Shandon Community
Final Plan Proposal

March 10, 2004
Welcome!

Tonight, Cal Poly is presenting Shandon’s future plan.
Introduction

Current Situation

- Population: about one thousand with two main groups of Latino and white English and Spanish language groups

- Lack of businesses, commercial activities, public transit, and medical services in town

- Shandon would like to have controlled growth while maintaining a small-town atmosphere

- Developers attempt to build new housing in Shandon

• This Proposed Shandon Plan is to give guidance to residents and the County Board of Supervisors and staff in balancing the benefits of growth with small-town character
Description of Public Process

- 1st meeting – find out what community members would like to see happen in Shandon
- 2nd meeting – discuss the issues needing clarification from the first meeting, and tried to begin consensus building
- 3rd meeting – presentation of the collective Vision for Shandon
- Three informational meetings with Shandon Advisory Committee, and one with La Platica
- 4th meeting – present initial plan options that the community could implement
- Students provided updates at the SAC in October, December, January, February, and March meetings
- Tonight the information that is presented will be a guide to the Proposed Shandon Plan
Uses and Support for This Plan

- Tool for guiding development in the Shandon area

- Based on a series of meetings that were designed to incorporate the entire community’s vision for the future

- It is up to the members and organizations to urge the County to adopt General Plan Amendments and take action where input depends on community members

- If the SAC, youth, primary Spanish-speakers, renters, and those without cars do not vocally support this Proposed Shandon Plan, there is a serious risk that Shandon will sprawl and/or gain no services
Looking at the Plan as a Whole

- As a number of issues focused in the plan are wide in scope, the strategies used to accomplish specific goals are interconnected throughout chapters.
- If a chapter or section were to be neglected, other issues focused in other chapters can be cheated of their potential.
- Obtaining a wastewater treatment facility - location, alternatives, housing, commercial and retail projections
- Streets and paving – community feel, pedestrian and bicycle circulation, housing development and agricultural land preservation
- Retail stores – every factor can affect the success of business
Six Main Chapters are:

1. Improving Mobility Through, From, and To Shandon
2. Strengthening Downtown while Providing Room for Future Job Growth
3. Diversifying Residential Options and Protecting Agricultural Land near Shandon
4. Enhancing Public Safety and Services
5. Public and Community Facilities
6. Community Programs and Activities
Improving Mobility Through, From, and To Shandon

- Improving access onto and off of Highway 46
- Transit/Travelers Stop
- Public Transit Service
- Pedestrian Orientation in Downtown
- Pedestrian Network
- Truck Traffic Re-route
Access Onto and Off of Hwy 46

- Shandon residents concerned with level of traffic safety
- Access onto and off of Highway 46 currently unsafe and subject to frequent delays
- Stop signs, traffic signals, and grade separated interchanges at highway intersections could reduce delay and increase safety.
• Two locations for improved access onto and off of Highway 46
• Alternatives include intersection of McMillan Canyon Road & Hwy 46 and the intersection of Hwy 41 & 46
• It is preferable to concentrate access onto and of Highway 46 at one intersection.
• The preferable location to concentrate traffic is the eastern 41/46 junction.
• Increased traffic at one intersection may warrant a traffic signal and median lanes.
• Traffic signals and median lanes will increase safety and ease entrance and exits to Highway 46.
• Caltrans responsible for monitoring increases in traffic levels implementing these measures.
Local and Regional Public Transit Services

- Shandon lacks adequate access to surrounding regions due to the absence of alternative modes of transportation.
  - Youth, Seniors and Residents without automobile access face mobility constraints.
  - Location of town requires commuter dependence on the automobile.
•Regional Amtrak bus services pass Shandon on Highway 46 regularly.
•Traveler’s/Transit stop would provide pick up and drop off locations for Orange Belt Stages and provide regional access for all.
•Preferred location just east of town in proposed commercial development.
•Location allows for access on foot, automobile not necessary.

