urban areas and 15 minutes for rural areas. Non-emergency call response times range between 25 to 30 minutes. Currently, there are only 0.7 officers per 1,000 residents at the Templeton station. The officer to resident ratio is low compared to County standards, at half of the San Luis Obispo County ratio standard of 1.4 officers per 1,000 residents. (San Miguel Ranch EIR, 2009).

Fire Services

The San Miguel Fire Department consists of 17 volunteers and one half-time chief. The department responds to approximately 200 calls annually, sixty percent of which are for medical emergencies. The fire station is located at 1150 Mission Street (Map 8-1). The San Miguel Fire Department is operated through the San Miguel Community Services District. The average response time is five to eight minutes, but can increase to 15 to 20 minutes due to the department's volunteer staffing. (San Miguel Ranch EIR, 2009)

Ambulance Services

The San Luis Ambulance company provides medical services within San Luis Obispo County. San Luis Ambulance has eight response stations within San Luis Obispo County, with the nearest one to San Miguel located in Paso Robles. San Luis Ambulance response time for "within city limits," is approximately five minutes, where as in a "rural area," the response time is approximately 15 minutes. San Miguel is viewed as a "rural area," because it is not within the city limits of Paso Robles. San Miguel made approximately 100 emergency calls to San Luis Ambulance in 2010.

Plan Proposal

Based on standards set by the San Luis Obispo County Sheriff's Department, the projected build-out population calls for an increase in sheriff personnel. Based on the San Luis Obispo County Sheriff's Department standard of one deputy per 750 residents, it is recommended that 7 police officers be assigned to San Miguel. In addition to police protection, there is a need for an increase in San Miguel Fire Department personnel with the potential for full-time employees. It is recommended that full-time fire personnel be employed in San Miguel; this decision, however, is controlled by the San Miguel Community Services District.

Chapter 8 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal CS3: PROVIDE A SAFE LIVING ENVIRONMENT FOR RESIDENTS AS THE POPULATION GROWS.

Policy CS3.1: Maintain public safety service levels to meet demands of growth and development.

The future growth of San Miguel will require an increased level of police services. Increasing police staff assigned to San Miguel will improve response times and increase public safety in the community. The growth will also require an increase in fire department staff to maintain the 5-8 minute response time.

Implementation Strategies: **CS 3.1A** Increase police personnel to maintain the San Luis Obispo County ratio standard of 1 officer per 750 residents

CS 3.1 B Increase fire protection personnel to maintain a 5-8 minute response time.

Policy CS3.2: Consider community safety and security within all new and existing residential development.

With the increase in housing in San Miguel, safety and security are important issues that need to be addressed. There are multiple ways to increase safety, and the San Miguel Community Services District should work closely with all public safety agencies to provide the highest level of service possible for the community.

Implementation Strategies: **CS 3.2A** Establish a neighborhood watch and reporting program for all residential areas in San Miguel.

Chapter 8

Utilities

San Miguel electricity is provided by Pacific Gas and Electric (PG&E) through overhead lines. Verizon is the telecommunications provider for the community; Charter Communications provides cable television services for the community, and Dish Network and DirecTV provide satellite television services. Within the San Miguel community Southern California Gas Company provides natural gas services, Central Coast Propane, Delta Liquid Energy, Northern Energy, Suburban Propane, and Wildhorse Propane provide propane gas services. San Miguel Garbage provides garbage services for the community.

Plan Proposals

Water

As the Paso Robles Groundwater is identified as Level of Severity III, new water sources should be identified to ensure water will be available for the community in the future. The build-out population is projected to use approximately 881 acre feet of water per year, which is an increase of 642 acre feet per year when compared with the existing water demand (Table 8-3). To lessen the impact of new development, best water management practices will be utilized. Developers will be responsible for providing the water infrastructure necessary to serve new developments resulting from the increased population. Sustainable measures are also required to reduce the water usage within San Miguel. Greywater reuse within the community is recommended for agricultural and landscaping uses. Developers are encouraged to include sustainable appliances in new development, such as low-flow toilet, low-flow shower heads, and high efficiency appliances.

Table 8-3: Water Service Demand Estimate at Build-out

Residential Land Use	Projected Units	Projected Population	Yearly Demand (acre feet per resident)
Residential Single Family	849	2450	417
Residential Multi-Family	740	2135	363
Residential Suburban	94	270	46
Mixed Use	114	328	56
Total	1796	5183	881

* Based on assumption of 0.17 acre feet of water per year per resident by Furgo West, Inc.2008.

Chapter 8

Wastewater

The existing wastewater facility does not have the capacity to support the projected build-out population. The facility should be expanded on adjacent land currently designated for its expansion. The capacity should be increased to handle approximately 388,710 gallons per day, shown in Table 8-4. The current capacity is 200,000 gallons per day during the dry season, and is running at approximately 120,000 gallons per day. This is approximately 60 percent of the facility's capacity and can accommodate approximately 1,067 additional residents before the capacity will be reached. However, once this capacity is neared, the facility needs to double in capacity to handle approximately 400,000 gallons per day to accommodate the build-out population. The facility should also include a greywater system as a water conservation method. This community plan designates vacant land adjacent to the existing facility which provides sufficient space to accommodate the expansion.

Table 8-4: Wastewater Estimate at Build-out

Residential Land Use	Projected Units	Projected Population	Wastewater flow per capita per day (gallons)
Residential Single Family	849	2450	183,751
Residential Multi-Family	740	2135	160,103
Residential Suburban	94	270	20,244
Mixed Use	114	328	24,612
Total	1796	5183	388,710

* Based on assumption of 75 gallons of wastewater produced per capita per day.

Storm Water

The drainage methods in San Miguel do not effectively divert water from the streets. As seen in Figure 8-4, the primary flooding areas in San Miguel are along Mission Street, stretching between 11th and 14th Streets. To mitigate this issue, it is proposed that a curb and gutter system be established in these primary flooding areas.

Utilities

San Miguel is currently served by many utilities. Such utilities are essential to community operation and maintaining a high quality of life. The continuation and expansion when necessitated by demand of all utilities is proposed.

Chapter 8 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Goal C4: PROVIDE INFRASTRUCTURE TO SUPPORT THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

Policy CS4.1 **San Miguel Community Services District shall expand the existing wastewater facility.**

The existing wastewater facility does not have the capacity to support the population at build-out, as shown in Table 8-4. This should be done in Phase I of the Community Plan Update, which focuses on the expansion of existing utilities and infrastructure.

Implementation Strategies: **CS 4.1A** San Luis Obispo County shall designate land adjacent to the current wastewater facility for expansion of the wastewater facility.

Policy CS4.2 **Establish a new source of potable water to support community growth within San Miguel.**

The current potable water resources of San Miguel will not adequately serve the community upon build-out, as shown in Table 8-3. An alternative source of water will need to be determined to serve the community's future growth.

Implementation Strategies: **CS 4.2A** Water sources for new developments shall be privately funded by the developer as well as determining a water source.

Policy CS4.3 **Existing and future development should utilize sustainable practices with regard to water use.**

As an additional method for reducing the water usage in San Miguel, all new and existing developments are encouraged to use high efficiency appliances. This includes the use of low flow toilets, high efficiency washing machines, and low flow shower heads. This will greatly reduce the impact of existing and future development as San Miguel moves towards the build-out population.

Implementation Strategies: **CS 4.3A** Encourage the use of greywater systems within existing developments and require the use of greywater systems for new development in San Miguel.

Chapter 8

Policy CS4.4 Establish effective drainage methods within the community.

Several areas in San Miguel are in need of an adequate drainage system. Flooding occurs in these areas due to a lack of curbs and gutters. To prevent future flooding issues, an effective drainage system shall be installed.

Implementation Strategies: **CS 4.4A** Establish a curb and gutter drainage system along Mission Street between 11th and 14th Streets and north of 14th Street between Mission and N Streets.

Policy CS4.5 Continue to provide a variety of utility services throughout San Miguel.

The San Miguel Community Services District shall maintain the availability of current utility services in the community. These services should continue to support and meet the needs of the existing and future populations.

Implementation Strategies: **CS 4.5A** Coordinate with current utility providers to supply gas, electricity, telecommunications, and waste disposal to existing and future developments.

URBAN DESIGN GUIDELINES

Preserve and create a distinct sense of place by encouraging high standards of architectural design, urban form, and streetscaping to enhance the bucolic setting of San Miguel.

9



Chapter 9 INTRODUCTION

This chapter establishes design guidelines intended to enhance the form, character, and historical resources of four districts in San Miguel: downtown core, residential, historic, and service commercial districts. The Urban Design Districts Map (Map UD 9-1) shows where each district is located in San Miguel. The guidelines will serve to determine the appropriateness of development projects as they are submitted for review and approval. Community input from three workshops and the San Miguel Community Design Plan were influential in the development of the design guidelines contained herein.

The local agencies responsible for reviewing development projects are: the San Luis Obispo County staff, County Planning Commission, County Board of Supervisors, and San Miguel Advisory Council. Together, these agencies analyze the quality of architectural design, urban form, site design, and streetscaping. However, the Advisory Council has no power of approval in regards to development proposals.

The design guidelines contained herein serve as a supplement to the San Miguel Community Design Plan 2003 and San Luis Obispo's Urban Design Guidelines. All development proposals must adhere to the policies set forth in these respective documents.



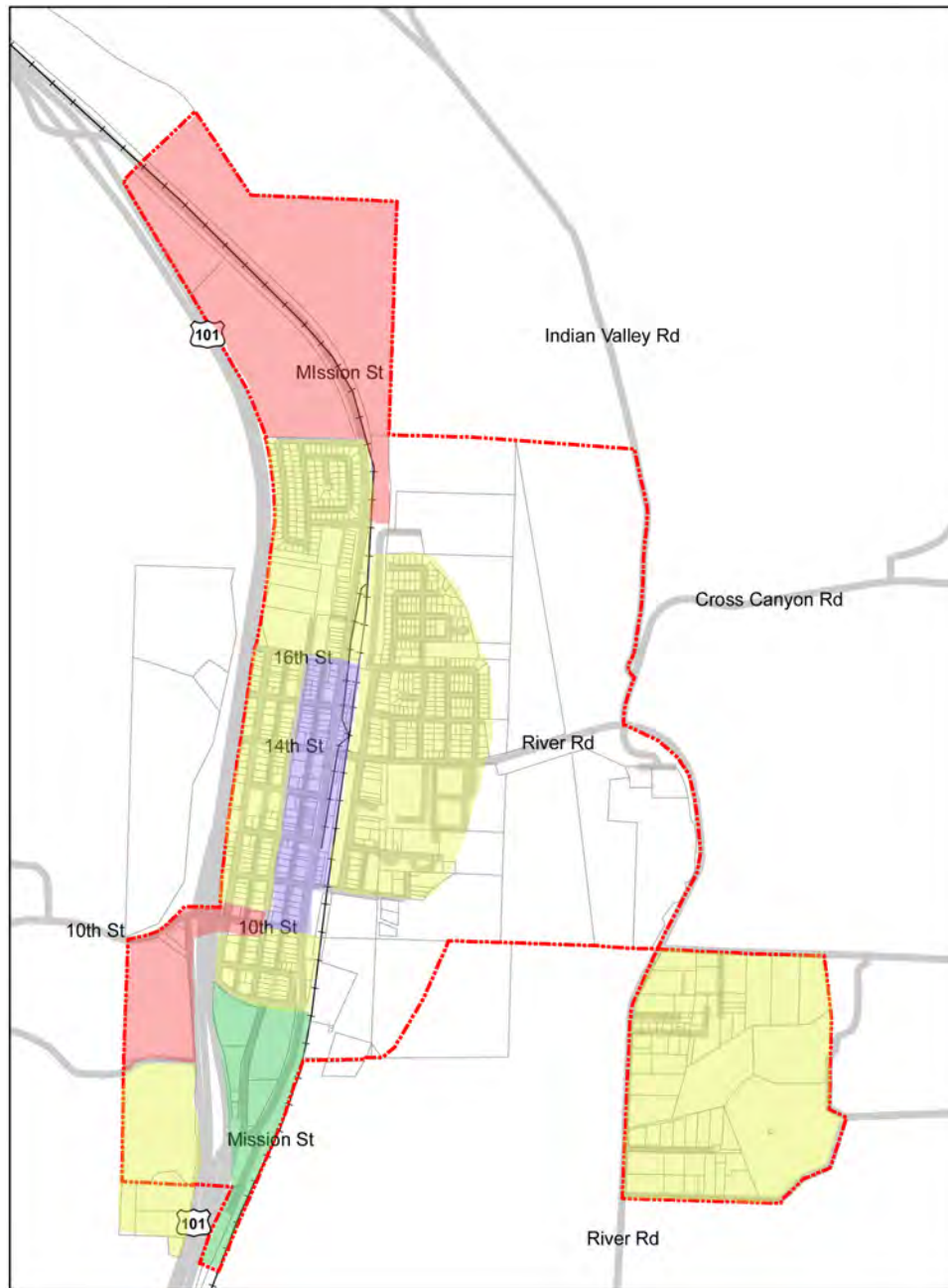
Figure 9-1: An example of newer residential







Figure 9-2: Rios Caledonia Adobe, one of the historical buildings in San Miguel

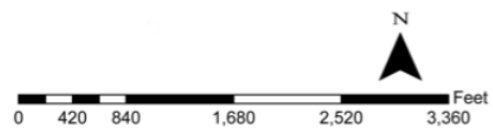
URBAN DESIGN DISTRICTS MAP

Urban Design Map: 9-1



Legend

-  Commercaill Services District
-  Downtown District
-  Residential District
-  Recreation District



Chapter 9 DOWNTOWN CORE

Existing Characteristics

San Miguel’s Downtown Core District encompasses generally three blocks along Mission Street. A majority of the businesses located in this district have existed since the 1940s. The commercial district has few shade trees; however, there is a row of large eucalyptus trees along the eastern edge of Mission Street. Many of the existing buildings are in need of renovation and many of the parcels and buildings in the Downtown Core are vacant.

Plan Proposals

The main goal of the design standards developed for the Downtown Core will allow for higher density development while keeping development “pedestrian friendly” to maintain the small-town character of San Miguel. The San Miguel Community Design Plan (2003) proposes a streetscape improvement plan. The implementation of this plan, for both the east and west sides of Mission Street, is dependent upon the County and community funding and support.



Figure 9-3: Mission Market and Deli, a main downtown business. An example of the newer commercial buildings in the Downtown Core.



Figure 9-4: The Ranch, a business on Mission Street. An example of the older commercial buildings in the Downtown Core.

Chapter 9 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL UD 1: ESTABLISH A MISSION STREET PLAZA AS A TOWN CENTER.

The Mission Plaza is proposed to be located on Mission Street, between 12th and 13th Street (Figure 9-5). It will serve as the town-square of the downtown core and will enhance the small-town experience of San Miguel. The buildings that frame and surround the Mission Street Plaza will also play an instrumental role in creating a lively and vibrant public space.

Policy UD 1.1: The plaza should be designed to accommodate all age groups and offer a comfortable space for the community to interact.

Policy UD 1.2: The plaza should reflect the town's Native American heritage by drawing from design elements from the Salinian and Chumash Native American cultures. (Figures 9-6 and 9-7)

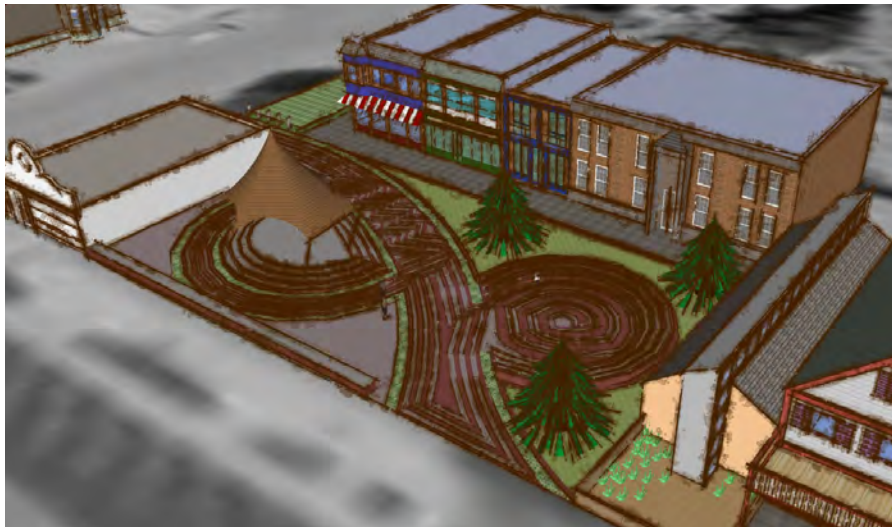


Figure 9-6: Site Plan of Mission Street Plaza, showing paving that represents Native American heritage.

Policy UD 1.3: Pedestrian linkages to and from the plaza should be enhanced with signage, landscaping, public art, and paving materials and designs. (Figure 9-6)

Policy UD 1.4: Commercial spaces with pedestrian-oriented storefronts should be placed along sides of Mission Street Plaza.



Figure 9-5: Map of downtown showing location of Mission Street Plaza

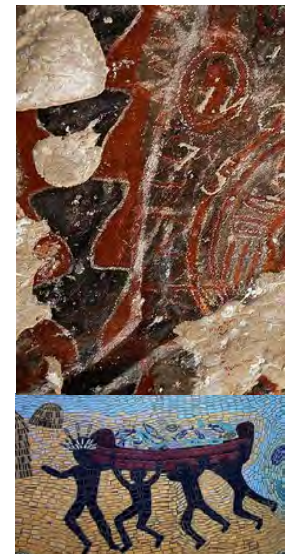


Figure 9-7: Examples of Chumash and Salinian designs.

Chapter 9

Policy UD 1.5: Outdoor seating and tables should be provided to enhance the pedestrian experience in the Mission Street Plaza. (Figure 9-8)



Figure 9-8: Mission Street Plaza seating includes benches and raised seating under a shade structure.

Policy UD 1.6: Large walls facing the plaza should be enhanced with landscaping and artwork. (Figure 9-9)



Figure 9-9: Public art example

Chapter 9

GOAL UD 2: ENCOURAGE THE CREATION OF AN ATTRACTIVE, COMPACT, PEDESTRIAN-ORIENTED ENVIRONMENT THROUGH THE USE OF DISTINCTIVE AND CREATIVE SITE PLANNING.

Site planning refers to the placement of buildings, pedestrian connections and spaces, parking, landscaping, and the relationship between these elements.

Policy UD 2.1: Focal points should be developed using landscaping, artwork, textured pavement, and when feasible, enhanced by building features to create a sense of identification for various developments in the downtown core.

Policy UD 2.2: Public art should be incorporated into the design of new developments and renovations. (Figure 9-9)

Policy UD 2.3: Whenever feasible, buildings should incorporate usable outdoor spaces that include sunlight as well as shading, landscaping, and public and private open spaces. (Figure 9-10)

Policy UD 2.4: Driveways and curb cuts shall be restricted along Mission Street between 11th and 14th Streets.

Policy UD 2.5: Parking should be located to the rear of the building and away from public streetview with access via alleyways. (Figure 9-11)

Policy UD 2.6: Building setbacks may be allowed when outdoor patios are located adjacent to public sidewalks but patios greater than 50% of the building frontage are discouraged.

Policy UD 2.7: Trash collection and storage areas should be located toward the rear of buildings and accessible via alleyways.

Policy UD 2.8: Building coverage should not exceed 60% of the net area of the parcel in order to accommodate for parking in the rear. Balconies, porches, and patios are not included in calculating coverage. Exceptions may be permitted on a case-by-case basis for businesses with uses that require additional space.

Policy UD 2.9: Murals, trellises, and vines should be placed on large expanses of blank walls to create interest and improve visual impact. (Figure 9-9)



Figure 9-10: Private balcony spaces and public street spaces

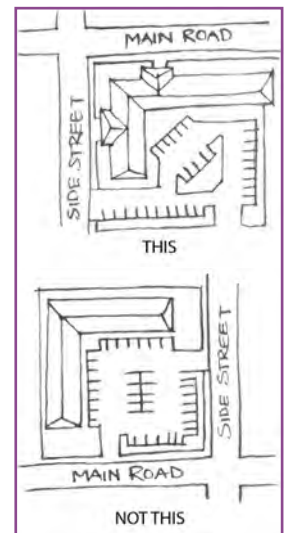


Figure 9-11: Parking located behind buildings

Chapter 9

GOAL UD 3: DESIGN BUILDINGS AND SPACES WITH HUMAN SCALE AND COMPLEXITY THROUGH THE USE OF TRANSITIONAL SPACES BETWEEN OUTDOOR PUBLIC SPACES AND INDOOR PRIVATE SPACES.

