

San Miguel

Draft Historic District Ordinance



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Approval Page

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Chapter

1

Executive Summary

The executive summary defines the project, identifies the reason for it and the methods used to accomplishing the project. It also includes background information and the general goal.





Figure 1.1 Fountain in Mission San Miguel.
Source: Cal Poly consultant team.



Figure 1.1 Walkway in Mission San Miguel.
Source: Cal Poly consultant team.

1. EXECUTIVE SUMMARY

The goal of this proposed project is to maintain the historic character in San Miguel. This project is motivated by the anticipated future development in the town specifically in the commercial corridor. Maintaining the history and charm of San Miguel may enhance tourism and ultimately economic development. The expected outcome of this project is a Draft Historic District Ordinance in San Miguel for the County of San Luis Obispo. The Draft Historic District Ordinance can be used as a tool for regulating the design of future development and administering that it complies with the established standards.

A historic district can be defined as a geographically definable area with a focus on properties that are unified aesthetically by historical design elements. A historic district ordinance will create an additional zone to the already designated zoning, such as C-1. The Draft Historic District Ordinance will supplement existing zoning rules and take preference over existing design guidelines. To achieve this goal, this project will provide design guidelines including recommendations, regulations and graphics illustrating the guiding principles. In the historic district, the guidelines will be more precise and focused on preserving historic styles. According to the Conservation and Open Space Element of the County of San Luis Obispo's General Plan, the natural and historic character and identity of rural areas shall be protected.

San Miguel is a small town in San Luis Obispo County with historic and cultural resources. There are currently two historic buildings in San Miguel recognized by the National Register of Historic Places, Mission San Miguel Arcángel and the Rios-Caledonia

Adobe. The Draft San Miguel Community Plan from CRP411 includes a chapter on the historical and cultural resources in San Miguel which contains background information, goals and objectives. The Rios-Caledonia Adobe is a house made of adobe in San Miguel and was built in 1835. It was originally the residence of the Rios family but later purchased and operated as the Caledonia Inn. Years later, it was used for different businesses and eventually again as a residence for various families. It wasn't until 1964 that San Luis Obispo County purchased the adobe house and later the Friends of the Adobe formed to preserve and restore it, now a California Historical Landmark. In addition to the preserved buildings, currently there is beautiful landscape on the site, a gift shop and restrooms. The Caledonia Adobe is a historic building as well as a tourist attraction.

There are twenty one missions throughout California, one being Mission San Miguel Arcángel. The Mission was founded on July 25, 1797, and to this day continues to be used as a parish church. Due to the San Simeon Earthquake in 2003 the Mission was closed to the public but it re-opened in December of 2009. With the large amounts of tourists who travel through California to visit all the missions, Mission San Miguel already attracts many visitors. By preserving and enhancing the historic character of the town with a Historic District Ordinance, tourism and businesses can expand in San Miguel.

The Draft Historic District Ordinance will not only assist in preserving the historic buildings and character of San Miguel but it can also be adopted and modified as needed for the other areas in the County of San Luis Obispo. Since it is known that ordinances for historic districts can be controversial, this specific ordinance may result in a voluntary code with mere recommendations. Although, if it is welcomed by the community it may be adopted and updated to be consistent with the most current related documents and similar guidelines. The project proposal and contract can be found in Appendix A and B.

Chapter

2

Introduction

This Introduction will outline the document that follows; a Draft Historic District Ordinance created for San Miguel including the purpose and goals of the ordinance. It also contains the boundaries of the proposed Historic District and the establishment of a Historic District Commission.





2. INTRODUCTION

2.1 Purpose

The purpose of this ordinance is to promote the educational, cultural, economic and general welfare of the community by the protection, enhancement, and preservation of the town's historic district. The Historic District includes nationally recognized historic buildings as well as commercial buildings and several residential properties recognized by the community. The historic findings can be found in Appendix F as well as a map in Appendix G. These historic and significant buildings represent the architectural style that provides the basic criteria for structural changes to be carried out within the district. Forming a Historic District Ordinance will preserve and maintain the heritage of the town by preserving neighborhoods in San Miguel which reflect elements of its cultural, social, economic, political and architectural history. The Draft Historic District Ordinance promotes town beauty and rural character while strengthening the local economy and with time, enhances property values.

2.2 Goals

More specifically, the goals of the design standards is to:

- A. Retain San Miguel's small town appeal.
- B. Rehabilitate structures within the Historic District wherever possible.
- C. Encourage compatibility of development with both community and neighborhood characteristics.
- D. Encourage the design and scale of new development to complement the existing neighborhoods and community development.
- E. Preserve and enhance the historic character and heritage of San Miguel.
- F. Enhance the aesthetic appearance of San Miguel through urban design elements.

2.3 Historic District Commission

In order to carry out the purpose of this ordinance, the community members of San Miguel should create a Historic District Commission by conducting a town election. Membership should consist of not fewer than five or more than seven regular members. The conduct of members should be governed by the County of San Luis Obispo.

In selecting each member, the community should take in consideration the appointee's demonstrated interest and ability to understand, appreciate and promote the purpose of the Historic District Commission. An effort should be made to appoint members of the community that are professionals in architectural history, archaeology, cultural anthropology, United States history or town planning, if applicable. Members must be residents of San Miguel.

Owners of a property in the Historic District can elect to make the property subject to the requirements of this ordinance. If they do they must obtain a certificate of approval before taking any action for which a certificate is required by this ordinance, carry out all work authorized by a certificate of approval in accordance with the certificate and any conditions it contains, and lastly, assure that the recorded title of the property subject to the Historic District is amended to bind future property owners as required by the Historic District Commission. The procedures for certificate of approval can be found in Chapter 6. Also, the guidelines referenced for this procedure can be found in the case studies in Appendix J.

2.4 Historic District Boundary

The Historic District is defined in Figure 1.1 on the next page. The boundary was determined around the historic structures that were identified in the CRP 410/411 Community Design Lab and can be found in Appendix G. All properties within the district are eligible to be subject to the provisions of this ordinance, but will become subject to the Draft Historic District Ordinance only if the owners of the property choose to.

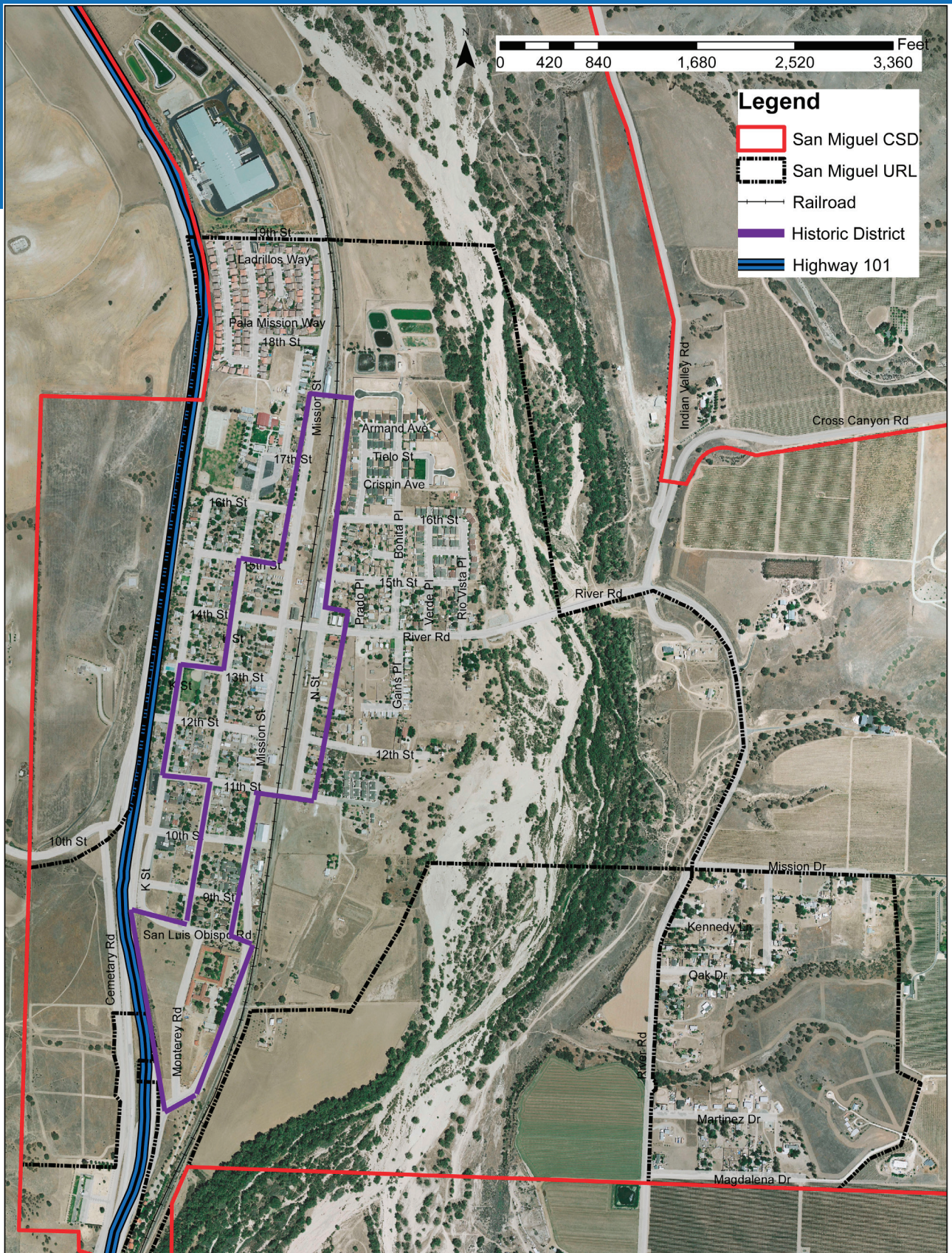


Figure 2.1 Aerial map of San Miguel with the Historic District Boundary.

Chapter

3

History of San Miguel

This chapter outlines in greater detail the history of San Miguel from the establishment to recent times. It also includes the location and demographic information.





Figure 3.1 Rios-Caledonia Adobe House.
Source: Cal Poly consultant team.



Figure 3.2 Post Office in San Miguel.
Source: Cal Poly consultant team.

3. HISTORY OF SAN MIGUEL

San Miguel is an unincorporated community located in the northern part of San Luis Obispo County. The town was once colonized by Salinan and Chumash people. The Salinan village of Sagshpileel was located nearby on the Salinas River. For as many as ten thousand years, these indigenous people lived prosperously off the land as hunter-gatherers. When European settlement brought Spanish control over California, Franciscan missionaries began establishing missions in California's coastal valleys in order to Christianize the indigenous populations.

Mission San Miguel Arcángel was founded by Father Fermin Lasuen on July 25, 1797. The Mission drew many of the local indigenous people, and their numbers grew to over 1,000. It wasn't until the 1880's that San Miguel became a thriving community with the arrival of the Southern Pacific Railroad. Also the Farmers' Alliance Company and the Southern Pacific Grain Warehouse provided many jobs and new methods of transporting the grain throughout the region. By this time, the community had over 40 licensed businesses ranging in type from professional offices to industrial manufacturing. Many structures built during this time can still be found in the community. This community growth continued until 1898 when a drought severely impacted agriculture in the area.

The next major growth in San Miguel came during World War II, when Camp Roberts flourished as a military training base. Camp Roberts is located on Highway 101, which follows the old Mission Trail. Maneuver Training Center (MTC) Camp Roberts is a 42,361-acre site that is the largest and most capable training area under the control of the California Army National Guard. MTC Camp Roberts supports light and heavy

maneuver live-fire training, aerial gunnery, drop zones, and limited airfield capabilities on two airfields. With the onset of World War II, San Luis Obispo County's transportation links and open land areas were deemed useful by the US War Department, which located training camps in the area: Camp Roberts and Camp San Luis Obispo, as well as a naval training base at Morro Bay and a Coast Guard station near Cambria. Camp Roberts is located 5 to 10 miles northwest of San Miguel. Many of the soldiers would frequently come to San Miguel and utilize the community's businesses. These camps brought into the County nearly 100,000 military personnel.

The end of World War II signaled a decreased need for Camp Roberts to train soldiers in such large numbers, as it once held 436,000 Infantry and Artillery troops. Its activities were greatly diminished, almost overnight, and San Miguel lost a large portion of its economic base. Camp Roberts returned to active status during the Korean War, and for a time San Miguel flourished. However, the end of the Korean conflict again brought the base's activities to a quick halt, and San Miguel recessed. Since the decommissioning, commercial ventures and investments within San Miguel have decreased as a result of the population decrease and a corresponding lessening of commercial retail and service demand.

