



Department: Administration
Cost Center: 1005
For Agenda of: 2/6/2024
Placement: Consent
Estimated Time: N/A

FROM: Greg Hermann, Deputy City Manager
Prepared By: Robert Hill, Sustainability & Natural Resources Official

SUBJECT: GRANT AGREEMENT WITH FRIENDS OF LA LOMA ADOBE

RECOMMENDATION

Authorize the City Manager to execute a Grant Agreement with the Friends of La Loma Adobe in a final form satisfactory to the City Attorney and authorize the disbursement of funds in the amount of \$100,000.

POLICY CONTEXT

In 1998, the City Council approved a Community Partnership and Foundation Policy that provided guidelines by which the City would support the activities of non-profit, public benefit organizations in the community. The City of San Luis Obispo currently has numerous community partnerships with organizations advancing the arts, culture, history, and the environment.

DISCUSSION

Background

La Loma Adobe is a two-story structure located at 1590 Lizzie Street. The exact date of original construction is unknown. It is the only two-story adobe in the City and one of only a few such adobes remaining in the State. Consequently, it has significant architectural and historical value.

The property was deeded to the City in 1995 by the Bowden family and the City purchased additional land to the east of the house which preserved the site and grounds associated with the adobe. The structure has been vacant for over fifty years. The first structural stabilization efforts were completed in 2011 and basic maintenance and security continues today, but these approaches are insufficient to preserve the adobe in the long term.

Over the past several years, through a partnership with the Friends of La Loma Adobe (FLLA) that is further described herein, significant efforts have been undertaken to re-establish the historic landscape and grounds, undertake community awareness and events, gain a keener understanding of the adobe and its historicism through a Historic

Resources Evaluation (Applied Earthworks, 2021), and identification of rehabilitation measures for the adobe consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties (National Park Service, 36 CFR 68, 1995) through a Historic Structures Report (Architectural Resources Group, 2023).

Grant Agreement

The draft Grant Agreement (Attachment A) provides for the disbursement of up to \$100,000 to FLLA. In a manner consistent with the Historic Resources Evaluation and the Historic Structures Report, the scope of work is as follows:

Structural Stabilization.

Prepare an engineered design, analysis & construction documents for the structural stabilization and rehabilitation of the adobe. This includes evaluation of the structural systems in relation to Building Code requirements, basic loads from people and furniture in the building as well as seismic loads.

Historic Feature Treatment.

Produce design and construction documents for the treatment of the existing historic fabric and features of the building. This includes evaluation of each surface, interior and exterior including walls, ceilings, and floors for its ability to tell the story of the adobe and to accommodate future uses of the building.

Visitor Access.

Articulate the site and building design to provide visitor access.

Project Priorities.

Identify a priority list of elements of the project which responds to a logical sequence of construction and budget limitations.

Cost Estimate.

Calculate an estimate of the probable construction cost of the various elements or phases of construction.

It is important to note that the draft Grant Agreement also entails the City making best efforts to resolve a long-standing property boundary matter, which is seen as being critical to the successful stabilization and rehabilitation of the adobe.

The overarching goal of the draft Grant Agreement is to prepare the adobe for stabilization, rehabilitation, and adaptive re-use by preparing plan, specifications, and engineering suitable for an application for a building permit and environmental review. These steps are also seen as key elements of successful proposals to major funders and grant-making entities; preliminary cost-estimating and a fundraising plan are also components of the draft Grant Agreement.

Previous Council Action

In 2013, the City Council adopted the *Reservoir Canyon Natural Reserve Conservation Plan*, which included La Loma Adobe within the boundary of the Reserve due to the relationship between the structure and the surrounding landscape.

In 2017, the City Council approved a Memorandum of Understanding between the City and the Friends of La Loma Adobe (FLLA) that established a formal relationship and set forth a framework for partnering to further evaluate the historic significance of the adobe, identify an appropriate preservation strategy, and engage with the neighborhood and community.

The 2023-25 Financial Plan’s Major City Goal for Economic Resiliency, Cultural Vitality & Fiscal Sustainability specifically identified funding and support; see Strategic Approach # 1.4f.: *“Continue to support preservation of the City’s adobes, including work on the La Loma Adobe through a phased approach intended to ensure that the structure is ready for active stabilization efforts by 2025.”*

Public Engagement

The recommendations contained in this report are the result of the extensive community engagement process completed as part of the 2023-25 Financial Plan, including the Community Forum, Goal Setting Workshop, and Financial Plan review City Council hearings.

CONCURRENCE

The Community Development Department has provided their concurrence.

ENVIRONMENTAL REVIEW

The draft Grant Agreement does not constitute a Project, in and of itself, under the California Environmental Quality Act, Section 15378. However, the procurement of the Historic Resources Evaluation and Historic Structures Report, described above, are intended to help ensure that the physical project anticipated for review in the coming months, is consistent with the City’s Historic Preservation Ordinance, the guidelines set forth by the State Historic Preservation Office (SHPO), and the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

FISCAL IMPACT

Budgeted: **Yes**
Funding Identified: **Yes**

Budget Year: **2023-24**

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	\$100,000	\$100,000	\$0	N/A
State				
Federal				
Fees				
Other:				
Total	\$100,000	\$100,000	\$0	N/A

Funding in the amount of \$100,000 was allocated to support key steps leading towards the rehabilitation of the La Loma Adobe in the 2023-25 Financial Plan. The draft Grant Agreement scope of work anticipates substantial in-kind matching funds through the preparation of the plan, specifications, and engineering (PS&E) for the next phase of structural stabilization on a pro-bono basis. The City’s funds would be used primarily for PS&E for the rehabilitation and adaptive re-use of the building.

ALTERNATIVES

Council may request changes to the draft Grant Agreement or decide not to approve the draft Grant Agreement. This action is not recommended by staff because the recommended action is consistent with prior Council direction contained in the 2023-25 Financial Plan.

ATTACHMENTS

- A - Draft Grant Agreement with the Friend of La Loma Adobe
- B - Memorandum of Understanding – City of San Luis Obispo and Friends of La Loma Adobe