•Agreement between Amtrak, Orange Belt Stages, and the property owner required for implementation of transit stop at proposed full service gas station
• It is preferable to have multiple transportation options
• Local transit alternatives include a Runabout Van for as-needed service or a full-size CCAT Bus.
• Morning and evening transit service would provide weekday commuter access into Paso Robles.
• Future phases may include increased service times and stop locations.

Suggested Bus Stop Locations

- Phase I Stop Location
- Phase II Stop Locations

Hwy. 46
Bus Route Phase I
Bus Route Phase II
Centre St.
First St.
Second St.
Third St.
Fourth St.
Eighth St.
Toby Way

Hwy. 41
• Morning and evening commuter service can be easily incorporated into the existing CCAT Route 9 Bus schedule.

• CCAT Bus will be most efficient option for transporting commuters, those running errands, and other travelers.
Pedestrian Use of Centre Street

- Speed of through-traffic great concern to community.
- Desire to make Centre St. safer for pedestrians.
- Design focuses on pedestrians and less on vehicles.
• Sidewalk landscaping, benches, and crosswalks promote pedestrian activity.
• Crosswalks, curb bulb-outs, and parallel parking reduce traffic speed and increase safety for pedestrians.
• Buildings positioned along sidewalks cater to pedestrians while allowing for automobile access with parking located in the rear.
• Pedestrian activity and social interaction will increase local economic vitality.
Pedestrian Network

- Pedestrian paths link the community
- Desire for Pedestrian only areas
- Current conditions include a lack of sidewalks and crosswalks providing safety for pedestrians
• Pedestrian pathway network provides access within town.
• Non-motor vehicle pathways provide for safe pedestrian access to downtown and opportunity for leisure activities
• Proposed pedestrian bridges increase town connectivity.
Truck Traffic Rerouting

• Rerouting Highway 41 truck traffic west of town will increase pedestrian orientation and safety in downtown corridor.
Strengthening Downtown While Providing Room for Job Growth

- Planning For A Supermarket
- Strengthening a new downtown in Shandon through design/development regulations
- Reconfiguring and avoiding over-zoning of commercial land
Planning for a Supermarket

Concerns to be addressed:
- Shandon residents lack sufficient retail services, specifically a supermarket.

Alternatives:
- A supermarket located in the heart of downtown, on the east side of town, or at the intersection of hwy 41 and 46.
Preferred Alternative:
- Toby Way and 8th Street.
- The parcel is walkable and configured for a moderate-sized supermarket and possible future expansion.

Implementation:
- County’s responsibility.
Strengthening a new downtown in Shandon through design/development regulations

Concerns to be addressed:
- Downtown Shandon does not display the elements of a bustling downtown.

Alternatives:
- Containing commercial services along Centre St., or enabling commercial services outside of the old downtown.
Preferred Alternative:
- A compact commercial district along Centre St.
- pedestrian accessibility and prevents over-zoning of commercial.

Implementation:
- County’s responsibility.
Reconfiguring and avoiding over-zoning of commercial land

Concerns to be addressed:

- Limited economic demand for commercial services in Shandon.

Alternatives:

- Concentrating development patterns, greatly increasing commercial zoning, or identifying phases of demand.
Preferred Alternative:
- One business at the intersection of Highways 41 & 46 with a businesses district downtown.
- Will promote a downtown destination to be built upon later.

Implementation
- Phased
- County’s Responsibility
Housing and Farmland Preservation

- Growth at a Moderate Pace
- Supporting Retail and Transportation through Central Locations of New Housing
- Partnering Agricultural Preservation with Increased Densities in Shandon
- Enabling Wastewater Treatment to Be Built With New Development
Growth in Shandon is inevitable and the residents would like to see steady growth to reach thresholds for needed services such as retail, medical, and sewer.