Mission San Miguel is the main tourist attraction in the town for its historic significance. After the 2003 San Simeon Earthquake, the mission was badly damaged and while there were no injuries, the earthquake caused extensive cracks and damage to the adobe building. The historic church, built in the 1790's, had always been open until the building was closed after being deemed unsafe for occupation due to the San Simeon Earthquake. Almost six years later, in October of 2009, the



Figure 3.3 Historic Sims Hotel in San Miguel.
Source: Cal Poly consultant team.



Figure 3.4 Elkhorn bar in San Miguel.
Source: Cal Poly consultant team.

Monterey Diocese of the Roman Catholic Church celebrated the rebuilding of Mission San Miguel Arcángel with a public grand opening.

There has been no major economic development in San Miguel since Camp Roberts reduced operations; however, the community has the potential for considerable community growth. With Paso Robles becoming a thriving and desirable community to live in, the housing prices are increasing. San Miguel, located approximately nine miles north of Paso Robles, has potential to provide more affordable housing options, as will be further discussed in the Economic Development chapter of the background report. As new development begins, preservation of historic structures will be of primary concern to maintain San Miguel's rich history and provide the community with a unique sense of place.

The population of San Miguel in 1990 and 2000 was recorded by the U.S. Census as 1,123 and 1,427 respectively. Within those ten years there was a 26% increase in population. The median age for San Miguel in 2000 was 29.3. The population of San Miguel in 2000 was 1,420. By the year 2010, the projected population was 1,838, an increase of 29%. By the year 2020, the community is projected to gain an additional 366 people, an increase of 20%. The community will continue to grow into the next decade and is expected to have an additional population increase of 18% by 2030 and an additional 5% by the year 2035. The background report for San Miguel can be found in Appendix I.



Figure 3.5 Mission San Miguel Arcángel.

Source: *DiscoverSanMiguel.com*

Chapter

4

Community Outreach

In order to meet the needs of the community of San Miguel there was a great outreach program. This chapter outlines the input from the community members used for the Historic District Ordinance.





Figure 4.1 Community Outreach at Lillian Larsen Elementary School.

Source: Cal Poly consultant team.



Figure 4.2 Participants at a community workshop.

Source: Cal Poly consultant team.

4. COMMUNITY OUTREACH

In order to identify the community’s goals, an outreach program was developed to receive direct community feedback on the vision of San Miguel’s future. The outreach program consisted of three community workshops, distribution of flyers, postings on the County’s website and DiscoverSanMiguel.com, visits to Lillian Larsen Elementary School, and targeted outreach to the Spanish-speaking community.

The physical aspect of development and design is essential to satisfy the community’s 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, streetscape, public space, parks, single family residential, and multi-family residential. Participants rated 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 visual preference survey results can be found in Appendix D.

These standards were developed following research into the cultural history and existing historic landmarks within San Miguel, completion of a community-wide visioning process to establish locally-held values regarding historic preservation, evaluation of existing guidelines from other communities, and public input through workshops, questionnaires and discussion groups held by the CRP 410/411 Community Design Labs.

The surveys and questionnaires given to community members can be found in Appendix H. The information and findings have been further refined and clarified for the purpose of these Guidelines to better serve the public and assure the continuing quality of life in San Miguel.

The main objective of the design guidelines is to ensure that new development fits in well with its surroundings and the town feel of San Miguel is maintained. The following design guidelines share this objective, with an emphasis on design conditions and priorities supported by the community. The guidelines aim to direct the design of new development in a manner that strengthens the town's mixed-use character. The community has clearly stated its desire to maintain the small town atmosphere and the qualities that have historically characterized San Miguel. However, it was also recognized that new development provides the opportunity for a broader mix of businesses and services, residential units and employment and an expanded tax-base. The guidelines strive to create a sustainable environment while allowing the expression of San Miguel's sense of community and distinctive style.



Figure 4.3 Community members contributing ideas at a community workshop.
Source: Cal Poly consultant team.

Chapter

5

Design Guidelines

These design guidelines strive to maintain and enhance San Miguel's small town way of life, rural character, historic value and scenic charm. The design guidelines are intended to be a guide to help navigate through the review process.





Figure 5.1 Example of a pedestrian walkway that was welcomed by the participants at the workshop.
Source: www.google.com.



Figure 5.2 Example of Downtown Commercial that was welcomed by the participants at the workshop.
Source: www.google.com.

5. DESIGN GUIDELINES

The following pages contain the design guidelines for San Miguel's Historic District Ordinance. The design guidelines incorporate the existing characteristics of San Miguel urban form which can be found in Appendix E. The guidelines are listed in alphabetical order. Any applicant, business owner, and land owner with property in the historic district should consult the appropriate guidelines prior to initiating a project or submitting an application to the Historic District Commission. Each project will be reviewed against the guidelines outlined here. The Historic District Commission could not anticipate every application or situation within the context of these guidelines therefore each proposal will ultimately be judged on its own merits.

After consulting the guidelines you are encouraged to obtain an application for a review and Certificate of Appropriateness from the Historic District Commission. Also, it is always a good idea to consult the Historic District Commission about the particular details of your project, the application process, and the guidelines before you spend too much time, money, and energy developing a project or pursuing a process that is not up to date.

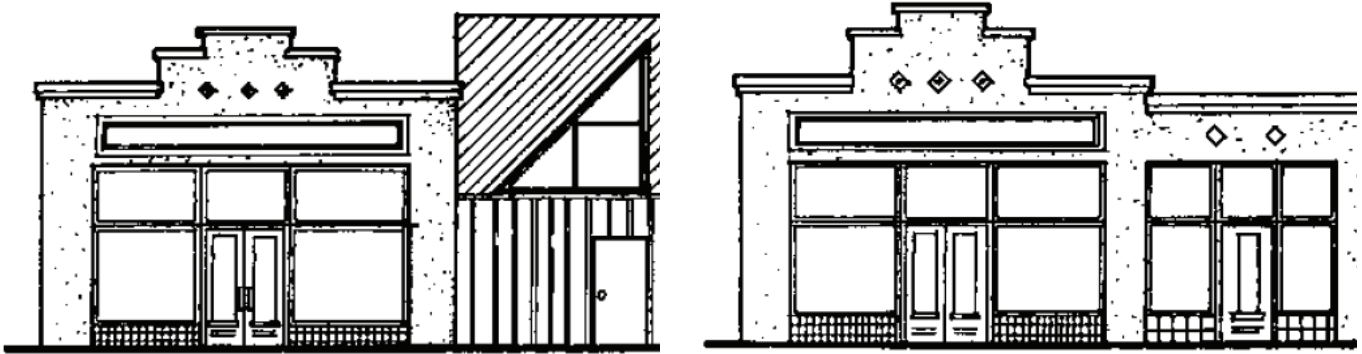


Figure 5.3 Example of inappropriate (left) and appropriate (right) additions to a building in the Historic District.
 Source: *New Hampshire design guidelines*.

5.1 ADDITIONS

As buildings change and grow to satisfy diverse purposes and needs, it is important that additions to historic commercial buildings be designed in such a way that they do not overpower the original building. Additions should be built so that they could be removed at a later date without damaging the original structure.

San Miguel has several vacancies located within a block of commercial buildings. Open space that adjoins the street should be developed in scale, use, and character with the neighborhood.

New designs should not attempt to create a false “historic” appearance. New designs will be evaluated in terms of how well they relate to the surrounding buildings composition, materials, size/scale, orientation, setback, style, and landscape.

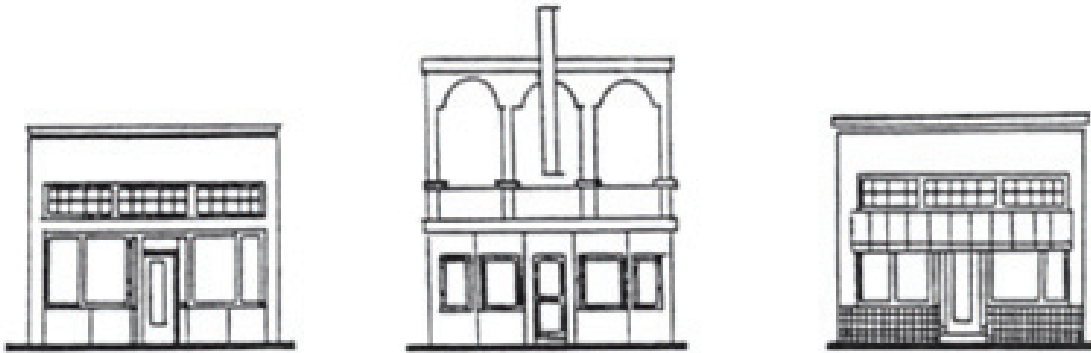


Figure 5.4 Examples of appropriate building façades in the Historic District.

5.2 FAÇADES

In order to make new development compatible with the surrounding architectural context, Façade articulation and architectural embellishment are important considerations in commercial and mixed-use buildings. Any large buildings should have Façade articulation that reflects a group of small buildings and reinforces the architectural rhythm established in the Historic District.

Façade proportions should be similar to those of surrounding buildings to create or complement streetscapes and views within the area. Elements which can help give a new structure a historically compatible appearance include window hoods and lintels, entrances with porches, cornice lines with architectural detailing, gables, columns and chimneys.

New buildings should use architectural methods including modulation, color, texture, materials and detailing to break up the façade. Also, new construction should follow the same scheme of organization as older buildings.

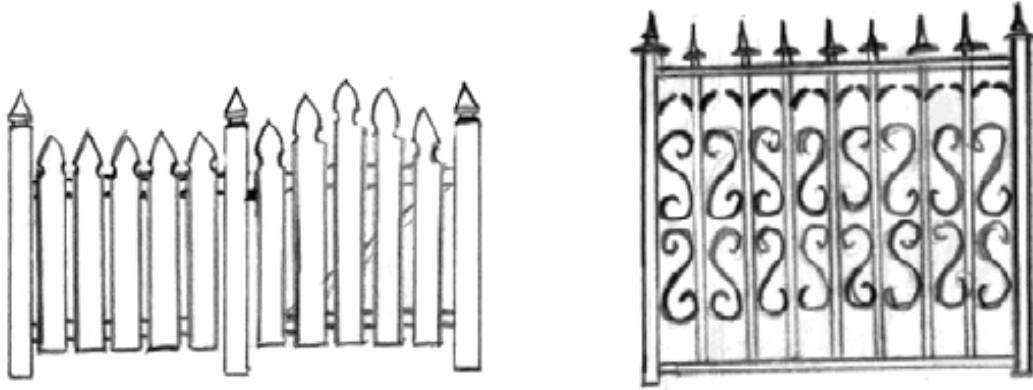


Figure 5.5 Examples of appropriate fences in the Historic District.

5.3 FENCES AND WALLS

New fencing and wall proposals should be consistent with historic fencing in design, materials and scale. Wood, iron or other historic materials are recommended instead of plastic, vinyl, aluminum or other contemporary materials.

Retain and preserve exterior fences and wall materials that contribute to the overall historic character of the town. Compatible new fences and walls should be constructed of traditional materials and only in locations and configurations that are characteristic of the historic district.

The Historic District Commission will review each fence proposal based on the project's individual merits. The existence of other historically inconsistent fences in the area is not a basis for approval of another inconsistent fence.



Figure 5.6 Examples of appropriate height in scale for building in the Historic District.

5.4 HEIGHT AND SCALE

The arrangement of architectural elements, materials and colors should help reduce height and scale impacts of Historic District development. New development in the Historic District must be consistent with the height and scale of the other structures in the Historic District.

For development exceeding 2 stories in height, a horizontal treatment should occur at the second story. A change of materials, lighter color application, architectural style or details can be used to reduce the appearance of upper levels from the street and adjacent properties.

The height of the foundation wall, porch, and roof of a new building should be compatible and not significantly contrasting with those of surrounding buildings.

The relationship of width to height of windows and doors, and the rhythm of walls to door and window openings in new buildings should also be considered.

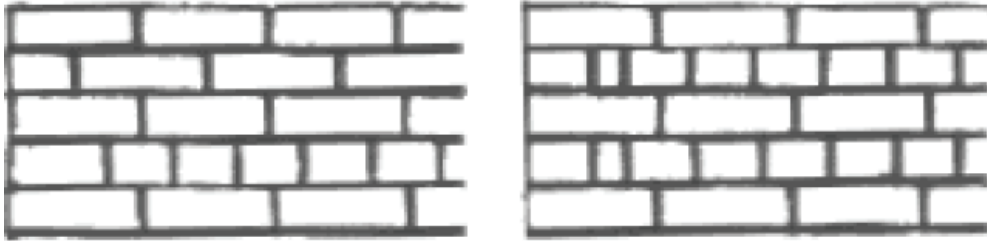


Figure 5.7 Examples of appropriate brick material in the Historic District.