The features addressed in this section include stairways, balconies, patios, courtyards, trellises, covered walkways, colonnades, and arcades.

Policy UD 3.1: Architectural features that create semi private spaces between buildings and streets, such as balconies, patios, staircases, and courtyards are encouraged. These features should be fully integrated into the overall design to avoid the appearance of being an afterthought. (Figure 9-12)

Policy UD 3.2: Stairway location and design should complement building form and massing. Prefabricated metal stairs are discouraged. Stair treads should be treated with materials that complement the overall design of the building.

Policy UD 3.3: Patios and courtyards with outdoor seating are encouraged. Potted plants, trellis structures, and sculptures should be used to define these spaces.

Policy UD 3.4: Arcades, covered walkways, and trellises provide a visual and protective link between spaces. These features may occur at building street frontages, between buildings, from buildings to parking lots, and within parking lots. New covered walkways, arcades, and trellises should replicate the dimensions and scale of existing covered walkways, arcades, and trellises in order to establish design consistency. (Figure 9-13 and 9-14)

Policy UD 3.5: Wall mounted lighting should be provided on buildings to increase security. (Figure 9-15)



Figure 9-12: Example of a balcony with an over hang above the sidewalk



Figure 9-13: Example of a pedestrian streetscape with a covered walkway.
Source: Templeton Community Plan 2005



Figure 9-14: Example of a covered walkway on Mission Street



Figure 9-15: Wall mounted lighting example

Chapter 9

GOAL UD 4: PRESERVE AND ENHANCE THE EXISTING HISTORICAL CHARACTER AND BUILDINGS IN THE DOWNTOWN CORE.

Policy UD 4.1: Existing buildings undergoing remodeling should be designed to harmonize and respect the historic buildings in San Miguel.

Policy UD 4.2: Existing historic buildings should be preserved in an authentic manner or remodeled to retain their historic qualities.



Figure 9-16: Mission Street, past to future building design
Source: Cal Poly 2004



Figure 9-17: Mission Street, past to future building and streetscape design example
Source: Cal Poly 2004



Figure 9-18: Mission Street, past to future building and streetscape design example
Source: Cal Poly 2004

Chapter 9

GOAL UD 5: BUILDINGS THROUGHOUT THE DOWNTOWN CORE SHOULD HAVE APPROPRIATE MASSING THAT INTERACTS AT THE PEDESTRIAN LEVEL.

Policy UD 5.1: Commercial buildings shall be no more than 36 feet in height within the Downtown Core.

Policy UD 5.2: Large blank walls should be avoided through varying of the wall plane through the use of insets, corners, recessed entries, and colonnades. Balconies, canopies, overhangs, shed roofs, and entrance setbacks should be used to achieve additional building modulation. (Figure 9-19)



Figure 9-19: Pedestrian spaces along Mission Street

Policy UD 5.3: Articulation of the buildings façade and roofline will create compatibility between buildings.

Policy UD 5.4: Encourage the use of large storefront window spaces to attract passing pedestrians and motorists.

Policy UD 5.5: Attractive and appropriate ornamentation is encouraged in order to establish character within the Downtown Core. Such detailing includes: posts, railings, balustrades, bulkheads, parapets, corbels, cornices, and molding.

Policy UD 5.6: Upper floors should have their own distinct design that is supplemental and complementary to the first floor façade.

Chapter 9

Policy UD 5.7: Main entrances to buildings shall be located along Mission Street and should be clearly identified and attractive to pedestrians. In order to create visual appeal entrances should employ any of the following elements:

- Decorative detailing
- Projecting element above entrance (overhang, canopy, awnings etc.)
- Columns, archways or decorative architectural features (Figure 9-20)
- Recessed doors, archways or cased openings
- Portico or formal porch projecting from or set into the front façade of building

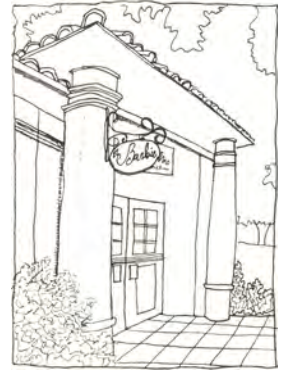


Figure 9-20: Columns and decorative architectural features framing a doorway

Policy UD 5.8: Windows, doors, and storefronts should have a pedestrian scale and detail and must conform to the following guidelines:

- The first floor of buildings within the Downtown Core should contain storefront windows to establish and reinforce a pedestrian oriented space. (Figure 9-21)
- Windows may be accented with wall planters or window boxes at their base.
- Operable windows are encouraged in order to provide natural ventilation and air circulation.
- Openings should be enhanced with paint, tiles, shutters, awnings, plant shelves, planters, and other appropriate architectural features to enhance the visual appeal of buildings.
- Door and window hardware should complement the overall project character and should be of high quality and design.
- A consistent use of window style, size, and related trim or accents on a building is recommended to ensure character and design consistency.

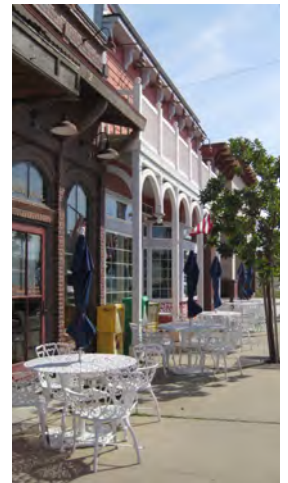


Figure 9-21: Pedestrian scale of a downtown business

Chapter 9

Policy UD 5.9: Awnings should be used along with signage to clearly demarcate building entries and to help orient pedestrians. These awnings and signage should meet the following criteria:

- Awnings must be maintained and free of stains, tears, and fading.
- Awnings should not block the visibility of businesses or walkways to pedestrians.
- Awnings should not dominate the façade but should be in scale with the building.
- Awnings should only be placed above doors and windows and not wrapped around entire expanses of walls. (Figure 9-22)
- Fabric and wood slated awnings are the recommended materials for building awnings.



Figure 9-22: An example of awnings over windows

Policy UD 5.10: Signage in the Downtown Core will serve a beneficial function and will be architecturally interesting to the individual storefronts as well as the Downtown Core. The signs should be one of the following styles: (Figure 9-23)

- Wall-Mounted/Painted Signs: Letters or panels attached directly to or painted onto the building
- Hanging/Projecting Signs: Hung from brackets or attached to buildings. These signs are primarily pedestrian oriented.
- Awning Signs: Letters, graphics or logos printed onto awnings
- Temporary Signs: Signs used for temporary events, sales, holidays etc. These signs may only be posted for 30 days and must be removed after the 30-day period has passed.

Policy UD 5.11: Buildings in the Downtown Core must include lighting as a way of creating a safer, more inviting, and active environment in the evenings. Lighting must adhere to the following criteria:

- Entries, walkways, stairways, balconies, and architectural elements on building facades should be accented with architectural lighting.
- Light fixtures should correspond to the building in scale, proportion, and finish.

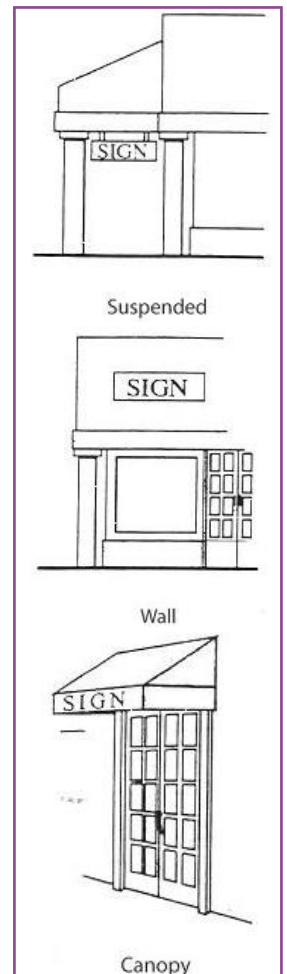


Figure 9-23: Signage for businesses

Chapter 9 RESIDENTIAL DISTRICT

Existing Characteristics

San Miguel has a mix of housing types that range in historic character and design. Building materials vary from home to home, but there are some commonalities, including height, mass and scale, and ornamentation. The existing housing between Highway 101 and Mission Street evokes a historic character reminiscent of pre-World War II housing. They are mostly single-story housing with exteriors of weatherboard or clapboard wood siding (Figure 9-25). The exteriors of newer houses, located in the northern and eastern areas within San Miguel, are primarily stucco and plaster (Figure 9-24).

Plan Proposals

In order to maintain and promote compatibility with existing neighborhoods and new neighborhoods, design guidelines have been created to help with consistency within streetscaping, landscaping and architectural form. There are additional guidelines generated for senior housing and multi-family housing to ensure that appropriate housing types integrate with one another to create an aesthetically pleasing environment that improves the quality of life within these neighborhoods.



Figure 9-24: An example of newer residential structures



Figure 9-25: An example of older residential structures

Chapter 9 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL UD 6: RESIDENTIAL NEIGHBORHOODS SHOULD REFLECT EXISTING ARCHITECTURAL THEMES WITHIN SAN MIGUEL, CREATING COHESIVENESS WITHIN NEIGHBORHOODS.

To promote consistency between new and existing residential structures, it will be essential that new residential developments reflect the massing and architectural style of existing buildings. This consistency will contribute to an identifiable neighborhood character.

Policy UD 6.1: Plaster, clapboard, or weatherboard cladding is encouraged in new residential projects, where appropriate, and should mimic historic elements seen within San Miguel (Figure 9-24).

Policy UD 6.2: Renovations should use the original materials to the greatest extent possible.

Policy UD 6.3: Residential fences should be made of rough-cut wood, such as redwood, cedar or pressure-treated Douglas fir when possible. Differing materials should be considered on appearance, character, and compatibility with the surrounding old west architectural styles.

GOAL UD 7: NEIGHBORHOODS SHOULD BE COMPACT, AESTHETICALLY PLEASING AND WELCOMING TO THE RESIDENTS.

Appropriate streetscaping and landscape design can help create a welcoming environment within neighborhoods. A warm environment created by appropriate streetscaping and landscaping will help attract homebuyers to the area and increase property values.

Policy UD 7.1: All exterior buildings, including garages, sheds, recycling enclosures, trash containers, and storage areas should be compatible with materials, textures, and colors used on the primary household or principal building.

Policy UD 7.2: Garages should be detached or located to the side or rear of residences when feasible.

Policy UD 7.3: All colors should harmonize with the surrounding natural and built environment. Earth tones and those that reflect San Miguel's historical heritage are encouraged, with brighter accent colors allowed.

Policy UD 7.4: Primary function of residential fences should be to enclose outdoor spaces or to be used as a screen or separator; they should not to be used to maximize amount of usable space.

Chapter 9

Policy UD 7.5: Outdoor lighting should be provided to ensure safety, but light levels and directional lighting must not create a nuisance to adjacent properties.

Policy UD 7.6: Permanent colored lights are prohibited.

Policy UD 7.7: Residential driveways should be lined by landscaping and paved with scored, textured, or colored concrete as to soften aesthetic impacts.

Policy UD 7.8: Planting should be used to help screen trash can enclosures, parking areas, storage areas, and utilities. (Figure 9-26)

Policy UD 7.9: Alleyways in the Downtown Core shall be paved.

Policy UD 7.10: Integrate open space within the design of multi-family residential developments.

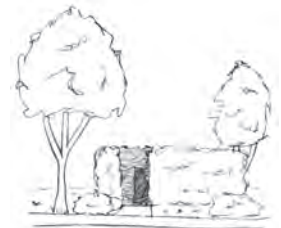


Figure 9-26: Planting screening a trash can enclosure

GOAL UD 8: PRESERVE THE NATURAL SETTING AND VIEWSHEDS IN RURAL AREAS.

San Miguel is characterized by surrounding natural, sloping hills, providing excellent viewpoints from numerous locations within the community. As the population increases and houses develop on the hillsides, it will be critical to protect the natural beauty and viewsheds while allowing for rural housing.

Policy UD 8.1: Limit development on slopes greater than 15%.

Policy UD 8.2: Integrate the building features such as decks, exterior stairs, and hillside support structures with the design of the buildings.

Policy UD 8.3: Require scale-reducing landscaping and integration of building design with hillside slope. (Figure 9-27)

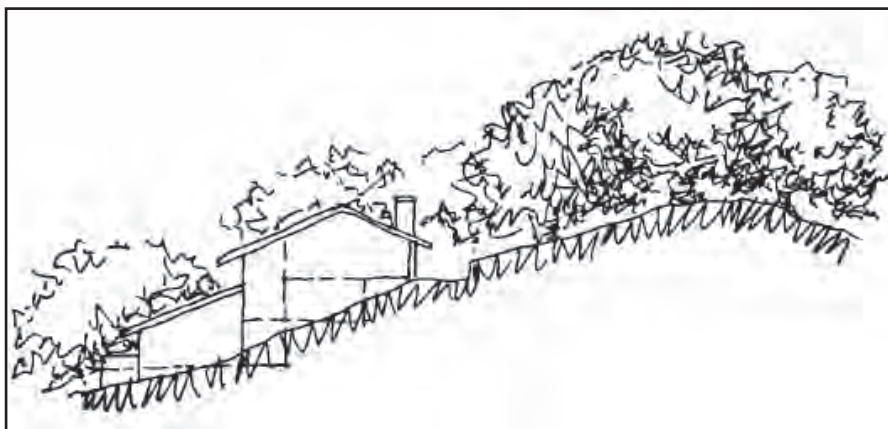


Figure 9-27: An example of scale-reducing landscaping and integration of the building design into the slope

Source: *San Miguel Community Plan 2004*

Chapter 9 HISTORIC DISTRICT

Existing Characteristics

San Miguel is renowned for the Mission San Miguel Arcangel and the Rios Caledonia Adobe. These two important historic features are located in the southernmost portion of San Miguel and have served as the primary gateway into San Miguel since 1797. The historical roots are strongly connected with the existing built environment through the Mission and old west era themes prominent throughout San Miguel. Existing commercial buildings along Mission Street currently reflect the old west era theme, such as “hitching posts” serving as bollards and bike stands (Figure 9-29). Unfortunately, several historically significant structures have been deteriorating over the years, with little done to preserve or renovate these culture-rich buildings. Historically significant buildings are listed in the Natural and Cultural Resources chapter.

Plan Proposals

Due to San Miguel’s cultural history, specific design guidelines and standards have been created for the Historic District to preserve existing historical structures and require new developments to reflect San Miguel’s cultural history. With the numerous deteriorating historic buildings, it is important to establish design guidelines to preserve and restore these structures.



Figure 9-28: Elkhorn Bar on Mission Street



Figure 9-29: Bike hitching post outside of The Ranch Restaurant, on Mission Street



Figure 9-30: Mission San Miguel Arcangel

Chapter 9 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL UD 10: **PRESERVE AND ENHANCE THE FEATURES THAT CONTRIBUTE TO THE HISTORIC AND RURAL CHARACTER OF SAN MIGUEL.**

With future growth occurring within San Miguel, it will be important to acknowledge and preserve the existing rural and historic character of the San Miguel Community. By protecting viewsheds and limiting hillside development, the natural landscape will be preserved. The history of San Miguel is recorded through the built environment, and therefore significant historical resources must be preserved and future generations must be educated about their community's history.

Policy UD 10.1: All historically significant buildings listed in the Natural and Cultural Resources chapter should be maintained in an authentic manner that exemplifies their historic qualities. (Appendix D, Figures D-4 to D-6)

Policy UD 10.2: Historical motif guidelines should be established for new development facades on commercial and mixed-use projects that promote common architectural themes.

Policy UD 10.3: A consistent use of street signage should be promoted throughout San Miguel that enhances the historical motif.

Policy UD 10.4: Facades should use traditional base, body, and cap functions with typical old west era style articulation and materials. (Figure 9-31)



Figure 9-31: An example of a new version of an old west era style facade

Chapter 9 COMMERCIAL SERVICE DISTRICT

Existing Characteristics

San Miguel does not currently have a commercial service district. Existing commercial service buildings are scattered throughout the northern portion of San Miguel. Industrial buildings are located at the northern most part of San Miguel and along the west side of the railroad tracks, north of 14th Street.

Plan Proposals

The main goal of the design standards for the Commercial Service District is to allow for large scale commercial uses, while creating visual interest, keeping commercial service centers pedestrian-oriented, and matching the building design to existing structures to maintain San Miguel's small town character.



Figure 9-32: Existing commercial service building

Chapter 9 GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL UD 11: **CREATE A UNIQUE AND PEDESTRIAN-ORIENTED ENVIRONMENT WITHIN THE COMMERCIAL SERVICE CENTERS AND THE DOWNTOWN CORE.**

By creating commercial service centers that are connected to the rest of town, both for pedestrians and vehicles, San Miguel will be able to maintain a walkable community, serving all demographics.

Policy UD 11.1: A plaza should be developed within commercial service centers as a pedestrian amenity for visitors.

Policy UD 11.2: Automobile entrances and pedestrian paths shall be identified by special paving, signage, and landscape treatments. (Figure 9-33)



Figure 9-33: Paving representing a pedestrian crosswalk

Policy UD 11.3: Pedestrian links should connect all buildings in the development to public sidewalks, street crossings, parking areas, neighborhoods, and downtown.

Policy UD 11.4: Buildings shall be located at or near the street frontage.

Policy UD 11.5: Parking lots should be located at the side or rear of commercial structures.

Policy UD 11.6: Entrances to commercial buildings shall be prominently located and recessed so that doors do not open into the pedestrian path to provide a safe entryway.

Policy UD 11.7: Sidewalks should be separated from the curb by a minimum three-foot wide planting strip or parkway to accommodate street trees.

Chapter 9

GOAL UD 12: CREATE AN AESTHETICALLY PLEASING AND COMFORTABLE ENVIRONMENT IN SERVICE COMMERCIAL PROJECTS BY INCORPORATING NATIVE LANDSCAPING AND ARCHITECTURAL FEATURES THAT HIDE UNWANTED VIEWS AND PROVIDE SHADE.

In order to create an aesthetically pleasing space mechanical and electrical equipment, and similar building utility elements, should be hidden either in the roof design or by screens if they are located on the ground. Additional trees and shrubs will help block this equipment while also providing the center with shade.

Policy UD 12.1: Mechanical and electrical equipment at ground level shall be installed in screened rear or side yard service areas. (Figure 9-26)

Policy UD 12.2: Rooftop mechanical equipment shall be screened by architectural elements such as pitched roofs or ornamental parapets.

Policy UD 12.3: Landscaping should be provided at the edges of commercial service sites.

Policy UD 12.4: All medians in parking lots shall be landscaped with shade trees and shrubs. (Figure 9-34 and 9-35)

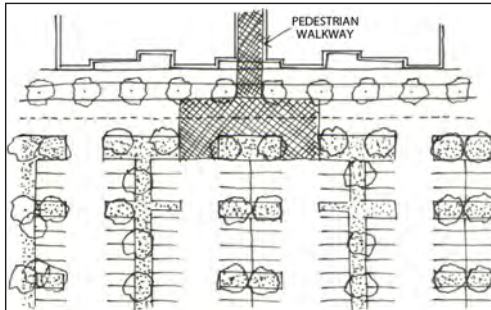


Figure 9-34: Commercial service parking lot with a pedestrian walkway

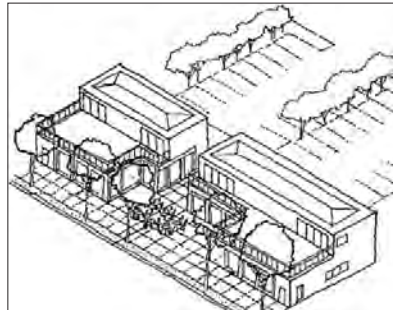


Figure 9-35: Commercial service parking lot located behind the building

Chapter 9

- Policy UD 12.5:** Parking lots should include a minimum of one landscaped planter with a tree for every five vehicle stalls.
- Policy UD 12.6:** Landscaping should be consistent with the type of plants naturally occurring in the County.
- Policy UD 12.7:** Parking lots and access roads shall provide adequate lighting for pedestrians and vehicles.
- Policy UD 12.8:** Lighting should be located in a manner that minimizes the impact of lighting on adjacent buildings and properties.
- GOAL UD 13:** **COMMERCIAL SERVICE DEVELOPMENTS SHOULD BE EASILY ACCESSIBLE TO PEDESTRIANS AND VEHICLES, WHILE KEEPING THE PARKING LOTS VISUALLY UNOBTRUSIVE.**
- Vehicles and pedestrians should both be able to access the site comfortably. Providing parking lots behind buildings allows for a pedestrian oriented environment that can also be accessed by vehicles.*
- Policy UD 13.1:** Parking lots should be located near the center of the site and be surrounded by buildings and landscaped areas.
- Policy UD 13.2:** Parking lots should be designed so that pedestrian access is convenient by locating pedestrian aisles perpendicular to the buildings.

