

**CITY OF SAN LUIS OBISPO  
PLANNING COMMISSION STAFF REPORT**

**ITEM # 1**

**BY:** Tyler Corey, Housing Programs Manager (781-7169)

**DATE:** July 11, 2012

**FROM:** Kim Murry, Deputy Director of Community Development KM

**FILE NUMBER:** GPC 71-12

**PROJECT ADDRESS:** 1600 Bishop Street

**SUBJECT:** General Plan conformity discussion regarding the surplus and sale of the County owned building known as “Sunny Acres” and surrounding property for a residential care facility use.

**SUMMARY RECOMMENDATION**

Determine, and report to the City Council, that the proposed surplus and sale of the Sunny Acres building and surrounding property for a residential care facility use is in conformance with the General Plan.

**DISCUSSION**

Planning Commission Role

Section 65402 of the California Government Code requires the local agency to make a finding of General Plan conformance whenever a governmental entity proposes to acquire or dispose of property. The Planning Commission reviews the project for a determination of conformity with the General Plan and reports its findings to the City Council.

Background

On June 8, 2011, the Planning Commission evaluated the City’s General Plan policies in consideration of the adaptive re-use of the Sunny Acres building for a residential purpose. The Commission was unable to make a determination on the request for General Plan conformity – due to gap in time between Commissioner Boswell’s resignation and Commissioner Larson’s appointment, the Planning Commission was comprised of only six members and their review resulted in a tie vote (3:3). Although half of the Commission members found the project consistent with the many General Plan policies in support of historic preservation, other Commissioners struggled with the more specific Conservation and Open Space (COSE) Policy 3.5.10, which encourages public use of the property.

On August, 16, 2011, the City Council found that the County’s intention to sell the building for a residential use or for other uses consistent with the C/OS-40 zone on a 0.72-acre lot (to be created by public lot split) to be in conformity with the General Plan (Attachment 2). Shortly thereafter, Transition Mental Health Association (TMHA) approached the County to acquire the Sunny Acres building and surrounding property for a residential care facility. Since TMHA’s proposal requires a larger lot that extends into the R-1 zone in order to construct additional buildings, a new determination of conformity with the General Plan is required.

### Situation/Project Description

The County of San Luis Obispo submitted a request for a General Plan conformity determination in order to create a separate lot for the existing Sunny Acres building and surrounding property behind the former General Hospital (Attachment 3). A City finding of consistency with the General Plan is a necessary prerequisite to create the public lot. Once a new lot is created, the County plans to sell the property for residential care facility purposes to allow adaptive re-use and preservation of the building. The County intends to create a 1.32 acre public lot surrounding the structure and sell the property and building with a covenant that it is utilized for residential care facility purposes and that the exterior of the building be preserved and restored within timelines specified in a contract with the purchaser (TMHA).

TMHA proposes to develop a residential care facility on the 1.32 acre site with 35 studio apartment units to be used for independent living for their low-income clients. Thirteen of the units would be in the Sunny Acres building, located in the C/OS-40 zone on approximately 0.6 acres. The remaining 22 units would be located in three separate buildings constructed below the Sunny Acres building in the R-1 zone on approximately 0.72 acres.

The building and surrounding property is located within City limits. The Sunny Acres building is located outside of the City's Urban Reserve Line (URL) within the Conservation and Open Space zone (C/OS-40). The three proposed new buildings would be located below the Sunny Acres building within the URL and Low-Density Residential (R-1) zone. Therefore, development of the site with a residential care facility is subject to both the Conservation/Open Space and Low-Density residential standards. Residential care facilities are allowed in both zoning districts and future site development will be subject to the City's Architectural Review process.

### Data Summary

Address: 1600 Bishop Street

Applicant: County of San Luis Obispo

Zoning: C/OS-40 & R-1

General Plan: Open Space & Low Density Residential

Environmental Status: Categorically exempt as a Statutory Exemption (Section 15262 of the CEQA Guidelines), Feasibility and Planning Studies.

### History/Site Location

The building was originally constructed in 1931 as a children's home to house orphans and other wards of the court. The large, two story brick structure is sited prominently on its hilltop location behind the General Hospital and is a unique architectural style know as Romanesque, which was popular in the 1920's. The style was widely used for academic buildings, with examples on the UCLA and USC campuses. The Sunny Acres building is the only example of this type of architecture in San Luis Obispo County. In the mid 1950's, the building was modified to be utilized as a County-run juvenile detention facility. It was used as such until 1974 when the County discontinued the use and the building has remained vacant since that time.