5.5 MATERIALS

Building materials should be treated as significant design elements that define the appearance of the structure and strengthen the sense of identity of San Miguel's Historic District.

Whenever possible, historically and/or architecturally significant structure or features should be reused and incorporated into any development or redevelopment proposal.

Where original building materials exist, and if it is in good condition, a great effort should be made to retain these materials, by repairing if needed and maintained regularly.

Traditional materials such as brick, stone, clapboard or other similar products should be used as the primary material. Contemporary materials that have the same visual characteristics are acceptable if attention is paid to detailing including corners, trim at openings, and changes in material.

Design Element

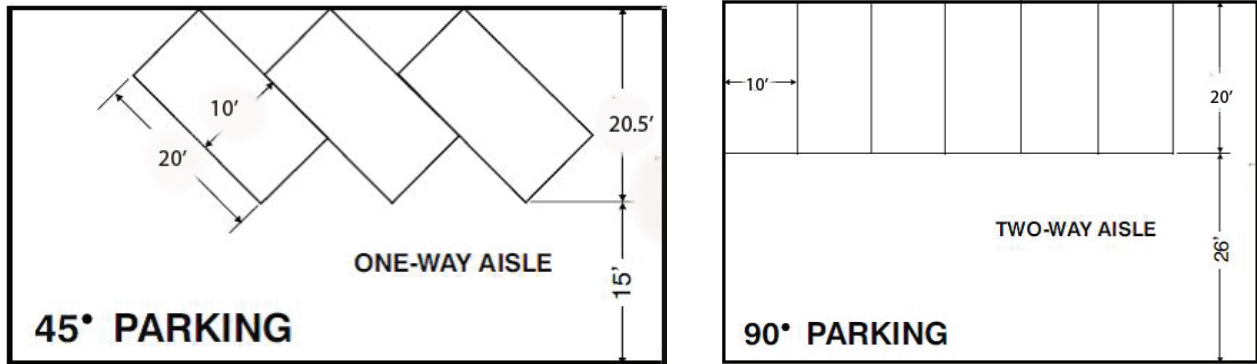


Figure 5.8 Examples of appropriate parking spaces in the Historic District.

5.6 PARKING

Street parking and surface parking lot should support retail, office, commercial and community buildings. It is desirable to minimize the impact of parking on the historic character of the district.

Parking should follow a logical pattern which can include expanded diagonal parking on side streets, parking lots in the interiors of certain blocks, or parking areas lining alleys in the commercial core.

Provide maximum on-street parking for visitors by sequencing parking areas so that if one area is full, a driver can easily get to the next area. All parking should be within 450 feet of the most trafficked and commercially viable areas.

Spaces should be between 9' to 10' wide and 19' to 22' long. The travel aisles should be between 15' to 26' wide depending on the design and number of aisles. Continuous circulation is preferred over lot design that requires drivers to back out when no spaces are available.



Figure 5.9 Examples of appropriate pedestrian walkways in the Historic District.

5.7 PEDESTRIAN WALKWAYS

Pedestrian walkway projects should improve the safety and physical accessibility of its streets and pedestrian paths while taking into account the elderly, the very young, the disabled, and those in wheelchairs or pushing strollers.

Sidewalks should be wide enough to accommodate new design elements such as street furniture as well as people walking side by side and past others who might be standing, talking, or browsing.

Concrete and brick are the recommended material and other material may be used for special accent areas, creating a larger scale pattern on the street. If there is a unique style, feature, paving material or pattern in the historic district, this should be recognized in the new design.

The lighting fixtures should be compatible with the surrounding district and this should be consistent throughout the historic district. Lighting fixtures can range in size in order to accommodate pedestrian scale lighting and street lighting as well as lighting in areas with street crossings or intersections.



Figure 5.9 Examples of appropriate pedestrian walkways in the Historic District.

5.8 SETBACKS

Building setbacks define the street, the historic character of the street contribute to the overall experience along the street therefore the same pattern of setbacks for each block as well as the pattern of buildings set apart by open spaces between them should be consistent.

New commercial buildings should be constructed with no setback from the existing sidewalk or should be consistent with adjacent buildings. New construction should be set back to match the setback of the surrounding buildings. The front setback should be a yard, not a parking area.

A uniform setback should be carefully maintained for commercial and mixed use, keeping a horizontal alignment that contributes to the historic visual characteristic.

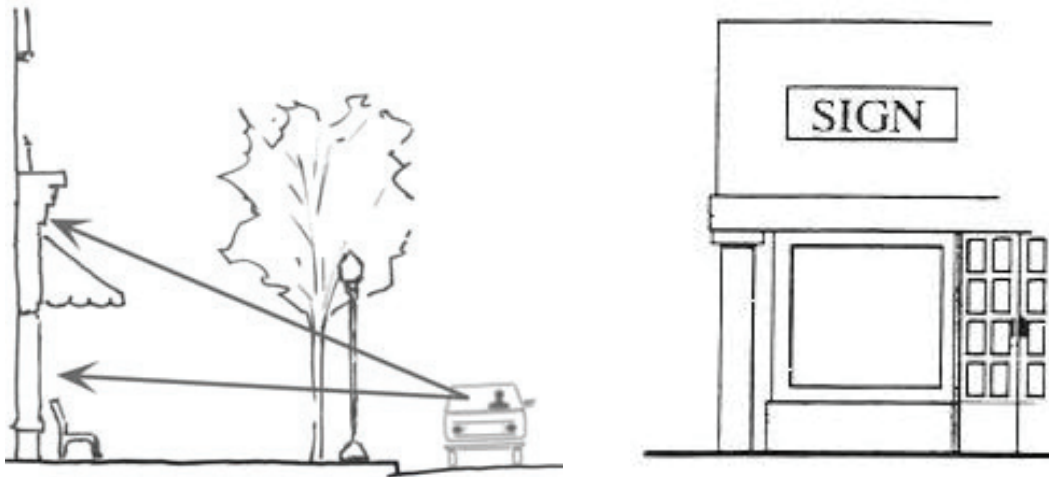


Figure 5.10 Examples of appropriate signage in the Historic District.

5.9 SIGNS

Signs should be trimmed and detailed to complement the building design features. In addition, all new signs should achieve a level of visual compatibility with existing signs that comply with these design guidelines.

Business signs should add interest to the Historic District as well as inform. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure.

Design signage should be appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and slow moving vehicles.

The shape of the sign should complement the architectural features on the building. Simple geometric shapes are preferred for all signage.

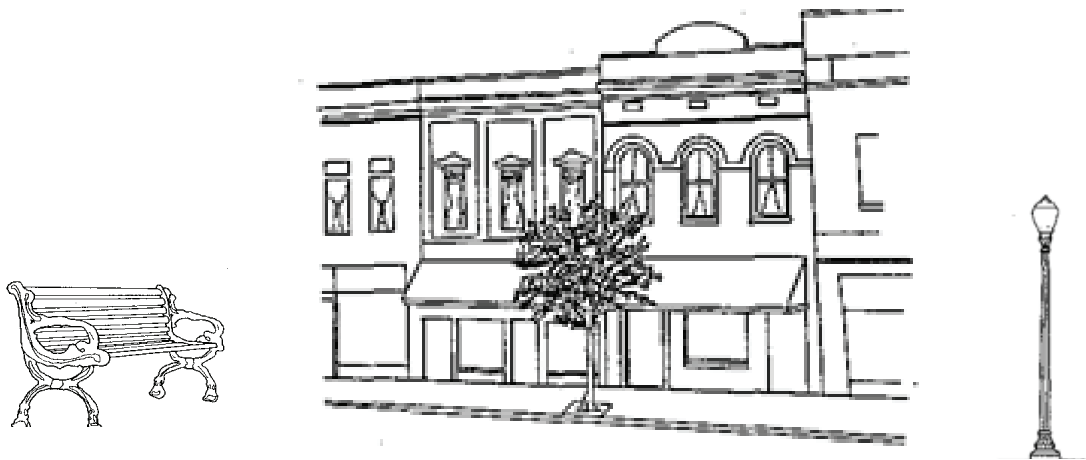


Figure 5.11 Examples of appropriate streetscaping in the Historic District.

5.10 STREETSCAPING

The placement of street trees should be carefully considered since they can hide the significant architectural features of a downtown's historic buildings yet they can also unify a commercial street's appearance.

Trees enhance the street's appearance by helping to define the sidewalk, guiding circulation, and serving as a buffer between the sidewalk and the street. Trees can also be used to soften the appearance of visually distracting non-historic buildings and parking facilities that do not contribute to the character of the district.

Landscaping in the historic district can be further enhanced by using seasonal flower displays in planters and pots without them blocking other elements.

Benches should be placed to respond to adjacent land uses and transit stops. Trash cans should be the same style and color as the benches and other street amenities.

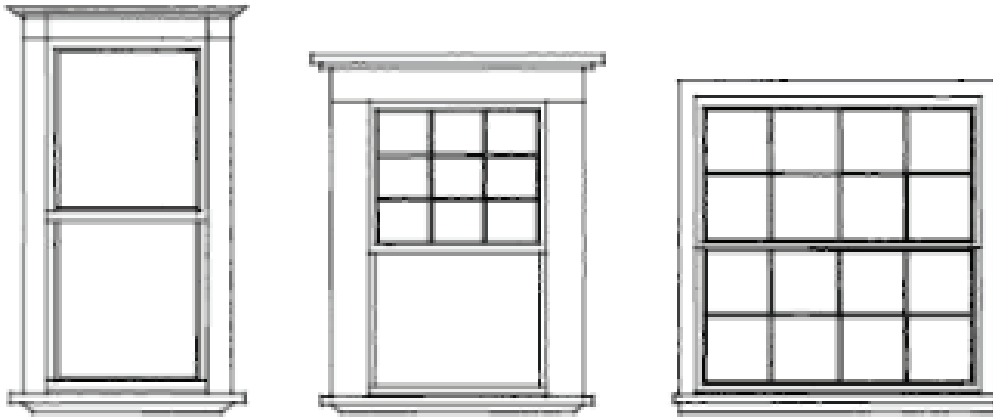


Figure 5.12 Examples of appropriate windows in the Historic District.

5.11 WINDOWS AND DOORS

Removing a historic window and blocking the opening or replacing it with a new window that conveys a completely different appearance should be avoided. Replacement Doors and Windows must be approved by the Historic District Commission.

Original window and door openings should be retained and original decorative details should be preserved. Also, the historic storefront should be maintained, including elements such as a recessed entry, paired doors, large plate glass display windows and transom windows. When necessary, recommend repair rather than replacement of historic windows.

If windows must be added, larger windows should be limited to the first floor and should be simple. Additional windows on the upper floors should use window openings of same size and shape as existing openings and should be placed in a regular spacing pattern.

Chapter

6

Administration





6. ADMINISTRATION

6.1 Application

After an application has been submitted to construct, repair, move, demolish, change use or alter any structure or property within a Historic District, the Commission should schedule a public hearing with a minimum of fifteen calendar days notice to all the owners of property within the District. Once the application has been review, the Commission should file a Certificate of Approval, Conditional Approval or Notice of Disapproval. The determination of the application should be the result of the majority votes from the commission members present.

6.2 Approval

If the Historic District Commission finds the application in compliance without need of any further assessment it will be approved. Though, work should not begin until a Certificate of Approval is filed with the Historic District Commission. In cases where a building permit is required, a building permit should not be issued until the Commission has filed a Certificate of Approval.

6.3 Conditional Approval

An application can also be considered under a conditional approval if the Historic District Commission finds it appropriate. Ultimately, a conditional approval will become final and a Certificate of Approval should be issued without a public hearing after the certification has been granted by the Commission. In order for it to be finalized the applicant must provide evidence submitted of satisfactory compliance with the conditions and regulations imposed.

6.4 Disapproval

If an application is not compliant with the ordinance, the Historic District Commission will disapprove of the project and state the reasons

for it in the Notice of Disapproval. If this is the case, no building permit should be issued. If a project is disapproved, the applicant can make modifications to the disapproved plans and resubmit the application.

6.5 Procedures

The Commission should file either a Certificate of Approval or a Notice of Disapproval within 45 days after the filing of a completed application unless the applicant agrees to a longer period of time. Failure to file either the certificate or the notice within the specified period of time should constitute approval by the Commission.

The Certificate of Approval, Conditional Approval or Notice of Disapproval should be placed on file and made available for public inspection after the Commission makes the decision. The applicant should wait 10 calendar days the Certificate of Approval is filed in order to allow sufficient time for any aggrieved parties to appeal the decision.