Chapter 9

GOAL UD 14: ENSURE THAT HEIGHT, BULK, AND SCALE OF NEW DEVELOPMENTS ARE COMPATIBLE WITH OLD COMMERCIAL SERVICE BUILDINGS.

San Miguel's current commercial buildings have an architectural style that reflects the town's history and by incorporating these design elements into the new developments, we can ensure that the town's commercial buildings are compatible with each other.

Policy UD 14.1: Buildings in the commercial services district shall not exceed 36 feet in height.

Policy UD 14.2: New buildings should include architectural features that provide a transition from the height of an existing adjacent building to the maximum height of the proposed building, if necessary.

Policy UD 14.3: Large buildings shall be designed to reduce the appearance of excessive bulk, transitioning from the street level to the top of the parapet or roof, in the following ways:

- Vary the planes of exterior walls in depth and/or direction.
- Vary the height of a building so that it appears divided into district massing elements.
- Avoid blank walls at the street level.
- Use windows, wall articulation, change in materials or other features.
- Incorporation of architectural relief elements, including but not limited to, awning projections, trellises, built-in planters, integrated plazas, colonnades, arcades, canopies, and changes in the plane of the façade.

Policy UD 14.4: Building design should incorporate architectural features that cast shadows and create visual interest, such as cornices, window moldings, parapet caps, overhangs and awnings.



Figure 9-36: Example of a commercial service building that has a pedestrian scale

Chapter 9

Policy UD 14.5: Building scale should relate to adjacent pedestrian areas and buildings and should be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.

Policy UD 14.6: Ground floor facades should have visually transparent shop frontages to increase legibility and pedestrian oriented details such as overhangs, awnings, and recessed entries.

Policy UD 14.7: Building materials that evoke the design themes of the Mission or of the early railroad era should be used. These materials include natural finish or painted wood, stucco, unpainted brick, wood window frames and moldings and mission tile roofs. Discouraged materials include exposed concrete block, highly reflective surfaces (other than windows and doors), reflective glass, glass block, metal siding, painted brick, plastic, and unpainted/un-anodized aluminum.

GOAL UD 15: **INTEGRATE SIGNAGE INTO THE OVERALL DESIGN OF THE DEVELOPMENT AND ATTACH SIGNS TO BUILDINGS AND OTHER ARCHITECTURAL ELEMENTS WHEREVER POSSIBLE.**

Signage is essential in providing direction and understanding of the commercial service centers. Signs should incorporate historic design motifs while staying compatible with the center's design.

Policy UD 15.1: Commercial businesses should be identified by signs or logos integrated into the design of the building.

Policy UD 15.2: Shopping center tenants should have signs that are integrated into the center's sign, mounted on buildings, or hanging beneath arcades. (Figure 9-23)

Policy UD 15.3: Directional and informational signage within the commercial service development should be designed in a consistent style that reflects the design character of the development as a whole.

Policy UD 15.4: Signs should be consistent with the Mission, early railroad or pre-1950's design themes. Signs should not be made of plastic, internally lighted (except for neon tubing), or directly illuminated with building-mounted light fixtures. Pole signs are not permitted.

Chapter 9

GOAL UD 16: PROMOTE VISUAL INTEREST OF HIGHWAY COMMERCIAL BUILDINGS.

A new commercial service center is proposed to be developed along Highway 101 to bring in customers from out of town. These commercial service buildings must be visually attractive from the freeway in order to draw in customers.

Policy UD 16.1: All building facades should consider design elements perceived at pedestrian scale, including relief elements and changes in plane. Awning projections, trellises, built in planters, integrated plazas, colonnades, and arcades should be used to provide relief.

Policy UD 16.2: Building setbacks shall vary depending on the height of the building. Landscaping shall be 10 feet and building setback shall be 20 feet or less. (Figure 9-37)

Policy UD 16.3: Simple pitched roofs, such as gables or hips, should be used instead of flat roofs. Gables or hips may also be integrated with flat roofs. (Figure 9-38)

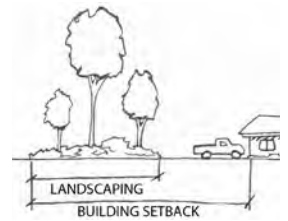


Figure 9-37: Commercial service setbacks

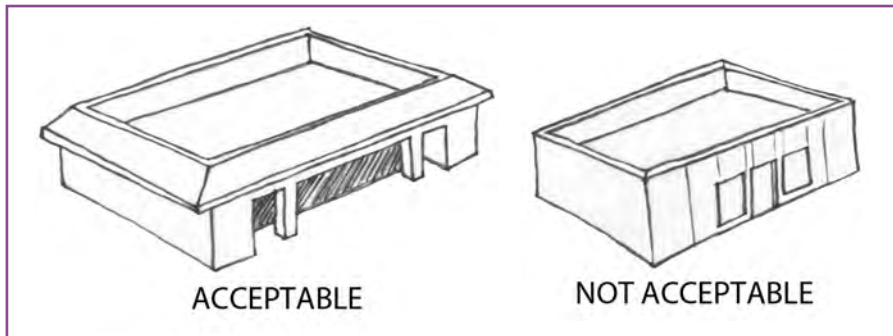
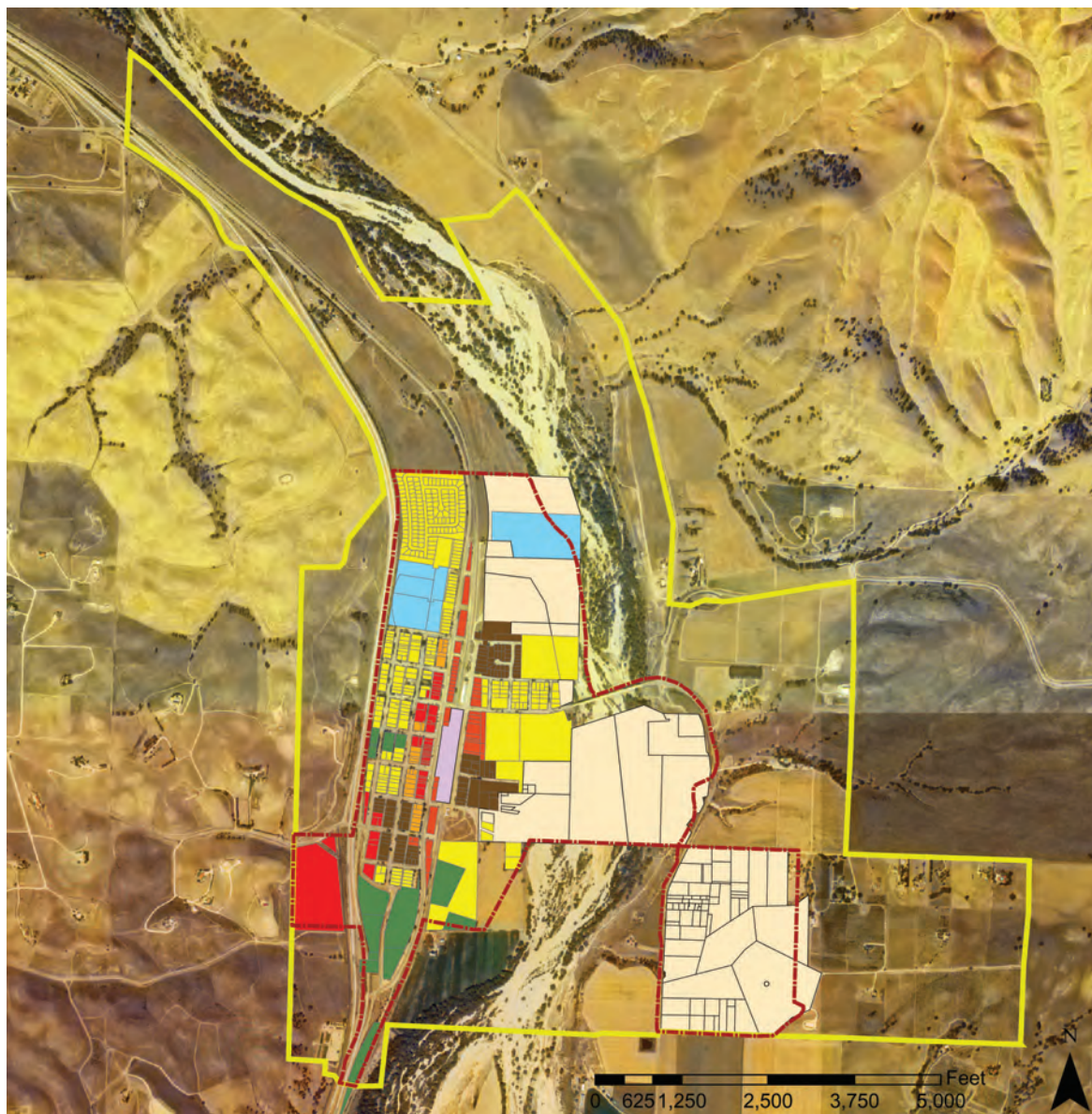


Figure 9-38: Acceptable roof design



APPENDICES

APPENDIX A: PROJECT OVERVIEW



Legend

General Plan/Zoning Categories		San Miguel URL/USL	San Miguel Community Services District
Residential Suburban	Commercial Service	San Miguel URL/USL	San Miguel Community Services District
Residential Single Family	Industrial		
Residential Multi-Family	Office Park		
Commercial Retail	Public Facility		
	Recreation		

Figure A-1: General Plan/Zoning Categories with URL and CSD

APPENDIX A: PROJECT OVERVIEW

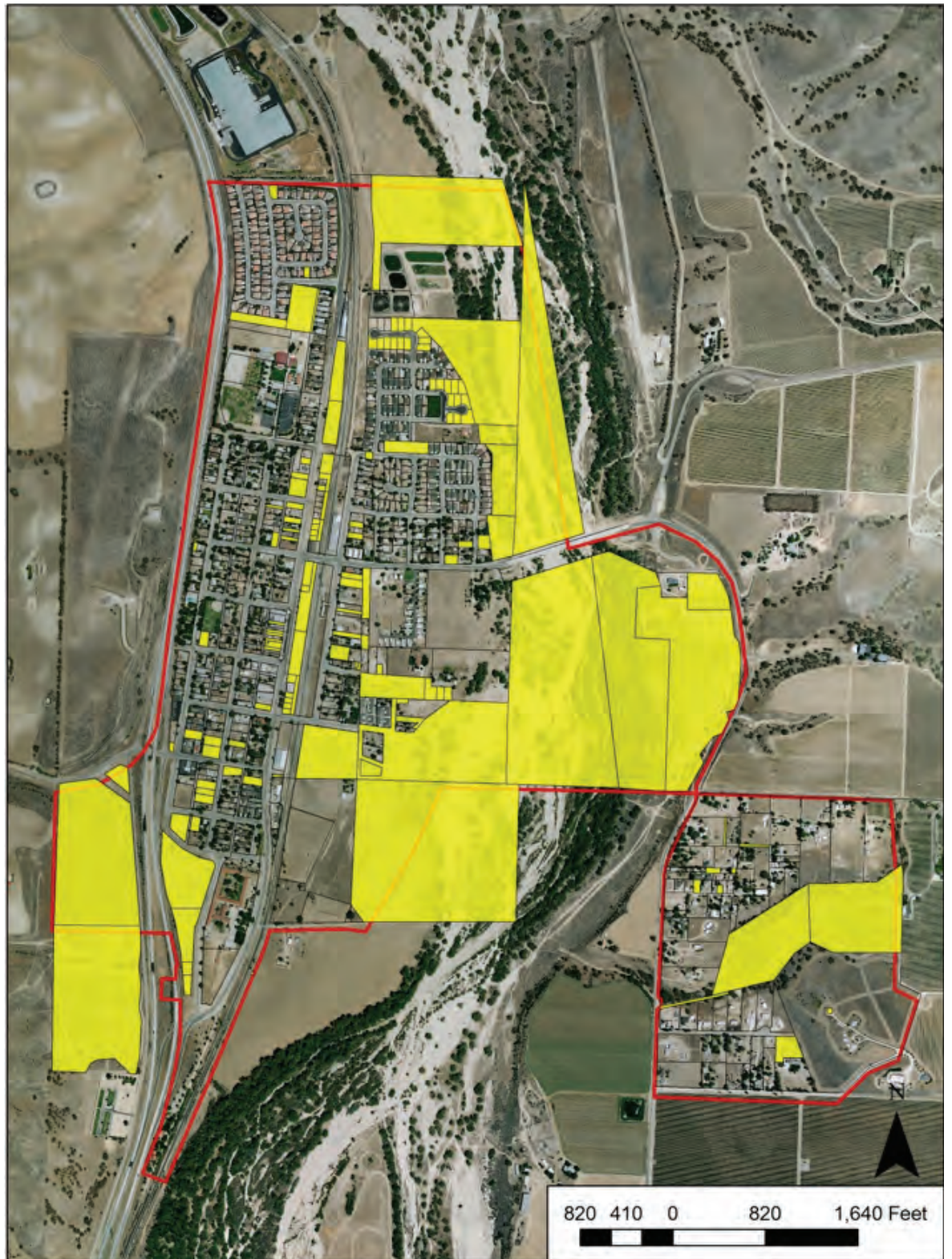


Figure A-2: Existing Vacant Parcels

APPENDIX A

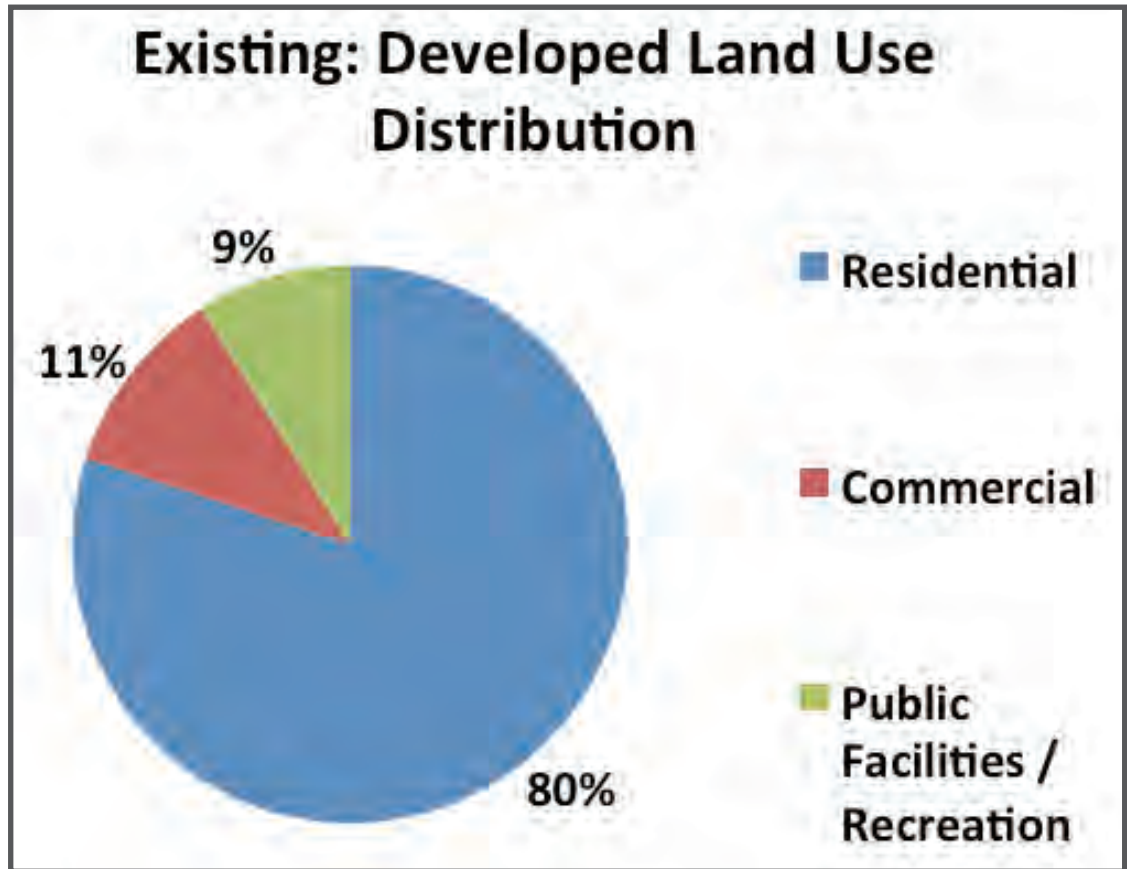


Figure A-3: Existing developed land use distribution

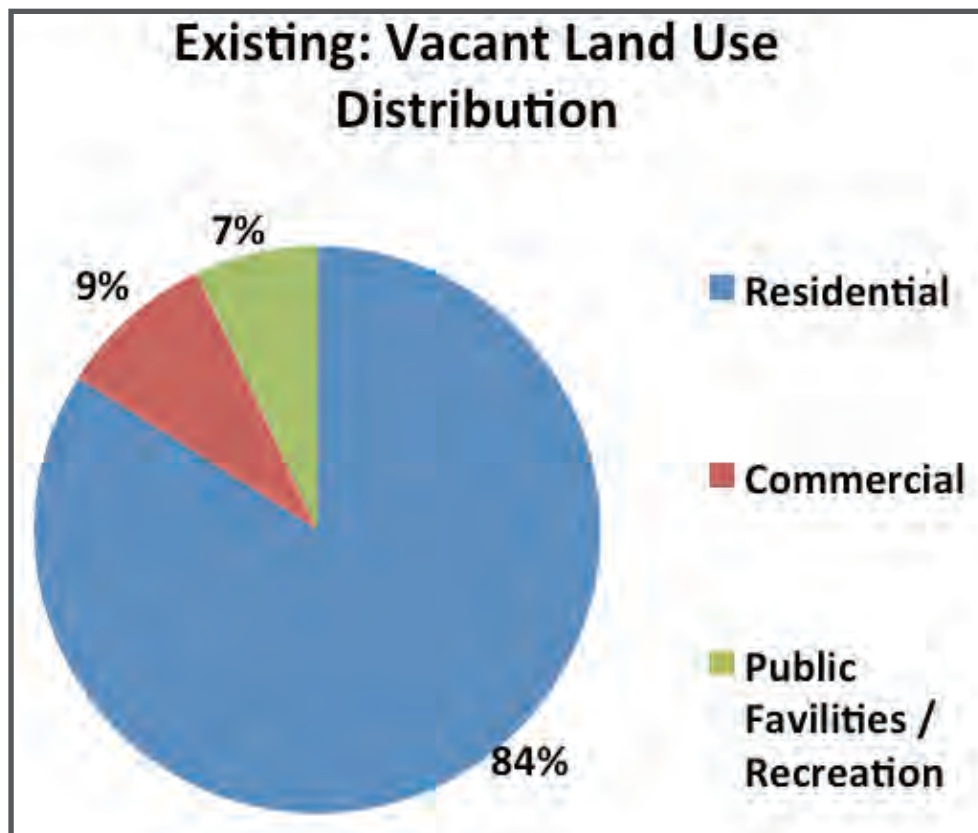


Figure A-4: Existing vacant land use distribution

APPENDIX A

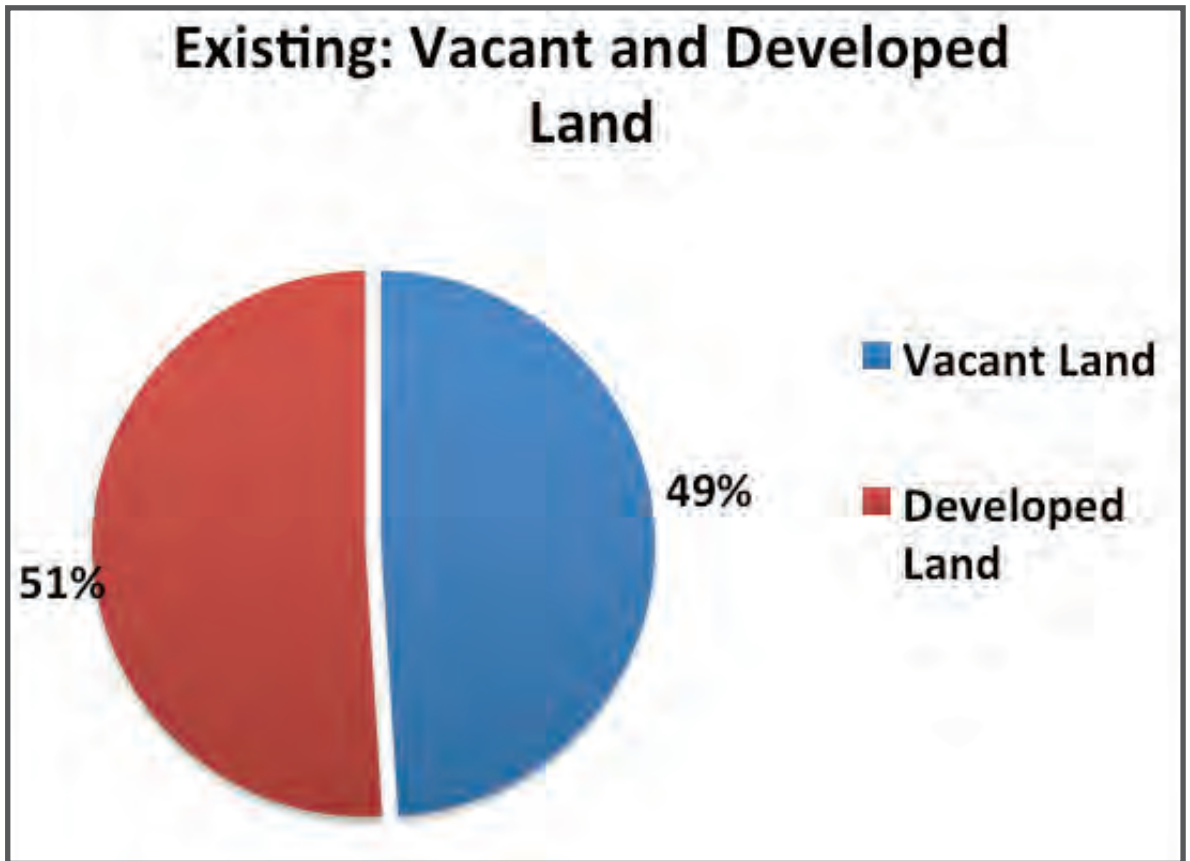


Figure A-5: Existing vacant and developed land

Land Use Category	Existing Uses	
	Acres	% of Total
Residential		
Residential Single Family	65.62	11%
Residential Multi-Family	173.57	30%
Rural Suburban	131.38	23%
Commercial		
Commercial Retail	60.25	11%
Commercial Services	49.11	9%
Office Professional	3.17	1%
Industrial	20.49	4%
Other		
Public Facilities	65.12	11%
Recreation	4.25	1%
Multiple Uses	0	0%
Total	572.95	100%

