

**REQUEST BY THE COUNTY OF SAN LUIS OBISPO FOR A GENERAL PLAN CONFORMITY REPORT AND ENVIRONMENTAL DETERMINATION FROM THE CITY OF SAN LUIS OBISPO FOR THE COUNTY'S SURPLUS AND SALE OF SUNNY ACRES FOR RESIDENTIAL DEVELOPMENT OF 1-3 UNITS
APRIL 27, 2011**

The County of San Luis Obispo desires to sell the Sunny Acres building located within the San Luis Obispo city limits at 1600 Bishop Street, a portion of APN 003-601-005. The County Board of Supervisors must review a Determination of General Plan Conformity from the local jurisdiction and an environmental determination before authorizing the sale of the property. In accordance with California Government Code section 25526, the property will be sold to the highest bidder who agrees to the terms of the sale.

The building was constructed by the County in 1932 to be used originally as an orphanage. The building was designed by William Mooser, whose firm also designed the Santa Barbara County Courthouse and Ghirardelli Square in San Francisco. In the 1940's the building was converted to a juvenile detention facility, and it was eventually closed in 1974. Although there have been several attempts to renovate the building for public purposes, all such endeavors have failed. The cost to rehabilitate the building for any public use while maintaining its historic character, with the extensive public facility earthquake retrofitting required, has proven financially unfeasible.

The County now intends to offer the property for residential development of 1-3 units in the hope that such a project will allow the structure to be saved. County records show the building to be approximately 7060 square feet in size, and the County will deed a lot size of 31,359 square feet.

CURRENT CONDITION

Sunny Acres is constructed of unreinforced brick masonry, and the building was once served by well water and city sewer. Some asbestos removal has been done by the County, but the roofing materials still contain asbestos. The building has been heavily damaged by the elements and by vandalism. All the windows are broken, and a fire in the main room caused significant damage. Some of the floors have been torn up and most walls are damaged. Virtually all utility systems within the building have been destroyed, and the roof has large holes in it.

Optimally, the County would have preferred to wait to sell Sunny Acres until the surrounding property was rezoned and developed, but the building continues to decline and needs renovation soon if it is to survive. The property is currently zoned Conversation/Open Space with a 40-acre minimum lot size, so the transfer of the property cannot occur until the purchaser has processed a zoning exception and created the 31,359 square foot lot through a public lot split process through the City.

The property is not currently listed on the City of San Luis Obispo's registry of historic buildings, but the City identifies it as "potentially contributing" historically and will likely require measures to be taken by the purchaser to maintain its historic character. The County of San Luis Obispo and many residents of San Luis Obispo would like to see the building saved.

COUNTY'S EXPECTATIONS OF SUNNY ACRES DEVELOPMENT

The property will be purchased in "as is" condition, and the purchase agreement will require the exterior of the structure to be essentially preserved. The County will allow no more than three residential units to be created within the structure, and a garage may be added to the property if it blends with the building and is approved by the City.

The purchase agreement will require the following milestones to be accomplished:

- Secure the building from further vandalism within 60 days (fenced and entry points secured).
- Clean up the landscaping and perform weed abatement within 60 days.
- Obtain a zoning exception for residential development (up to 3 units) and public lot split approval from the City of San Luis Obispo within 120 days.
- Provide to the County a surveyor's legal description for the lot and for the access easement/right of way within 120 days.
- Remove graffiti and painted signs from the building within 6 months.
- Abate the asbestos and replace the roof within one year.
- Replace the windows within 1.5 years.

The purchaser will receive the grant deed for the property after the purchaser has processed the public lot split and the zoning exception for residential development and has provided the County with the legal descriptions for the lot and the access easement or right-of-way. It is the County's understanding that an adjustment to the Urban Reserve Line will not be required for the property because it is an existing structure.

The grant deed will contain a restriction requiring the exterior of the building to be historically preserved for a period of 50 years. It will also contain a reversionary clause transferring ownership back to the County without reimbursement to the Purchaser for the completed improvements in the event that the milestones are not achieved. The County will provide an easement over the adjacent County-owned property to accommodate access and utilities and will cooperate with the right-of-way dedication for the road if required by the City.

Please contact Linda Van Fleet at the County of San Luis Obispo if further information is needed.



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