Work should be completed within two years of an issuance of a certificate of approval unless otherwise authorized by the Commission. Once the project is completed, the applicant should make arrangement for a final inspection where a representative of the Commission will determine if the work is in compliance with the Certificate of Approval. The regulations in this ordinance should not be interpreted as preventing ordinary maintenance or repair of any structure or place within the Historic District.

6.6 Violation

The Historic District Commission will enforce any violation of this Draft Historic District Ordinance for San Miguel.

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Appendix

A



Consultant Contract

March 31, 2011
Draft Historic District Ordinance
Wendy Castillejo

**CONSULTANT PROPOSAL AND SCOPE OF SERVICES AGREEMENT
For the County of San Luis Obispo**

Wendy Castillejo, hereinafter referred to as CONSULTANT, agrees to provide consultant services to the County of San Luis Obispo, hereinafter referred to as CLIENT, as further described below. This proposal is made as partial fulfillment of the requirements of City and Regional Planning 463 – Senior Project, a course conducted under the auspices of the Department of City and Regional Planning, College of Architecture and Environmental Design, California Polytechnic State University, San Luis Obispo, California.

1. **TERM.** The term of the proposed SCOPE OF SERVICES AGREEMENT (hereafter referred to as SCOPE) shall be from the date of CLIENT approval of this proposal until acceptance or completion of said services but no later than June 9, 2011. All work products shall be submitted to CLIENT representative no later than 5:00 p.m., Thursday, June 9, 2011. Materials received after that time will not be accepted.
2. **CLIENT REQUIREMENTS.** This SCOPE is based on and is intended to fulfill the CLIENT requirements, as described in the CRP 463 Course Syllabus, Spring 2011. Said document is hereby incorporated into this proposal by reference.
3. **FEE SCHEDULE.** As this SCOPE is intended to meet academic requirements, no actual fees will be paid or received. However, a preliminary budget has been prepared which identifies hours by task or work product (based on \$65/hour). Reimbursable expenses (ie: travel costs, copies, phone, etc.) are estimated at 10% of the labor costs. Overall fee to complete the services specified in this agreement is estimated at \$11,765. A more detailed fee estimate will be prepared and submitted at week #2.
4. **CLIENT CONSIDERATION.** CLIENT representative, John Knight, agrees to assist CONSULTANT by providing base information, technical support and guidance during the course of this project; pursuant to his role as instructor for said course, to the extent feasible and reasonable.
5. **CONSULTANT'S OBLIGATIONS.** For the consideration noted above, and to fulfill the requirements of CRP 463, CONSULTANT proposes and agrees to: A) provide consultant services as described more particularly below, B) to meet University and Department of City and Regional Planning requirements regarding senior project completion, and C) to complete all required work in a timely, thorough and professional manner, to the approval of the CLIENT representative.
6. **AMENDMENTS.** Amendments to this proposal, once accepted, are strongly discouraged. Any amendment, modification or variation from this proposal shall require prior written approval by the CLIENT representative and where necessary, by the Department of City and Regional Planning, and then only for compelling reasons that are beyond control of CONSULTANT, or as determined necessary by the CLIENT representative.
7. **SCOPE OF SERVICES.** CONSULTANT hereby proposes and agrees to provide the following services:

A. Proposed Project

The goal of this proposed project is to maintain the historic character in San Miguel. This project is motivated by the anticipated future development in the town specifically in the commercial corridor. Maintaining the history and charm of San Miguel may enhance tourism and ultimately economic development. The expected outcome of this project is a Draft Historic District Ordinance (HCDO) in San Miguel for the County of San Luis Obispo. The HCDO can be used as a tool for regulating the design of future development and administering that it complies with the established standards.

B. Key Tasks & Deliverables: The following key tasks will be completed:

1. Meetings and Coordination

Throughout the timetable of the project there will be weekly meetings between the planning consultant and the client. In order to review the progress of the project in relation to the client contract, the weekly appointments will be on Wednesdays at 6.40pm during which the consultant will present the work products for the Client's critique and direction. On May 11th instead of the usual meeting, the consultant will have prepared a 30 minute presentation.

Product: Depending on the week of the meeting, the deliverable will vary. There are different tasks to be completed by a certain week which are described subsequently. On week 7, a PowerPoint presentation will be presented with all the information collected and products prepared to date. It will be approximately 30 minutes and include information in bullet point style as well as images.

2. Compile background information

Most of the background information has been researched and has been included in the Draft San Miguel Community Plan from CRP 411. The document needs to be reviewed to compile the relevant information needed for this project. The visual preference survey results from the first community workshop will also be referenced. In addition, comments and surveys done by community members will be reviewed to gather their thoughts and opinions of the character of San Miguel.

Product: A 4 page double-sided report on the background information and history of San Miguel with a 4-5 color graphics. The document will be delivered in electronic format in a PDF.

3. Research case studies

Additional research will be necessary in order to develop an ordinance for a historic district. By researching other ordinances for the same purpose, an extensive and inclusive analysis can be conducted. The ordinances that will be researched will be similar in size and location. Case studies where these specific ordinances have been successful and unsuccessful will also be examined. Also, the controversies in implementing a historic district ordinance will be taken into account.

Product: An 8 ½ x 11 memo containing detailed summaries of both case studies. Memo will be 3 pages double-sided include background information on the districts, the success of the ordinance, and any controversies. The document will be delivered in electronic format in a PDF as well as a hard copy.

4. Identify goals, policies and standards

In order to meet the needs of the community in San Miguel, the goals, policies and standards need to be addressed. The goals and policies for the Historic and Cultural Resources chapter of the community plan will be reviewed and incorporated into the design guidelines. Also, the other chapters will be reviewed and any relevant goals will be tied into the project to make it a cohesive with the San Miguel Community Plan.

Product: An 8 ½ x 11 bullet point list of the relevant goals and policies that will be referenced and incorporated in the ordinance. The list will be a maximum of 2 pages double-sided and include the chapter it is found in the Draft San Miguel Community Plan, the section and the goal and or policy. The document will be delivered in electronic format in a PDF as well as a hard copy.

5. Determine design guidelines

Creating design guidelines for a historic district will complement existing zoning rules and focus on aesthetically unifying the area by promoting historical design elements. In the historic district, the guidelines will be more precise and focused on preserving historic styles. The case studies examined earlier will be review to determine the format and context that will be included in the project. It will consist of a list of specific attributes including but not limited to, doors and windows, streetscape, spacing of buildings, scale, and signs.

Product: A 5 page double-sided black and white report with the proposed design guidelines including extensive and detailed descriptions. The design guidelines will be on 8 ½ x 11 paper and consist of a list of specific attributes with detailed paragraphs. The document will be delivered in electronic format in a PDF as well a hard copy.

6. Design graphics and illustrations

Providing graphics and images with the design guidelines will help illustrate the vision for the community. It will also simplify and clearly outline the guidelines for community members, business owners and developers. In addition to the written specifications, the guidelines will integrate illustrations and or images for the different attributes described.

Product: A compilation of both web images and hand rendering illustrating the design guidelines described on an 8 ½ by 11 paper. A total of 5-8 images, depending on the number of applicable attributes described in the design guidelines. The document will be delivered in electronic format in a PDF as well a hard copy.

7. Refine and final presentation

The final step of the process will be to review, edit and modify any section of the project as needed. While reviewing, making sure everything is clear and concise as well as fulfilling the vision for the community.

Once the document has been refined and finalized with client recommendation it will be printed and bound. The completed project will go together with a final presentation.

Product: A Draft Historic District Ordinance on 8 ½ by 11 paper with color graphics. It will be a 15 -20 page double-sided bound document with all of the elements and sections described and listed in the other tasks. The document will be personally delivered as a hard copy. The final presentation will be a PowerPoint presentation of 15-20 slides including images.

C. Methods and Resources:

The work recently completed in the Community Design Lab for San Miguel will be utilized and referenced, in order to produce the Draft Historic District Ordinance. The Draft San Miguel Community Plan done in CRP 411 will be the primary source. Other documents and tools from the class that will be referenced are the visual preference survey results and community feedback from the workshops and other outreach efforts. Examples of ordinances for historic districts will also be referenced throughout the project. Historic districts with a similar size and location will be examined as well as examples of those that have been successful and some that have not.

The end result of the work will be a Draft Historic District Ordinance for the commercial corridor in San Miguel. The ordinance will include recommendations, regulations, illustrations and the design requirements that must be met by future development in the district. It will also provide guidelines for modifying buildings that are existing. The design guidelines address architectural types, residential and commercial properties, doors and windows, streetscape, spacing of buildings, scale, signs, and other design attributes.

D. Budget: The preliminary budget is estimated at: \$11,765
(See attachment)

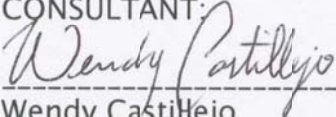
E. Schedule of Services: The 10 week schedule is attached.

8. CONSULTANT TEAM. CONSULTANT's team shall consist of the following member: Wendy Castillejo. CONSULTANT hereby states and agrees that team member will be responsible for completion of all work products, and that final work project will clearly and accurately identify the team member's contribution to the total work product to enable the Instructor to assign final class grades.


9. COMPLETE AGREEMENT. This written agreement, including information incorporated specifically by reference, shall constitute the complete agreement between CONSULTANT and CLIENT. CONSULTANT understands that failure to meet the requirements and obligations under this agreement will result in failure to pass CRP 461/462 – Senior Project.

10. AGREEMENT APPROVED:

CONSULTANT:


----- 4/2/11 -----
Wendy Castillejo date

CLIENT REPRESENTATIVE (Instructor):


----- 4/2/11 -----
John Knight date

CLIENT REPRESENTATIVE (County of San Luis Obispo if applicable):

(print name) date

Estimated Budget

TASK LIST	# of Hours	Cost
Task 1: Meeting and Coordination	7	\$455
Task 2: Compile background information	18	\$1,170
Task 3: Research case studies	24	\$1,560
Task 4: Identify goals, policies and standards	16	\$1,040
Task 5: Determine design guidelines	60	\$3,900
Task 6: Design graphics and illustrations	34	\$2,210
Task 7: Refine and final presentation	22	\$1,430
TOTAL	181	\$11,765

Schedule

Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11
Task 1: Meetings and Coordination										
Task 2: Compile background information										
	Task 3: Research case studies									
		Task 4: Identify goals, policies and standards								
			Task 5: Determine design guidelines							
					Task 6: Design graphics/illustrations					
								Task 7: Edit, print and bind document		

Appendix

B



Project Proposal

San Miguel

Draft Historic District Ordinance

March 30, 2011



Consultant Proposal
For the County of San Luis Obispo
By Wendy Castillejo

TABLE OF CONTENTS

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PROJECT SUMMARY

The goal of this proposed project is to maintain the historic character in San Miguel. This project is motivated by the anticipated future development in the town specifically in the commercial corridor. Maintaining the history and charm of San Miguel may enhance tourism and ultimately economic development. The expected outcome of this project is a Draft Historic District Ordinance (HCDO) in San Miguel for the County of San Luis Obispo. The HCDO can be used as a tool for regulating the design of future development and administering that it complies with the established standards.

PROJECT UNDERSTANDING

A historic district can be defined as a geographically definable area with a focus on properties that are unified aesthetically by historical design elements. A historic district ordinance will create an additional zone to the already designated zoning, such as C-1. The HCDO will supplement existing zoning rules and take preference over existing design guidelines. To achieve this goal, this project will provide design guidelines including recommendations, regulations and graphics illustrating the guiding principles. In the historic district, the guidelines will be more precise and focused on preserving historic styles. According to the Conservation and Open Space Element of the County of San Luis Obispo's General Plan, the natural and historic character and identity of rural areas shall be protected.

San Miguel is a small town in San Luis Obispo County with historic and cultural resources. There are currently two historic buildings in San Miguel recognized by the National Register of Historic Places, Mission San Miguel Arcángel and the Rios-Caledonia Adobe. The Draft San Miguel Community Plan from CRP 411 includes a chapter on the historical and cultural resources in San Miguel which contains background information, goals and objectives.

The Rios-Caledonia Adobe is house made of adobe in San Miguel and was built in 1835. It was originally the residence of the Rios family but later purchased and operated as the Caledonia Inn. Years later, it was used for different businesses and eventually again as a residence for various families. It wasn't until 1964 that San Luis Obispo County purchased the adobe house and later the Friends of the Adobe formed to preserve and restore it, now a California Historical Landmark. In addition to the preserved buildings, currently there is beautiful landscape on the site, a gift shop and restrooms. The Caledonia Adobe is a historic building as well a tourist attraction.