Existing un-built capacity indicates the number of potential units available on a parcel that are open to development. This is found by taking the current lot size and dividing it by the zoned minimum lot size, resulting in total capacity.
The creation of three phases of growth for the steady growth plan is used to effectively implement the development of needed housing in Shandon, at a moderate pace, and carefully preserve the town's character.
Supporting Retail and Transportation through Central Locations of New Housing

Allocation of Units by Site
<table>
<thead>
<tr>
<th>Site (Area)</th>
<th># of UNITS</th>
<th>ZONING</th>
<th>PHASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>73</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>B1</td>
<td>99</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>B2</td>
<td>26</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>15</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>13</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>E</td>
<td>12</td>
<td>RSF</td>
<td>1</td>
</tr>
<tr>
<td>F</td>
<td>58</td>
<td>RMF-L</td>
<td>1</td>
</tr>
<tr>
<td>G</td>
<td>117</td>
<td>RMF-M</td>
<td>1</td>
</tr>
<tr>
<td>H1</td>
<td>53</td>
<td>RMF-H</td>
<td>1</td>
</tr>
<tr>
<td>H2</td>
<td>17</td>
<td>RMF-H</td>
<td>1</td>
</tr>
<tr>
<td>I</td>
<td>117</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>J1</td>
<td>20</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>J2</td>
<td>32</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>K</td>
<td>15</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>L</td>
<td>2</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>M</td>
<td>3</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>N</td>
<td>2</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>O</td>
<td>4</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>P</td>
<td>2</td>
<td>RSF</td>
<td>2</td>
</tr>
<tr>
<td>Q</td>
<td>25</td>
<td>RMF-M</td>
<td>2</td>
</tr>
<tr>
<td>R</td>
<td>40</td>
<td>RMF-L</td>
<td>2</td>
</tr>
<tr>
<td>S</td>
<td>41</td>
<td>RMF-H</td>
<td>2</td>
</tr>
<tr>
<td>T</td>
<td>50</td>
<td>RMF-H</td>
<td>2</td>
</tr>
<tr>
<td>U</td>
<td>13</td>
<td>RMF-H</td>
<td>2</td>
</tr>
<tr>
<td>V</td>
<td>6</td>
<td>RMF-H</td>
<td>2</td>
</tr>
<tr>
<td>W</td>
<td>9</td>
<td>RMF-H</td>
<td>2</td>
</tr>
<tr>
<td>X</td>
<td>8</td>
<td>RMF-H</td>
<td>1</td>
</tr>
<tr>
<td>Y</td>
<td>12</td>
<td>RMF-H</td>
<td>1</td>
</tr>
<tr>
<td>Z1</td>
<td>55</td>
<td>RMF-M</td>
<td>3</td>
</tr>
<tr>
<td>Z2</td>
<td>18</td>
<td>RMF-H</td>
<td>3</td>
</tr>
<tr>
<td>Z3</td>
<td>114</td>
<td>RMF-H</td>
<td>3</td>
</tr>
<tr>
<td>Z4</td>
<td>37</td>
<td>RSF</td>
<td>3</td>
</tr>
</tbody>
</table>
Partnering Agricultural Preservation with Increased Densities in Shandon

A major concern of Shandon residents expressed during the Fall 2003 meetings was preservation of agricultural land surrounding the town.

The main means for the preservation of this land will be through the use of Transferable Development Credits (TDCs). TDCs transfer the ability to develop or subdivide agricultural parcels to other parcels more suitable for housing development.
The three-mile buffer around the town that comprises these parcels would permanently preserve agricultural land closest to Shandon.
Receiving Sites For Density Bonuses

- Estrella
- Camatti
- Park
- Cholame
- Centre Street
- Creek
- Toby

Receiving Sites

North
Receiving Sites For Density Bonuses
Enabling Wastewater Treatment to Be Built With New Development

Possible Facility Sites

1

2

3

4
Wastewater Treatment and Sewer Trunk Lines
Enhancing Public Safety and Services

- *Paving and Extending the Street Grid*
- *Extending Neighborhood Watch Programs*
- *Increasing the Sheriff’s Presence through a Report Center*
- *Medical Services*
- *Strengthening Litter Prevention*
Paving and Extending the Street Grid

Concerns Addressed

- Bring unpaved streets up to County standards.
- Extend street grid with areas of proposed new growth.

Alternatives Considered

- Develop along and pave existing unpaved streets.
- Create cul-de-sac neighborhoods that are separate from each other, e.g. The Heights.
- Integrate new close-in growth into existing/expanded grid to accommodate housing but keep Shandon compact.