In 1998 the San Luis Obispo County General Services Department planned to demolish the Sunny Acres building due to concerns with vandalism and liability. At that time, the Cultural Heritage Committee recommended the building be placed on the Master List of Historic Resources. Eventually, County plans to demolish the building were put on hold and the historic designation of the property was not finalized pending a determination of the future plans for the property.

## EVALUATION

### General Plan Policy Analysis

The following discussion evaluates General Plan Conservation and Open Space (COSE) and Housing (HE) element policies and programs for consistency with the proposed residential care facility use of the property:

***COSE 3.5.10 Sunny Acres.*** – *Sufficient acreage should be provided around Sunny Acres to enable use of the property for a community center, urban garden, natural history museum and adjoining botanical garden, or similar uses.*

When this policy was adopted with the 1994 Open Space Element, public use of the land was thought to be the best way to ensure the preservation and adaptive re-use of the building. However, multiple attempts to implement a public use on the property 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 infeasible. Public funding to support the re-use of the building is limited and the building continues to deteriorate due to active vandalism and weathering. Prolonged vacancy of the building is likely to result in the complete loss of the resource. At this time, reliance upon private use of the building with agreements to preserve the exterior building façade appears to be the most feasible alternative to ensure retention of the resource.

***COSE 3.3.1 Historic preservation.*** – *Significant historic and architectural resources should be identified, preserved and rehabilitated.*

The Cultural Heritage Committee has already determined the Sunny Acres building qualifies for placement on the Master List of Historic Resources. Working with the County to enable the structure to be rehabilitated would meet this policy.

***COSE 3.6.7 Partnering for preservation.*** – *The City will partner with agencies, non-profit organizations and citizens groups to help identify, preserve, rehabilitate and maintain cultural resources.*

COSE Program 3.6.7 directs the City to partner with others in order to find ways to preserve cultural resources. Finding the County's proposed sale of the property in conformance with the General Plan to allow the County to subdivide, sell and preserve the Sunny Acres building is one way the City can partner for preservation.

***COSE 3.6.8 Promote adaptive reuse of historic buildings.*** – *The City will, consistent with health, safety and basic land-use policies, apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings.*

Adaptive re-use of this building is a logical method of ensuring its preservation consistent with COSE Program 3.6.8. The flexibility needed in this case is addressed in the City's Subdivision Regulations which allow creation of a public lot to accommodate conveyance of land to or from a public entity for a public purpose. The County proposes the public purpose in creating the lot will be to ensure the structure is stabilized and rehabilitated for use, thus preserving the historic building.

***HE Policy 3.4*** – *Encourage the construction, preservation, rehabilitation or expansion of residential hotels, group homes, integrated community apartments, and single-room occupancy dwellings.*

***HE Policy 8.1*** – *Encourage housing development that meets a variety of special needs, including large families, single parents, disabled persons, elderly persons, students, the homeless, or those seeking congregate care, group housing, single-room occupancy or co-housing accommodations, utilizing universal design.*

The City is working with the County and TMHA to preserve, rehabilitate and construct a residential care facility within and adjacent to the Sunny Acres building with 35 single-room occupancy dwellings for low income residents with mental health illnesses.

***HE Policy 8.8 Special Housing Needs*** – *Disperse special needs living facilities throughout the City where public transit and commercial services are available, rather than concentrating them in one district.*

The site is located near a transit corridor in close proximity to a variety of health services.

***HE Program 2.12*** – *Help coordinate public and private sector actions to encourage the development of housing that meets the City's housing needs.*

Acquisition, rehabilitation and development of the Sunny Acres building and surrounding property by TMHA as a residential care facility for low income residents is a good example of coordination with other organizations to develop affordable housing to meet the City's housing needs.

***HE Program 3.13*** – *Working with non-profit organizations, faith-based organizations, or the Housing Authority of the City of San Luis Obispo, the City will encourage rehabilitation of residential, commercial or industrial buildings to expand extremely low, very-low, low or moderate income rental housing opportunities.*

The City is working with the County to assist a non-profit mental health service provider purchase and rehabilitate the Sunny Acres building as a residential care facility for low income residents with grant funding, which implements this program.

