



DATE: 01/05/99 AGENDA ITEM # 20  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

FINE JEWELRY · PERSIAN RUGS · ANTIQUES  
UNIQUE GIFTS · GOLD & SILVER COINS  
1245 PARK AVENUE · PASO ROBLES, CA 93446  
(805) 237-1000

December 18, 1998

James L. App, City Manager  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. App:

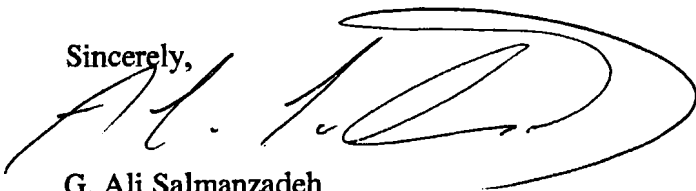
Thank you for your prompt reply to my letter of December 9, 1998. I understand from your letter that you cannot help me with the problem concerning the alleyway behind the property at 721 Spring Street. That is not what I was hoping to hear. I was hoping for a solution to the problem. I would therefore like to request a spot on the City Council Agenda in early January, 1999. Hopefully, at that time we can arrive at a mutually acceptable solution to this problem.

I believe that the current policy is unfair. As I have previously stated, I am planning to construct a beautifully architecturally designed building on the main thoroughfare of Paso Robles. I am not developing "out of the city" limits. If I were, I would understand your reluctance to be of assistance. There is no question that sales revenue will increase. That is not the issue here. I want to help the downtown section of my town and I feel that I am being penalized for it. It is the responsibility of the City to fix the City sidewalks and the City alleyway. You have put the burden on me as the developer and, I once again state, that is unfair.

If the City will not improve the sidewalk and alleyway, I will have no alternative but to discontinue my building project. This will be to the detriment of the City.

Please let me know when this will be on the Council Agenda. I thank you in advance for your consideration.

Sincerely,



G. Ali Salmanzadeh

Happy Holidays.



# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

December 16, 1998

Mr. Ali Salmanzadeh  
1245 Park Avenue  
Paso Robles, California 93446

Dear Mr. Salmanzadeh:


Thank you for your December 9, 1998 letter regarding your plans to construct a new commercial building at 721 Spring Street. It is an exciting project.

You have requested relief from, or assistance with, a condition of development which requires installation of alleyway improvements. As we discussed, the improvement requirements were prompted by the need to provide drainage off your property. Unless or until another means of handling the drainage is proposed and proven viable, I have no authority to waive the requirement. The City could, however, consider reimbursing the costs of these public improvements if tenants are committed to the new space, and those tenants will produce new sales tax revenue to the City.

As we discussed, if you wish to pursue City financial assistance, the City will require a letter documenting tenant lease commitments as well as tenant new sales volume projections. Upon receipt of this information, the City Council can evaluate your request against its Financial Assistance Policy. If the request meets the policy objectives of generating new sales tax revenue, the Council may offer to reimburse a portion of the costs of City fees and/or public improvements associated with the project.

I look forward to receiving your letter.

Sincerely,



James L. App  
City Manager

cc: City Council



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1245 PARK AVENUE · PASO ROBLES, CA 93446  
(805) 237-1000

December 9, 1998

Jim App, City Manager  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Mr. App:

I am writing to you regarding the property at 721 Spring Street, Paso Robles. As you are aware, I am developing a 7000 square foot commercial/office building at that location. The tenants of this building will bring increased revenue to the City. An increase in property sales tax as well as new job availability will benefit our City. That section of Paso Robles is in need of improvement and this beautifully architecturally designed building will be a nice addition.

The problem that I have is with the policy for alley improvement. There is an alleyway behind this property of approximately 250 feet by 20 feet. I hereby request that the City fund this improvement as it is to the benefit of the City.

I look forward to hearing from you. If you have any questions or need to speak with me personally, I can be reached at 237-1000.