Preferred Alternative

- Pave portions of Camatti and Estrella if new growth occurs north of park.
- Pave portions of 8th Street and Toby Way if new growth occurs south to south-east of Centre Street/Toby Way intersection.
- Extend traditional grid north of park and south to south-east of Centre Street/Toby Way intersection.
- Extend Starkey Road east to Shandon-San Juan Road (possible 41 re-route).
- Build pedestrian creek crossings 1 block north and 1 block south of Centre Street, and diagonally at 3rd Street and San Juan St.
Paving and Extending the Street Grid
Paving and Extending the Street Grid

Residential Streets

- Narrow new streets at 45 feet wide.
- Bicycle/Pedestrian Green Streets at 20 feet wide.
Paving and Extending the Street Grid

Analysis/Explanation

• Grid system minimizes distances for bicycling and walking, particularly where some streets and bridges do not need to allow car access.
• Areas northwest of Clarke Park and south to south-east of Centre Street/Toby Way intersection have best potential for growth and extension of street grid.
• Street grid is best for pedestrians and bicyclists.

Implementation

• Require paving of new development with appropriate nexus to surrounding streets; unpaved blocks have highest priority.
Concerns Addressed

- Safety is a major concern to Shandon community.

Alternatives Considered

- Create one large watch area covering extent of town.
- Divide town into separate watch districts.

Preferred Alternative

- Divide Shandon into five Neighborhood Watch districts, each covering several square blocks
- Districts maintained by block coordinators.
Extending Neighborhood Watch Programs

Preferred Alternative (continued)

• Use the County Sheriff’s Rural Watch Program for areas composed of homes on large-acre parcels.

Analysis/Explanation

• With new districts, neighborhood watch coverage would envelop town and provide optimal crime prevention.

Implementation

• Establish block coordinators.
• Set up preliminary meetings with the County Sheriff.
Increasing the Sheriff’s Presence through a Report Center

**Concerns Addressed**

• Increased Sheriff presence wanted in and around Shandon.

**Alternatives Considered**

• Report center, private security, and increased Sheriff presence.

**Preferred Alternative**

• Sheriff’s presence increased through Report Center in Shandon.

**Analysis/Explanation**

• A Report Center is most feasible alternative for community at the moment.
• Will show that Shandon does not tolerate crime.

**Implementation**

• Remodel Community Center to allow enough space for Report Center, as well as an additional unshared restroom, until a Town Hall at the Town Triangle (described later) could incorporate this function.
• Analyze costs of keeping Report Center open, costs of monthly utility bills, janitorial services, upkeep, and administration of the Center and its equipment.
Medical Services

Concerns Addressed

• Most residents leave town to seek medical attention.
• Shandon needs a clinic with extended hours for every age group.

Alternatives Considered

• The federal government decides if Shandon is a Health Professional Shortage Area (HPSA) or a Medically Underserved Area or Population (MUA/MUP).
Medical Services

Preferred Alternative

• Apply for MUA status to get funding for visits from mobile clinic until permanent clinic can be built at the Town Triangle.

Analysis/Explanation

• Becoming a MUA is the most feasible and realistic alternative currently for Shandon and could get medical services here sooner/regularly.
• Funded by federal grants and run by non-profit organizations.

Implementation

• The County Health Department or a community member should submit request for MUA.
• The Federal government will evaluate request for MUA status within 90 days.
Strengthening Litter Prevention

Concerns Addressed

• Shandon community is concerned about careless waste cluttering the streets.

Alternatives Considered

• A Community Clean-Up Day.
• Education in waste prevention methods.

Preferred Alternative

• Both alternatives should be implemented.

Analysis/Explanation

• Provide information on proper disposal methods.
• The San Miguel Garbage Company needs to inform public on other services that it may provide.