There are twenty one missions throughout California, one being Mission San Miguel Arcángel. The Mission was founded on July 25, 1797, and to this day continues to be used as a parish church. Due to the San Simeon Earthquake in 2003 the Mission was closed to the public but it re-opened in December of 2009. With the large amounts of tourist who travel through California to visit all the missions,

Mission San Miguel already attracts many visitors. By preserving and enhancing the historic character of the town with a Historic District Ordinance, tourism and businesses can expand in San Miguel.

The HCDO will not only assist in preserving the historic buildings and character of San Miguel but it can also be adopted and modified as needed for the other areas in the County of San Luis Obispo. Since it is known that ordinances for historic districts can be controversial, this specific ordinance may result in voluntary code with mere recommendations.

APPROACH

The work recently completed in the Community Design Lab for San Miguel will be utilized and referenced, in order to produce the Draft Historic District Ordinance. The Draft San Miguel Community Plan done in CRP 411 will be the primary source. Other documents and tools from the class that will be referenced are the visual preference survey results and community feedback from the workshops and other outreach efforts. Examples of ordinances for historic districts will also be referenced throughout the project. Historic districts with a similar size and location will be examined as well as examples of those that have been successful and some that have not.

The end result of the work will be a Draft Historic District Ordinance for the commercial corridor in San Miguel. The ordinance will include recommendations, regulations, illustrations and the design requirements that must be met by future development in the district. It will also provide guidelines for modifying buildings that are existing. The design guidelines address architectural types, residential and commercial properties, doors and windows, streetscape, spacing of buildings, scale, signs, and other design attributes.

TASK DESCRIPTION

In order to complete the final product there will be a series of tasks including researching and gathering background information and finalizing and editing the ordinance. The anticipated scope of tasks is listed below.

1. Meetings and Coordination

Throughout the timetable of the project there will be weekly meetings between the planning consultant and the client. In order to review the progress of the project in relation to the client contract, the weekly appointments will be on Wednesdays at 6.40pm during which the consultant will present the work products for the Client's critique and direction. On May 11th instead of the usual meeting, the consultant will have prepared a 30 minute presentation.

Product: Depending on the week of the meeting, the deliverable will vary. There are different tasks to be completed by a certain week which are described subsequently. On week 7, a

PowerPoint presentation will be presented with all the information collected and products prepared to date. It will be approximately 30 minutes and include information in bullet point style as well as images.

2. Compile background information

Most of the background information has been researched and has been included in the Draft San Miguel Community Plan from CRP 411. The document needs to be reviewed to compile the relevant information needed for this project. The visual preference survey results from the first community workshop will also be referenced. In addition, comments and surveys done by community members will be reviewed to gather their thoughts and opinions of the character of San Miguel.

Product: A 4 page double-sided report on the background information and history of San Miguel with a 4-5 color graphics. The document will be delivered in electronic format in a PDF.

3. Research case studies

Additional research will be necessary in order to develop an ordinance for a historic district. By researching other ordinances for the same purpose, an extensive and inclusive analysis can be conducted. The ordinances that will be researched will be similar in size and location. Case studies where these specific ordinances have been successful and unsuccessful will also be examined. Also, the controversies in implementing a historic district ordinance will be taken into account.

Product: An 8 ½ x 11 memo containing detailed summaries of both case studies. Memo will be 3 pages double-sided include background information on the districts, the success of the ordinance, and any controversies. The document will be delivered in electronic format in a PDF as well as a hard copy.

4. Identify goals, policies and standards

In order to meet the needs of the community in San Miguel, the goals, policies and standards need to be addressed. The goals and policies for the Historic and Cultural Resources chapter of the community plan will be reviewed and incorporated into the design guidelines. Also, the other chapters will be reviewed and any relevant goals will be tied into the project to make it a cohesive with the San Miguel Community Plan.

Product: An 8 ½ x 11 bullet point list of the relevant goals and policies that will be referenced and incorporated in the ordinance. The list will be a maximum of 2 pages double-sided and include the chapter it is found in the Draft San Miguel Community Plan, the section and the goal and or policy. The document will be delivered in electronic format in a PDF as well as a hard copy.

5. Determine design guidelines

Creating design guidelines for a historic district will complement existing zoning rules and focus on aesthetically unifying the area by promoting historical design elements. In the historic district, the guidelines will be more precise and focused on preserving historic styles. The case studies examined earlier will be review to determine the format and context that will be included in the project. It will consist of a list of specific attributes including but not limited to, doors and windows, streetscape, spacing of buildings, scale, and signs.

Product: A 5 page double-sided black and white report with the proposed design guidelines including extensive and detailed descriptions. The design guidelines will be on 8 ½ x 11 paper and consist of a list of specific attributes with detailed paragraphs. The document will be delivered in electronic format in a PDF as well a hard copy.

6. Design graphics and illustrations

Providing graphics and images with the design guidelines will help illustrate the vision for the community. It will also simplify and clearly outline the guidelines for community members, business owners and developers. In addition to the written specifications, the guidelines will integrate illustrations and or images for the different attributes described.

Product: A compilation of both web images and hand rendering illustrating the design guidelines described on an 8 ½ by 11 paper. A total of 5-8 images, depending on the number of applicable attributes described in the design guidelines. The document will be delivered in electronic format in a PDF as well a hard copy.

7. Refine and final presentation

The final step of the process will be to review, edit and modify any section of the project as needed. While reviewing, making sure everything is clear and concise as well as fulfilling the vision for the community. Once the document has been refined and finalized with client recommendation it will be printed and bound. The completed project will go together with a final presentation.

Product: A Draft Historic District Ordinance on 8 ½ by 11 paper with color graphics. It will be a 15 -20 page double-sided bound document with all of the elements and sections described and listed in the other tasks. The document will be personally delivered as a hard copy. The final presentation will be a PowerPoint presentation of 15-20 slides including images.

SCHEDULE

Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11
Task 1: Meetings and Coordination										
Task 2: Compile background information										
	Task 3: Research case studies									
		Task 4: Identify goals, policies and standards								
			Task 5: Determine design guidelines							
					Task 6: Design graphics/illustrations					
								Task 7: Edit, print and bind document		

ESTIMATED COST

TASK LIST	# of Hours	Cost
Task 1: Meeting and Coordination	7	\$455
Task 2: Compile background information	18	\$1,170
Task 3: Research case studies	24	\$1,560
Task 4: Identify goals, policies and standards	16	\$1,040
Task 5: Determine design guidelines	60	\$3,900
Task 6: Design graphics and illustrations	34	\$2,210
Task 7: Refine and final presentation	22	\$1,430
TOTAL	181	\$11,765

Appendix



Meeting Minutes

CRP 463 Meeting Minutes

Wednesday, April 20, 2011

Bldg 21 Rm 120B

Attendees: John Knight, Wendy Castillejo

Start Time: 6.40pm - End Time: 7.00pm

Proceedings

1. Review from the last meeting
 - Deliverables: Contract and Proposal via email
2. Discuss the products/deliverables that were agreed to at the last meeting
 - Background Report and Case Studies
3. Summarize understanding & the products/deliverables for the next meeting
 - Goals and policies from CRP 411

To Do list:

- Finalize goals and policies to incorporate into ordinance
-

CRP 463 Meeting Agenda

Wednesday, April 27, 2011

Conference Call

Start Time: 6.40pm

1. Review the background/history from the last meeting
 - Deliverables: Background Report and Case Studies
 2. Discuss the products/deliverables that were agreed to at the last meeting
 - Goals and policies from CRP 411
 3. Summarize understanding & the products/deliverables for the next meeting
 - Bullet list of design guidelines
 - Prepared more than half of guidelines in detail
-

CRP 463 Meeting Minutes

Wednesday, April 27, 2011

Conference Call

Attendees: John Knight, Wendy Castillejo

Start Time: 6.40pm - End Time: 6.55pm

Proceedings

1. Review the background/history from the last meeting
 - Deliverables: Background Report and Case Studies
2. Discuss the products/deliverables that were agreed to at the last meeting
 - Goals and policies from CRP 411

3. Summarize understanding & the products/deliverables for the next meeting
 - Bullet list of design guidelines

To Do list:

- Finalize goals to incorporate into ordinance
 - Start preparing design guidelines with images
-

CRP 463 Meeting Minutes

Wednesday, May 4, 2011

Bldg 21 Rm 120B

Attendees: John Knight, Wendy Castillejo

Start Time: 6.40pm - End Time: 7.00pm

Proceedings

1. Review from the last meeting
 - Deliverables: Goals and policies from CRP 411
2. Discuss the products/deliverables that were agreed to at the last meeting
 - Bullet list of design guidelines
3. Summarize understanding & the products/deliverables for the next meeting
 - Start preparing design guidelines

To Do list:

- Prepare PowerPoint presentation
-

CRP 463 Meeting Minutes

Wednesday, May 18, 2011

Bldg 21 Rm 120B

Attendees: John Knight, Wendy Castillejo

Start Time: 6.40pm - End Time: 7.00pm

Proceedings

1. Review from the last meeting
 - Deliverables: PowerPoint presentation
2. Discuss the products/deliverables that were agreed to at the last meeting
 - Finish preparing design guidelines
3. Summarize understanding & the products/deliverables for the next meeting
 - Continue preparing design guidelines with sketches

To Do list:

- Start combining all design guidelines with other chapters
- Format document

CRP 463 Meeting Agenda

Wednesday, May 25, 2011

Conference Call

Start Time: 6.40pm

1. Review the products/deliverables from last week
 - Deliverables: Very rough draft of ordinance without formatting
 2. Discuss the products/deliverables that were agreed to at the last meeting
 - Preparing and finalizing the design elements
 - List of appendix
 3. Products/deliverables for the next week
 - PowerPoint presentation
 - Not sure about poster
-

CRP 463 Meeting Minutes

Wednesday, May 25, 2011

Bldg 21 Rm 120B

Attendees: John Knight, Wendy Castillejo

Start Time: 6.40pm - End Time: 7.00pm

Proceedings

1. Review from the last meeting
 - Deliverables: Very rough draft of ordinance without formatting
2. Discuss the products/deliverables that were agreed to at the last meeting
 - Preparing and finalizing the design elements
 - List of appendix
3. Summarize understanding & the products/deliverables for the next meeting
 - Prepare PowerPoint presentation

To Do list:

- Prepare PowerPoint presentation
- Edit project and format

Appendix



Visual Preference Survey Results

Visual Preference Survey

The physical aspect of development and design is essential to satisfy the community's 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, streetscape, public space, parks, single family residential, and multi-family residential. Participants rated 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.

Downtown Commercial

The community responded positively to 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 wants in future development (Figure D-1 and Figure D-2).

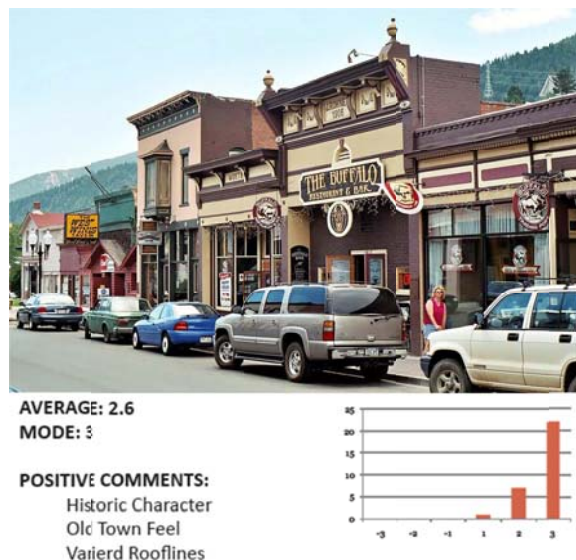


Figure D-1: Downtown commercial development incorporating historic, Western character and varied materials and facades.

(Google Images, 2010)



AVERAGE: 1
MODE: 2

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Facade Materials Vary

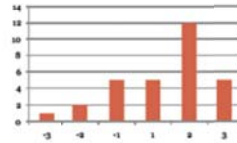


Figure D-2: Downtown commercial development with varied rooflines and materials.
(Google Images, 2010)

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 D-3).



AVERAGE: 2
MODE: 2

POSITIVE COMMENTS:
Rustic Feel
Rural Character
Good Parking

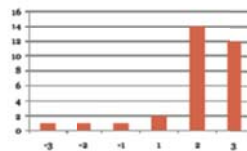


Figure D-3: Commercial development outside of downtown incorporating rural characteristics and sufficient parking.
(Google Images, 2010)

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 D-4).



Figure D-4: Mixed-use development with old-town style architectural style and limited height.