Respectfully yours,

Ali Salmanzadeh

cc: Duane Picanco, Mayor  
Lee Swanson  
Tom Baron  
Walt Macklin  
Frank Mecham

## Proposed Spring Street Commercial Building Project

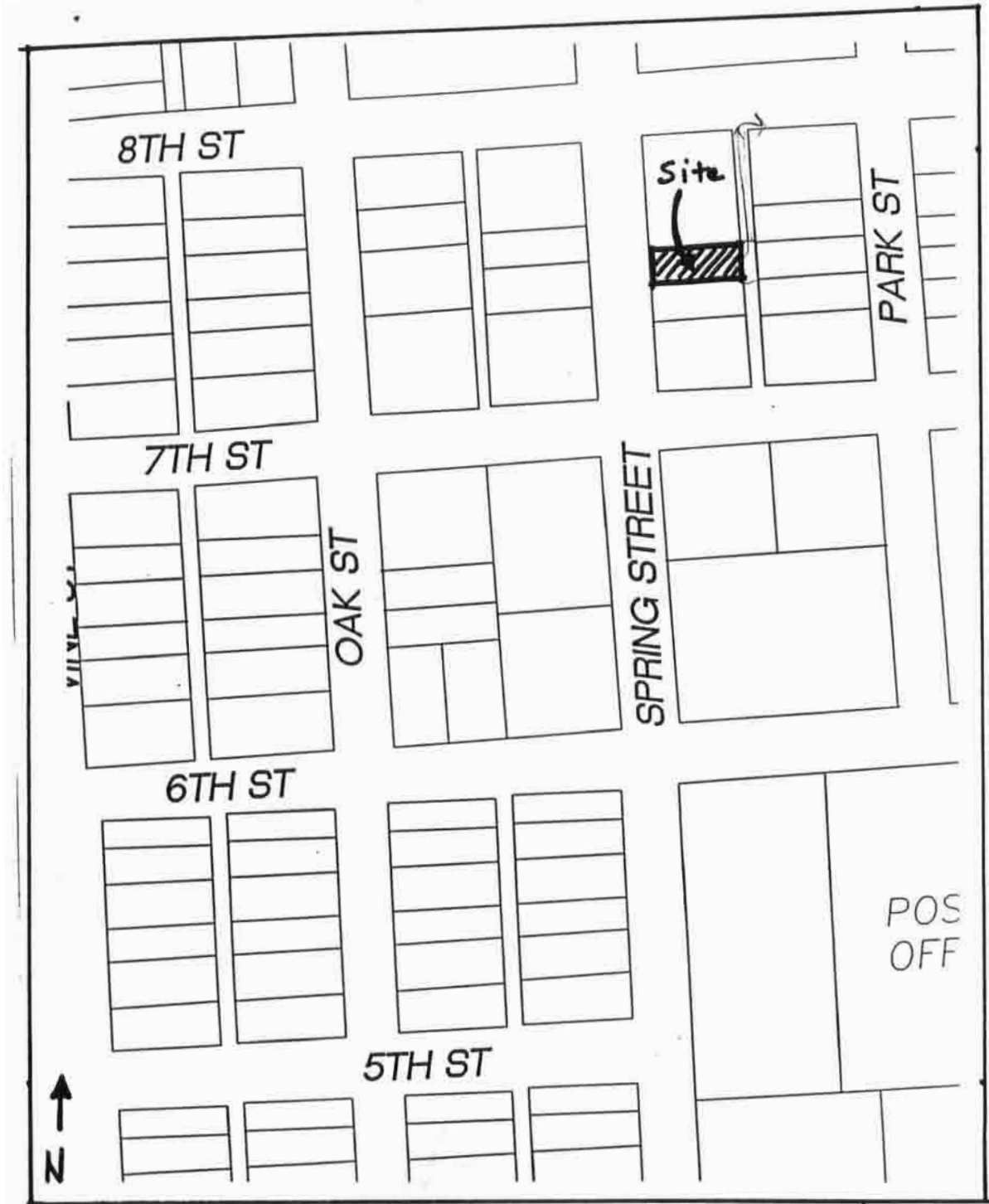
~ G. Ali Salmanzadeh ~

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Mr. G. Ali Salmanzadeh has proposed constructing a new two-story commercial building at 721 Spring Street. His project proposal (Planned Development 98013) was approved by the Planning Commission on November 10, 1998.

