REQUEST FOR INFORMATION

Community Partnership for Rehabilitation and Adaptive Re-Use

*Rosa Butron de Canet Adobe*

City of San Luis Obispo
Administration Department
990 Palm Street
San Luis Obispo, CA 93401

Issuance Date: March 6, 2020

Due Date: April 17, 2020
Background

The City of San Luis Obispo (City) is the owner of the Rosa Butron de Canet Adobe. This building is a fixture in the community as one of four adobe structures owned by the City. The City acquired the property in 1989 as a life estate gift from Mary Gail Black. It is clear in the Grant Deed from Ms. Black to the City and in the City Council’s Resolution of Acceptance that the donation agreement includes provisions for “the adobe and two adjoining wings that make up the old house, and the trees on that property be maintained by the city for park or recreational purposes, and that Mildred Waterman’s name be included in any name that the city give this park area,” and “the City of San Luis Obispo assumes certain maintenance responsibility for the grounds and premises as a condition of this grant.” In the intervening years since the gift and passing of Ms. Black, the City has provided routine maintenance and upkeep of the grounds and premises but has not implemented restoration of the structure or activated any formal uses of the site. The Rosa Butron de Canet Adobe has also been listed as an historic residence on the City’s Master List of Historical Resources.

Property Description

The Rosa Butron de Canet Adobe is located at 466 Dana Street tangent to the City’s downtown and cultural district. The property is identified as Assessor Parcel Numbers 002-401-002 and 022. The site includes the adobe structure and associated additions, an outbuilding, and the surrounding grounds containing mature landscaping and heritage trees backing up to Stenner Creek. The property is also situated in close proximity to San Luis Obispo Creek, and is located within a FEMA designated 100-year flood zone. The site is zoned R-3-H, or Medium-High Density Residential with an Historical Preservation Overlay. Allowed uses in this zone can be found in the City’s Zoning Regulations (March 2019) at pages 2-6 through 2-10. Definitions of uses allowed by zone are found at pages 9-4 through 9-22. The City must retain sole discretion in the exercise of its land use, zoning, and regulatory authority related to all proposed uses of the site.

Statement of Need and Request for Information

The City Council has requested that staff issue a 30-day Request for Information soliciting community partners that may be interested in working with the City towards restoration, adaptive reuse, and long-term stewardship of the City’s Rosa Butron de Canet Adobe. It is anticipated that the chosen steward of the adobe will enter into a negotiation period with the City, and if both parties choose to move forward, the steward would enter into a long-term lease or agreement with the City for use of the site.

Restoration and/or Rehabilitation Needs

It is important to note that the Rosa Butron de Canet Adobe needs extensive refurbishment, restoration, or rehabilitation prior to it being suitable for occupancy. It is anticipated that the non-adobe additions to the rear of the site would be removed and demolished due to their poor condition and because they have been considered to be non-contributing to the historical significance of the adobe structure. The Conservation and Open Space Element of the City’s General Plan provides specific program guidance for rehabilitation and adaptive re-use of City-owned adobes, as follows:
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.

3.6.9 City-owned adobes and historic structures.
The City will preserve and, as resources permit, rehabilitate City-owned historic adobes and other historic structures by aggressively seeking grants, donations, private-sector participation or other techniques that help fund rehabilitation and adaptive reuse.

A Condition Assessment and Preliminary Rehabilitation Study was completed in March 1998 by Gil Sanchez, FAIA and is available for review by interested parties. This document contains history, floor plans and periods of construction, detailed descriptions of existing conditions, recommendations for preservation and rehabilitation, cost estimates (in 1998 dollars), and recommendations for additional research and implementation phasing. Ultimately, the City and the selected partner will need to work together to reach agreement as to the expected standard of restoration or rehabilitation in accordance with local, state, and federal guidelines.

Qualifications and Information Requested

Interested community partnership groups are requested to provide a brief letter submittal that describes its qualifications and provides the following information:

1. The community partner shall be a mission-driven 501(c)(3) non-profit organization or enjoy fiscal sponsorship through a not-for-profit entity to be eligible for consideration.

2. Description of prior experience of the organization or its principal members with historic preservation, restoration, rehabilitation, or adaptive re-use projects.

3. Description of the organization or its principal members’ prior project track record, as well as its plans for the future in terms of governance structure, fundraising, and policies and procedures that demonstrate the organization’s long-term stability and viability.

4. Description of the organization’s vision for the Rosa Butron de Canet Adobe and grounds. Why is the organization interested in partnering with the City and how does your organization propose to use the site? How will your project or proposed use provide significant public benefit to the community?

5. Description of the organization’s preliminary funding/financing strategy and proposed implementation schedule.

6. Any other pertinent or relevant information the organization wishes to share that helps tell a compelling story.
Time for Response and Contact Information

Interested community partnership groups are requested to provide their submittal within thirty (30) calendar days from the issuance of this Request for Information. Submittals are therefore due no later than 5:00 PM on Friday, April 17, 2020 and should be addressed as follows:

Robert Hill, Sustainability & Natural Resources Official  
City of San Luis Obispo  
City Administration Department  
990 Palm Street  
San Luis Obispo, CA 93401  
Phone: (805) 781-7211  
Email: rhill@slocity.org

Additional staff contacts:

Brian Leveille, Senior Planner  
City of San Luis Obispo  
Community Development Department  
919 Palm Street  
San Luis Obispo, CA 93401  
Phone: (805) 781-7166  
Email: bleville@slocity.org

Greg Hermann, Deputy City Manager  
City of San Luis Obispo  
City Administration Department  
990 Palm Street  
San Luis Obispo, CA 93401  
Phone: (805) 781-7194  
Email: ghermann@slocity.org

Submittals shall be made by email in electronic format, not-to-exceed five (5) pages. Site plans, drawings, renderings, models, or photography may also be submitted for consideration.

Selection of Community Partner

This City Council directed Request for Information process is intended to be informal as well as communicative and collaborative. City staff are available to respond to questions, provide any available information or documentation, or sit down to meet and discuss preliminary concepts and provide feedback. In the event that multiple submittals are received that warrant further evaluation, the City may elect to request additional information, hold interviews, or enter into a formal Request for Proposals process. City staff will provide its evaluation and recommendation to the City Council for its final selection decision.

Site Photography and Parcel Map
Front of Residence

Walkway approach, arbor, and mature magnolia tree
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South side, rear yard

North side, rear yard
Coast Redwood grove, front of site
Stenner Creek, rear of site
Master List of Historical Resources Plaque

Assessor’s Parcel Map, Nos. 002-401-002 and 020