APPENDIX A: THE COMMUNITY

COMMUNITY LEGIBILITY AND URBAN FORM

COMMUNITY LEGIBILITY

An assessment of legibility within a community is integral to understanding how a community may be viewed by residents and visitors. Legibility refers to the “ease with which the spatial structure of a place can be understood and navigated as a whole” (Ewing et al., 2006, p. S226). Legibility is comprised of key factors within a community such as landmarks, nodes, paths, districts, and edges. An analysis of these elements is important to understand how residents and visitors may experience, interpret, and interact within a community. It is important to note that many elements may fall into numerous categories. See Figure 1-3 for a map of all legibility categories in San Miguel.

Landmarks

“Landmarks are objects such as, buildings, signs, stores, or mountains. Their use involves singling out of one element from a host of possibilities” (Lynch, 1960, p. 48). San Miguel’s two main landmarks, Mission San Miguel Arcangel and The Old Flouring Mill act as links to San Miguel’s past. The Mission is located at the southern end of Mission Street and The Old Flouring Mill is located at the northern end. These two landmarks are also primary gateways for San Miguel, further discussed in the “Gateways” section. San Miguel also has two secondary landmarks, The Elkhorn bar and the Post Office. (Figure 1-3)

Nodes

“Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he is traveling” (Lynch, 1960, p. 47). The most prominent node in San Miguel is the Mission San Miguel Arcangel. The Mission brings thousands of visitors to San Miguel every year and serves as a gathering place for the residents. The Mission provides church services as well as wedding and funeral services. Other nodes in San Miguel include the Elkhorn Bar and the Post Office. These are places in which San Miguel residents gather and interact with one another.

Paths

“Paths are the channels along which the observer customarily, occasionally, or potentially moves.” (Lynch, 1960, p. 47). The streets and alleys of San Miguel are laid out in a grid system. They run parallel and perpendicular to Highway 101, Mission Street, and the railroad. Highway 101 is located to the west of San Miguel and runs in a north-south direction. The railroad runs along Mission Street, north and south through the middle of the town. The paths located throughout San Miguel are identified in Figure 1-3.

Edges

“Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, railroad cuts, edges of development, wall.” (Lynch, 1960, p. 47). The three edges of San Miguel are Highway 101, the railroad tracks, and the Salinas River. Highway 101 runs along the western edge of the town. The railroad tracks run along the edge of the commercial core, along Mission Street. The Salinas River runs along the eastern edge of San Miguel’s urban area, separating it from its rural residential and agricultural fields. (Figure 1-3)

APPENDIX A

Districts

“Districts are the medium-to-large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters “inside of,” and which are recognizable as having some common, identifying character.” (Lynch, 1960, p. 47). The districts in San Miguel include: Established Residential Neighborhoods, Established Commercial/Downtown, Historic/ Mission Grounds, New Residential Areas, New Commercial Districts, and San Lawrence Terrace. Figure 1-4 identifies the typical building types within each district.

GATEWAYS

The San Miguel Community Design Plan provides two guiding principles related to gateways and signs. The San Miguel Community Design Plan states, “Gateways will allow visitors to identify that they are in San Miguel. This adds to the sense of place of the community” (San Miguel Community Design Plan, 2003, p. 2-5). The main gateways of San Miguel are the Mission San Miguel Arcangel (Figure 1-5) and the Old San Miguel Flouring Mill. Secondary gateways include Highway 101, at the 10th Street off-ramp, (Figure 1-6), the railroad, and the barn on 12th Street.



Figure 1-5: Mission San Miguel gateway
Source: Cal Poly Consulting Team



Figure 1-6: 10th Street Gateway
Source: Google Earth

The San Miguel Community Design Plan states, “Signs should convey a coordinated ‘San Miguel’ theme with images, words, colors, and/or lettering that reflect those characteristics that contribute to the community’s identity. This unified theme would convey the message that San Miguel has a package of attractions that can be enjoyed over the course of a visit” (San Miguel Community Design Plan, 2003, p. 9-11). Figure 1-5 shows the current community entrance from Highway 101, the iconic

APPENDIX A

bell structure of the Mission San Miguel Arcangel. Figure 1-6 shows the 10th Street gateway at the Highway 101 interchange. These two gateways are the two major entrances into the town and are great potential locations for tourist attractions.

URBAN FORM

Urban Structure

San Miguel is a small community with a variety of residential, commercial, recreational, and industrial land uses. Small businesses occupy the southern portion of Mission Street, which serves as the commercial core of San Miguel. Most of the buildings located in the commercial core were built in the 1940s, in a time when the community was booming. There are also a few newly built commercial buildings that try to mimic the style of the surrounding buildings. Outside of the commercial core are primarily single family residential homes that are old and some are in need of repair. There are some multi-family residential homes scattered within the single family homes. To the south of the commercial core lies the Mission San Miguel Arcangel and the Rios Caledonia Adobe; both are large tourist attractions as well as links to San Miguel's past.

Streetscape

Mature trees provide shade to most streets in San Miguel and provide a visual barrier to Highway 101. A majority of the streets do not have sidewalks or street furniture. However, Mission Street has been recently renovated (Figures 1-7 and 1-8).



Figures 1-7 and 1-8: Enhanced streetscape along Mission Street
Source: Cal Poly Consulting Team

The street trees and furniture provide a welcoming streetscape along the commercial core. While the trees are young and do not provide adequate shade currently, they will provide aesthetic benefits and heat reprieve in the coming years. Some of the buildings have awnings, which provide shade, but not enough to create a comfortable walking environment during high temperatures.

Setbacks

Buildings along Mission Street have zero setbacks, creating a walkable downtown, as pedestrians are able to walk nearer to the buildings as opposed to commercial parking lots; however, building setbacks in the surrounding areas are not consistent. Residential setbacks vary throughout the town, ranging from zero setbacks in alleyways to over 50 feet in rural areas. Vacant parcels are of concern and are an eye-sore to the community. Furthermore, they project a sense of emptiness and neglect throughout the community. They are scattered throughout the town with many located along Mission Street.

APPENDIX A

Community Architecture

The main commercial core is located along Mission Street, from 11th Street to 14th Street. Most commercial buildings have existed since the 1940s, some even earlier. The downtown core is currently a block of historic buildings at the corner of 13th Street and Mission Street. This area contains Spanish colonial architecture elements that represent the influence of San Miguel's mission on the community's architectural style. The surrounding residential area consists of single-family homes (Figure 1-9). Residents have shown preference toward low-density housing that has a "historic look," identified through the visual preference survey in the first community workshop.



Figure 1-9: Residential home typical of San Miguel neighborhood

Source: Cal Poly Consulting Team

Transit

San Miguel has one arterial street, Mission Street, which is pedestrian and bicycle friendly. It has diagonal parking, bike lanes, sidewalks, and one pedestrian crosswalk. There is also one bus stop located along Mission Street. This is the only stop in San Miguel and is served by San Luis Obispo County Regional Transit Authority, Route 9 (Figure 1-10), which stops in San Miguel twice daily. The railroad tracks, located adjacent to Mission Street to the east, act as a barrier between Mission Street and the residential areas.



Figure 1-10: RTA Bus Stop along Mission Street

Source: Cal Poly Consulting Team

APPENDIX A

Building Types

The existing historic structures in San Miguel are in need of maintenance and some require major renovation. Some existing structures, like the Sims Hotel (Figure 1-11), the Mission, and the Rios Caledonia Adobe, represent the variety of historic structure of San Miguel.



Figure 1-11: Historic Sims Hotel
Source: Cal Poly Consulting Team

Residential buildings in San Miguel are very diverse. There are many different styles throughout the community. Many of the commercial buildings represent the architecture of the 1940s. Other buildings throughout San Miguel represent more modern architecture. Many new commercial developments have attempted to match the surrounding architecture on a much larger scale. Figures 1-12 through 1-17 provide examples of building types within some of the main districts of San Miguel.

Mission Street Commercial Services District

The Mission Variety Store (Figure 1-12) is an example of a new building on Mission Street that mimics the architectural style of the old buildings within the district. The Post Office (Figure 1-13) is an example of the older architectural styles along Mission Street.



Figure 1-12: Mission Variety Store
Source: Cal Poly Consulting Team

APPENDIX A



Figure 1-13: Post Office

Source: Cal Poly Consulting Team

The Mission Restaurant (Figure 1-14) shows an example of an older structure located along Mission Street; however, this building has not been as well maintained as well as others surrounding it. The façade of the building also does not match the rest of the commercial buildings, due to the fact that it has no windows and lacks defining architectural elements. The Coffee Station (Figure 1-15) is an example of a newer architectural style, with some similarities to older styles.



Figure 1-14: Mission Restaurant

Source: Cal Poly Consulting Team



Figure 1-15: Coffee Station (previous gas station)

Source: Cal Poly Consulting Team

APPENDIX A

The Mission District

The Mission district includes the Mission San Miguel Arcangel and the Rios Caledonia Adobe. These two buildings, shown in Figures 1-16 and 1-17, represent the historical and original architecture of San Miguel. They have both been renovated, while trying to maintain the architecture and colors of the original buildings.



Figure 1-16: Mission San Miguel Arcangel
Source: Cal Poly Consulting Team



Figure 1-17: Rios Caledonia Adobe
Source: www.slomuseums.org

APPENDIX B: COMMUNITY OUTREACH

San Miguel Community Plan Update

JOIN US!



Come Plan Your Community's Future

Please bring the whole family.... there will be activities for children!

Refreshments will be provided!

WHEN	WHERE	TIME
Saturday October 23 2010	Mission San Miguel Parish Center 795 SLO Monterey Rd, San Miguel	9:00 a.m to 12:30 p.m.

This is the first of three workshops to be held in San Miguel in the upcoming months to update the San Miguel Community Plan. The purpose of this workshop is to receive community feedback and discuss:

- The Vision of San Miguel's future - Aspects of the community to be preserved
- Desirable types of future development - Preferred location for future development



Hosted by:
 San Luis Obispo County and the
 Cal Poly & City Regional Planning Department

If you have any questions, please contact:
 Chuck Stevenson at cstevenson@co.slo.ca.us
 or
 Zeljka Howard at zhoward@calpoly.edu



Figure B-1: Workshop 1 English Flyer

APPENDIX B

El Plan Comunitario de San Miguel

Acompañenos!

San Miguel

COMMUNITY PLAN UPDATE



Vengan a diseñar el futuro de su comunidad

Traigan toda su familia... Van a ver actividades para niños!

Habrá refrescos!

Cuando	Donde	Tiempo
Sabado Octubre 23 2010	Mission San Miguel Parish Center 795 SLO Monterey Rd, San Miguel	9:00 a.m A 12:30 p.m.

Este es el primero de tres talleres para actualizar el Plan Comunitario de San Miguel. El proposito de este taller es para que residentes puedan opinar y conversar sobre:

- El futuro de San Miguel - Aspectos de la Comunidad que quieren preservar
- Deseable desarrollo en la comunidad - Donde va a ir el desarrollo

Presentado Por:

San Luis Obispo County
and the Cal Poly & City Regional Planning Department



Si tiene alguna pregunta sobre este taller, por favor contacte:

Chuck Stevenson al cstevenson@co.slo.ca.us

Zeljka Howard al zhoward@calpoly.edu



Figure B-2: Workshop 1 Spanish Flyer

APPENDIX B

San Miguel Community Plan Update

JOIN US!

SAN MIGUEL
COMMUNITY PLAN UPDATE



Come Plan Your Community's Future

Please bring the whole family.... there will be activities for children!

Refreshments will be provided!

WHEN

Wednesday
December 1st
2010

WHERE

Mission San Miguel
Parish Center
795 SLO Monterey Rd, San Miguel

TIME

6:30 p.m.
to
9:00 p.m.

This is the second of three Community workshops for the San Miguel Community Plan update. Please come and hear what your fellow residents had to say at the first workshop held October 23rd.

Give your ideas about ways that San Miguel could develop in the future.

The results of this workshop will guide preparation of the draft San Miguel Community Plan so your views are important!

Hosted by:
San Luis Obispo County and the
Cal Poly & city Regional Planning Department

If you have any questions, please contact:
Chuck Stevenson at cstevenson@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu



Figure B-3: Workshop 2 English Flyer

APPENDIX B

El Plan Comunitario de San Miguel

Acompañenos!

San Miguel
COMMUNITY PLAN UPDATE



Vengan a diseñar el futuro de su comunidad

Traigan toda su familia... Van a ver actividades para niños!
Habrá refrescos!

Cuando	Donde	Tiempo
Miércoles Diciembre 1 2010	Mission San Miguel Parish Center 795 SLO Monterey Rd, San Miguel	6:30 p.m. A 9:00 p.m.

Este es el segundo de tres talleres para actualizar el Plan Comunitario de San Miguel. El proposito de este taller es para que residentes puedan opinar y conversar sobre:

Presentado Por:
San Luis Obispo County
and the Cal Poly & city Regional Planning Department

Si tiene alguna pregunta sobre este taller, por favor contacte:
Chuck Stevenson al cstevenson@co.slo.ca.us
o
Zeljka Howard al zhoward@calpoly.edu



CAL POLY
City & Regional Planning

Figure B-4: Workshop 2 Spanish Flyer

APPENDIX B

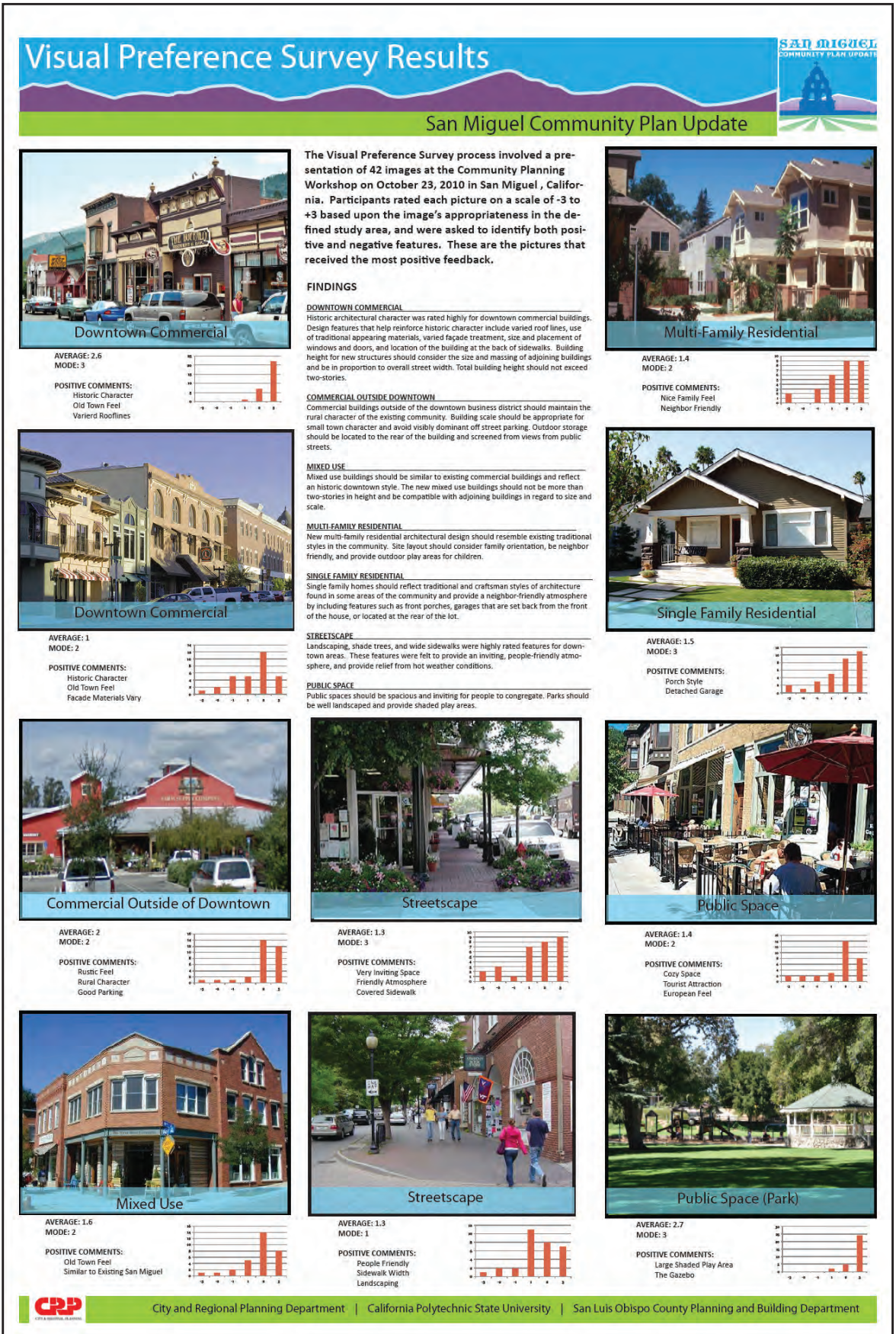


Figure B-5: Visual Preference Survey Poster

APPENDIX B

COMMUNITY MEETING

- Saturday -

October 23, 2010

9:00 am – 12:30 pm

Old Mission San Miguel Parish Center

795 Monterey Road, San Miguel

- Refreshments provided -



CAL POLY
City and Regional Planning Department

You are cordially invited to participate in a **Community Visioning Workshop!** The San Luis Obispo County Planning and Building Department and the City and Regional Planning Department at California Polytechnic State University are hosting a kickoff community workshop for updating the **San Miguel Community Plan**. When adopted by the County, the plan will help shape new growth, enhance the quality of life, and bring new vitality to San Miguel. This is the first of three workshops planned as part of the Community Plan update process.

At this workshop we want to learn how the community envisions its future. Specifically, what aspects of the community do you feel should be preserved, what areas should be improved, what type of new development would be desirable, and where could that development be located. Activities are planned for children too, so feel free to bring the whole family.