(Google Images, 2010)

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 D-5)



AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Nice Family Feel
Neighbor Friendly

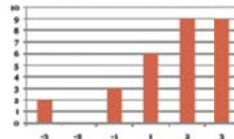


Figure D-5: Multi-family residential development resembling single-family residential characteristics.
(Google Images, 2010)

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 D-6)



AVERAGE: 1.5
MODE: 3

POSITIVE COMMENTS:
Porch Style
Detached Garage

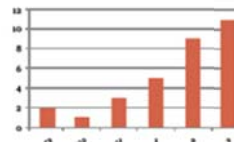


Figure D-6: Single-family housing with a porch and detached garage.
(Google Images, 2010)

Streetscape

The community expressed a desire to develop the existing streetscape into a pedestrian friendly environment with wider sidewalks (Figure D-7). 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 D-8).



Figure D-7: Streetscape with a wide, pedestrian-friendly sidewalk.
(Google Images, 2010)



Figure D-8: Streetscape incorporating covered sidewalk and aesthetic vegetation.
(Google Images, 2010)

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 barbeques (Figure D-9). In regards to public space within the downtown area, the community responded positively the creation of space that resembles a European style to attract tourists (Figure D-10).



Figure D-9: Public park with large, shaded recreational space and a gazebo.
(Google Images, 2010)



Figure D-10: Public space with European characteristics to attract tourists.
(Google Images, 2010)

Visual Preference Survey Results



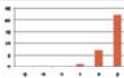
San Miguel Community Plan Update



Downtown Commercial

AVERAGE: 2.6
MODE: 3

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Varied Rooflines



The Visual Preference Survey process involved a presentation of 42 images at the Community Planning Workshop on October 23, 2010 in San Miguel, California. Participants rated each picture on a scale of -3 to +3 based upon the image's appropriateness in the defined study area, and were asked to identify both positive and negative features. These are the pictures that received the most positive feedback.

FINDINGS

DOWNTOWN COMMERCIAL

Historic architectural character was rated highly for downtown commercial buildings. Design features that help reinforce historic character include varied roof lines, use of traditional appearing materials, varied facade treatment, size and placement of windows and doors, and location of the building at the back of sidewalks. Building height for new structures should consider the size and massing of adjoining buildings and be in proportion to overall street width. Total building height should not exceed two-stories.

COMMERCIAL OUTSIDE DOWNTOWN

Commercial buildings outside of the downtown business district should maintain the rural character of the existing community. Building scale should be appropriate for small town character and avoid visibly dominant off street parking. Outdoor storage should be located to the rear of the building and screened from views from public streets.

MIXED USE

Mixed use buildings should be similar to existing commercial buildings and reflect an historic downtown style. The new mixed use buildings should not be more than two-stories in height and be compatible with adjoining buildings in regard to size and scale.

MULTI-FAMILY RESIDENTIAL

New multi-family residential architectural design should resemble existing traditional styles in the community. Site layout should consider family orientation, be neighbor-friendly, and provide outdoor play areas for children.

SINGLE FAMILY RESIDENTIAL

Single family homes should reflect traditional and craftsman styles of architecture found in some areas of the community and provide 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.

STREETSCAPE

Landscaping, shade trees, and wide sidewalks were highly rated features for downtown areas. These features were felt to provide an inviting, people-friendly atmosphere, and provide relief from hot weather conditions.

PUBLIC SPACE

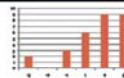
Public spaces should be spacious and inviting for people to congregate. Parks should be well landscaped and provide shaded play areas.



Multi-Family Residential

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Nice Family Feel
Neighbor Friendly



Downtown Commercial

AVERAGE: 1
MODE: 2

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Facade Materials Vary



Single Family Residential

AVERAGE: 1.5
MODE: 3

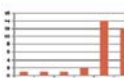
POSITIVE COMMENTS:
Porch Style
Detached Garage



Commercial Outside of Downtown

AVERAGE: 2
MODE: 2

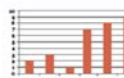
POSITIVE COMMENTS:
Rustic Feel
Rural Character
Good Parking



Streetscape

AVERAGE: 1.3
MODE: 3

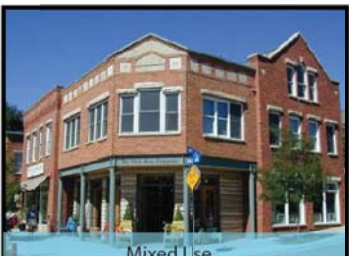
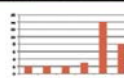
POSITIVE COMMENTS:
Very Inviting Space
Friendly Atmosphere
Covered Sidewalk



Public Space

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Cory Space
Tourist Attraction
European Feel



Mixed Use

AVERAGE: 1.6
MODE: 2

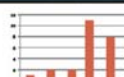
POSITIVE COMMENTS:
Old Town Feel
Similar to Existing San Miguel



Streetscape

AVERAGE: 1.3
MODE: 1

POSITIVE COMMENTS:
People Friendly
Sidewalk Width
Landscaping



Public Space (Park)

AVERAGE: 2.7
MODE: 3

POSITIVE COMMENTS:
Large Shaded Play Area
The Gazebo



Appendix



Urban Form

COMMUNITY LEGIBILITY AND URBAN FORM

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.

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.

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.

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.

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.

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 and the Old San Miguel Flouring Mill. Secondary gateways include Highway 101, at the 10th Street off-ramp, the railroad, and the barn on 12th Street.



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



Figure E-2: 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 E-1 shows the current community entrance from Highway 101, the iconic bell structure of the Mission San Miguel Arcangel. Figure E-2 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 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 E-3 and E-4).



Figures E-3 and E-4: 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.

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 E-5). 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 E-5: 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 E-6), 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 E-6: RTA Bus Stop along Mission Street
Source: Cal Poly Consulting Team

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 E-7), the Mission, and the Rios Caledonia Adobe, represent the variety of historic structure of San Miguel.



Figure E-7: 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 E-8 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 E-8) 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 E-9) is an example of the older architectural styles along Mission Street.



Figure E-8: Mission Variety Store
Source: Cal Poly Consulting Team



Figure E-9: Post Office
Source: Cal Poly Consulting Team

The Mission Restaurant (Figure E-9) 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 E-10) is an example of a newer architectural style, with some similarities to older styles.



Figure E-9: Mission Restaurant
Source: Cal Poly Consulting Team

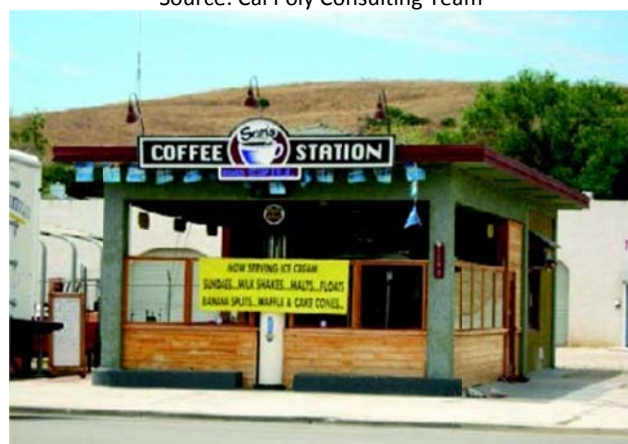


Figure E-10: Coffee Station (previous gas station)
Source: Cal Poly Consulting Team

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 E-11: Mission San Miguel Arcangel
Source: Cal Poly Consulting Team



Figure E-12: Rios Caledonia Adobe
Source: www.slomuseums.org

Appendix



Historic Findings

FINDINGS

Archeological Sites

San Miguel, like most communities on the Central Coast, may have archaeologically significant artifacts in the area. Known archaeological sites are kept confidential to protect archaeological resources from looters. Known locations of Indian Tribe settlements are characterized as a good archeological source. There is also the possibility that there are artifacts between 8th and 9th Streets, according to the State Regional Information Center. Other potential archaeological sites exist around former Mission grounds, which extend to the Salinas River. Because native villages were generally located along waterways, and two known villages, Vahia and Sagshpieel, were located in the San Miguel area, any land adjacent to the Salinas River is potentially archaeologically significant.

Historic Resources Inventory

A historical resources inventory of San Miguel has been partially completed by Cal Poly in 2004. The data gathered includes information on the location of the property, ownership status, date constructed, and current status. Twenty sites have been researched; however, more information needs to be gathered on these sites before they can be considered complete. A portion of this research is presented below. A walking history map has been developed from this information.

Historic Buildings

San Miguel has many historic buildings. According to the 2000 Census, there are 54 structures built prior to 1939. Many of these are residential structures, which can be found primarily to the west of the railroad tracks. The following are examples of residential structures in San Miguel.

Littlefield Residence

248 12th Street

Built in the 1880s, this home was occupied by the Littlefield Family, originally from Iowa. Mr. Littlefield owned the general mercantile store on Mission Street. His family later went on to run the telephone office. The house is of Victorian style and is built primarily of wood (Figure F-1).



Figure F-1: Littlefield House
Source: 2004 San Miguel Community Plan

Wilmar Residence

1565 L Street

Built in the 1880s, this home was occupied by the Wilmar Family, one of San Miguel's original pioneer families. The Wilmars operated the Southern Pacific Milling Company and owned the only lumber yard in the town. (Figure F-2).



Figure F-2: Wilmar House
Source: 2004 San Miguel Community Plan

Houghton Residence

1206 N Street

Built at the turn of the century, this home was occupied by the Houghton Family, who owned and operated the Park Hotel at 14th and Mission (Figure F-3).



Figure F-3: Houghton House

Source: 2004 San Miguel Community Plan

Gorham Residence

1155 K Street

Built in 1886, this home was originally inhabited by the Gorhams. The Gorhams built the town's waterworks and also ran a dry goods and grocery store on Mission Street. This is one of the three original Victorian homes built by the family (Figure F-4).



Figure F-4: Gorham House

Source: 2004 San Miguel Community Plan

Mission San Miguel de Arcangel

Father Fermin Francisco de Lasuen founded the mission on July 25, 1797, making it the sixteenth California mission. On July 15, 1836, the Mexican government secularized mission lands, including Mission San Miguel. In 1846, Governor Pío Pico sold the Mission for \$600 to Petronillo Rios and William Reed. The Mission was a stopping place for miners coming from Los Angeles to San Francisco, and was consequently used as a saloon, dance hall, storeroom and living quarters.

In 1878, after 38 years without a resident padre, Father Philip Farrelly became the "First Pastor" of Mission San Miguel Arcángel. Through all the years the priests kept the church in condition and it is called the best-preserved church in the mission chain today. In 1928, Mission San Miguel Arcángel was returned to the Franciscan order. Since then, the Mission has been repaired and restored, and has one of the best-preserved interiors. For many years, the Mission served the town as an active parish church of the Diocese of Monterey. Unfortunately, harmonic vibrations from the nearby Union Pacific Railroad main line has weakened the unreinforced masonry structures over the years. The San Simeon Earthquake of December 22, 2003 caused severe damage to the sanctuary at Mission San Miguel. The Catholic Church considered closing the parish due to the extensive damage and the estimated \$15 million cost of repairs. Work has since been completed and the Mission reopened on September 29, 2009.



Figure F-5: Mission San Miguel Church taken a few months before the devastating earthquake

*Source: San Miguel Resource Connections
photo by Don French, October 2003*

The Elkhorn Bar

The Elhorn Bar boasts 150 years as a Historical Landmark serving as the County's oldest bar.



Figure F-6: The Elkhorn Bar

Source: Cal Poly, 2010

Photo taken by Stephan Jackson

Appendix

G



Historic Structures

HISTORIC STRUCTURES



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 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-Caleonia 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 as a restaurant, but is currently up for sale.



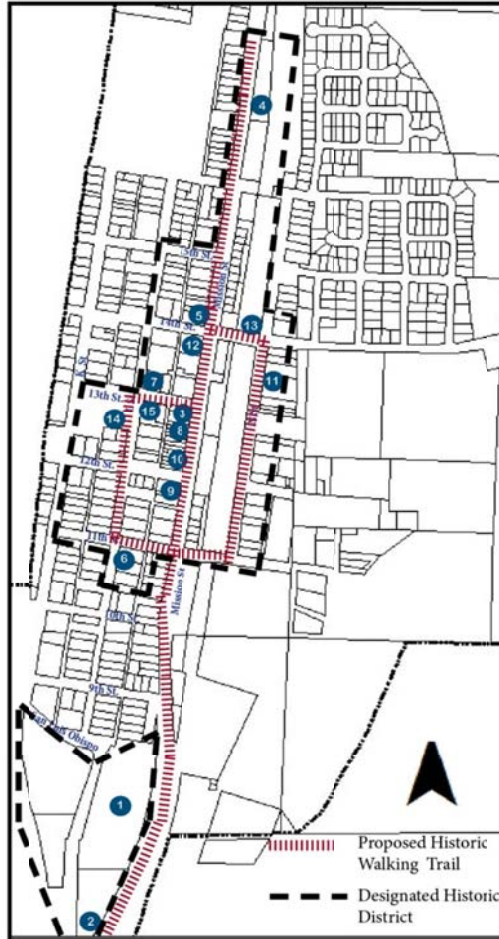
The Sims Hotel had its peak years during WWII. The hotel is now considered a historic structure of San Miguel due to its unique past.