### Conclusion

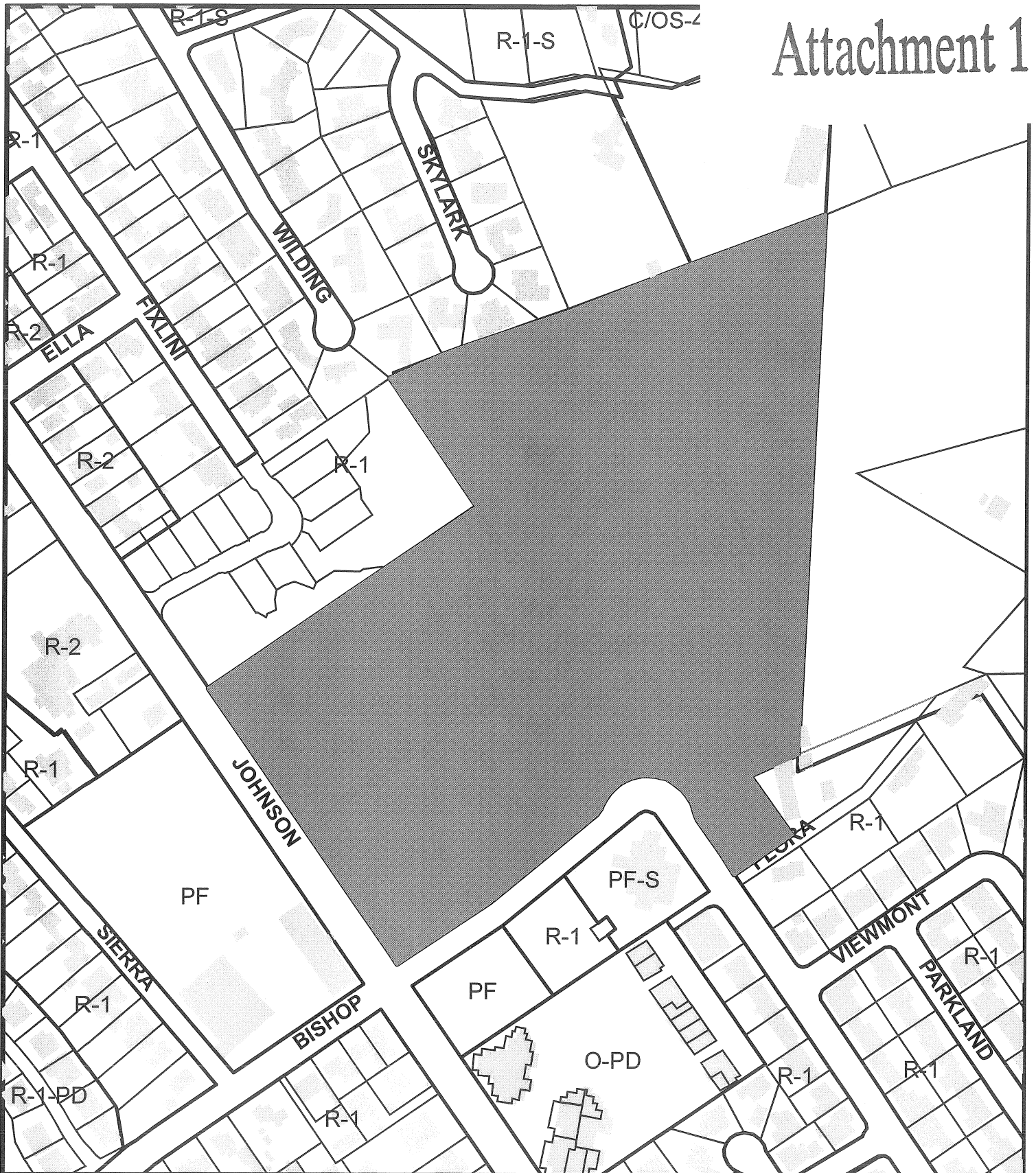
The role of the Planning Commission will be to determine whether the proposal is consistent with General Plan policy. The Commission has the ability to balance the policy direction expressed in the Conservation and Open Space and Housing Elements to determine that the overarching policies that direct the City to facilitate historic preservation and affordable housing should prevail over the one policy specific to the Sunny Acres site. The current condition of the site is a neighborhood attractive nuisance that creates a hazardous situation for vandals and a concern for nearby residents. The benefit of restoring the building and placing an active use at the site will achieve a significant goal of the City, and this factor should be considered when making a determination.