The Cal Poly Consulting Team will analyze the community feedback and develop several potential development scenarios. The results will be presented for community consideration at the second Community Workshop planned to be held in December.

As a member of the local community, your views are very important! We would greatly appreciate your participation in the workshop and your suggestions. Please join us at 9:30 am on Saturday October 23, 2010 in the Old Mission San Miguel Parrish Center at 795 Monterey Road, San Miguel. Should you have questions about this meeting, please, contact Chuck Stevenson, Long Range Planning Manager at 781-5197 (cstevenson@co.slo.ca.us) or Professor Zeljka Howard, City and Regional Planning Dept., Cal Poly, at 756-1507 (zhoward@calpoly.edu)

We look forward to seeing you at the meeting. Spanish translation will be provided.



San Miguel Land Use Category

Get Involved! Participate!

Figure B-6: County Letter

APPENDIX B

Encuesta de la comunidad Actualización del Plan de la Comunidad de San Miguel

¡Su opinión es importante! Usted puede ayudar a dar forma al futuro de San Miguel con su participación en esta encuesta. Para cada pregunta, por favor circule una o varias opciones, como se indica, o escriba su respuesta en el espacio apropiado.

¡Esta encuesta también está disponible en el web en el Condado de San Luis Obispo. Le favorecemos su ayuda en decirles a sus amigos y vecinos de la encuesta para que ellos también tengan la oportunidad expresar su opinión. Usted puede obtener la encuesta en www.sloplanning.org.

1. ¿Dónde vive usted?
A. San Miguel
B. Paso Robles
C. Atascadero
D. San Luis Obispo
E. Otra comunidad, por favor identifique: _____

2. ¿Qué es lo que más le gusta acerca de San Miguel? (Seleccione hasta tres opciones)
A. Sentido rural
B. Calles tranquilas
C. Buenas escuelas
D. Cercano a su trabajo
E. Eventos de la comunidad
F. La calidad escénica de la comunidad y del área
G. Carácter agrario
H. Interacción social
I. Los costos de la vivienda
J. Ubicación en el condado
K. Otros, por favor identifique: _____

3. ¿Dónde debe crecer San Miguel, si el crecimiento es de ocurrir? (Seleccione uno)
A. En el área desarrollada existente
B. Un poco más fuera del área desarrollada existente
C. En cualquier lugar dentro del área del plan

4. ¿Qué tipo de oportunidad de empleo le gustaría ver más en San Miguel?
A. Turística (por ejemplo, prueba de vinos)
B. Negocios locales
C. Empresas regionales
D. Cadenas de negocios nacionales
E. Me gusta el número actual de empresas

5. ¿De las siguiente empresas, que más desea ver puesto a disposición o ampliado en San Miguel? (Seleccione los 3 mas deseables)
A. Compras
B. Ropa
C. Vendedoras de aparatos electrodoméstico
D. Entretenimiento
E. Gasolina
F. Servicios de salud
G. Servicios personales
H. Vehículos

Figure B-7: Spanish Questionnaire part 1

APPENDIX B

6. ¿Cuán importante son cada uno de las siguiente opciones para el futuro de San Miguel?

- | | |
|-----------------------|--------------------|
| 1) No es importante | 4) Algo importante |
| 2) Algo no importante | 5) Muy importante |
| 3) Neutral | |

A.	Mejorar el drenaje para reducir las inundaciones	1	2	3	4	5
B.	Líneas eléctricas (subterráneo)	1	2	3	4	5
C.	Parques pequeños del vecindario	1	2	3	4	5
D.	Mejorar el parque de la comunidad	1	2	3	4	5
E.	La operación continuada de la biblioteca, con la educación De la comunidad y el acceso al Internet	1	2	3	4	5
F.	Calles atractivas orientada al peatón	1	2	3	4	5
G.	Desarrollo de un centro de la comunidad	1	2	3	4	5
H.	Actividades orientadas a la familia y niños	1	2	3	4	5
I.	Un mercado al aire libre	1	2	3	4	5
J.	Un jardín comunitario	1	2	3	4	5
K.	Comercio que sirven principalmente a visitantes	1	2	3	4	5
L.	Un área local de compras (una zona comercial)	1	2	3	4	5
M.	Acceso a la atención de la salud	1	2	3	4	5
N.	Mantenimiento de la carretera	1	2	3	4	5
O.	Conseguir acceso a través de la comunidad para peatones Y bicicletas	1	2	3	4	5

7. ¿Qué son sus principales preocupaciones?

8. ¿Qué le guataría ver agregado o cambiado en San Miguel?

Figure B-8: Spanish Questionnaire part 2

APPENDIX B

Community Survey San Miguel Community Plan Update

Your opinions are important! You can help shape the future of San Miguel by filling out this survey. For each question, please circle one or more choices, as indicated, or write your answer in the space provided.

This survey will also be available online at the County Planning and Building Department website next week on October 27th. We encourage you to tell your friends and neighbors to fill it out so their opinions can be heard, too! A link to the survey can be found at www.sloplanning.org

1. Where do you live?
 - A. San Miguel
 - B. Paso Robles
 - C. Atascadero
 - D. San Luis Obispo
 - E. Other, please specify:

2. What do you like most about San Miguel? (Circle up to three)
 - A. Small town
 - B. Quiet streets
 - C. Good schools
 - D. Close to my work
 - E. Community events
 - F. Scenic quality of the town and surrounding area
 - G. Rural and agricultural character
 - H. Social interaction
 - I. Housing costs
 - J. Location in the County
 - K. Other, please explain:

3. Where should San Miguel grow, if growth is to occur? (Circle one)
 - A. Within the existing developed area
 - B. Compactly next to the existing developed area
 - C. Areas somewhat further beyond the existing developed area
 - D. Limited areas within the plan area (refer to provided map)
 - E. Anywhere within the plan area (refer to provided map)

4. What type of job opportunity would you like to see the most in San Miguel?
 - A. Tourist-oriented businesses (e.g., wine tasting)
 - B. Locally owned businesses
 - C. Regional businesses
 - D. National business chains
 - E. I like the current number of businesses

5. Which type of businesses would you most like to see made available or expanded in San Miguel? (Circle top 3)
 - A. Groceries
 - B. Clothing
 - C. Appliances
 - D. Entertainment
 - E. Gasoline
 - F. Health services
 - G. Personal services
 - H. Vehicles

Figure B-9: First Community Survey part 1

APPENDIX B

6. How important are each of the following to the future of San Miguel?

- 1) Not important
- 2) Somewhat not important
- 3) Neutral
- 4) Somewhat important
- 5) Very important

A.	Drainage improvements to reduce flooding	1	2	3	4	5
B.	Underground power lines	1	2	3	4	5
C.	Small neighborhood parks	1	2	3	4	5
D.	Community park improvements	1	2	3	4	5
E.	Continued library operation, with community education and internet access	1	2	3	4	5
F.	Attractive, pedestrian-oriented streets	1	2	3	4	5
G.	Development of a town center	1	2	3	4	5
H.	Family/children-oriented activities	1	2	3	4	5
I.	An outdoor marketplace	1	2	3	4	5
J.	A community garden	1	2	3	4	5
K.	Retail businesses that serve primarily visitors	1	2	3	4	5
L.	A local shopping area	1	2	3	4	5
M.	Access to health care	1	2	3	4	5
N.	Road maintenance	1	2	3	4	5
O.	Pedestrian and bicycle access throughout the community	1	2	3	4	5

7. What are your main concerns regarding San Miguel?

8. What would you like to see added or changed in San Miguel?

Figure B-10: First Community Survey part 2

APPENDIX B

Community Survey San Miguel Community Plan Update

Your opinions are important! You can help shape the future of San Miguel by filling out this survey. For each question, please circle one or more choices, as indicated, or write your answer in the space provided.

This survey will also be available online at the County Planning and Building Department website next week on October 27th. We encourage you to tell your friends and neighbors to fill it out so their opinions can be heard, too! A link to the survey can be found at www.sloplanning.org

1. Where do you live?
 - A. San Miguel
 - B. Paso Robles
 - C. Atascadero
 - D. San Luis Obispo
 - E. Other, please specify:

2. Where do you work?
 - A. San Miguel
 - B. Paso Robles
 - C. Atascadero
 - D. San Luis Obispo
 - E. Home
 - F. Other, please specify:

3. Do you rent or own your home?
 - A. Rent
 - B. Own

4. What is your household size?
 - A. One person
 - B. Two people
 - C. Three people
 - D. Four people
 - E. Five or more people

5. How old are you?
 - A. 24 or under
 - B. 25-34
 - C. 35-44
 - D. 45-54
 - E. 55-64
 - F. 65-74
 - G. 75 or older

6. What do you like most about San Miguel? (Circle up to three)
 - A. Small town
 - B. Quiet streets
 - C. Good schools
 - D. Close to my work
 - E. Community events
 - F. Scenic quality of the town and surrounding area
 - G. Rural and agricultural character
 - H. Social interaction
 - I. Housing costs
 - J. Location in the County
 - K. Other, please explain: _____

Figure B-11: Second Community Survey part 1

APPENDIX B

7. What is one thing you would like to change the most in San Miguel?

8. Where should San Miguel grow, if growth is to occur? (Circle one)

- A. Within the existing developed area
- B. Compactly next to the existing developed area
- C. Areas somewhat further beyond the existing developed area
- D. Limited areas within the plan area (refer to provided map)
- E. Anywhere within the plan area (refer to provided map)

9. What type of job opportunity would you like to see the most in San Miguel?

- A. Tourist-oriented businesses (e.g., wine tasting)
- B. Locally owned businesses
- C. Regional businesses
- D. National business chains
- E. I like the current number of businesses

10. Where do you most often shop for the following items?

	San Miguel	Paso Robles	Atascadero	SLO City	Other (specify)
A. Groceries	_____	_____	_____	_____	_____
B. Clothing	_____	_____	_____	_____	_____
C. Appliances	_____	_____	_____	_____	_____
D. Entertainment	_____	_____	_____	_____	_____
E. Gasoline	_____	_____	_____	_____	_____
F. Health services	_____	_____	_____	_____	_____
G. Personal services	_____	_____	_____	_____	_____
H. Vehicles	_____	_____	_____	_____	_____

11. Of the businesses listed in Question #10, which would you most like to see made available or expanded in San Miguel? (Circle top 3)

- A. Groceries
- B. Clothing
- C. Appliances
- D. Entertainment
- E. Gasoline
- F. Health services
- G. Personal services
- H. Vehicles

12. Where do your children play or hang out after school? (If you do not have children, please move on to Question #13)

- A. School
- B. San Miguel Community Park
- C. Downtown San Miguel
- D. At home
- E. A friend's home
- F. A neighboring town, please specify: _____
- G. Other, please specify: _____

Figure B-12: Second Community Survey part 2

APPENDIX B

13. What activities does your family participate in? (Please circle top 3)
- A. After school sports
 - B. Boys/Girls club
 - C. Recreation department sports and/or activities
 - D. Church activities
 - E. Other, please specify: _____
14. Do you feel safe walking the streets of San Miguel? (Circle one)
- A. Yes
 - B. No
 - C. Sometimes
 - D. Only during the day
15. Is traffic, pedestrian, or bicycle safety an issue for you in San Miguel?
- A. Yes, please explain: _____
 - B. No
16. Would you ride a bicycle if there were a bike lane or separate path connecting you to your destination?
- A. Yes
 - B. No, please explain: _____

17. Would you walk to your destination if there was a sidewalk that connected you to your destination?
- A. Yes
 - B. No, please explain: _____

18. Would you benefit from pedestrian-oriented improvements, such as landscaping and benches?
- A. Yes
 - B. No, please explain: _____
19. What does San Miguel need right now? (please list up to five things)
- _____
- _____
- _____
- _____
- _____

Figure B-13: Second Community Survey part 3

APPENDIX B

20.	How important are each of the following to the future of San Miguel?					
	1) Not important					
	2) Somewhat not important					
	3) Neutral					
	4) Somewhat important					
	5) Very important					
A.	Drainage improvements to reduce flooding	1	2	3	4	5
B.	Street lighting	1	2	3	4	5
C.	Underground power lines	1	2	3	4	5
D.	Street trees	1	2	3	4	5
E.	Small neighborhood parks	1	2	3	4	5
F.	Community park improvements	1	2	3	4	5
G.	Continued library operation, with community education and internet access	1	2	3	4	5
H.	Attractive, pedestrian-oriented streets	1	2	3	4	5
I.	Development of a town center	1	2	3	4	5
J.	Family/children-oriented activities	1	2	3	4	5
K.	Hiking, biking and equestrian trails that connect to surrounding natural areas	1	2	3	4	5
L.	An outdoor marketplace	1	2	3	4	5
M.	A community garden	1	2	3	4	5
N.	Neighborhood day care facilities	1	2	3	4	5
O.	Retail businesses that serve primarily visitors	1	2	3	4	5
P.	Community schools	1	2	3	4	5
Q.	A local shopping area	1	2	3	4	5
R.	Access to health care	1	2	3	4	5
S.	Road maintenance	1	2	3	4	5
T.	Protect river bottom land for a park or open space	1	2	3	4	5
U.	Pedestrian and bicycle access throughout the community	1	2	3	4	5
V.	Improved emergency response	1	2	3	4	5

Figure B-14: Second Community Survey part 4

APPENDIX B

San Miguel Community Visioning Workshop
October 23, 2010
Personal Worksheet

Instructions: Please use this worksheet to write down your ideas about the following discussion topics.

1. Question 1: What do you like about San Miguel/ What would you like to see preserved or enhanced?

-List three things most important to you.

1. _____

2. _____

3. _____

2. Question 2: What is your main concern about San Miguel?

- Please follow each answer with brief reasons why you feel this way.

1. _____

2. _____

3. _____

3. Question 3: What is missing or what would you like to see added or changed in the future?

-Please follow each answer with brief reasons why you feel this way

1. _____

2. _____

3. _____

4. Visioning: What is your vision of San Miguel? What are the three key aspects of your vision of San Miguel in the future?

1. _____

2. _____

3. _____

Figure B-15: Community Visioning Workshop Worksheet



Figure B-16: County Roundout newspaper article

LOCAL

SANLUISOBISPO.COM

MONDAY, NOVEMBER 1, 2010

THE TRIBUNE A3

San Miguel seeks resident input

Looking to update town's plan for growth and development, officials turn to public for ideas

By TONYA STRICKLAND
tstrickland@tribunenews.com

Land preservation was among the hot topics in the first of three workshops on the future of San Miguel, according to county officials.

Workshop organizers — including the county Planning and Building Department, hired private consultants and Cal Poly — hosted the forum to learn what areas residents think should be improved, what new development people want and where

it could be located. Community input would then be used to develop several scenarios that would be presented to the public.

The next workshop is scheduled for Dec. 1 at the Mission Parish Center in San Miguel.

Using feedback from the first workshop, alternative plan concepts will be discussed at the December meeting, according to the county. After the third workshop, which hasn't yet been sched-

uled, a summary of the meetings will be reviewed by the county.

It would serve as an update to the San Miguel Community Plan — the county's blueprint for regulating growth and development there — which hasn't changed since 1981.

Cal Poly is slated to submit a draft of the updated plan to the county in the spring, officials said.

Then, the planning department will ask the Board of Supervisors to authorize and fund the completion of the planning process, including an environmental impact report, county Supervising

Planner Mike Wulkan said. "If the board does authorize us to complete the plan, it could be considered by the board in 2012," he added.

The public can also share ideas about the future of San Miguel in an online survey provided by the county.

The survey asks questions about what people like most in San Miguel and the types of job opportunities or services that are preferred.

Anyone with questions can contact Wulkan at 781-5608 and mwulkan@co.slo.ca.us or county planner Michael Conger at 781-5136 and mconger@co.slo.ca.us.

TAKE THE SURVEY

The public can give feedback in an online survey provided by the county Planning and Building Department. Surveys are available in English and Spanish.

English: <http://snjim/sanmiguelisurvey>

Spanish: <http://snjim/encuestasanmiguel>

Figure B-17: The Tribune Local article

APPENDIX B



San Miguel Community Plan Update

JOIN US!

SAN MIGUEL
COMMUNITY PLAN UPDATE



Come Plan Your Community's Future

Activities will be provided for school-aged children to get their ideas!
Refreshments will be provided!

WHEN	WHERE	TIME
Thursday January 27th 2011	Mission San Miguel Parish Center 795 SLO Monterey Rd, San Miguel	6:30 p.m. to 9:00 p.m.

This meeting concludes a series of three workshops held to gain ideas and feedback for guiding future growth in the Town of San Miguel. At this meeting attendees will review the consensus plan that was developed in response to input from the two prior workshops held in October and December, 2010.

- Your ideas and responses to the consensus plan are very important!
- Results from this workshop will help guide preparation of the Public Review Draft San Miguel Community Plan.

Hosted by:
San Luis Obispo County and the
Cal Poly City & Regional Planning Department

If you have any questions, please contact:
Chuck Stevenson at cstevenson@co.slo.ca.us
or
Zeljka Howard at zhoward@calpoly.edu



Figure B-18: Workshop 3 English flyer

APPENDIX B

El Plan Comunitario de San Miguel

Acompañenos!



**SAN MIGUEL
COMMUNITY PLAN UPDATE**

Vengan a diseñar el futuro de su comunidad

*Habra actividades para jovenes para recibir sus ideas!
Habra refrescos!*

Cuando	Donde	Tiempo
Jueves 27 de Enero 2011	Mission San Miguel Paroquia 795 SLO Monterey Rd, San Miguel	6:30 p.m. to 9:00 p.m.

Esta reunion concluye una serie de tres talleres para guiar el futuro crecimiento en el pueblo de San Miguel. En este taller, asistentes revisaran el plan de San Miguel que desarrollado despues en respuesta de los comentarios de los talleres anterior en octubre y diciembre de 2010.

- Sus ideas y respuestas son importante!
- Los resultados del taller ayudaran a quiar la preparacioñ de la revision pública del Plan Comunitario de San Mmiguel.

Hosted by:
San Luis Obispo County and the
Cal Poly & city Regional Planning Department

*Si tiene cualquier pregunta, llame
Chuck Stevenson at cstevenson@co.slo.ca.us
o
Zeljka Howard at zhoward@calpoly.edu*




Figure B-19: Workshop 3 Spanish flyer

APPENDIX B

Thank you very much for your participation in the San Miguel Community Plan Update process by attending the workshops sponsored by San Luis Obispo County and Cal Poly. We appreciate your input and consider it a valuable contribution to our planning process. We hope you will be able to attend our next workshop which will be held on Thursday, January 27 from 6:30-9:00pm at Mission Parish Community Center behind the Mission.

This meeting concludes a series of three workshops held to gain ideas and feedback for guiding future growth in San Miguel. At this meeting attendees will review the consensus plan that was developed in response from input from the two prior workshops held in October and December 2010. Result from this workshop will help guide preparation of the Public Review Draft San Miguel Community Plan.

If you have any questions please contact Zeljka Howard at zhoward@calpoly.edu

Hope to see you at the workshop!
Respectfully,

Public Outreach Team
Community Planning Laboratory
City and Regional Planning
Cal Poly State University
Winter 411 - Community Planning Studio

Figure B-20: Workshop 3 personal e-mail to past participants

APPENDIX B

Circulation, Parks, and Public Facilities Questionnaire:

Please respond with your thoughts and suggestions.

1. Circulation Improvements and Additions

a. 10th Street southbound on-ramp improvement

Yes:

Maybe:

No:

Comments: _____

b. Downtown park and ride facility with bus stop incorporated at Mission St. and 9th

Yes:

Maybe:

No:

Comments: _____

c. Bike and trail loop along Salinas River

Yes:

Maybe:

No:

Comments: _____

d. Historic Walking Trail

Yes:

Maybe:

No:

Comments: _____

2. Gateways and Landmarks

a. North Mission St. Gateway (archway)

Yes:

Maybe:

No:

Comments: _____

b. Small Landmark at Mission St. and 16th

Yes:

Maybe:

No:

Comments: _____

Figure B-21: Workshop 3 Break-out survey, Circulation, Parks, and Public Facilities part 1

APPENDIX B

c. Information Kiosk at Mission St. and San Luis Obispo Rd.

Yes:

Maybe:

No:

Comments: _____

3. Public Facilities

a. High School with sports fields east of railroad and south of 13th St.

Yes:

Maybe:

No:

Comments: _____

b. Passive recreation in the Salinas River flood plain area

Yes:

Maybe:

No:

Comments: _____

4. Additional Comments

Comments: _____

Figure B-22: Workshop 3 Break-out survey, Circulation, Parks, and Public Facilities part 1

APPENDIX B

Service Commercial Districts Questionnaire:

Please respond with your thoughts and suggestions.