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 Ovitt 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 late 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 Crettel Wall was built by Jesse Crettel 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.



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.

Appendix

Community Surveys



Community Surveys

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: _____

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: _____

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: _____

c. Wooded areas and open space east of Service Commercial – passive recreation

Yes:

Maybe:

No:

Comments: _____

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: _____

g. Streetscaping on Mission St.

Yes:

Maybe:

No:

Comments: _____

h. Streetscaping in alleyways

Yes:

Maybe:

No:

Comments: _____

2. Additional Comments

Comments: _____

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: _____

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: _____

5. Additional Comments

Comments: _____

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: _____

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: _____

18. Residencias en el centro comercial (mezcla de usos)

Me gusta:

Quizá:

No Me gusta:

Comentarios: _____

19. Distrito comercial y apartamentos en San Lawrence Terrace

Me gusta:

Quizá:

No Me gusta:

Comentarios: _____

Appendix

Background Report



Background Report

San Miguel's History and Characteristics

Compiled by

Project Consultant
Wendy Castillejo

In association with

CRP 410 Visual Preference Survey Results

CRP 411 Community Outreach Efforts

Draft San Miguel Community Plan

For

County of San Luis Obispo

April 2011

Introduction

This background paper contains the collective information researched for the Draft San Miguel Community Plan. The resources utilized include the Discover San Miguel Website, the U.S Census Bureau, and the 2003 San Miguel Background Report. Other tools that were referenced are the extensive community outreach including surveys and the results of the visual preference survey which was conducted in CRP 410 during a community workshop.

History of San Miguel

San Miguel is an unincorporated community located in the northern part of San Luis Obispo County. Long ago, for thousands of years the town was occupied by Salinan and Chumash people. When European settlement brought Spanish control over California, Franciscan missionaries began establishing missions in coastal valleys of California in order to Christianize the indigenous populations. Mission San Miguel Arcángel was founded by Father Fermin Lasuen on July 25, 1797. The Mission attracted many of the local indigenous people which contributed to the population increase in San Miguel.

It wasn't until the 1880's that San Miguel became a thriving community with the arrival of the Southern Pacific Railroad. The Farmers' Alliance Company and the Southern Pacific Grain Warehouse also provided many jobs. By this time, the community had over 40 licensed businesses ranging from professional offices to industrial manufacturing. The community of San Miguel continued to grow until 1898 when a drought severely impacted the agriculture industry.

The next major growth in San Miguel came during World War II, when Camp Roberts flourished as a military training base. Camp Roberts is located on Highway 101, which follows the old Mission Trail. Maneuver Training Center (MTC) Camp Roberts is a 42,361-acre site that is the largest and most capable training area under the control of the California Army National Guard. MTC Camp Roberts supports light and heavy maneuver live-fire training, aerial gunnery, drop zones, and limited airfield capabilities on two airfields. With the onset of World War II, San Luis Obispo County's transportation systems and open space were used by the U.S. War Department. Training camps were located both in Camp Roberts and Camp San Luis Obispo as well as a naval training base at Morro Bay and a Coast Guard station near Cambria.

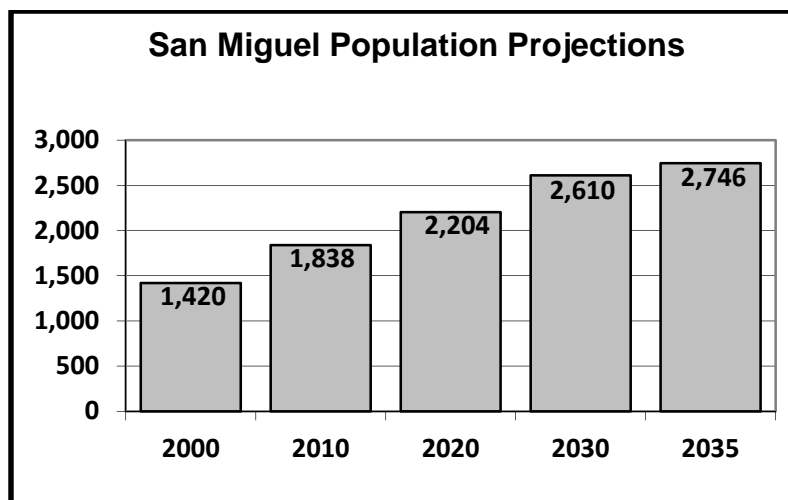
The close proximity of to San Miguel attracted many of the soldiers to San Miguel. The training camps brought into the County nearly 100,000 military personnel. At one point Camp Roberts

supported 436,000 Infantry and Artillery troops but by the end of World War II there was a significant decrease for Camp Roberts to train soldiers in such large numbers. Almost overnight, its activities were greatly diminished and San Miguel lost a large portion of its economic base. Camp Roberts returned to active status during the Korean War and for a short time San Miguel flourished once again. However, the end of the Korean conflict once again brought the base's activities to a quick halt.

There has been no major economic development in San Miguel since Camp Roberts reduced operations. Mission San Miguel is a main tourist attraction in the town for its historic significance which brings in a large number of tourists every year. As new development begins, preservation of historic structures will be of primary concern to maintain San Miguel's rich history and provide the community with a unique sense of place.

Demographics

The population of San Miguel in 1990 and 2000 was recorded by the U.S Census as 1,123 and 1,427 respectively. Within those ten years there was a 26% increase in population. By the year 2010, the projected population was 1,838, an increase of 29%. The community of San Miguel will continue to grow into the next decade and is expected to have an additional population increase of 18% by the year 2030. The chart below shows the population projections of San Miguel from 2000 to 2035.



Source: SLOCOG & SLO County Planning & Building Department

Urban Form

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, with 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. There are also multi-family residential homes distributed within the single family homes. Mission San Miguel Arcangel and the Rios Caledonia Adobe are both to the south of the commercial core.

The existing structures in San Miguel are in need of maintenance and some require major renovation. Residential buildings in San Miguel are very diverse. There are many different styles throughout the community with many of the commercial buildings representing architecture of the 1940's. Other buildings throughout San Miguel represent more modern architecture. Many new commercial developments have attempted to match the surrounding architecture on a larger scale. 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.

Buildings along Mission Street have zero setbacks, creating a walkable downtown; 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. Also, street trees and furniture provide a welcoming streetscape along the commercial core. Currently, many of the existing trees are young and do not provide adequate shade. Although some of the buildings have awnings providing shade, relieving some heat during the summers.

Public Outreach

In order to identify the community's goals, an outreach program was developed to receive direct community feedback on the vision of San Miguel's future. The outreach program consisted of two community workshops, distribution of flyers, postings on the County's website and Discover San Miguel.com, visits to Lillian Larsen Elementary School, and targeted outreach to the Spanish-speaking community.

The first workshop, held in October 2010, served as a community visioning exercise to address local issues, the needs and wants of community members, and preferred types of development in San Miguel. The second workshop was held in December 2010 to explore opportunities within two alternative concept plans for the Community Plan update after receiving the community's feedback from the first workshop. The final workshop presented the community with the finalized concept plan that incorporated feedback from the previous workshops.

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 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 representatives. Workshop activities includes a visual preference survey, a community based survey, and an interactive mapping exercise.

Visual Preference Survey Results

The physical aspect of development and design is essential to satisfy the community's 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, streetscape, public space, parks, single family residential, and multi-family residential. Participants rated 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.

Appendix



Case Studies

Memo

To: John Knight, Client Representative

From: Wendy Castillejo

Date: April 3, 2011

Re: Case Studies - Historic District Ordinances

Introduction

Additional research will be necessary in order to develop an ordinance for a historic district. By researching other ordinances for the same purpose, an extensive and inclusive analysis can be conducted. The documents that were researched are the Historic District Ordinance for Deering in Hillsborough County, New Hampshire and Paso Robles' Historic Preservation Ordinance. Although in both places the ordinance has been successful there has been controversy with some of the mandatory requirement and standards. This memo will include a detailed summary of the two case studies, a comparison to San Miguel including the best practices used, and aspects of the documents applicable to the project.

Deering's Historic District Ordinance

The small town of Deering is a rural area in Hillsborough County, New Hampshire. According to the United States Census Bureau, as of 2010 the population is 1,912 and the total area is 31.4 square miles. Deering was incorporated in 1774 and has had different industries throughout the years. In 1966 the Planning Commission voted to keep Deering rural and not invite new industries. The community wanted to protect and preserve their Historic Town Center and surrounding areas, the reason for implementing the historic district ordinance. The ordinance lists different ways forming historic districts will maintain the heritage of Deering which include; "conserving property values, promoting civic beauty and rural character as well as elements of its cultural, social, economic, political and architectural history." (Town of Deering, 2008)

Section 2 of the ordinance is boundaries of the district, including the properties and ownership responsibilities. The historic district in Deering includes all properties within the Historic Town Center, defined by the town's zoning map. Although all properties within the defined boundaries are eligible to the requirements of the ordinance, the property owners can decide otherwise.

"All owners of properties within a Historic District shall be invited to elect to participate. An election by a property owner to participate in a Historic District shall occur in writing in a manner determined by the Historic District Commission under the rules and regulations established by said Commission in accordance with the provision of this Ordinance." (Town of Deering, 2008)

There are also a number of responsibilities that must be taken upon by the property owners who elect to have their property under the regulations of the historic district.

As stated in the ordinance, the Historic District Commission for the Town of Deering would carry out the purpose of the ordinance, although, registered voters in the town have the power to vote and create the commission.

“In selecting each member, the Board of Selectmen shall take into consideration the appointee’s demonstrated interest and ability to understand, appreciate and promote the purposes of the Historic District Commission. Membership shall consist of no fewer than 5 or more than 7 regular members, one of whom shall represent the Board of Selectmen and one of whom shall represent the Planning Board.” (Town of Deering, 2008)

The elected members of the commission not only have the power to regulate but duties that they must fulfill in order to meet the vision of the town. Those powers and duties are described in detail in the ordinance.

Lastly, the ordinance includes the standards for review, and conditions for: certificate of approval/disapproval, violations and appeals. The standards vary and include minimizing alterations to the significant features of the property as well as specific design details including size, color, material used, and character of the property. In order to construct, demolish or modify a property in the historic district, the owners must go through an application for approval. The first step as stated in the ordinance is, “The Commission shall schedule a public hearing with at least fifteen (15) calendar days notice to all owners of property within the District and subject to its requirements in order to determine its impact on the District.” (Town of Deering, 2008) The proceeding steps are outlined in detail in the section 5B, Certificate of Approval/Disapproval, of the Historic District Ordinance. Although, the ordinance states, if any person or group of people strongly disagree with a decision made by the Historic District Commission they have the right to appeal to the Zoning Board of Adjustment. Also, in the case of a violation of the ordinance, enforcement will be through the Town of Deering Zoning Ordinance.

Paso Robles: Historic Preservation Ordinance

El Paso de Robles is a city in San Luis Obispo County with a population of approximately 30,072 in 2010, according to the city’s website. Paso Robles, as it is commonly referred to, is located in the Central Coast of California. The city is known for its historic downtown character including fine dining, large number of wineries, and other events and entertainment. In order to preserve and protect its historic resources, the City of Paso Robles has established a Historic Preservation Ordinance. The main goal of the ordinance is to ensure new development compliments and is consistent with the city’s historic character and scale.

The Historic Preservation Ordinance for Paso Robles defines a historic district as:

“A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically in a distinguishable way or in a geographically definable area that retain sufficient integrity and meet at least one of the Criteria for Designation.” (Historic Resource Group, 2011)

The “Criteria for Designation” is that established by the City Council for the title of historic landmarks and historic districts. With that, the ordinance selects the Planning Commission as the advisory body to the City Council with issues related to historic preservation. Ultimately, the Planning Commission has the power and must perform certain duties listed in the ordinance.