### **ALTERNATIVES**

1. The Commission may determine the proposal does not conform to the General Plan.
2. The Commission may continue action, if additional information is needed. Direction should be given to staff.

### **ATTACHMENTS:**

1. Vicinity map
2. City Council minutes from the August 16, 2011, meeting
3. County request for General Plan conformity determination
4. TMHA's Sunny Acres proposal
5. Draft Planning Commission Resolution



**VICINITY MAP**

**GPC 71-12**

**1600 BISHOP**



City Council Meeting  
Tuesday, August 16, 2011

Jody Frey, San Luis Obispo, spoke about her concerns regarding the cost of conducting a special election.

---end of public comments---

County Clerk Recorder Julie Rodewald responded to Council questions regarding voter registration and voter fraud.

Local Area Formation Commission(LAFCO), Executive Director David Church, responded to Council questions regarding the LAFCO protest hearings.

**ACTION:** Moved by Carpenter/Carter to adopt Resolution No. 10291 (2011 Series), Resolution No. 10292 (2011 Series) and Resolution No. 10293 (2011 Series) that: 1) a. Call for, and give notice of a Special All Mailed Ballot Municipal Election on Tuesday, November 15, 2011, and request that the San Luis Obispo County Elections Official conduct the November 15, 2011, Special All Mailed Ballot Municipal Election; b. At an All Mailed Ballot Special Municipal Election to be held on November 15, 2011, submit a proposed measure to the voters in the Orcutt annexation area to determine whether the Orcutt Area Annexation to the City ordered by the Local Agency Formation Commission (LAFCO) should be confirmed; and c. Set priorities for filing written arguments regarding the City measures and acknowledging the LAFCO Executive Director shall prepare an impartial analysis; motion carried 4:0, Marx recused.

Council discussion ensued during which they discussed the history of the Orcutt Area Specific Plan, as well as the proposed Orcutt Area Annexation.

**ACTION:** Moved by Carter/Carpenter to not appoint an ad hoc committee of the City Council and abide by the priorities as established in Section 9282 of the Elections Code; motion carried 3:1, Ashbaugh opposed - Marx recused.

Vice Mayor Ashbaugh spoke in opposition to the motion and stating his support for a Council ad hoc committee to prepare the arguments.

5. **GENERAL PLAN CONFORMITY DISCUSSION REGARDING THE SURPLUS AND SALE OF THE BUILDING KNOWN AS "SUNNY ACRES" FOR RESIDENTIAL PURPOSES BY THE COUNTY OF SAN LUIS OBISPO (GPC 49-11).**

Mayor Marx returned to the dais. Council Member Carpenter recused himself due to a conflict of interest and left the Council Chamber.

Council recessed at 8:50 p.m. and returned at 9:05 p.m. with all members, with the exception of Council Member Carpenter, present.

Community Development Deputy Director of Long Range Planning Murry introduced this item, following which Senior Planner Dunsmore presented the agenda report.

Caryn Maddalena, San Luis Obispo County Real Property Manager, responded to Council questions and concerns

Public Comments

Dawn Legg, San Luis Obispo, spoke in support of preserving the "Sunny Acres" building for the purpose of public and private uses.

Bob Vessely, San Luis Obispo, spoke in support of preserving the "Sunny Acres" building for a different use other than a single-family residence.

Allen Root, San Luis Obispo, suggested to use the "Sunny Acres" building, in collaboration with Conscious Build, for multiple purposes.

Pat Wheatley, San Luis Obispo, spoke in support of preserving the "Sunny Acres" building.

John Altman, San Luis Obispo, suggested to have the building demolished.

Steve Barasch, San Luis Obispo, spoke about the cost of preserving the building and suggested staff research grants to help offset the cost.

---end of public comments---

Council discussion ensued during which they discussed alternative uses for the Sunny Acres property.

**ACTION:** Moved by Ashbaugh/Carter to: 1) Determine that the proposed surplus and sale of the potentially historic Sunny Acres building for residential use or other uses consistent with the conservation open space land use designation is in conformance with the General Plan, 4:0, Carpenter recused.