1. Service Commercial South (west of Highway 101)

a. Convenience/Service stores

Yes:

Maybe:

No:

Comments: _____

b. Office facilities for local residents

Yes:

Maybe:

No:

Comments: _____

2. 10th St. Commercial Connection to Mission St.

Yes:

Maybe:

No:

Comments: _____

3. Service Commercial North (URL expansion area)

a. Expand wine industry including wine distribution center

Yes:

Maybe:

No:

Comments: _____

b. Restore Bed and Breakfast

Yes:

Maybe:

No:

Comments: _____

b. Wooded areas and open space east of Service Commercial – passive recreation

Yes:

Maybe:

No:

Comments: _____

4. Additional Comments

Comments: _____

Figure B-23: Workshop 3 Break-out survey, Service Commercial Districts

APPENDIX B

Downtown District Questionnaire:

Please respond with your thoughts and suggestions.

1. Downtown District

a. Mission St. Plaza on Mission St. between 12th St. and 13th St.

Yes:

Maybe:

No:

Comments: _____

b. Adaptive reuse of barn at Mission St. and 9th St. for tasting rooms and art gallery

Yes:

Maybe:

No:

Comments: _____

c. Grocery store at 16th and Mission St.

Yes:

Maybe:

No:

Comments: _____

d. Mixed Use in Downtown Core - Commercial/Office

Yes:

Maybe:

No:

Comments: _____

e. Mixed Use in Downtown Core - Commercial/Residential

Yes:

Maybe:

No:

Comments: _____

f. Downtown Core along Mission St. from 11th St. to 14th St.

Yes:

Maybe:

No:

Comments: _____

Figure B-24: Workshop 3 Break-out survey, Downtown District part 1

APPENDIX B

g. Streetscaping on Mission St.

Yes:

Maybe:

No:

Comments: _____

h. Streetscaping in alleyways

Yes:

Maybe:

No:

Comments: _____

2. Additional Comments

Comments: _____

Figure B-25: Workshop 3 Break-out survey, Downtown District part 2

APPENDIX B

Residential Development Questionnaire:

Please respond with your thoughts and suggestions.

1. Proposed Single Family Residential south of the proposed High School

Yes:

Maybe:

No:

Comments: _____

2. Multi-family Housing

a. Multi-family housing east of railroad

Yes:

Maybe:

No:

Comments: _____

b. Multi-family housing west of Highway 101

Yes:

Maybe:

No:

Comments: _____

c. Multi-family housing west of Mission St.

Yes:

Maybe:

No:

Comments: _____

3. Senior Living Facilities within Multi-Family Residential east of railroad

a. Assisted Living Facilities

Yes:

Maybe:

No:

Comments: _____

b. Senior Community living facilities

Yes:

Maybe:

No:

Comments: _____

Figure B-26: Workshop 3 Break-out survey, Residential Development part 1

APPENDIX B

4. Housing in Downtown Core (Mixed Use)

Yes:

Maybe:

No:

Comments: _____

5. San Lawrence Terrace Phasing

a. Single Family Residential density increase

Yes:

Maybe:

No:

Comments: _____

b. Multi-family housing in San Lawrence Terrace for Phase 2

Yes:

Maybe:

No:

Comments: _____

c. Commercial in San Lawrence Terrace for Phase 2

Yes:

Maybe:

No:

Comments: _____

6. Additional Comments

Comments: _____

Figure B-27: Workshop 3 Break-out survey, Residential Development part 2

APPENDIX B

Spanish Questionnaire for the DELAC meeting:

Por favor de responder con sus opiniones y sugerencias.

1. Reconfiguración del 10th Street Rampa de Salida
Me gusta: Quizá: No Me gusta:
Comentarios: _____
2. “Park and Ride” en el centro comercial con parada de autobús
Me gusta: Quizá: No Me gusta:
Comentarios: _____
3. Camino de bicicletas por el Rio Salinas
Me gusta: Quizá: No Me gusta:
Comentarios: _____
4. Camino Histórico
Me gusta: Quizá: No Me gusta:
Comentarios: _____
5. Entrada al norte de Misión St.
Me gusta: Quizá: No Me gusta:
Comentarios: _____
6. Kiosco de informaciones en Misión St. y San Luis Obispo Rd.
Me gusta: Quizá: No Me gusta:
Comentarios: _____
7. Escuela secundaria con complejo deportivo al este de la carretera y sur de 13th St.
Me gusta: Quizá: No Me gusta:
Comentarios: _____
8. Recreaciones pasivas en la área de la inundación del Río de Salinas área
Me gusta: Quizá: No Me gusta:
Comentarios: _____
9. Expandir la producción y distribución de vino
Me gusta: Quizá: No Me gusta:
Comentarios: _____
10. La Plaza en Misión St. entre 12th St. y 13th St.
Me gusta: Quizá: No Me gusta:
Comentarios: _____

Figure B-28: Spanish Questionnaire for the DELAC meeting part 1

APPENDIX B

11. Adaptación de la granja en Misión St. y 9th St.
Me gusta: Quizá: No Me gusta:
Comentarios: _____
12. Supermercado en 16th y Misión St.
Me gusta: Quizá: No Me gusta:
Comentarios: _____
13. Mezcla de usos en el centro comercial – Oficinas y Residencias
Me gusta: Quizá: No Me gusta:
Comentarios: _____
14. Decoración de calles en Misión St. y los callejones
Me gusta: Quizá: No Me gusta:
Comentarios: _____
15. Nuevas Casas al sur de la escuela secundaria
Me gusta: Quizá: No Me gusta:
Comentarios: _____
16. Apartamentos al este de las vías y al oeste de la Carretera 101
Me gusta: Quizá: No Me gusta:
Comentarios: _____
17. Facilidades de vivienda para tercera edad entre los apartamentos
Me gusta: Quizá: No Me gusta:
Comentarios: _____

Figure B-29: Spanish Questionnaire for the DELAC meeting part 2

APPENDIX C: LAND USE AND HOUSING

Table C-1: Dwelling Units per Acre Designations Used for Calculations

Land Use	DU/AC
Residential Single Family	8
Residential Multi-Family	16.5
Rural Suburban	0.5
Downtown Residential	8

Table C-2: Population Projection Based on Housing Units*

Planned Land Uses	Existing	Projected Addition	Total
Residential Single Family	1,112	1,338	2,450
Residential Multi-Family	476	1,659	2,135
Rural Suburban	194	76	270
Downtown Residential	0	328	328
Total	1,782	3,401	5,183

*Based on proposed densities

Table C-3: Households in San Miguel*

Planned Land Uses	Existing	Proposed Addition	Total
Residential Single Family	367	442	809
Residential Multi-Family	157	548	705
Rural Suburban	64	25	89
Downtown Residential	0	108	108
Total Households	588	1,122	1,710

*Numbers include vacancy rate at 5%

*Household size at 3.03

Table C-4: Housing Units in San Miguel*

Planned Land Uses	Existing	Proposed Addition	Total
Residential Single Family	385	464	849
Residential Multi-Family	165	575	740
Rural Suburban	67	26	94
Downtown Residential	0	114	114
Total Residential Units	617	1,179	1,797

*Physical buildings constraint rate at 10%

*RMF= Fully built out, not taking county guidelines into consideration for parcel size

*DR= Density determined through characteristics of existing approved project

APPENDIX C

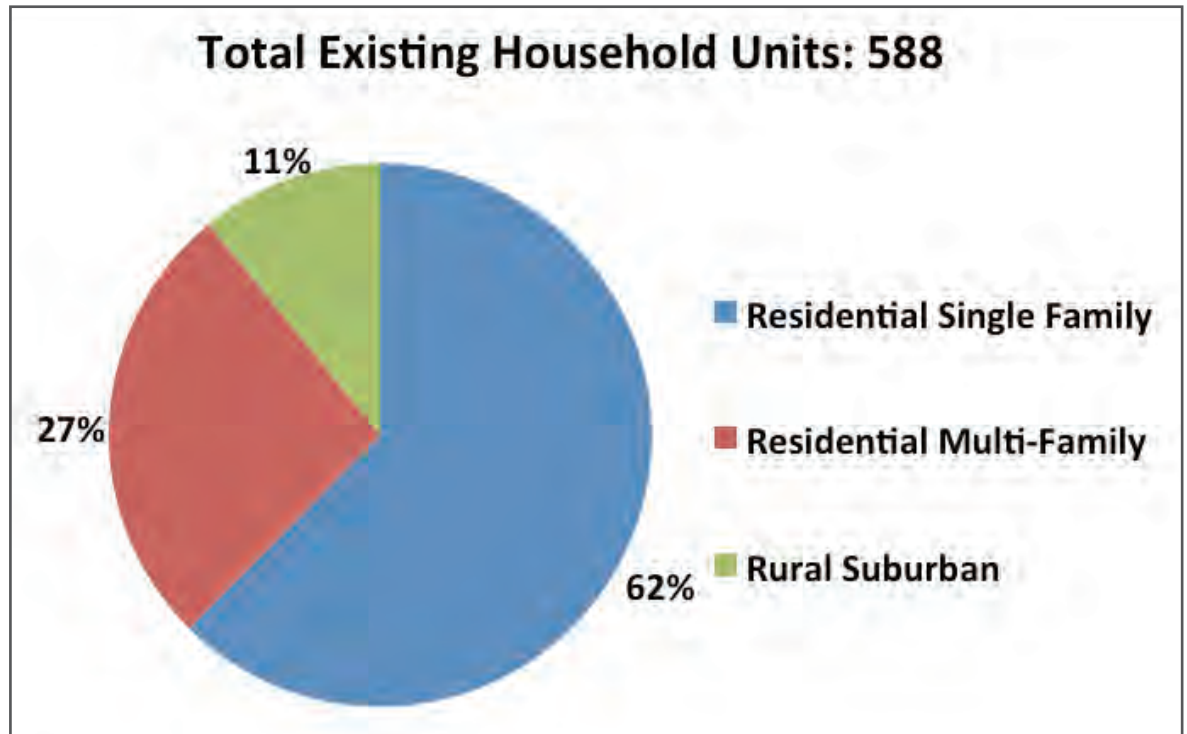
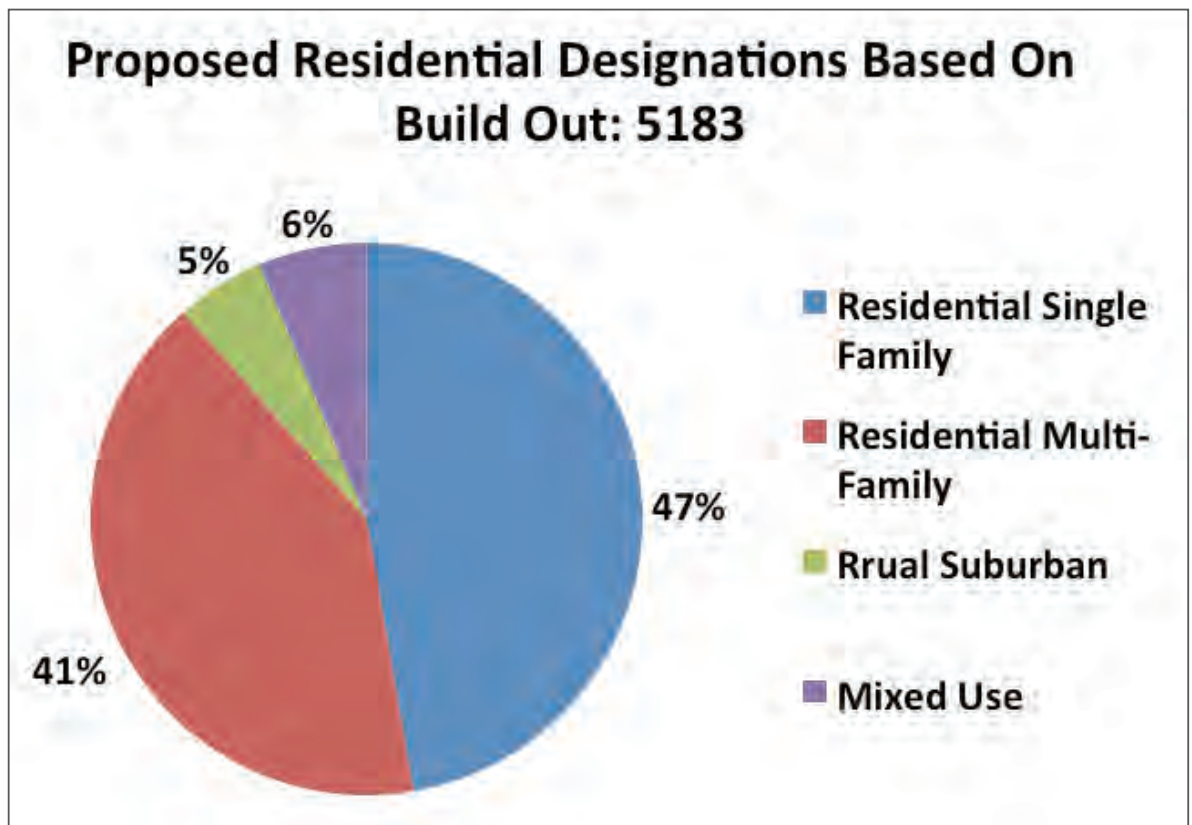


Figure C-1: Breakdown of Existing Residential Household Units in San Miguel



*RMF= Fully Built Out, not taking into consideration County guidelines for parcel size

*MU= DU determined through characteristics of existing approved project

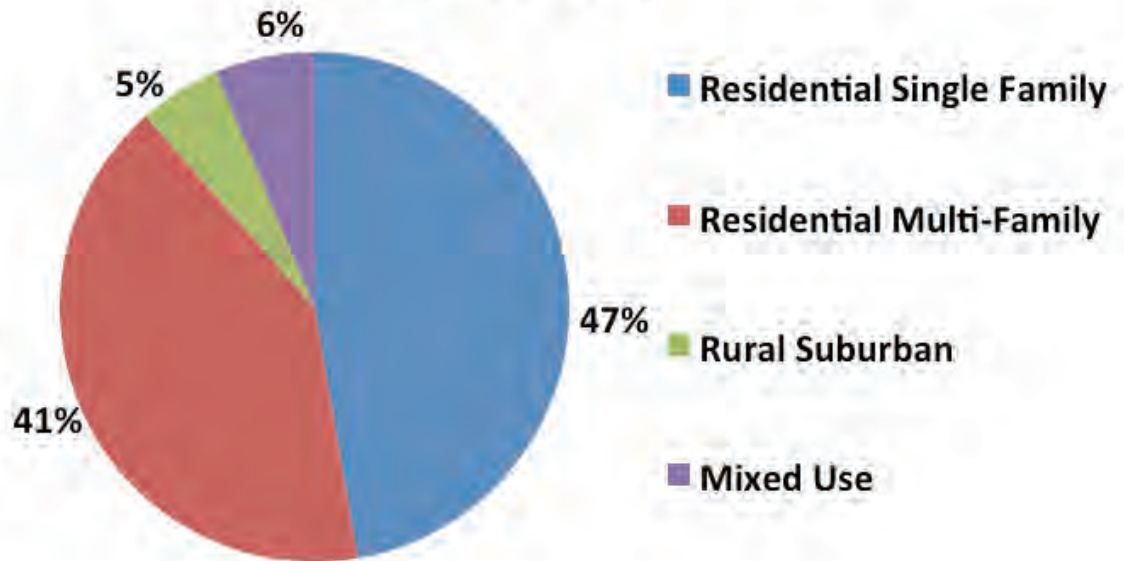
*Numbers include vacancy rate at 5%

*3.03 persons per household

Figure C-2: Proposed Residential Designations based on Build-Out, with Population at 5,183 for San Miguel

APPENDIX C

Proposed Total Housing Units based on Medium Build Out: 1796



*RMF= Fully Built Out, not taking into consideration County guidelines for parcel size