Implementation

• Community members responsible for helping one another in preventing illegal dumping.
• San Luis Obispo County Code Enforcement needs to conduct a full investigation if illegal dumping continues.
Public and Community Facilities

- *Estrella-San Juan Linear Park*
- *Adding a Skate Facility into Clarke Park*
- *Focusing Activity into the Community Center*
- *Looking to the Future: The Town Triangle*
Estrella-San Juan Linear Park
Adding a Skate Facility Into Clarke Park
Focusing Activity into the Community Center

**Space Three (1,100) - Dances, Karate, Movie Nights**
Space may include: movable chairs and tables, and a movie projector

**3**

Spaces divided by portable partitions rather than fixed walls

**1 and 2 Shared**

**Space One and Two Shared: (app. 1,750) - Work and Lounge Area, Rec. Games, Kiln for Art Classes, ESL Classes**
Space may include: tables, computers, movable chairs, couches, TV, and games

**Restroom**

**2nd Street Entrance**

**Restroom**

**Kitchen and Storage**

**Police Reporting Room**

**Exit**
Looking to the Future: The Town Triangle
Community Programs & Activities

- Community Events
- Movie Nights
- Implementing After-School Programs for Youth
- Spanish Worship
Community Events

- Community programs and activities are important to Shandon’s future.

- Helps the community maintain its small town feel while growing.

- Important that Shandon residents become involved in community events.
## Sample Community Events Calendar

<table>
<thead>
<tr>
<th><strong>Group Responsible</strong></th>
<th><strong>Event</strong></th>
<th><strong>Month</strong></th>
<th><strong>Details</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shandon Youth Task Force</td>
<td>Children's Talent Show</td>
<td>April</td>
<td>Bring more events to community</td>
</tr>
<tr>
<td>Lion's Club</td>
<td>Memorial Day Barbecue</td>
<td>May</td>
<td>Provides for year long events; open pool for youth</td>
</tr>
<tr>
<td>Lion’s Club</td>
<td>Eye Examinations</td>
<td>TBA</td>
<td>Free for all school children</td>
</tr>
<tr>
<td>Shandon High School</td>
<td>Thanksgiving Dinner</td>
<td>November</td>
<td>Bringing community together</td>
</tr>
<tr>
<td>Platica</td>
<td>Health Services</td>
<td>Ongoing</td>
<td>People in the area w/o health plan</td>
</tr>
<tr>
<td>Senior Club</td>
<td>Help w/various events.</td>
<td>Ongoing</td>
<td>Provide assistance for community events.</td>
</tr>
<tr>
<td>Shandon Youth Foundation</td>
<td>Movie Nights</td>
<td>Monthly</td>
<td>Some bilingual, For all ages; Some youth only</td>
</tr>
</tbody>
</table>

**Event Dates: TBA**
Movie Nights

• The Shandon Youth Foundation & YMCA

• Entertaining Shandon’s youth

• Great way to create community-wide interest

• Possible integration into all age groups
# After-School Youth Programs

## Potential Community Center Activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>Location</th>
<th>Time Period</th>
<th>Day</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerobics</td>
<td>Comm. Center</td>
<td>January &amp; February</td>
<td>Every Tuesday</td>
<td>About 1 hour</td>
</tr>
<tr>
<td>Dance</td>
<td>Comm. Center</td>
<td>February and March</td>
<td>Every Tuesday</td>
<td>About 1 hour</td>
</tr>
<tr>
<td>Ceramics</td>
<td>Comm. Center</td>
<td>March and April</td>
<td>1st and 3rd Thursday</td>
<td>About hour and half</td>
</tr>
<tr>
<td>Karate</td>
<td>Comm. Center</td>
<td>Ongoing</td>
<td>Every Monday</td>
<td>About 1 hour</td>
</tr>
</tbody>
</table>
Enabling Local Spanish Worship

- The United Methodist Church is currently organizing a Spanish Program.
- Children’s Religious Education Services
Spanish Worship

- Preferred location for a new Catholic Parish
  - Chapel on the Hill
  - “D” Street and Centre Street in new development
Conclusion

- All six chapters strive to meet shared goals
- Look at the Plan as a whole and support mutually
- We have balanced growth and services with maintaining small-town character
- It is up to the Shandon community and the County to make the vision come true by implementing the Proposed Shandon Plan
- Questions?