Along with the Historic Preservation Ordinance, Paso Robles has an established Historic Resource Inventory which identifies buildings, structures, districts as well as objects and sites that are either designated, eligible or considered historic resources for purposes of the California Environmental Quality Act (CEQA). The inventory list can be referenced the designations of historic resources and when evaluating removal or proposed modifications to a historical resource. The ordinance also explains in detail the definition for each as well as the criteria and procedure for designating some of the historic resources.

The Historic Preservation Ordinance continues with a section on alterations and repairs to historic resources. There only approach to alter or repair a historic resource is by obtaining a Certificate of Appropriateness or Certificate of No Effect. Then there are two categories, alterations that require a review and those that are exempt. Some actions that may be exempt are exterior painting, addition or removal of walls, fences, landscaping, walkways, and screens, and interior alterations. The procedure and criteria for issuance of both certificates are also explained. Furthermore, the ordinance includes reasons for the revocation of the certificate and the process after a certificate has been issued.

Comparison and Best Practices

The Historic District Ordinance for the Town of Deering and Paso Robles' Historic Preservation Ordinance both pertain to the project in terms of context and the objectives. In addition, each location has a similarity to San Miguel whether it is the size or cultural background.

Town of Deering

Even though Deering is an unheard of town in New Hampshire, the population and location size are comparable to the community of San Miguel. Also, the context in the ordinance is applicable to the project at hand. Deering appears to be more developed but even so both have the small town character, a cohesive, caring community and great potential for the future. Also, the Draft Historic District Ordinance for San Miguel will have similar objectives as those in Deering's ordinance. The goal is to protect and conserve the rural character as well as elements of its cultural, social, and architectural history.

The towns are very much alike and many of the features in Deering's Historic District Ordinance would also work well in San Miguel. Like Deering's ordinance, the Draft Historic District Ordinance for San Miguel will include a map of the town defining the boundaries of the proposed district. Since there is also a strong sense of community in San Miguel, the residents should elect the members of a "Historic District Commission" or similar group for the purpose of the ordinance. Using the standards for review in Deering as an outline, the Draft Historic District Ordinance will contain additional detail and supplementary images.

City of Paso Robles

The City of Paso Robles is in close proximity to San Miguel and is also in San Luis Obispo County. The Salinan Indians were natives of both locations thousands of years ago before the mission era, yet there are aspects of the culture that can still be seen in certain areas. The Historic Preservation Ordinance of Paso Robles is consistent with the General Plan of San Luis Obispo. It also contains aspects relevant to the projects in terms of goals, objectives and standards specifically those in the Conservation and Open Space Element.

The cultural history of the areas is closely linked together and using Paso Robles's ordinance as a guiding tool will simplify the process of making the project consistent with other codes and ordinances in San Luis Obispo County. The Draft Historic District Ordinance along with other conservation regulations, such as those previously mentioned will even further unify neighboring areas within San Luis Obispo County. In addition to the Historic Preservation Ordinance, the City of Paso Robles has detailed design guidelines for the downtown area which will be referenced and incorporated in the project.

Conclusion

Although a historic district ordinance can be successful and beneficial, not everyone feels the same way which is why there are many controversies and the reason these specific ordinances are not always mandatory in districts that have adopted them. One of the primary goals for the Draft Historic District Ordinance in San Miguel will be to inform the community of what the ordinance will entail. Many can perceive an ordinance of this kind, as another document with regulations and codes that must be met. Some homeowners don't appreciate having to respond to a higher authority in make changes to their own home. Others fear that they will be required to "restore" their property resulting in a major financial burden for the owners. Mostly, everyone believes they should be able to do what they wish with their properties.

In order to avoid these misconceptions, there are certain steps a town or city can take, starting with informing the residents of the specifics included in the ordinance. Many of these ordinances highlight the benefits of historic district ordinances without further explanations or reasonable time frames. For example, a benefit of a historic district ordinance is that property values may increase but that may take several years to take into effect, while many community members are expecting it to be within a short period from when the district ordinance is passed. Also, the objections of certain property owners who feel that their private property rights are jeopardized should not be ignored. It is better to admit at the beginning of the process that adopting a historic district ordinance can sometimes be inconvenience. Although, it is important to emphasize that the benefits will compensate for the initial disadvantages. Lastly, in order for the ordinance to be successful, the project should engage all segments of the population including teenagers, the elderly, and the Spanish speaking community or in other cases, minority groups.

Appendix




Power Point Presentation

DRAFT SAN MIGUEL HISTORIC DISTRICT ORDINANCE

Proposal by Wendy Castillejo


AGENDA

- ▶ Outline of Historic District Ordinance
 - ▶ Purpose and Goals
- ▶ Sources
 - ▶ 410/411 Community Design Lab
 - ▶ Community Outreach
 - ▶ Case Studies & Research
- ▶ Design Guidelines
- ▶ Conclusion



PURPOSE

- ▶ Preserve and enhance the historic character of San Miguel
- ▶ Enhance tourism and strengthen the local economy
- ▶ Reflect elements of San Miguel's cultural, social, and architectural history




GOALS

1. Retain San Miguel's small town appeal
2. Rehabilitate structures within the Historic District wherever possible
3. Encourage compatibility of development with both community and neighborhood characteristics
4. Encourage the design and scale of new development to complement the existing neighborhoods
5. Enhance the aesthetic appearance of San Miguel through urban design elements
6. Enhance and maintain an interesting and commercially viable central area




Historic District Boundary

1. Mission San Miguel
2. Rios Caledonian Adobe
3. San Miguel Flouring Mill Company
4. Church at San Miguel
5. Elkhorn Bar
6. San Miguel Fire Station
7. Community Center



SOURCES

- ▶ These standards were developed through the following:
 - ▶ Research into the cultural history and existing historic landmarks within San Miguel
 - ▶ History Chapter
 - ▶ Historic and Cultural Resource Chapter
 - ▶ Public input through workshops, questionnaires and discussion groups held by the CRP 410/411 Community Design Labs
 - ▶ Most residents priority was to keep the small town feel of San Miguel and preserve historic significance
 - ▶ Evaluation of existing guidelines from other communities

HISTORIC DISTRICT COMMISSION



- ▶ Community members of San Miguel should create a Historic District Commission
- ▶ Appointee's should demonstrated interest and ability to understand and promote the purpose of the Historic District Ordinance
- ▶ Members must be residents of San Miguel

DESIGN GUIDELINES


1. Additions
2. Facades
3. Fences and Walls
4. Height and Scale
5. Materials
6. Parking
7. Setbacks
8. Signs
9. Streetscaping
10. Windows and Doors



DESIGN ELEMENT

Facades

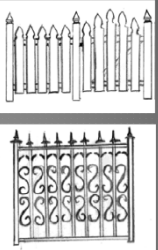
- ▶ New development should be compatible with the surrounding architectural context
- ▶ Façade proportions should be similar to those of surrounding buildings
- ▶ New buildings should use architectural methods including color, texture, materials and detailing to break up the façade



DESIGN ELEMENT


Fences and Walls

- ▶ New fencing and wall proposals should be consistent with existing fencing in design, materials and scale
- ▶ Wood, iron or other similar materials are recommended instead of plastic, aluminum or other contemporary materials
- ▶ Retain and preserve exterior fences and wall materials that contribute to the overall historic character of the town



DESIGN ELEMENT

Height and Scale

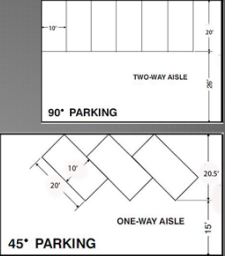


- ▶ New development in the Historic District must be consistent with the height and scale of the other existing structures within
- ▶ For development exceeding 2 stories, a change of materials or lighter color should be considered
- ▶ The relationship of width to height of windows and doors in new buildings should also be considered.

DESIGN ELEMENT

Parking

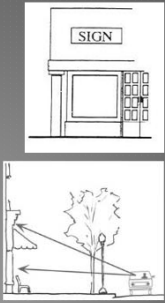
- ▶ Parking can include expanded diagonal parking on side streets
- ▶ Spaces should be between 9 to 10 feet wide and 19 to 20 feet long.
- ▶ The travel aisles should be between 15' to 26' wide depending on the design and number of aisles



DESIGN ELEMENT

Signs

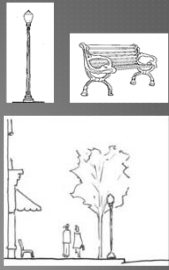
- Sign should be appropriate for the scale, character and use of the building
- Signs should be oriented and scaled for both pedestrians on sidewalks and slow moving vehicles
- The shape and design of the sign should complement the architectural features on the building (simple geometric shapes)



DESIGN ELEMENT

Streetscape

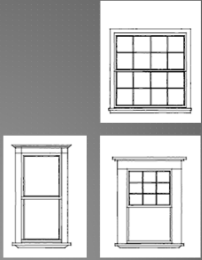
- Sidewalks should be wide enough to accommodate street furniture as well as people walking side by side
- Street trees should not hide the significant architectural features of a historic buildings
- Trees can enhance the street's appearance and provide a buffer between the sidewalk and the street
- Lighting fixtures should be limited to one style and this should be consistent throughout the historic district



COMPONENTS

Windows and Doors

- Avoid replacing a window or door with a new one that conveys a completely different appearance
- Original window and door openings should be retained and repaired if possible
- If windows must be added, larger windows should be on the first floor and should be simple.
- Windows on the upper floors should use window openings of same size and shape as existing openings and should be placed in a pattern.

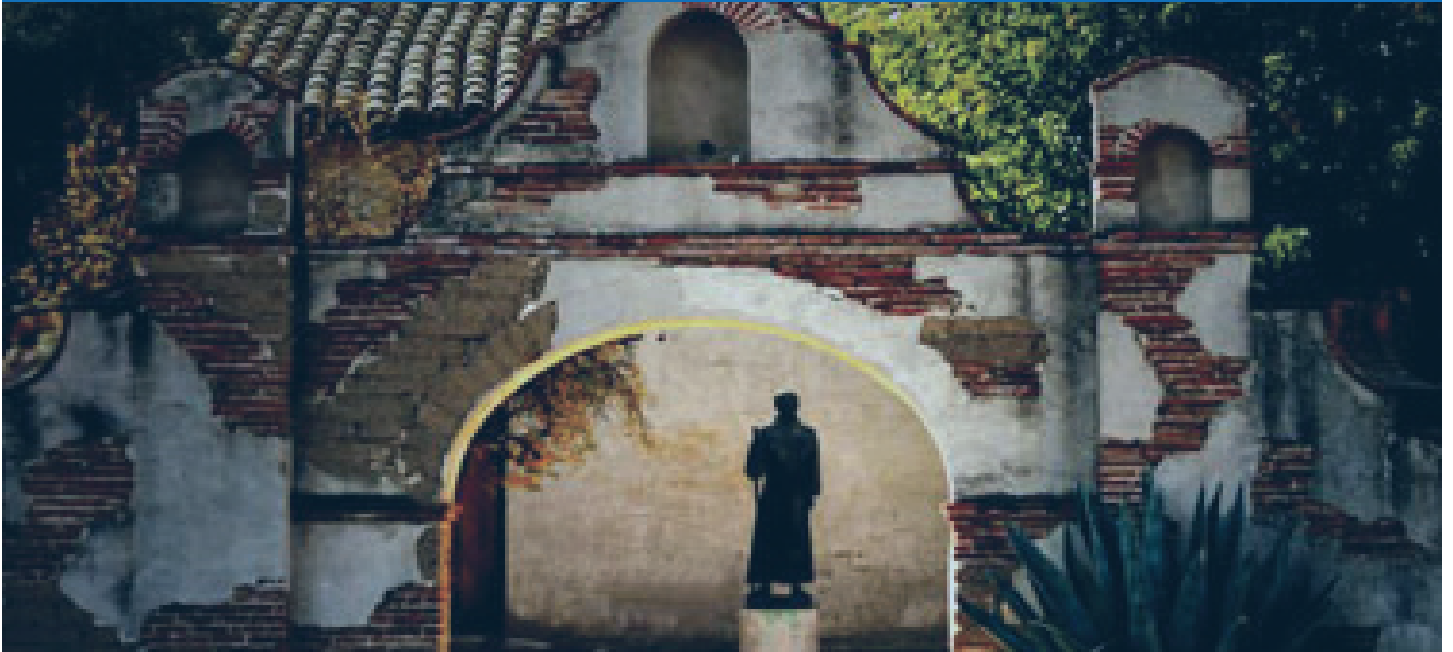


CONCLUSION

- The design guidelines are just that, guidelines and suggestions
- Including a property in the Historic District is also optional
- The Ordinance can be used as a tool for regulating the design of future development

THANK YOU!





San Miguel Draft Historic District Ordinance