*MU= DU determined through characteristics of existing approved project

*Numbers include physical buildings constraint rate at 10%

Figure C-3: Total Housing Units based on Proposed Build-Out at 1,796

APPENDIX C

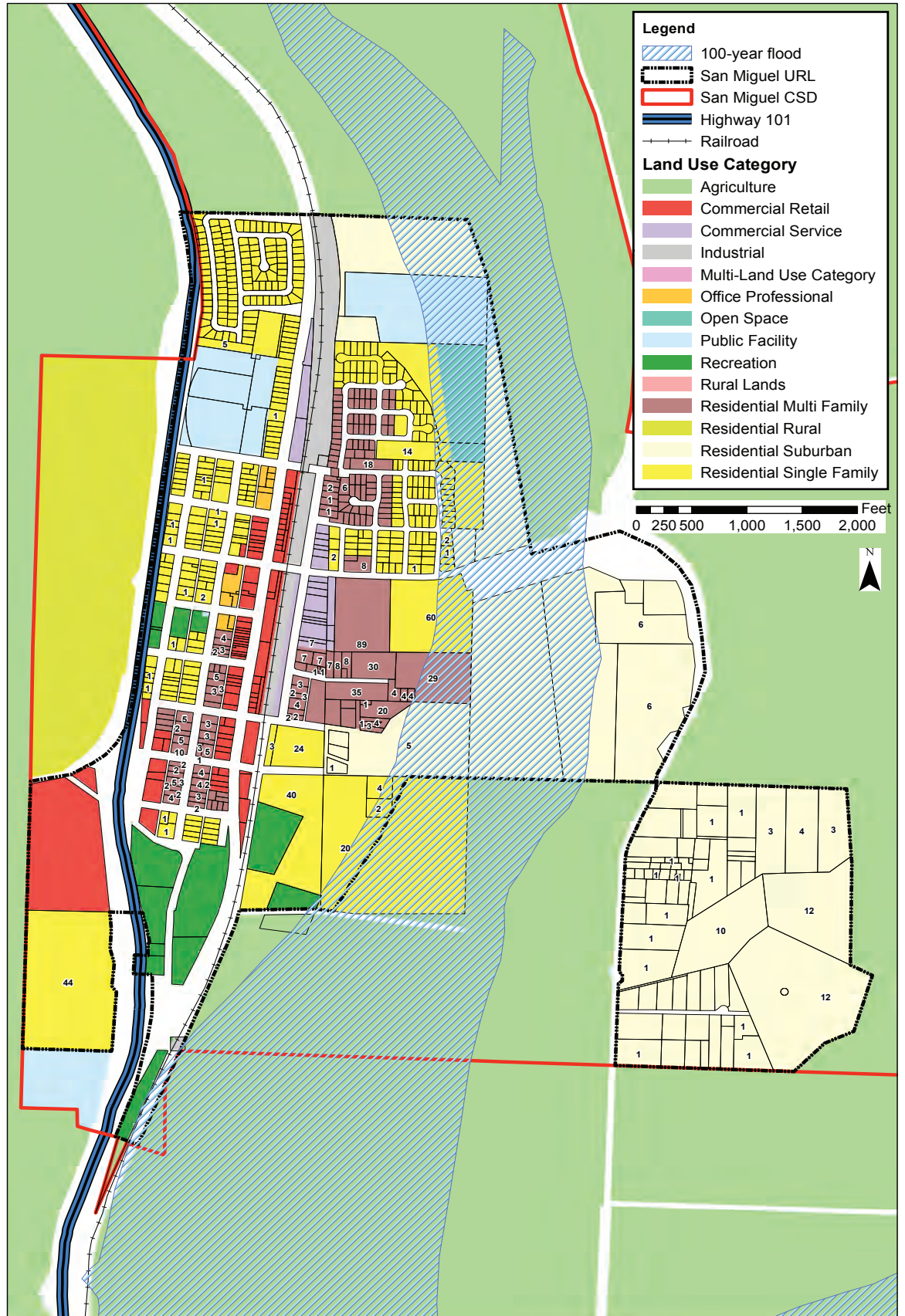


Figure C-4: Breakdown of Existing Residential Household Units in San Miguel

APPENDIX D: NATURAL AND HISTORIC RESOURCES

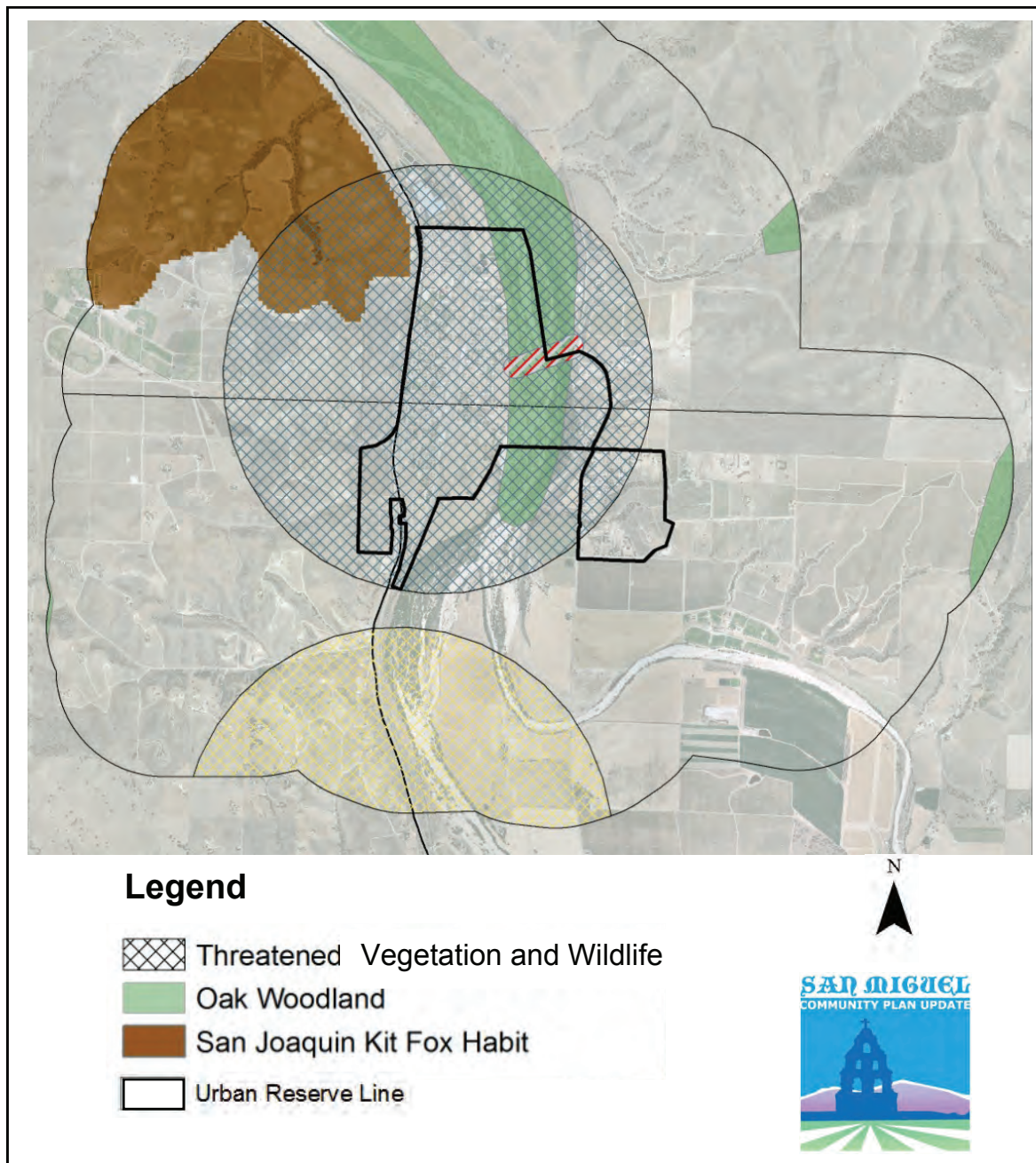


Figure D-1: Sensitive Species and Habitats

APPENDIX D

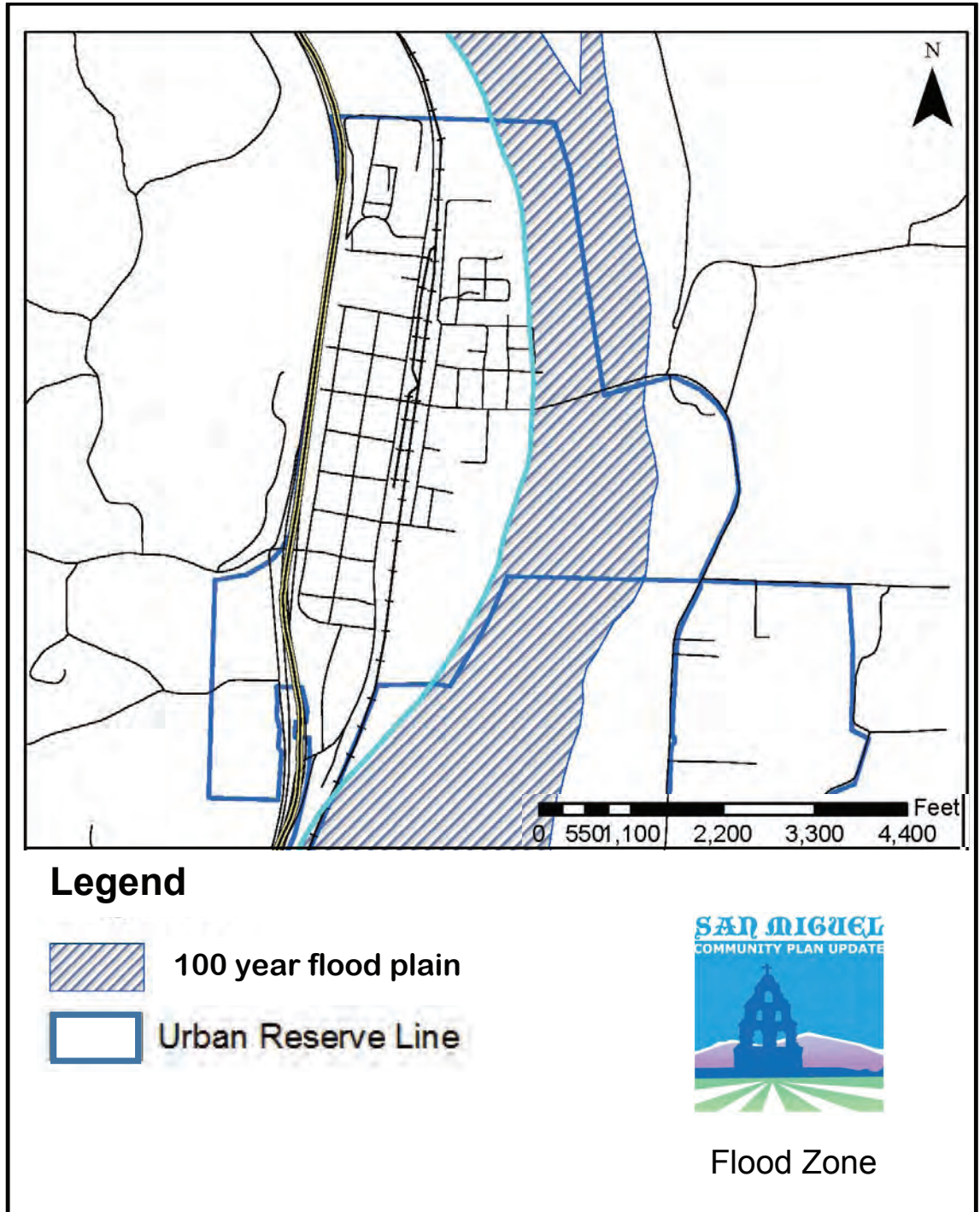


Figure D-2: Flood plain on east side of San Miguel

APPENDIX D

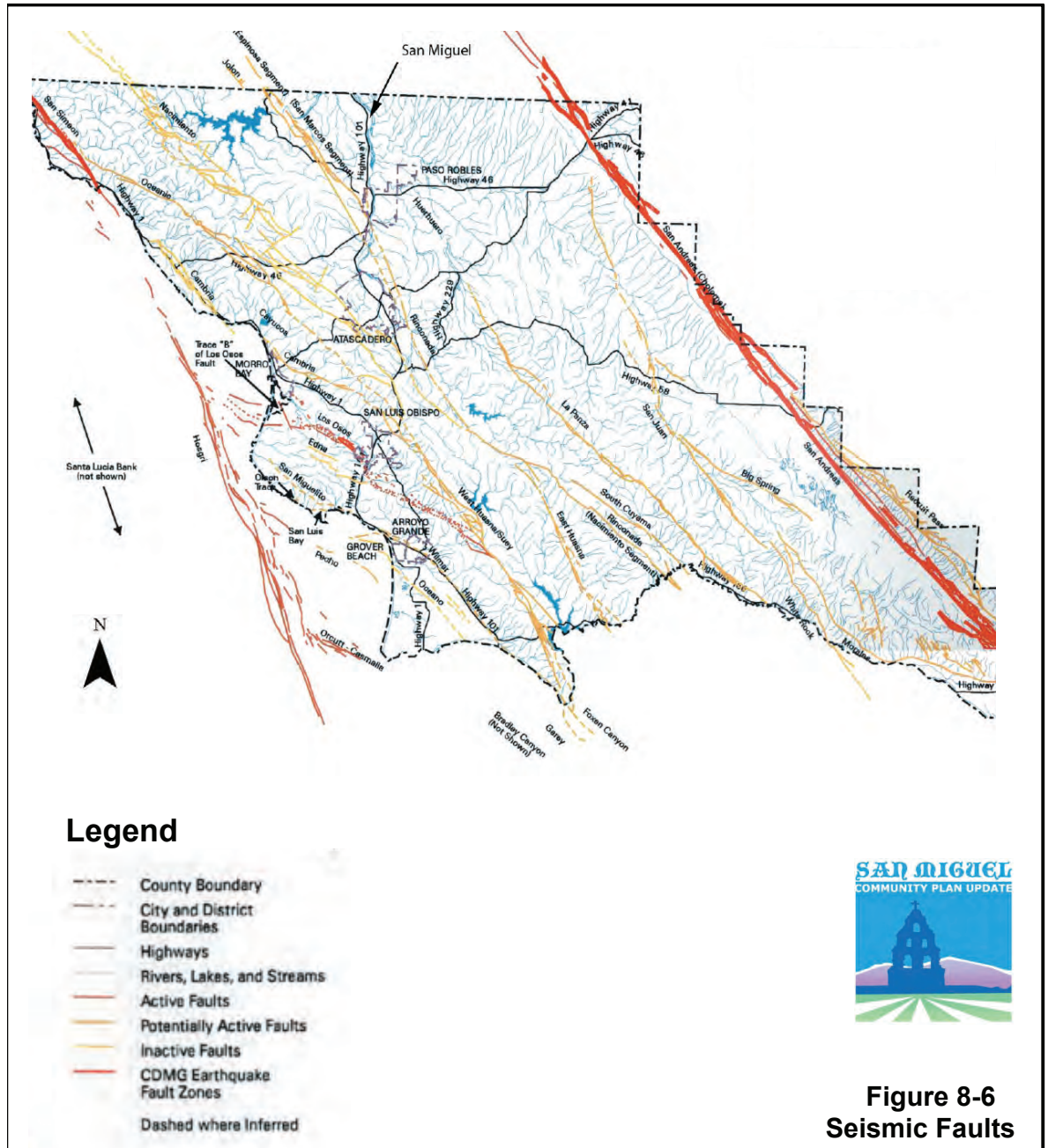


Figure 8-6
Seismic Faults

Figure D-3: San Miguel sits next to the San Andreas fault and other minor faults

APPENDIX D






Name	Location	Description
<p>Mission San Miguel Archangle</p> 	<p>South on Mission Street, before San Luis Obispo Rd.</p>	<p>Mission San Miguel Archangel is the 16th mission of the 21 mission chain that can found throughout California. In 1834 the church was secularized, and the land given back to the Native Americans. The land was then sold into private ownership, but was given back in 1878 to the Franciscans.</p>
<p>The Rios-Caledonia Adobe</p> 	<p>South on Mission Street, before San Luis Obispo Rd.</p>	<p>The Rios-Caledonia Adobe was originally built on mission land for the civilian administrator of the mission. The size was later us as a stagecoach stop, inn, local bar, and today is used as a museum.</p>
<p>Reuck's Pumps and Power Equipment</p> 	<p>Near the corner of Mission Street and 13th Street, on the west side.</p>	<p>Reuck's Pumps and Power Equipment is located in a building that was saved from a fire that destroyed the building next to it in the 1920's. It is now being considered for the historic registry.</p>
<p>San Miguel Flouring Mill Company</p> 	<p>Northern part of San Miguel on Mission Street near 19th Street.</p>	<p>San Miguel Flouring Mill Company was formed by a group of farmers who got together to help the development of the "new country." It was originally known as the Farmers Alliance company Flour Mill.</p>
<p>The Park Garage</p> 	<p>On the northwest corner of 14th Street and Mission Street.</p>	<p>The Park Garage was the second garage in town when it was first built. Its most recent use was a restaurant, but is currently up for sale.</p>

Figure D-4: San Miguel Historic Structures list, part 1

APPENDIX D






Name	Location	Description
<p>The Crettol Wall</p> 	<p>On the southeast corner of 11th Street and L Street.</p>	<p>The Crettol Wall was built by Jesse Crettol who came to help restore the Mission. It is a piece of art work that is unique to San Miguel.</p>
<p>The Church at San Miguel</p> 	<p>On the northeast corner of 13th Street and L Street.</p>	<p>The Church at San Miguel is one of the town's original churches, and at one point in time was located on the hill overlooking the town.</p>
<p>The Elkhorn Bar</p> 	<p>On Mission Street, between 12th Street and 13th Street, on the west side.</p>	<p>The Elkhorn Bar was established in 1853 during the gold rush days. It is currently the second oldest bar in the state of California. It has been in continuous operation since then although the torch bearers as we like to call ourselves have changed over the years.</p>
<p>The Old Gas Station</p> 	<p>On the southwest corner of Mission Street and 12th Street.</p>	<p>The old gas station, this building has been owned by the Works family for many years. It has housed many different gas companies before it was abandoned. It currently is a Coffee Station.</p>
<p>Dan's Cabinet Shop</p> 	<p>On the northwest corner of 12th Street and Mission Street.</p>	<p>This building was built in 1917 and was originally a Bank of Italy, but late converted into a Dan's Cabinet Shop.</p>

Figure D-5: San Miguel Historic Structures list, part 2

APPENDIX D






Name	Location	Description
<p>San Miguel Motel</p>  <p>11</p>	<p>On N Street, just before 14th street.</p>	<p>San Miguel Motel was originally the La Favorite, run by the Simmons Family. La Favorite was also used as a saloon and restaurant. The motel is currently run down and old.</p>
<p>The Orvitt Center</p>  <p>12</p>	<p>On the southwest corner of Mission Street and 14th Street.</p>	<p>The Orvitt Center was originally built to house the telephone office that was run by the Negley family, with a newspaper office next door. Phone Company was operating until WWII. Currently Casa San Miguel.</p>
<p>Purina Chows Warehouse</p>  <p>13</p>	<p>On the east side of Mission Street along 14th Street.</p>	<p>This old San Miguel Flouring Mill Warehouse is now currently a Purina Chows Warehouse.</p>
<p>Old Fire Station</p>  <p>14</p>	<p>On the southwest corner of L Street and 13th Street.</p>	<p>This is the old San Miguel Fire Station before the one on Mission St. was built. It has been renovated and is still being used as a structure for the Fire Department.</p>
<p>Sim's Hotel</p>  <p>15</p>	<p>On the southeast corner of L Street and 13th Street.</p>	<p>The Sims Hotel had its peak years during WWII. The hotel is now considered a historic structure of San Miguel due to its unique past.</p>

Figure D-6: San Miguel Historic Structures list, part 3

APPENDIX E: CIRCULATION AND NOISE

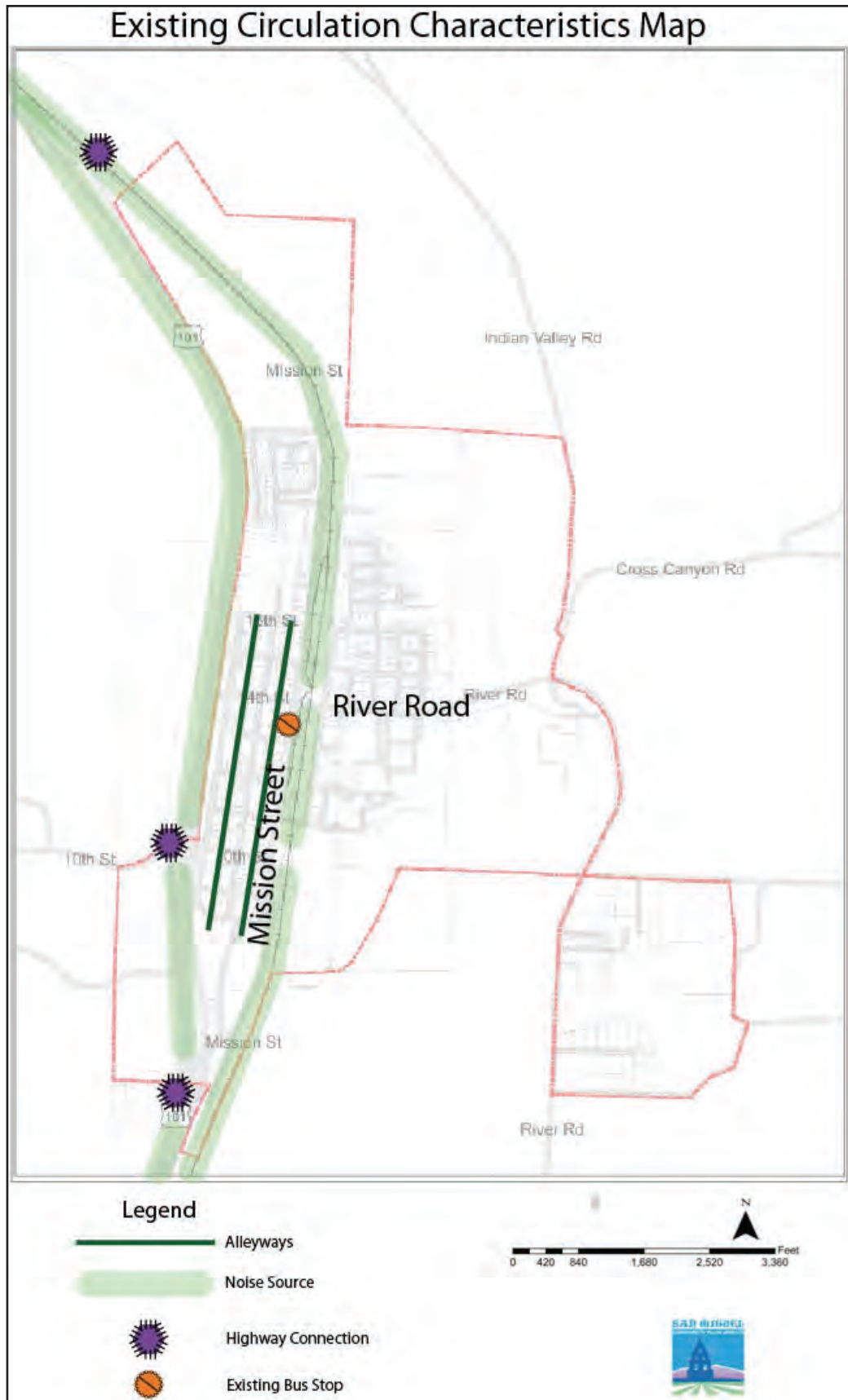


Figure E-1: The major existing characteristics of San Miguel's circulation network