Council discussion ensued during which they discussed the pertinent information to be included in the letter to the County Board of Supervisors.

**ACTION:** Moved by Carter/Smith to authorize the Mayor to send a letter to the County Board of Supervisors as amended; 4:0, Carpenter recused.

**ACTION:** Council directed staff to return at a future date to discuss the implications of the decision to direct staff to move forward with the master list including input from the property owner and/or purchaser owner as to what those impacts may be.

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**STUDY SESSION**

6. **COMMUNITY DEVELOPMENT DEPARTMENT COST OF SERVICES ANALYSIS.**



**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 SALE OF THE FORMER JUVENILE HALL KNOWN AS "SUNNY ACRES" FOR A RESIDENTIAL CARE FACILITY  
MAY 25, 2012**

The County of San Luis Obispo has received a proposal from Transitions Mental Health Association (TMHA) to acquire the Sunny Acres building from the County. The building is 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.

## **CURRENT CONDITION**

Sunny Acres was constructed by the County in 1932 to be used originally as an orphanage. It was designed by William Mooser, whose firm also designed the Santa Barbara County Courthouse and Ghirardelli Square in San Francisco. County records show the Sunny Acres building to be approximately 7060 square feet in size. In the 1940's the building was converted to a juvenile detention facility, and it was eventually closed in 1974. Sunny Acres is constructed of unreinforced brick masonry. 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.

Sunny Acres was once served by well water and city sewer, although evidence of city water service has also been found. 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, yet the brick walls appear to be in relatively good condition. All the windows are broken, many of the floors are broken through, and a fire in the main room caused significant damage. Virtually all utility systems within the building have been destroyed, and the roof has large holes in it.

On August 16, 2011, the City Council declared that the County's intention to sell the building for residential use or for any other use approved in the C/OS-40 zone on a 0.75-acre lot (to be created by public lot split) to be in conformity with the general plan. TMHA approached the County shortly thereafter with a proposal for a residential care facility. The reason for this second request for a determination is that TMHA's proposal requires a larger lot in order to construct additional buildings and extends into R-1 zoning that was not previously reviewed.

## **TMHA's PROPOSAL**

TMHA proposes to construct up to 35 studio units to be used for independent living for their low-income clients. A resident manager would also be located at the facility. Thirteen of the units would be in the Sunny Acres building, located in the C/OS-40 zoning, and up to twenty-two additional units would be located in up to three additional buildings to be constructed in the R-1 zoning located downhill from the Sunny Acres building. The County would deed a total of approximately 1.32 acres, which would include 0.6-acres in the C/OS-40 zone and approximately 0.72 acres in the R-1 zone (shown in red on Exhibit A). The transfer of the property cannot occur until a public lot split is processed with 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. The purchase agreement with the County of San Luis Obispo will require TMHA to work with the City to retain the building's historic character. TMHA intends to retain the façade of the building on the three sides facing the city. The purchase agreement will be structured as an option to purchase for up to three years to allow for funding to be secured, and TMHA will be required to secure the building from further vandalism during the option period and to perform weed abatement. After funding is obtained, the transfer of the property will require the project to be built within three years of ownership or the property can revert to the County. The County will also give easements to TMHA for access and for utilities. The options for utility and access easements are shown on Exhibit A.

Thank you for your consideration. Please contact Linda Van Fleet at the County of San Luis Obispo if further information is needed.