The Planned Development approval included the following condition:

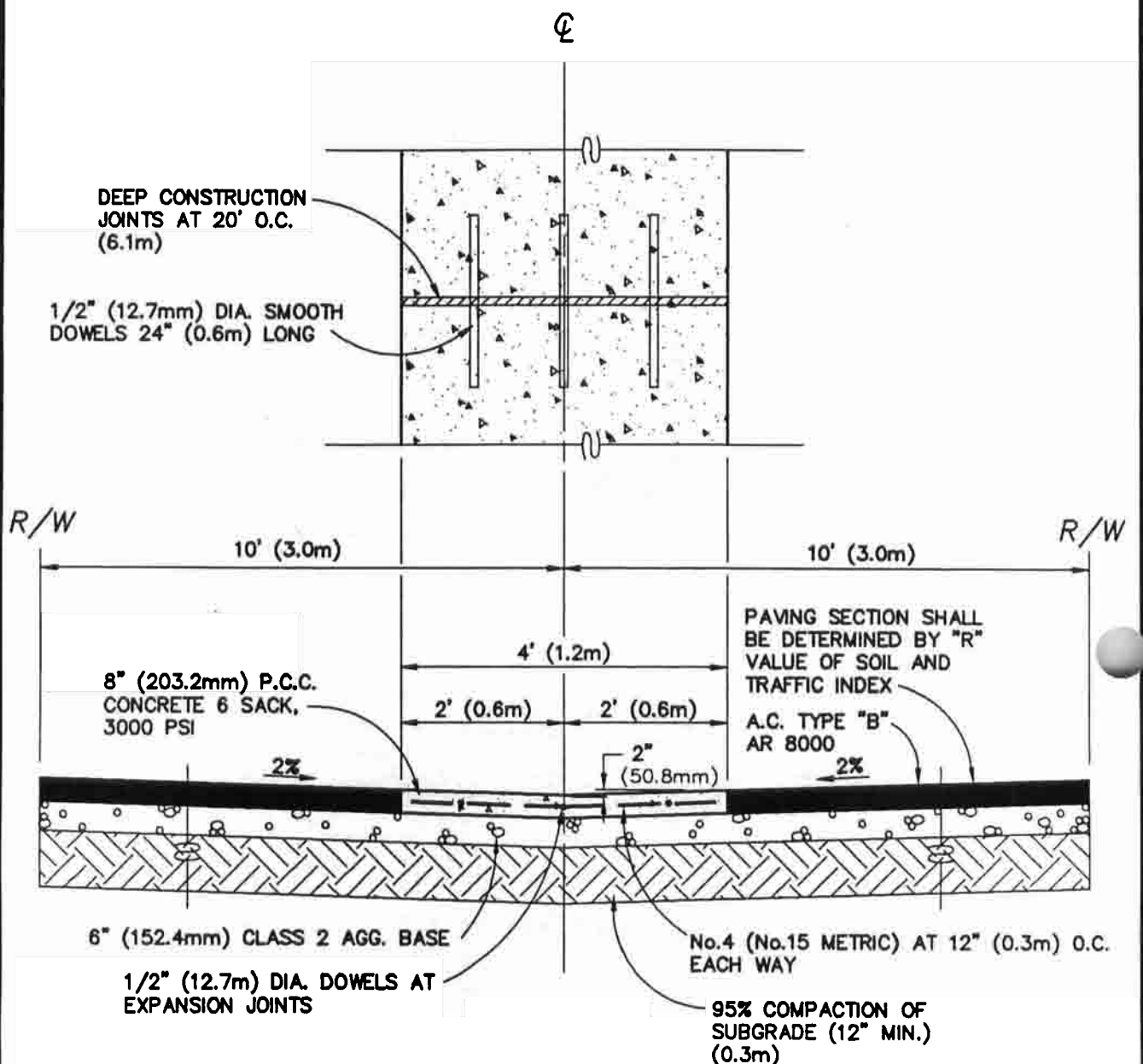
*Prior to receiving a Certificate of Occupancy, the applicant will be required to construct a 20 foot wide alley section along the property frontage and a 12 foot wide alley section along the remaining portion of the alley access to the north. The alley will be constructed per City Standards (Drawing A-17) and will include a concrete v-gutter to route the drainage. The above mentioned improvements are required unless the applicant can mitigate its run-off impact to the surrounding properties to the satisfaction of the City Engineer.*



# LOCATION MAP

PD 98013, ALI

REVISIONS			
DESCRIPTIONS	BY	DATE	APPROVED



## ALLEY SECTION

TRAFFIC INDEX: 5.0  
 DESIGN SPEED: 25 MPH  
 (40.2km per hour)

DRAWN BY: C.A.C.	CITY OF PASO ROBLES ENGINEERING DIVISION	DRAWING NO.
DESIGNED BY:		
DATE: 4/18/94	ALLEY SECTION	A-17
FILE NAME: PR-A-17.DWG		

26-6