APPENDIX F: COMMUNITY SERVICES AND UTILITIES

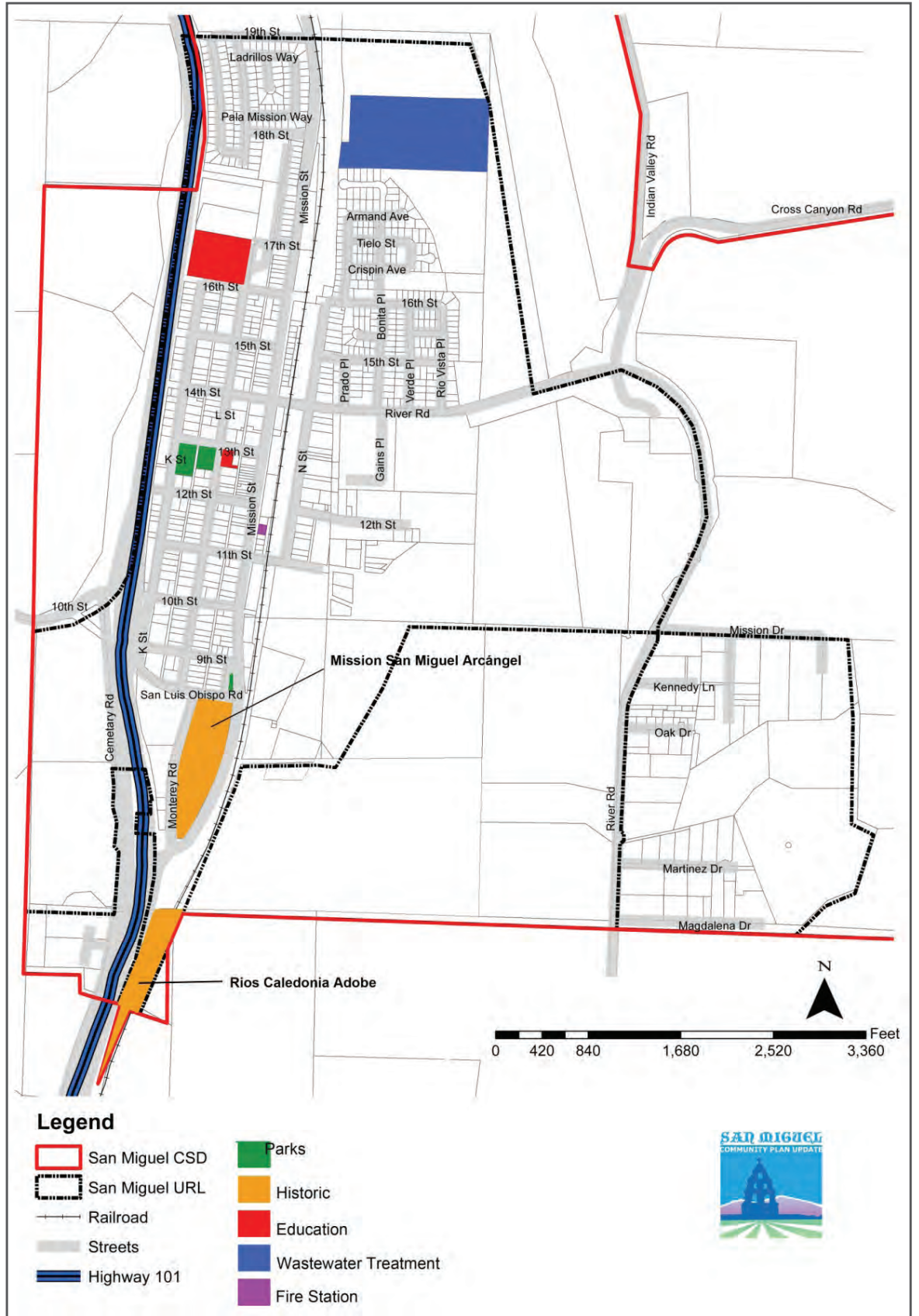


Figure F-1: Existing Public Facilities Map

APPENDIX F

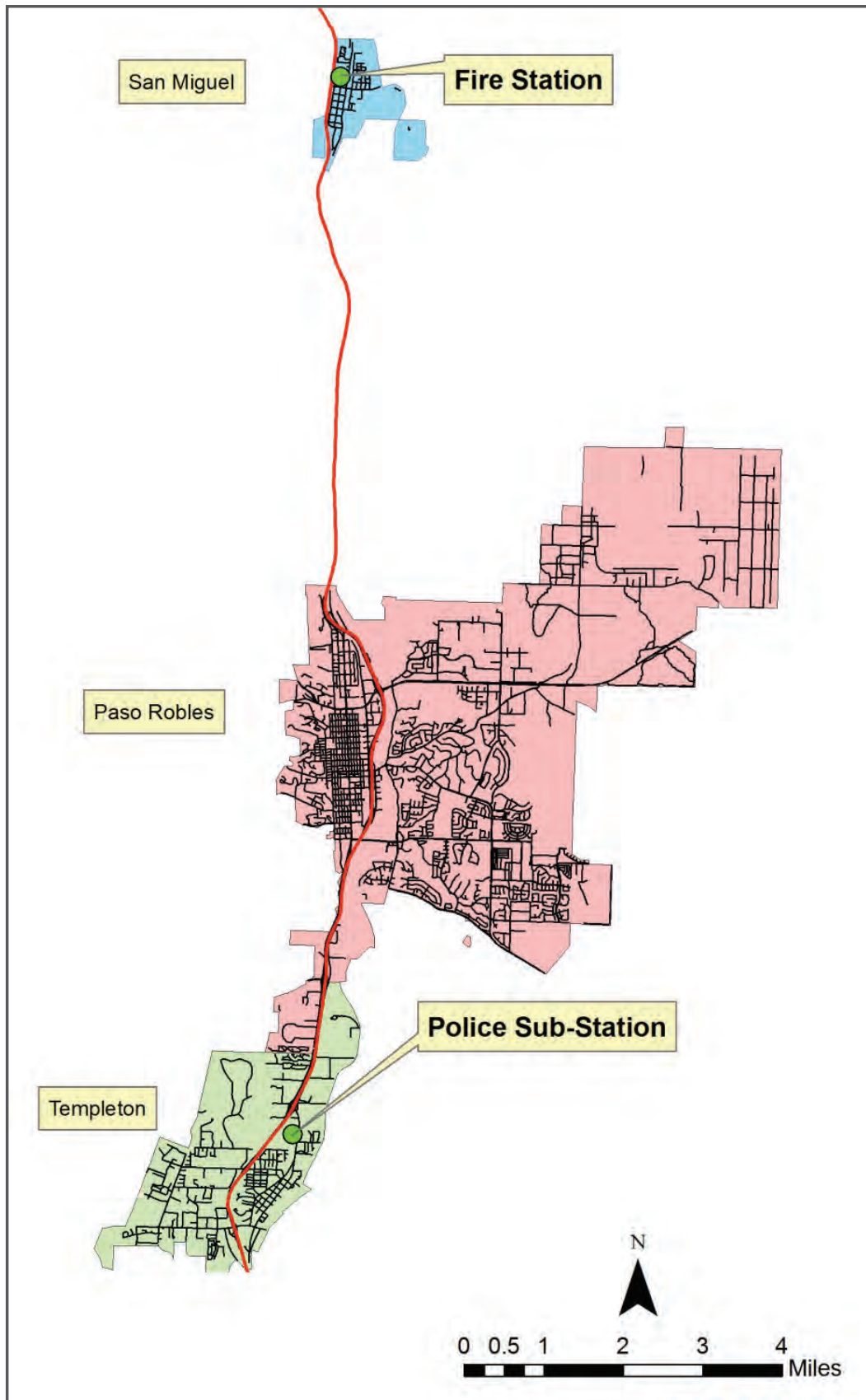


Figure F-3: Public Substation and San Miguel Fire Station Locations

APPENDIX F

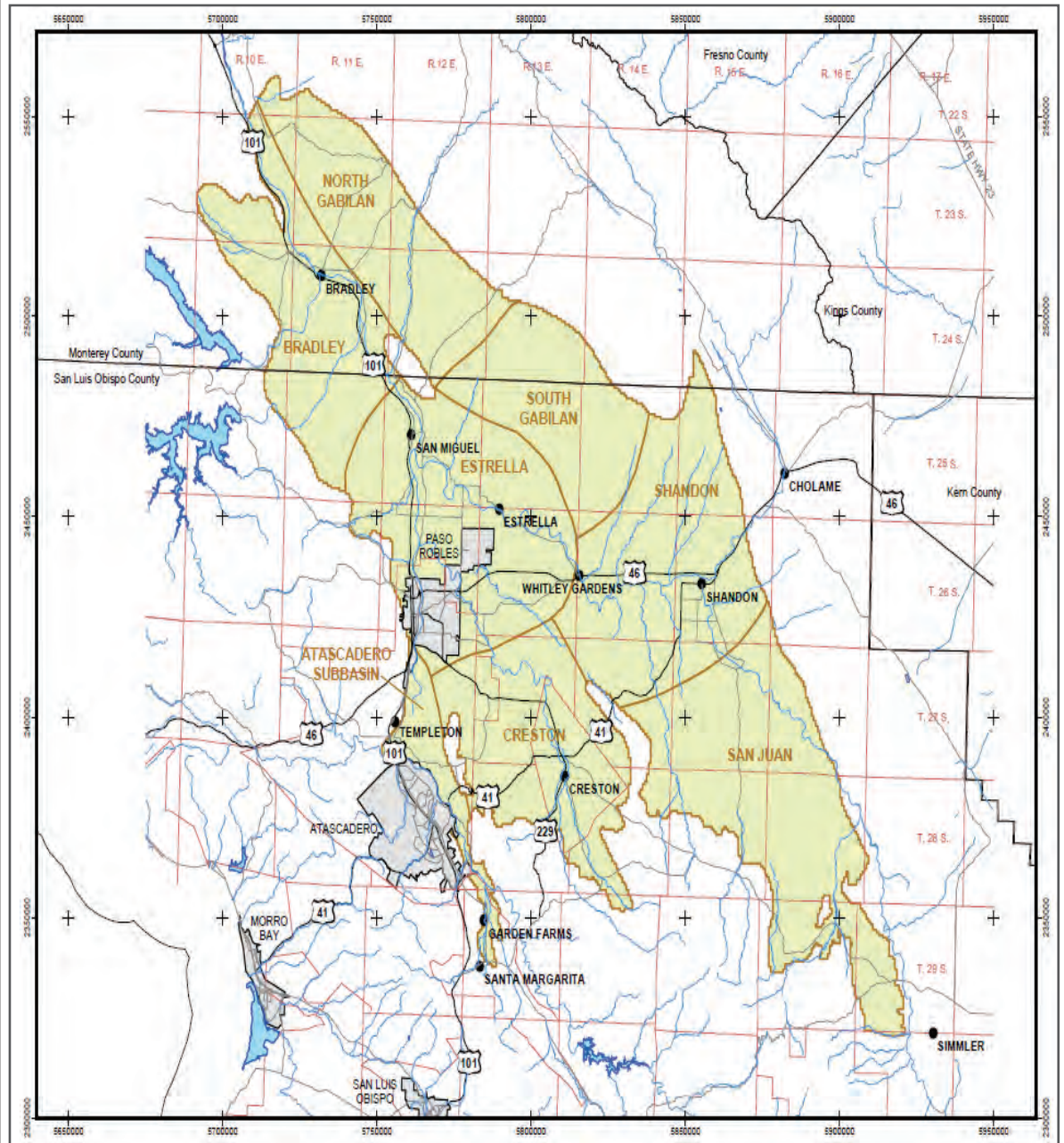


Figure F-4: Paso Robles Groundwater Basin

Source: Paso Robles Groundwater Basin Balance Review and Update, 2010

GLOSSARY

Accessory Second Unit	A separate additional living unit, usually subordinate in size, location, and appearance to the primary unit, which includes separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.
Adaptive Reuse	Conversion of a facility or part of a facility to a use significantly different from that for which it was originally designed; e.g., converting a railroad station to a shopping mall or post office to a rail station.
Agriculture	The science, art, and business of cultivating soil, producing crops, and raising livestock; farming.
Air Quality	A measure of the amount of pollutants emitted into the atmosphere and the dispersion potential of an area to dilute those pollutants.
Alternative Energy Sources	Alternative Energy Sources: Energy sources different from those in widespread use at the moment (referred to as conventional). Alternative energy usually includes solar, wind, wave, tidal, hydroelectric and geothermal energy.
Arcade	A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall.
Articulation	A method of styling the joints in the formal elements of architectural design.
Awning	A roof-like structure often made of canvas or plastic, that serves as a shelter, as over a storefront, window, door, or deck.
Balustrade	A railing supported by balusters
Bollard	A short, vertical post that is used to control or direct road or foot traffic.
Build-out	Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.
Cladding	A material used as the outside wall enclosure of a building.
Class II Bikeway	Paved, striped bike lanes shared with a main road but exclusive to bicycles.
Class III Bikeway	Bike routes shared with motor vehicles and pedestrians. These routes are defined through signs or other permanent markings to designate the bikeway right-of-way.
Colonnade	A row of columns supporting a roof, an entablature, or arcade.

GLOSSARY

Complete Streets	An integration of multiple modes of transportation, including sidewalks, crosswalks, bicycle lanes, and public transit options in one circulation network.
Corbel	A projection jutting out from a wall to support a structure above it.
Cornice	The exterior detail at the meeting of a wall and a roof overhang: a decorative molding at the intersection of a wall and a ceiling.
Developable Land	Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.
Easement	The right to use property without owning it.
Eave	The horizontal edge at the low side of a sloping roof.
Energy	The capacity or power to do work, such as the capacity to move an object (of a given mass) by the application of force. Energy can exist in a variety of forms, such as electrical, mechanical, chemical, thermal, or nuclear, and can be transformed from one form to another. It is measured by the amount of work done, usually in joules or watts.
Energy Conservation	Attempts to limit energy use so that the growth in overall global energy use is slowed. Idealists wish to see absolute reduction in energy use but perhaps a lower per capita usage is a more appropriate goal.
Energy Efficient	Products and systems that use less energy to perform as well, or better than, standard products. While energy-efficient products sometimes have higher up-front costs, they tend to cost less over their lifetime when the cost of energy consumed is factored in.
Facade	The exterior face of a building, often distinguished from other surfaces by elaboration of architectural features or ornamental details.
Floodplain	The flat land along a stream or river that floods on a regular basis, sometimes every year. The soils are often quite rich with new nutrients brought in by floodwater. Trees that grow in floodplains must be adapted to saturated soils that occur on the silt associated with the floodplain.
Gable	The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.
Greenway	A narrow, long piece of land used for recreation and pedestrians.

GLOSSARY

Hip Roof	A roof that slopes upward from all sides of a structure, having no vertical ends.
Historic Resources	Properties, structures, and districts that are listed in or have been determined to be eligible for listing on the National Register of Historic Places.
Implement	To provide a practical means for accomplishing something; carrying into effect.
Industrial	The manufacture, production, and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories; and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.
Infrastructure	Infrastructure: Public services and facilities such as sewage-disposal systems, water-supply systems, other utility systems, schools, and roads.
Issues	Important unsettled community matters or problems that are identified in a community’s general plan and dealt with by the plan’s objectives, policies, plan proposals, and implementation programs.
Jobs/Housing Balance	The availability of affordable housing for employees. Divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.
Land Use Classification	A system for classifying and designating the appropriate use of properties.
Mitigate	To moderate (a quality or condition) in force or intensity; alleviate.
Mixed-Use Development	Mixed-Use Development: a structure or group of structures designated for more than one purpose.
Molding	An ornamentally shaped outline as an architectural feature, esp. in a cornice.
Multi-Use Pathways	Pathways that can accommodate multiple uses, including walking, bicycling, and equestrian purposes.
Natural Resources	A material source of wealth, such as timber, fresh water, or a mineral deposit, that occurs in a natural state and has economic value.

GLOSSARY

Neighborhood	A planning area commonly identified as such in a community’s planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.
Non-Recyclable Material	Raw or processed material that cannot be recovered from a waste stream for reuse.
Objective	The clearly defined, decisive, and attainable goals towards which every military operation should be directed.
OPR General Plan Guidelines	Provide advice on how to write a general plan that expresses a community’s long-term vision, fulfills statutory requirements, and contributes to creating a great community.
Parapet	A low, protective wall along the edge of a roof, bridge, or balcony. Pitched Roof: A two-sided sloped roof having a gable at both ends.
Policy	A plan or course of action, as of a government, political party, or business, intended to influence and determine decisions, actions, and other matters.
Pollutant	A substance or condition that contaminates air, water, or soil. Pollutants can be artificial substances, such as pesticides and PCBs, or naturally occurring substances, such as oil or carbon dioxide, that occur in harmful concentrations in a given environment. Heat transmitted to natural waterways through warm-water discharge from power plants and uncontained radioactivity from nuclear wastes are also considered pollutants.
Preservation	The act of preserving; care to preserve; act of keeping from destruction, decay or any ill.
Purpose	The object toward which one strives or for which something exists; an aim or a goal.
Ranchette	A small-scale ranch, usually only a few acres.
Recyclable Material	Raw or processed material that can be recovered from a waste stream for reuse.
Retrofit	Any change made to an existing structure to reduce or eliminate damage to that structure from flooding, erosion, high winds, earthquakes, or other hazards.
Shingle	A small unit of water-resistant material nailed in overlapping fashion with many other units to make a wall or sloping roof watertight.

GLOSSARY

Structural Bay	The area between four load-bearing columns in a slab and column structure.
Sustainability	An economic, social, and ecological concept. It is intended to be a means of configuring civilization and human activity so that society and its members are able to meet their needs and express their greatest potential in the present, while preserving biodiversity and natural ecosystems, and planning and acting for the ability to maintain these ideals indefinitely. Sustainability affects every level of organization, from the local neighborhood to the entire globe. It is a sometimes controversial topic.
Trellis	A framework of light wooden or metal bars, chiefly used as a support for fruit trees or climbing plants.
Urban Growth Boundary	An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries (also called urban limit lines) are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals. (Source: Greenbelt Alliance).
Urban Pumping Rate	The rate at which potable water is pumped from the groundwater basin within the urban reserve line.
Vernacular	Of or being an indigenous building style using local materials and traditional methods of construction and ornament, especially as distinguished from academic or historical architectural styles.
Zoning	The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

BIBLIOGRAPHY

- California Department of Transportation. (2010). Complete Streets Implementation Action Plan. Retrieved from http://www.dot.ca.gov/hq/tpp/offices/ocp/complete_streets_files/CompleteStreets_IP03-10-10.pdf
- Cal Poly San Luis Obispo Planning Lab. (2004, March). San Miguel 2025 Draft Community Plan. Retrieved from <http://www.planning.calpoly.edu/sites/sanmiguel/documents/index.html>
- County of San Luis Obispo. (2010). Paso Robles Groundwater Basin Resource Capacity Study. San Luis Obispo, CA: U.S.
- City of Arroyo Grande. (2003). Design Guidelines and Standards for Historic Districts. Arroyo Grande, CA: U.S.
- City of Calabasas. (1994). Master Plan and Design Guidelines. Calabasas, CA: U.S.
- City of Sacramento. (2009). City of Sacramento General Plan Economic Development Element. Sacramento, CA: U.S.
- City of San Diego. (2006). City of San Diego General Plan: Economic Prosperity Element. San Diego, CA: U.S.
- City of San Diego. (2006). City of San Diego General Plan: Public Facilities, Services and Safety Element. San Diego, CA: U.S.
- City of San Luis Obispo. (2002). Community Design Guidelines. San Luis Obispo, CA: U.S.
- City of Ventura. (2005). City of Ventura General Plan: Our Active Community Element. Ventura, CA: U.S.
- County of San Luis Obispo. (1997). Countywide Design Plan, San Luis Obispo County General Plan.
- County of San Luis Obispo. (2010). San Luis Obispo County General Plan. San Luis Obispo, CA: U.S.
- County of San Luis Obispo. (2003). San Miguel Community Design Plan.
- County of San Luis Obispo. (2011). Shandon Community Plan. San Luis Obispo, CA: U.S.
- CRP 410 Community Planning Lab. (2009). San Miguel Background Report: San Miguel Existing Conditions and Future Prospects. California

BIBLIOGRAPHY

Polytechnic State University, San Luis Obispo, CA: U.S.

Economic Vitality Corporation of San Luis Obispo County. (2010). County Cluster Assessment. Retrieved from http://www.sloevc.org/CEDS/SLO%20County%20Cluster%20Assesment_April%202010%282%29.pdf

Fugro West. (2010). Paso Robles Groundwater Basin Water Balance Review and Update. San Luis Obsipo, CA: Fugro West Inc.

Governor's Office of Planning and Research. (2003). State of California General Plan Guidelines. Retrieved from http://www.opr.ca.gov/planning/publications/General_Plan_Guidelines_2003.pdf

Iwasaki, R. California Department of Transportation. (2008). Deputy Directive 64-R1: Complete Streets (DD-64-R1). Retrieved from http://www.dot.ca.gov/hq/tpp/offices/ocp/complete_streets_files/dd_64_r1_signed.pdf

LSA Associates Inc. (2009). San Miguel Ranch EIR. Retrieved from <http://www.lsa-assoc.com/SanMiguelRanchFEIR/home.htm>

PMC. (2011). San Luis Obispo County Climate Action Plan Retrieved from <http://www.slocounty.ca.gov/planning/CAP/meetings.htm>

RMC. (2003). San Miguel Drainage and Flood Control Study. Retrieved from <http://www.slocountydrainagestudies.org/>

Ventura Planning Commission. (2005). 2005 Ventura General Plan. Ventura, CA: U.S.