

AGENDA ITEM 7.0

California Cultural and Historical Endowment Board Meeting
05/31/2012

STAFF REPORT

GRANTEE:	City of San Fernando
PROJECT:	San Fernando's Lopez Adobe
LOCATION:	San Fernando
PROJECT SUMMARY:	CCHE funds were awarded in July of 2006 for the restoration of the San Fernando Lopez Adobe. Grantee is requesting a material change to use \$163,000 in anticipated unspent funding to construct a 400 square-foot ancillary facility that will include two ADA accessible bathrooms, an office and storage room.
FUNDING RESERVED:	\$602,734
FUNDING RESERVATION DATE:	04/28/2006
FUNDING APPROVAL DATE:	07/27/2006
IN GRANT AGREEMENT?:	Yes
GRANT AGREEMENT TERM:	07/13/2007-12/31/2012

BACKGROUND INFORMATION

Constructed in 1882, the Lopez Adobe House is a registered National Historic Site and the City of San Fernando's oldest standing building. The two story adobe, which combines mission style and Victorian architecture, was the first residence built in the San Fernando Valley and it also served as the first general store, English language school and post office.

In January 2006, the City's Council approved a resolution supporting the application to the CCHE for the restoration of the Lopez Adobe, historic landscaping and improved site accessibility to enable the building's future use as a house museum. A few months later, the City Council also approved funding to relocate and partially renovate the Lopez-Villegas House to the vacant lot adjacent to the Lopez Adobe. The Lopez Villegas House is approximately 900 square feet and is also a city-designated historic landmark. The intended use was for restrooms, storage, kitchen and office areas to support the use of the Lopez Adobe as a house museum. The Round 2 CCHE grant agreement included approximately \$25,000 in CCHE funds to install new on-site utility services (water, sewer, gas electrical) to the Lopez Villegas House.

In 2011, the City determined that the overall rehabilitation of the Lopez-Villegas House would be cost prohibitive, given that costs were anticipated at up to \$500,000 for complete rehabilitation including structural retrofit, hazardous materials abatement, and necessary accessibility upgrades. It was decided that an alternative ancillary facility should be designed and built consistent with the Lopez Adobe Preservation Plan to include ADA accessible restrooms, storage and office space to support the use of the Lopez Adobe as a house museum.

The City Council has approved relocation of the Lopez Villegas House to a city owned lot elsewhere in San Fernando and is looking into potential adaptive reuse opportunities for the Lopez Villegas House.

In addition to the CCHE funds and the City's funding, the project includes \$354,000 in Community Development Block Grant (CDBG) funds. Both state and federal funding sources require all proposed rehabilitation work to be completed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties. As part of this requirement, all construction documents and specifications must be reviewed and approved by the California State Historic Preservation Officer (SHPO) and the National Park Services (NPS). Over the past six years the project architect and preservation team members have assisted the city in submitting and receiving approval from the SHPO and NPS for the rehabilitation of the

Lopez Adobe building and site. In conjunction with this material change request to CCHE, the City has submitted the conceptual design documents for the new ancillary facility to the SHPO and NPS for review and approval. The grantee anticipates approval of the proposed conceptual design, as it closely follows the approved Lopez Adobe Preservation Plan approved by the City Council in 2005.

The grantee has completed the majority of the original work planned for the Lopez Adobe with CCHE funding and has demonstrated more than the required 1-1 match. Remaining approved tasks include roofing repairs, flooring restoration, reintroduction of archival materials, perimeter lighting, and final landscaping improvements. Once these are completed, there will remain an unspent balance of \$163,000 in CCHE funding.

REQUEST

The City of San Fernando is requesting a material change to use the anticipated unspent balance of \$163,000 to design and build a small single level outbuilding with a total floor area of approximately 400 square feet and install the associated perimeter landscape improvements. The ancillary facility will house two ADA accessible restrooms, an office and storage space.

A material change exists when there is among other factors, a change of circumstances altering the structure of the project or affecting the applicant's ability to implement the project. In this case, there has been a change in circumstance: savings from the original budget for the project and a request to use CCHE funding for activities not articulated in the original grant application.