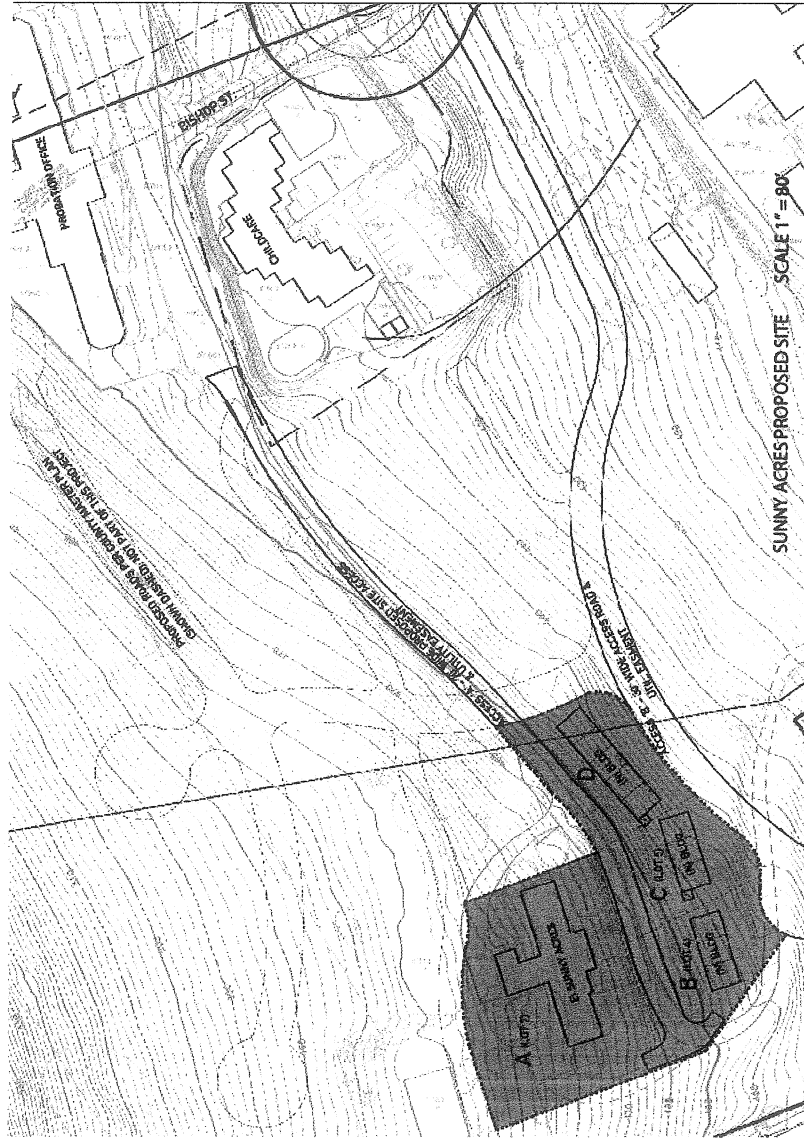
Linda Van Fleet  
County of San Luis Obispo  
General Services Agency/Real Property Services  
1087 Santa Rosa Street  
San Luis Obispo, CA 93408  
(805) 781-4688  
lvanfleet@co.slo.ca.us

Encl: Exhibit A



Washington 1756NW 56th St, Seattle, WA 98107 • California 19935 Santa Barbara St, San Luis Obispo CA 93401 • www.caronarchitecture.com

EXHIBIT A



**PROPERTY INFORMATION:**

- A** (LOT 7):  
161 SUNNY ACRES BUILDING  
PROPOSED 13 STUDIO UNITS  
ZONE: OES-40  
LOT SIZE: 26,422 SF
  - B** (LOT 8):  
161 SUNNY ACRES BUILDING  
PROPOSED 13 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 10,700 SF
  - C** (LOT 9):  
161 SUNNY ACRES BUILDING  
PROPOSED 13 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 2,748 SF
  - D** (LOT 10):  
161 SUNNY ACRES BUILDING  
PROPOSED 13 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 11,056 SF
- TOTAL: 53,497 SF (1.23 ACRES)

**GENERAL SITE NOTES:**

1. ALL PROPOSED LOT AREAS SHOWN WITH LOT AREAS AS SHOWN ON THIS PLAN.
2. ACCESS DRIVEWAY 'A' IS OVERLAIN ON AN EXISTING ACCESS ROAD.
3. ACCESS ROAD 'B' IS SIZED AND LOCATED PER THE COUNTY'S PROPOSED MASTER PLAN.

APRIL 14TH, 2012

Hello City of SLO Planning Commissioners,

I am writing to inform you about an up and coming Planning Commission agenda item that will require your vote. As you may know, late last year Transitions Mental Health Association was approached by the county and the city of SLO to evaluate the possibility of restoring the old Sunny Acres orphanage building as a residential care facility for their low income clientele. Over the past several months TMHA has diligently researched the site, the building, their constraints, as well as potential partnerships and funding sources. Through this research TMHA has determined that there is a high likelihood they will be able to restore the old orphanage while providing much needed affordable housing.

Although TMHA initially set out with their sites only on restoring the original building, it quickly became apparent that a larger project would be required in order to become competitive in the affordable housing financing market. Therefore, TMHA has presented to the county the proposal that is attached to this email. This proposal requests that a larger parcel of land be "sold" to TMHA so that a larger facility can be accommodated. This larger parcel size accommodates up to 35 studio dwelling units, 13 in the original building, with the balance of the studio units to be newly constructed. Although TMHA would like only to restore the original building, these extra units are necessary to make this project financeable. As part of determining general conformity of this project, you will be tasked with voting on this new parcel size, approximately 1.3 acres since it is larger than the  $\frac{3}{4}$  acre parcel size previously approved by the planning commission last year.

TMHA asks for your support of this project as your vote is necessary for TMHA to enter into an option to purchase with the county. The option to purchase is of great importance as it demonstrates to potential funding sources that TMHA has a viable building site in their possession. Without control of the land, many funding sources simply won't dedicate money to the project.

TMHA feels that they will be good stewards of the Sunny Acres facility. What you may not know is that TMHA has a 30 year history of restoring and maintaining historic structures in SLO for their clientele. Examples of this include their home on Osos St, their YTP program on Pismo St and their soon to be renovated affordable housing project on Pacific and Nipomo Streets. All of these projects required careful renovation of unique century-old structures for housing of TMHA clientele. Perhaps it is the successful remodel of these structures and the success of the housing programs that inspired the city and county to approach TMHA for this new endeavor.

Once again, we seek your strong support of this project . If you have any questions, please feel free to contact me.

Thanks in advance for your help.

--Jill Bolster White  
805-550-6500



San Luis Obispo County General Services Agency  
Attn: Linda Van Fleet  
1087 Santa Rosa St.  
San Luis Obispo, CA 93408

#### TMHA SUNNY ACRES PROPOSAL

TMHA thanks the County of San Luis Obispo for this unique opportunity to provide affordable housing for our county's lowest-income residents. TMHA, a non-profit mental health provider, proposes to re-develop the existing Sunny Acres juvenile facility into a residential care facility with approximately 35 studio dwelling units for their low-income clientele in and adjacent to the existing Sunny Acres building.

#### SITE

The proposed project encompasses 1.32 acres of land immediately adjoining the current Sunny Acres building with portions of the property located in the COS-40 (conservation open space) zone and R-1 (single family residential) zone. The size and shape of this parcel is based on the county's proposed master plan and corresponds directly to parcels shown on the plan provided by county staff.

As a non-profit organization, TMHA has access to number of competitive funding sources. In order to succeed in attracting funding, this project will need to be designed to be competitive in terms of per-unit-cost, design and accessibility. The size of this project is being driven, to some extent, by the competitive nature of affordable housing financing which dictates that we must propose a larger lot area to accommodate a larger number of units. The attached site plan shows areas A thru D in RED as the development area for a potential 35 unit development.

The existing Sunny Acres building will be refurbished and converted into approximately 13 studio units and a community room. The existing building shell appears to be in structurally stable condition and requires less seismic retrofitting than most unreinforced buildings in the area. The better-than-expected condition of the building shell will allow for little to no changes to the exterior architecture of the building, however years of vacancy have deteriorated the building's envelope requiring a complete retrofit of the floor/ceiling, ceiling /roof structures, fenestrations and overall building - in addition to the required seismic retrofit. While this building sits in the conservation open space zone, conformity with the general plan and an exception for existing structures allows the building to be used as a residential care facility. However, development of this site beyond the existing structure is not allowed due to the provisions of COS-40 zoning regulations.

To achieve unit density necessary to successfully qualify for funding sources, up to 22 additional units, (the final number dependent on available funding) will be built on parcels downhill from the existing structure. This area is currently zoned R-1 which allows the proposed residential care facility use outright. See attached site plan for reference.

#### ACCESS AND EASEMENTS

TMHA proposes that the site and its utilities be accessed through an easement that would be placed over an existing driveway that connects with the Probation Department's parking lot. This is shown as Access Drive 'A' on the attached site plan. This driveway has been previously graded and paved and needs little work to be brought up to current standards. This easement would also be used to

locate utilities such as water, sewer and gas that are readily accessible on the property and in proximity to the existing road.