FACTORS TO BE CONSIDERED:

Project Thread: If the proposed modification/amendment to the original application does not substantially change the scope of the project thread, the project should be allowed to continue in its modified/amended form. In this case the overall project is the restoration of the Lopez Adobe. The request to use unspent funding to construct a small ancillary facility to support the use of the Lopez Adobe as a house museum will not change the historical character of the Lopez Adobe and does not alter the historical thread of the original project.

Project Location: The CCHE Board has an interest in supporting projects located in all regions of the State. Therefore, the location of a proposed project is considered an important factor in whether to award funding for a project: The geographical location of the project is not impacted by the grantee's request for this material change. The approved tasks related to the restoration of the Lopez Adobe are almost complete. The new ancillary facility will be located at the southwest corner of the property and support the use of the Adobe as house museum.

CEQA: In order for CCHE to consider funding a project grant, the project must be in compliance with CEQA. Thus, if the proposed modification to a project would cause a change in CEQA compliance, the applicant must provide CCHE with updated CEQA documentation and the necessary modifications to the grant agreement that relate to the change in CEQA. The Lead Agency, the City of San Fernando prepared a Initial Study/Mitigated Negative Declaration and associated Mitigation Monitoring Plan which were adopted by the San Fernando City Council on May 21, 2012. The City has determined that the proposed project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures. The City has submitted a conceptual design to the SHPO and NPS for review and approval. The grantee anticipates approval of the proposed conceptual design as it closely follows the approved Lopez Adobe Preservation Plan approved by the City Council in 2005. CCHE staff has reviewed the Initial Study and Mitigated Negative Declaration and the less than significant impacts with mitigation measures described in the report. CCHE will make each of these mitigation measures that are applicable to the activities funded by CCHE a condition of the material

change approval.

Audience: The grantee's material change request to build a new ancillary facility to support the use of the Lopez Adobe as a house museum will not negatively impact the original audience to the project. By providing two ADA accessible restrooms for the patrons of the site greater audience access is provided and preserves the condition of the fixtures within the restrooms of the Lopez Adobe which are not ADA compliant.

Public Access: The grantee's material change request to build the new ancillary facility will enhance public access to the project by providing two ADA accessible restrooms.

Capacity of Applicant: The capacity of the grantee is not impacted by the requested material change to the project. There are no changes in key personnel and the requested budget revisions are for allowable costs as defined within the grant parameters. To date, the grantee has demonstrated the capacity to effectively manage the project and submit necessary grant documents including reports and invoices to CCHE with the majority of the approved work plan tasks completed.

Staff believes that the proposed modification of the project is consistent with the intent, goals, and objectives of the original project as described in the application and reflected in the approved CCHE Grant Agreement.

BUDGET DETAIL

A revised project work plan and budget is attached. The breakdown of the \$163,000 is as follows: \$30,000 for the building design, \$110,000 for construction and \$23,000 for landscaping improvements.

CEQA STATUS

The Lead Agency, the City of San Fernando, prepared an Initial Study/Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Plan which were adopted by the City Council on May 21, 2012. The City has determined that the proposed project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures. In addition, the City has submitted the conceptual design to the SHPO and NPS for review and approval. The grantee anticipates approval of the proposed conceptual design as it closely follows the approved Lopez Adobe Preservation Plan approved by the City Council in 2005. CCHE staff has reviewed the Initial Study and Mitigated Negative Declaration and the less than significant impacts with mitigation measures described in the report. CCHE will make each of these mitigation measures that are applicable to the activities funded by CCHE a condition of the material change approval.

PROPERTY ARRANGEMENT

The grantee holds a Grant Deed recorded on November 15, 1971.

MATCH REQUIREMENT

Grantee has already demonstrated more than the required 1-1 match.

STAFF RECOMMENDATION

Staff recommends that the Board approve the request for a material change contingent upon approval of the conceptual design by the California State Historic Preservation Officer (SHPO) and the National Park Services (NPS). Staff also recommends the Board adopt the CEQA findings cited in Exhibit A that are applicable to the activities funded by CCHE and make those findings a condition of the approval of the request for material change.