At the request of county staff, the site plan includes an alternative access, shown as Access Road 'B' on the attached site plan. TMHA has included this alternative to be responsive to staff concerns but the cost of developing this route could make the project infeasible. None of the funding sources available for this project will provide funding for infrastructure development such as roads and utilities.

TMHA has designed the proposed Sunny Acres project site to match the county's proposed development master plan. Access to Road "B" is a tangible benefit to the future development plan and would make the entire future project more attractive and feasible overall. For that reason, the county may want to consider funding infrastructure of Access Road 'B'.

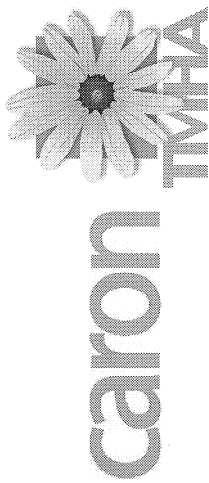
#### OPTION TO PURCHASE

TMHA proposes a 2-year Option to Purchase the land with a one-year extension and would pay the County of San Luis Obispo \$1,000 in consideration for this option and an additional \$500 for the one-year extension. The option period will be used by TMHA to secure necessary entitlements for the project and project funding.

TMHA understands there are initial concerns about the scope of the project and access routes. We understand and appreciate these concerns but consider it our responsibility to submit a proposal for a project that is not only financially feasible and helps restore one of the county's architectural vestiges, but continues a long history of providing mental health services to the county while adding desperately needed affordable housing. Thank you again for approaching TMHA with this exciting opportunity. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Jill Bolster-White  
Executive Director



**PROPERTY INFORMATION:**

- A** (LOT 7)  
0.711 ACRES BUILDING  
PROPOSED: 19 STUDIO UNITS  
ZONE: O05-40  
LOT SIZE: 26,423 SF
- B** (LOT 4)  
0.711 ACRES BUILDING  
PROPOSED: 19 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 10,700 SF
- C** (LOT 5)  
0.711 ACRES BUILDING  
PROPOSED: 19 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 9,405 SF
- D** (LOT 6)  
0.711 ACRES BUILDING  
PROPOSED: 19 STUDIO UNITS  
ZONE: R-1  
LOT SIZE: 11,195 SF

TOTAL: 57,897 SF (1.32 ACRES)

**GENERAL SITE NOTES:**

1. ALL PROPOSED LOT AREAS SHOWN MATCH LOTS AS SHOWN ON COUNTY MASTER PLAN
2. ACCESS DRIVEWAY 'A' IS OVERLAID ON AN EXISTING ACCESS ROAD.
3. ACCESS ROAD 'B' IS SIZED AND LOCATED PER THE COUNTY'S PROPOSED MASTER PLAN.

APRIL 4TH, 2012

**RESOLUTION NO. XXXX-12**

**A RESOLUTION OF THE SAN LUIS OBISPO PLANNING  
COMMISSION DETERMINING THAT THE SURPLUS AND SALE OF  
THE SUNNY ACRES BUILDING AND SURROUNDING PROPERTY  
FOR A RESIDENTIAL CARE FACILITY USE IS IN CONFORMANCE  
WITH THE GENERAL PLAN  
(GPC 71-12)**

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on July 11, 2012, for the purpose of considering application GPC 71-12, a request by the County to surplus and sell the Sunny Acres building and surrounding property for a residential care facility use; and

WHEREAS, California law requires the local agency to make a finding of General Plan conformance whenever a governmental entity proposes to acquire or dispose of property (Government Code Section 65402); and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

**Section 1. Findings.** Based upon all the evidence, the Commission makes the following findings:

1. Surplus and sale of the County owned Sunny Acres building and surrounding property for a residential care facility use is consistent with General Plan policies and programs related to historic preservation and affordable housing because the exterior of the historic building will be preserved and restored, and the proposed facility will serve low income residents with mental health illnesses.
2. The project is categorically exempt as a Statutory Exemption from environmental review (Section 15262 of the CEQA Guidelines), Feasibility and Planning Studies.

**Section 2. Action.** The Planning Commission does hereby determine that surplus and sale of the County owned Sunny Acres building and surrounding property for a residential care facility use is in conformance with the General Plan.



On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

AYES:

NOES:

REFRAIN:

ABSENT:

The foregoing resolution was passed and adopted this 11<sup>th</sup> day of July 2012.

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Doug Davidson, Secretary  
Planning Commission by: