

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PROPOSALS REGARDING CITY PARKING LOT, 12th STREET
DATE: NOVEMBER 15, 2005

Needs: For the City Council to provide policy direction and the Redevelopment Agency to consider authorizing preparation of an Exclusive Negotiation Agreement and to work exclusively with persons seeking to redevelop a Downtown City parking lot, based on the premise of preserving an equivalent number of public parking spaces.

Facts:

1. The City's General Plan and Economic Development Strategy, as well as the Paso Robles Redevelopment Plan, encourage mixed-use development and foster a compact, pedestrian-oriented Downtown area. Accommodating projects that incorporate combinations of commercial, office and residential land uses would be consistent with this policy direction.
2. The City/Agency received unsolicited proposals for the use of City-owned property located on the north side of 12th Street between Spring and Park Streets. The subject property is a city-owned public parking lot on two parcels (APN No. 009-042-014, 015) that currently accommodates twenty (20) less-than-code-standard off-street parking spaces, including two spaces for the physically disabled.
3. In order to explore the potential uses of the existing parking lot, the City/Agency provided an opportunity for all interested parties to submit proposals for the development of the property in a manner that would preserve an equivalent number of off-street public parking spaces.
4. Copies of a Request for Proposals (RFP) were distributed to interested parties, a notice of the availability of an RFP was mailed to all property owners within a 300 foot radius of the subject parking lot, and a public notice regarding the RFP was published. A copy of the RFP is attached.

5. Two proposals were received in response to the RFP. Copies of both proposals are attached.
6. Based on the proposals received, it is suggested that the City / Redevelopment Agency consider authorizing an Agreement for an exclusive right to negotiate with 729 Twelfth Street Partners, LLC, for the potential sale of the City's parking lot, contingent upon preserving an equivalent number of public parking spaces and conforming with the terms of a yet-to-be-negotiated Disposition and Development Agreement (DDA).

Analysis
and
Conclusion:

The purpose and intent of requesting proposals was to explore options which may lead to a more effective use of city-owned property while still maintaining public parking. By requesting proposals for the possible redevelopment of the City owned parking lot the City / Redevelopment Agency was not committed to entering into a sales agreement.

In a one-page proposal, James Enloe indicates his intent to preserve the existing City parking lot, enclose it, and add as many as four apartment units above. He also suggests that offices could be constructed on the second floor of the building. There are no indications of supplemental parking being provided. There are also no schematic plans for any proposed building, and no demonstration of how a building could be constructed and still preserve the public parking spaces (which are currently substandard in terms of size).

The second proposal, from 729 Twelfth Street Partners, LLC, would preserve the 20 public parking spaces and add six more on-site parking spaces. The plans reflect that all of the provided parking spaces would be consistent with current code specifications. The mixed-use development proposal provides retail, restaurant, office and residential land uses. Since the LLC owns the adjacent property, there will be a more effective use of land resulting in a fifty percent larger building footprint (the City's 50 by 140 foot property plus redevelopment of an adjacent 25 by 140 foot parcel). The proposal provides detailing of each floor of the proposed building, including a building elevation that demonstrates architectural compatibility with other downtown structures. The proposal also details the square footage of the respective land uses.

To the extent that either new development would create additional demand for public parking, it is anticipated that the project would be required to pay an "in lieu" parking fee, the amount of which is to be determined prior to approval of any related development project.

The City Council's ad hoc committee for Downtown Parking and Circulation, consisting of Council members Picanco and Strong, has reviewed the two proposals for purchase of the City parking lot.

The committee's recommendation is to direct staff to express the City's appreciation for the proposal by James Enloe but to indicate that his proposal does not provide the same level of detail and potential public and private improvements as contained in the 729 Twelfth Street Partners, LLC proposal.

The ad hoc Committee recommends that the Redevelopment Agency authorize staff to take the described steps to work with the 729 Twelfth Street Partners, LLC to process their proposal through both the entitlement process and to negotiate the terms of a DDA.

The following steps are a suggested response to the proposal of 729 Twelfth Street Partners, LLC:

- a. Seek proposals for an appraisal of the value of the City parking lot (Requests for Proposals have been sent to four appraisers). A staff report on the proposed appraisals will be presented to the City Council at a future date.
- b. Schedule Redevelopment Agency review of the proposals received and authorize staff and the Agency Counsel to formulate a Draft Exclusive Negotiation Agreement to enter into an exclusive right to negotiate with 729 Twelfth Street Partners, LLC. (The subject of this staff report.)
- c. Advise 729 Twelfth Street Partners, LLC that they may, at their own risk and cost, file for Development Plan consideration by the Planning Commission. Approval of a Development Plan by the Planning Commission (or, upon appeal, the City Council) would be a prerequisite to City Council / Redevelopment Agency consideration of potential sale of the parking lot.
- d. Parallel with the entitlement application process, City staff will review the proposal by 729 Twelfth Street Partners, LLC and confer with the City Council's ad hoc Committee / City Council / Redevelopment Agency. Based on direction from the ad hoc Committee and City Council / Redevelopment Agency, appropriate actions by the City / Agency will be considered.

- e. No sale of property to any private party would occur until the Redevelopment Agency has completed the process of negotiating a Disposition and Development Agreement ("DDA"), and until all of the terms and conditions set forth in the DDA for conveyance of the property have been satisfied. Under the Community Redevelopment Law, the DDA will be subject to the approval of both the City Council and the Redevelopment Agency after a noticed public hearing. Further, sale would be contingent upon the project receiving normal entitlement/approvals pursuant to the standard private development application/review/approval process.

The purpose and intent of the Exclusive Negotiation Agreement would be to negotiate a DDA that would contain the terms and conditions for the sale of the City parking lot and development of that property in conjunction with the adjacent property owned by the developer. .

Policy

Reference:

General Plan; Economic Development Strategy; Redevelopment Plan

Fiscal

Impact:

Successful redevelopment of the subject property would continue revitalization of the Downtown Area, potentially resulting in positive fiscal impacts, including the generation of additional tax increments for the Redevelopment Agency. The City's requirement for participation in a Community Facilities District for new residential development would off-set increased services demands related to new residential units. It is anticipated that an "in lieu" fee would be required to address parking demand in excess of what is being provided on-site and that the in lieu fee revenue would be set aside in an account that would be used to create additional parking spaces in the downtown area.

Options:

CITY COUNCIL ACTION:

- a. Direct staff and the City Attorney to take the steps necessary to work with the 729 Twelfth Street Partners, LLC to process consideration of their proposal, including related administrative steps and normal entitlement/approvals pursuant to the standard private development application/review/approval process.
- b. Amend, modify, or reject the foregoing option.

REDEVELOPMENT AGENCY ACTION:

- a. Authorize staff and the Agency Counsel to negotiate an Exclusive Negotiation Agreement. The purpose of the Exclusive Negotiation Agreement would be to allow the parties to negotiate the terms and conditions of a Disposition and Development Agreement (DDA) with 729 Twelfth Street Partners, LLC, and direct staff to advise the 729 Twelfth Street Partners, LLC that it may, at its own risk and costs, seek a development entitlement from the Planning Commission. Sale of the City parking lot would be subject to the Redevelopment Agency and City Council approval of a redevelopment project and successful completion of the requirements of the DDA. The final Exclusive Negotiation Agreement will be subject to Redevelopment Agency approval.
- b. Amend, modify, or reject the foregoing option.

REQUEST FOR PROPOSALS
DEVELOPMENT OF CITY-OWNED PARKING FACILITY
DOWNTOWN PASO ROBLES
ASSESSOR PARCEL NO. 009-042-014, 015

A. Introduction:

The City's General Plan and Economic Development Strategy encourage mixed-used development and fostering a compact, pedestrian-oriented Downtown area. Accommodating projects that incorporate combinations of commercial, office and residential land uses would be consistent with this policy direction.

The City has received unsolicited proposals for the use of City-owned property located on the north side of 12th Street between Spring and Park Streets. The subject property is a city-owned public parking lot that currently accommodates twenty (20) off-street parking spaces, including two spaces for the physically disabled.

The purpose of this Request for Proposals (RFP) is to provide an opportunity for all interested parties to submit proposals for the development of the City's parking lot in a manner that would preserve the existing number of off-street public parking spaces.

Based on the nature and quality of proposals received, the City / Redevelopment Agency may consider authorizing an Agreement for an exclusive right to negotiate the potential sale or ground lease of the City's parking lot.

The City's goal is to explore options which may lead to a more effective use of city-owned property. By requesting proposals for the possible redevelopment of the City owned parking lot, the City / Redevelopment Agency is not committed to entering into a sales agreement.

B. Submittal Deadline:

Three (3) copies of any proposal must be received by the Director of Community Development no later than October 14, 2005. Proposals must be delivered or mailed to:

City of Paso Robles
Community Development Director
1000 Spring Street
Paso Robles, CA 93446

C. Existing / Available Information That May be of Assistance:

1. The 2002 Downtown Parking and Circulation Action Plan.
2. The City's 2003 General Plan.



3. The Environmental Impact Report that was prepared in conjunction with adoption of the 2003 General Plan.
4. Zoning Map and Zoning Code.
5. City digitized base maps for parcels, General Plan, and Zoning.
6. Economic Development Strategy, 1998.

D. Contents of the Proposal:

1. Format and requirements: Although there is no maximum proposal length, proposals should be kept to the minimum length necessary to address the requirements of the RFP. Proposals shall be 8.5 inch by 11 inch in size, with pages numbered sequentially.
2. Padding the proposal with “boiler plate” material is strongly discouraged. Please focus on the specific proposal for the use of the City’s property and examples of directly related experience.
3. Proposal contents:
 - a. Firm or personal identification, including firm / person name, address, telephone and e-mail address; name and telephone number of contact person; a list of the firm’s principals with experience, background, academic training and registrations.
 - b. Describe how your proposal for the use of the City parking lot would both preserve the number of existing off-street parking spaces and at the same time address the mixed-use development goals and objectives of the City’s General Plan and Economic Development Strategy.
 - c. Present the professional qualifications of your project team.
 - d. Provide graphic illustrations of the architectural character of proposed structures and their relationship to nearby properties.
 - e. Detail any specific parameters applicable to your proposal, including but not limited to how you would propose to address the incremental increase in demand for off-street parking that is anticipated to result from project implementation.

- f. Provide evidence of your financial ability to carry out the project if your proposal is selected for consideration and exclusive negotiation with the City's Redevelopment Agency.
- g. Signature: Proposal shall be signed by an authorized corporate officer whose signature is binding upon the firm / partnership and a statement regarding for how long the proposal will remain valid.
- h. Conflict of interest: Proposal shall include a statement that no conflicts of interest exist in terms of presenting the proposal.
- i. Appendix: Include supplemental information, if any, such as firm brochure, fees for additional services, etc., at the end of the proposal.

E. The Selection Process:

The City will establish a screening committee to review all proposals received and to rank the proposals. The City may decide to interview project proponents with the most competitive proposals. Criteria used by the City / Redevelopment Agency in selecting a person or firm that will be considered for an exclusive right to negotiate an Agreement with the Redevelopment Agency includes the following:

1. Demonstrated experience in preparing and implementing similar types of development projects.
2. Project proponent's understanding of the City of Paso Robles' desires and general approach to the project.
3. How proposal requirements established in this RFP are included in the Proposal.

The top ranked firms may be invited for an interview / presentation. The most qualified firm will be invited to refine its proposal and negotiate a consultant services agreement.

The City reserves the right to reject any or all proposals, and to negotiate modifications or acceptance of parts of a proposal. Other terms and conditions of contract will be negotiated if and when the City Council / Redevelopment Agency authorizes an Exclusive right to Negotiate, in a manner subject to approval of the City Attorney.

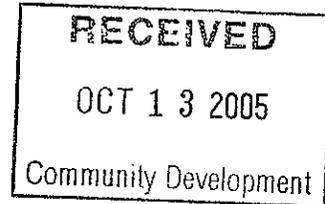
F. For More Information...

Contact Bob Lata (Community Development Director) or Susan DeCarli (City Planner) at (805) 237-3970, or bob@prcity.com / sdecarli@prcity.com

<p>Granting of this contract may require disclosure of personal financial interests under the Political Reform Act</p>

October 12, 2005

ATTN: Community Development Director



RE: Development of city property
Assessors Parcel #009-042-014,015
Parking lot located of north side of 12th St. between Spring and Park

Dear Mr. Lata:

After meeting with Meg Williamson and Susan DeCarli, I obtained the "Request for Proposal for Redevelopment of City Parking Lot". I am very interested in this piece of property. My intention is to let the parking lot remain, however, I would close it in and erect apartments (as many as 4) above. One being approximately 3,000 sq. ft. in which I would reside. The design of the building would tie in with the rest of the buildings around the park.

Offices could be put on the second floor. However, I do not think apartments would add to the parking problem in the City. More than likely, anyone living in the apartments would work elsewhere. Offices would only add to the parking situation.

In your "RFP", you asked for experience and background. I have lived in the North County for more than 20 years. Construction has been my livelihood for my entire working career. I have built two large homes since living here. One in Hidden Valley and one on Santa Creek Rd. both in Templeton. In the Los Angeles area, I built three large homes and commercial buildings. I was a plumbing contractor for more than 20 years. As far as my financial ability, I have on the market a piece of real estate with equity of more than \$2M, which I would use to enhance this parking lot. I would be glad to provide you with a complete financial statement at the appropriate time.

This property would be put into a family trust. If I was to purchase this property, the revenue received by the City could be used to help buy more parking area or parking meters, bringing in revenue from now on. It would also relieve the City from all liability of that property. Another avenue that could be taken rather than a purchase could be a long term lease. I am flexible as to the financial arrangements.

I look forward to meeting with you on this matter.

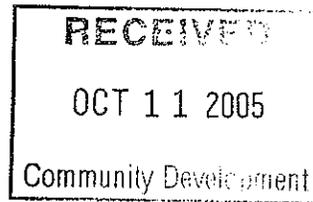
Sincerely,

A handwritten signature in cursive script that reads "James Enloe".

James Enloe

1680 Santa Rita Rd., Templeton

Phone:434-5689



October 11, 2005

City of Paso Robles
Community Development Director
1000 Spring Street
Paso Robles, California 93446

RE: Proposal for development of city-owned parking facility downtown Paso Robles, APN 009-042-014, 015

For ease of use we will refer to our proposed project as the "Rowe Building."

Who we are?

The Rowe Building project is a joint venture between the current adjacent property owner David Rowe, and the two Principals of Estate Financial, Inc., Karen Guth, President and Joshua M. Yaguda, Vice President. This joint venture will be called "729 Twelfth Street Partners, LLC."

David Rowe: 626 Shannon Hill Road, Paso Robles, CA 93446
805-238-0510 phone

David Rowe was born in Paso Robles in 1921, his contributions to the city and the community span decades and are simply too numerous to list here. To summarize, Dave has been a business owner, developer, and community servant. Suffice it to say that David would only undertake a project such as this if he was absolutely sure it was for the betterment of Paso Robles. David welcomes any inquiries and asks that you reach his at his home.

Karen Guth & Joshua M. Yaguda: 806 9th Street, Suite 1A, Paso Robles, CA 93446
805-238-6570 phone

Karen and Joshua own and operate several businesses in Paso Robles. The mother and son team's primary business is Estate Financial, Inc. EFI, as it's called, is a private money construction lender with assets in excess of \$250,000,000.00. Karen and Joshua have successfully run EFI for more than 13 years, and during this time they have overseen literally thousands of construction projects; including the construction of the 9th Street office building which recently won the city's beautification award. You may also recognize Karen and Joshua from there award winning olive oil, "Pasolivo," which is grown and produced locally.



Our Proposal

We propose to level the current building owned by David Rowe, then build a new multi-story, mixed use building utilizing David's lot and the city-owned lot next door. To facilitate this project we ask that the city sell us parcel 009-042-014,015. We would in turn grant the city a permanent easement for use of the parking facility.

In the design of this project we have made every attempt to address the needs and plans of the city in regards to the redevelopment of downtown and the critical parking situation that exists. Our Rowe Building design is a true multi-use project, and will provide for additional and superior parking than currently exists.

The Basics (Parking)

Existing on-street:	2
Existing off-street:	23 (including 2 physically disabled spaces)
Total:	<u>25</u>
Proposed on-street:	4
Proposed off-street:	13
Proposed underground:	16 (including 2 physically disabled spaces)
Total:	<u>33</u>

The Basics (Space Usage in Sq. Ft.)

Proposed ground floor:	2,650 Retail
Proposed 2 nd floor:	3,780 Commercial Office
	3,450 Restaurants
	291 Patio
Proposed 3 rd floor:	7,345 Commercial Office
Proposed 4 th floor:	6,132 Residential
Total:	<u>23,648</u>



Financing

David Rowe currently owns one of the two lots being used for this project. Construction financing and permanent financing will be done through Heritage Oaks Bank. All parties involved have significant net worth and strong borrowing capabilities. All parties have long standing banking relationship with Heritage Oaks Bank. Financials and referrals are available upon request.

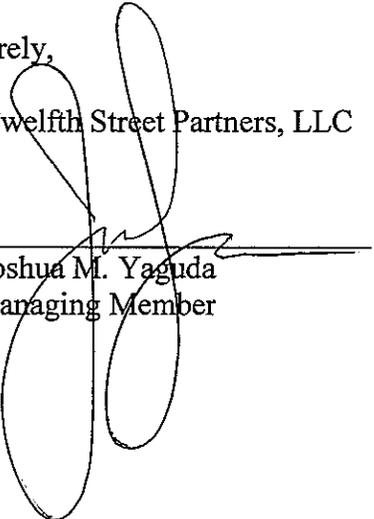
Conflicts of Interest

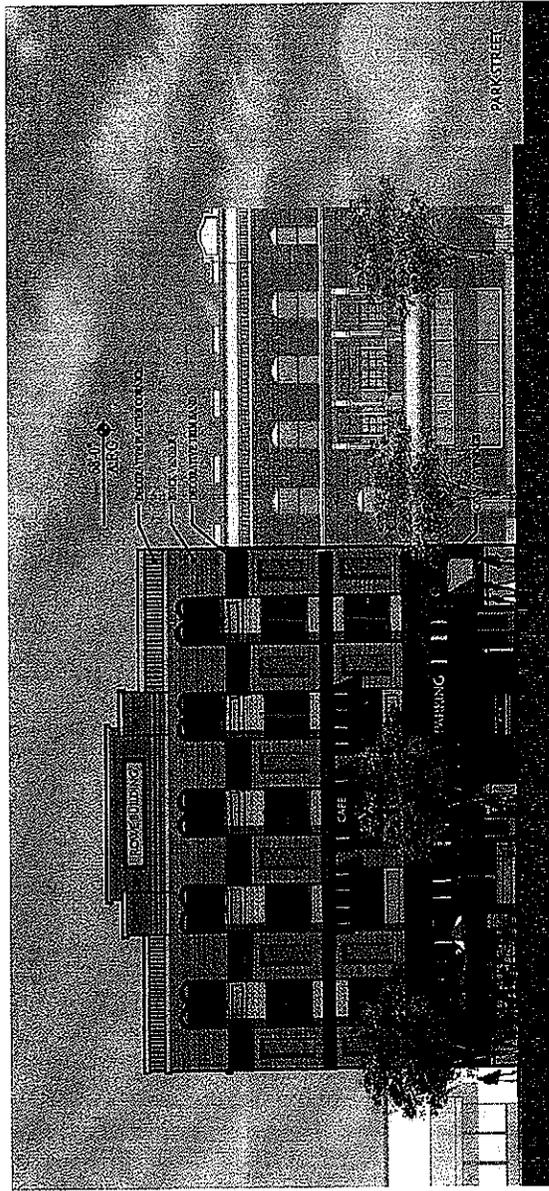
None of the parties involved in this proposed project have a conflict of interest notable or otherwise.

Thank you for your consideration.

Sincerely,

729 Twelfth Street Partners, LLC


By: Joshua M. Yaguda
Managing Member



EXISTING RETAIL

NEW MIXED USE BUILDING AT 729 12TH STREET

COMMERCIAL OFFICE /
RETAIL STORE

12th STREET ELEVATION

1/8" = 1'-0"

AN URBAN INFILL PROJECT FOR: 729 12TH STREET DOWNTOWN PASO ROBLES PASO ROBLES, CA



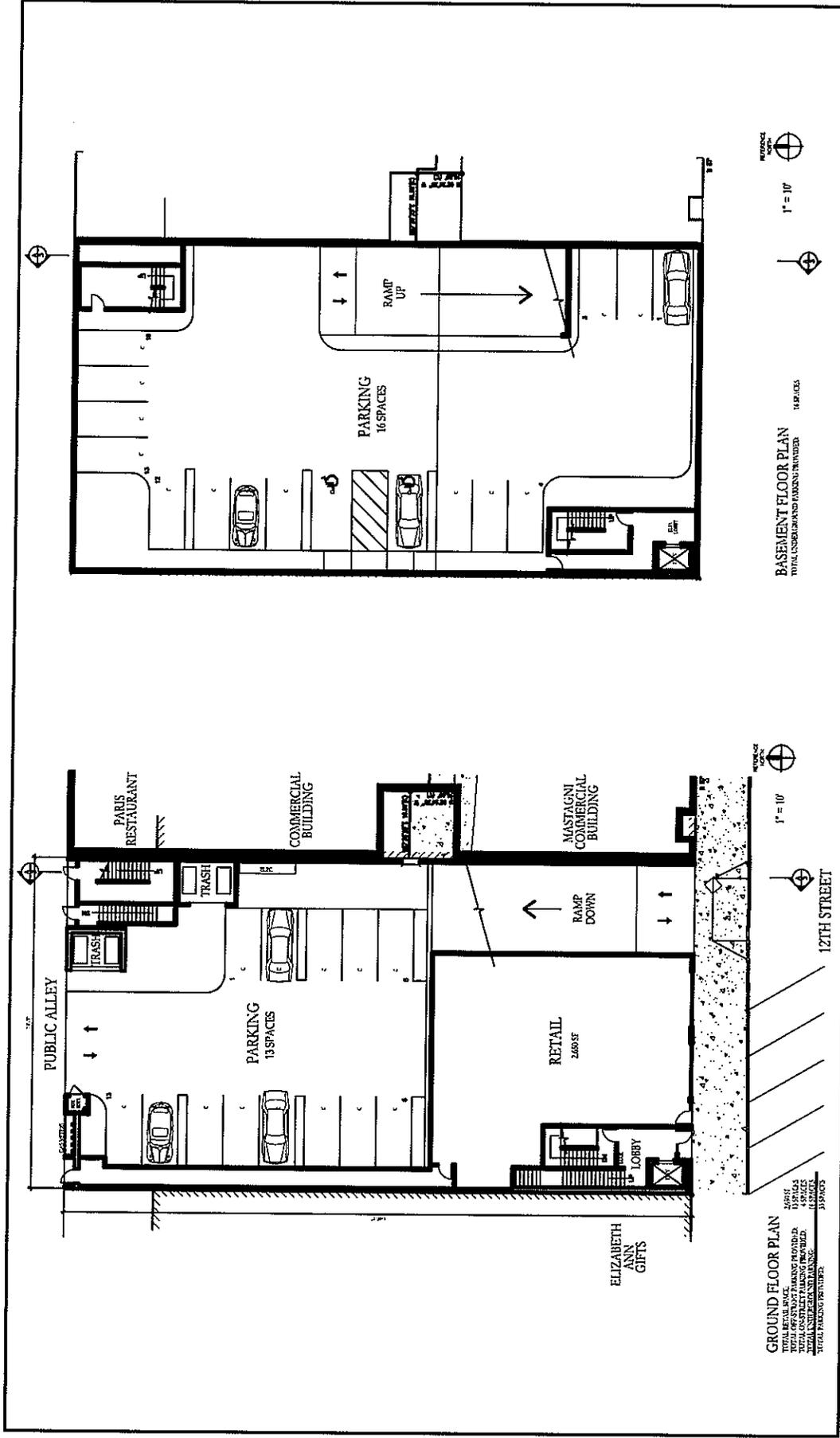
REA RICHMOND LUKER
ARCHITECTS
1111 BROADWAY, SUITE 200, SAN FRANCISCO, CA 94109
(415) 774-2222

RFP SHEET 1
OF 4 SHEETS

CLIENT: INTERNATIONAL
PASO ROBLES, CA

SHEET TITLE: 12TH STREET ELEVATION
PLOT DATE: OCTOBER 1, 2005
PURPOSE: REQUEST FOR PROPOSAL

PROJECT NUMBER: RB0100
BLDG DEPT. / APPL. NO.:



GROUND FLOOR PLAN
 1,987 SF
 TOTAL GROUND FLOOR AREA
 TOTAL GROUND FLOOR PARKING AVAILABLE: 13 SPACES
 TOTAL SUBTERRANEAN PARKING AVAILABLE: 13 SPACES
 TOTAL PARKING AVAILABLE: 26 SPACES

BASEMENT FLOOR PLAN
 TOTAL SUBTERRANEAN FLOOR AREA: 1,405 SF

AN URBAN INFILL PROJECT FOR:
729 12TH STREET
 DOWNTOWN PASO ROBLES
 PASO ROBLES, CA



REA RICHMOND LUKER
 ARCHITECTS
 11100 N. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75243
 TEL: 972.382.1100 FAX: 972.382.1101

RFP SHEET 2
 OF 4 SHEETS

SHEET TITLE: BUILDING FLOOR PLANS

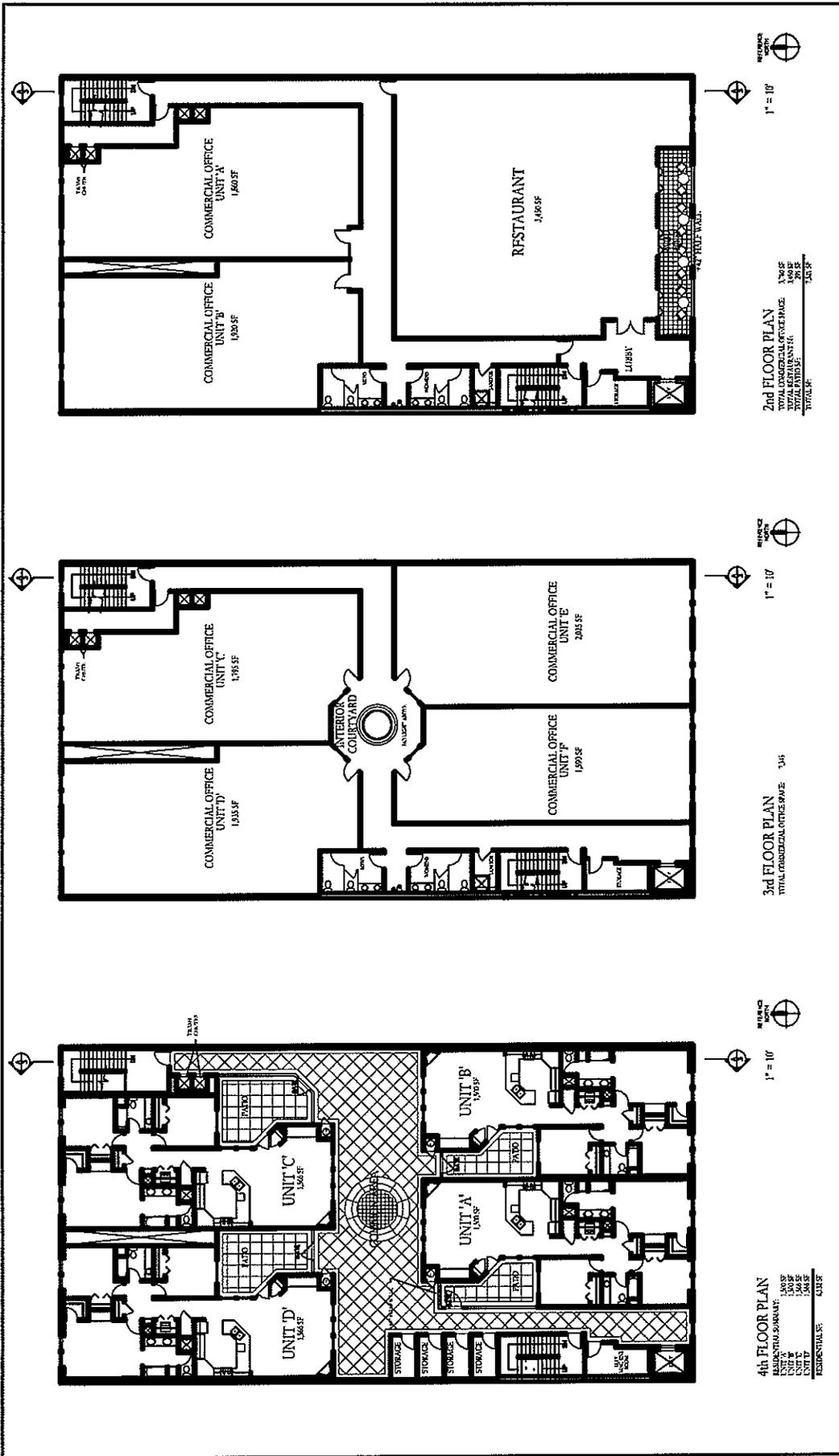
CLIENT: REA RICHMOND LUKER ARCHITECTS
 PASO ROBLES, CA

PROJECT DATE: OCTOBER 3, 2005
 PURPOSE: REQUEST FOR PROPOSAL

PROJECT NUMBER: RBL/03
 R/LDC DEPT. / APPL. NO.:

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REVISIONS: NONE



RICHMOND LAKER ARCHITECTS, LP
 144 BISHOP, SUITE 200, PASO ROBLES, CA 92361
 (805) 411-1111 (FAX) (805) 411-1111
REA, RICHMOND AND LAKER, ARCHITECTS, LP

RFP SHEET 3
 OF 4 SHEETS

AN URBAN INFILL PROJECT FOR:
729 12TH STREET
 DOWNTOWN PASO ROBLES
 PASO ROBLES, CA

CLIENT: INTERNATIONAL
 SUITE 100
 PASO ROBLES, CA

SHEET TITLE: BUILDING FLOOR PLANS

PLOT DATE: OCTOBER 3, 2008
 PURPOSE: REQUEST FOR PROPOSAL

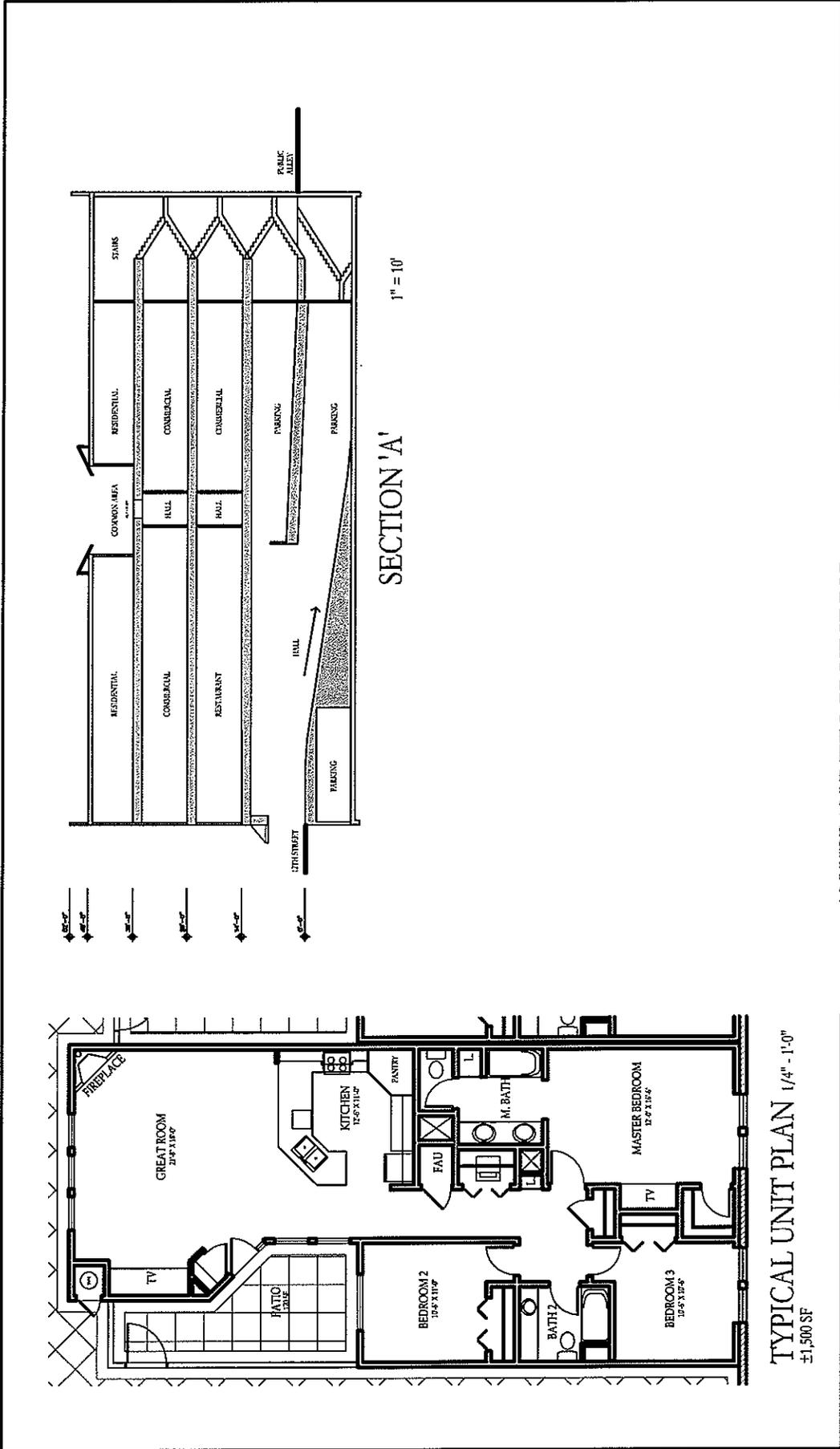
PROJECT NUMBER: R08100
 SUDC DEF. / APL. NO.:

4th FLOOR PLAN
 RESIDENTIAL SUITABILITY:
 UNIT A: 1,568 SF
 UNIT B: 1,568 SF
 UNIT C: 1,568 SF
 UNIT D: 1,568 SF
 TOTAL SUITABLE: 6,272 SF

3rd FLOOR PLAN
 TOTAL RESIDENTIAL SUITABLE: 7,915

2nd FLOOR PLAN
 TOTAL SUITABLE: 3,095 SF
 TOTAL RESIDENTIAL SUITABLE: 2,057 SF
 TOTAL SUITABLE: 5,152 SF

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TYPICAL UNIT PLAN 1/4" = 1'-0"
±1,500 SF

SECTION 'A'
1" = 10'

AN URBAN INFILL PROJECT FOR:
729 12TH STREET
 DOWNTOWN PASO ROBLES
 PASO ROBLES, CA



REA RICHMOND LURER
 ARCHITECTS
 1114 S. 12TH STREET, SUITE 100
 PASO ROBLES, CA 93271
 TEL: (805) 438-1114
 FAX: (805) 438-1115
 WWW.REAARCHITECTS.COM

RFP SHEET 4
 OF 4 SHEETS

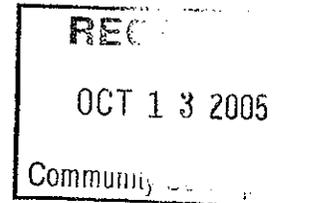
SHEET TITLE: UNIT PLANS / SECTION 'A'
 CLIENT: STATE FINANCIAL
 DEVELOPMENT
 SUITE 100
 PASO ROBLES, CA
 PLOT DATE: OCTOBER 3, 2006
 PURPOSE: REQUEST FOR PROPOSAL
 PROJECT NUMBER: RB000
 BLDG DEPT. / APTL. NO.: -
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]
 TOTAL SHEETS: [Total Sheets]

REVISIONS

October 12, 2005

ATTN: Community Development Director

RE: Development of city property
Assessors Parcel #009-042-014,015
Parking lot located of north side of 12th St. between Spring and Park



Dear Mr. Lata:

After meeting with Meg Williamson and Susan DeCarli, I obtained the "Request for Proposal for Redevelopment of City Parking Lot". I am very interested in this piece of property. My intention is to let the parking lot remain, however, I would close it in and erect apartments (as many as 4) above. One being approximately 3,000 sq. ft. in which I would reside. The design of the building would tie in with the rest of the buildings around the park.

Offices could be put on the second floor. However, I do not think apartments would add to the parking problem in the City. More than likely, anyone living in the apartments would work elsewhere. Offices would only add to the parking situation.

In your "RFP", you asked for experience and background. I have lived in the North County for more than 20 years. Construction has been my livelihood for my entire working career. I have built two large homes since living here. One in Hidden Valley and one on Santa Creek Rd. both in Templeton. In the Los Angeles area, I built three large homes and commercial buildings. I was a plumbing contractor for more than 20 years. As far as my financial ability, I have on the market a piece of real estate with equity of more than \$2M, which I would use to enhance this parking lot. I would be glad to provide you with a complete financial statement at the appropriate time.

This property would be put into a family trust. If I was to purchase this property, the revenue received by the City could be used to help buy more parking area or parking meters, bringing in revenue from now on. It would also relieve the City from all liability of that property. Another avenue that could be taken rather than a purchase could be a long term lease. I am flexible as to the financial arrangements.

I look forward to meeting with you on this matter.

Sincerely,

A handwritten signature in cursive script that reads "James Enloe".

James Enloe

1680 Santa Rita Rd., Templeton

Phone:434-5689

RECEIVED
OCT 11 2005
Community Development



REA RICHMOND LUKER

444 Higuera Street, Ste 201
San Luis Obispo, CA.
Tel: (805) 541-6294
Fax: (805) 541-2739

ABOUT US

Rea, Richmond and Luker, Architects, LLP = **R²L Architects**

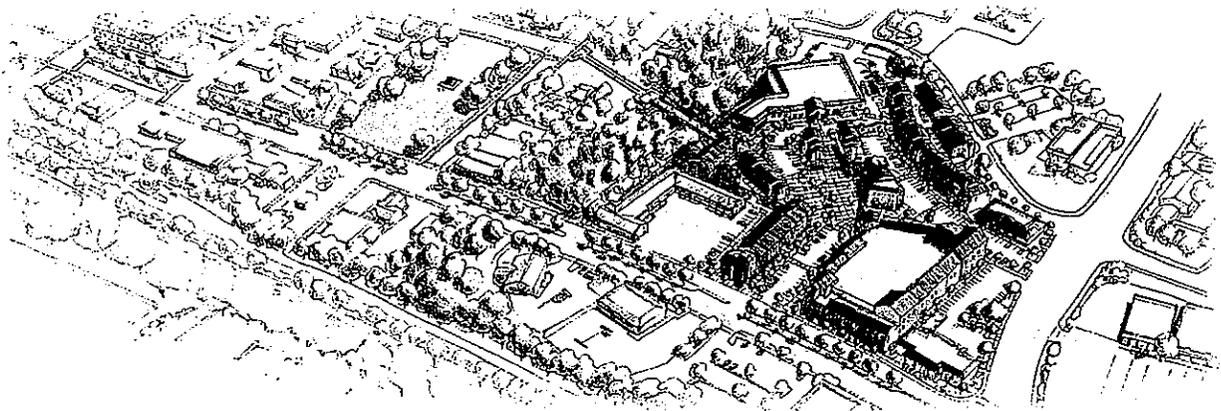
We Listen. Advise. Create.

The next generation of two established firms, **R²L Architects** combines a history of success with a focus on the future. Built on the solid foundations of APS Architects Inc. and The Robert Richmond Company, **R²L Architects** is committed to advancing the tradition of excellence.

Located on California's central coast in the city of San Luis Obispo, **R²L Architects** is a full-service architectural firm. Presently, there are twelve employees including three architect principals. Together, the professionals at **R²L Architects** offer a complementary mix of skills to meet the demands of any project.

Our portfolio includes commercial developments such as mixed-use, professional, industrial, medical, food service, retail projects, and tenant improvements. The firm also has extensive experience in single and multi-family housing, luxury custom residences, and specialty housing including senior, infill, and affordable projects. Projects are located throughout the western United States ranging from urban to rural settings.

With an emphasis on creativity, **R²L Architects** is dedicated to producing high quality, effective solutions suitable for our rapidly changing world. As problem-solvers, we thrive on challenges and seek to reveal the possibilities they hold, creating value in the process. Design expertise, technical ability, and exceptional ingenuity make us uniquely qualified to lead the way into the next century.



HISTORY

1974 - Robert Richmond is a founding partner of Richmond, Rossi, Montgomery (now RRM Design Group). In his 15 years as Director of Architecture, Mr. Richmond was responsible for over 1200 projects with a combined construction value in excess of 1.5 billion dollars. Over the next several years, both Randolph Rea and Lauren Luker will work for this firm.

1987 - Architectural Production Services is founded by Randolph Rea. The firm provides drafting and design services to developers and other clients on residential and commercial projects.

1989 - Mr. Richmond sells his interest in RRM to focus on high-end residential design. Known as Bob Richmond Design, this firm creates over 35 luxury homes throughout California.

1991 - Architectural Production Services changes its name to APS Architects to emphasize their full-service capabilities. Lauren Luker joins the firm the following year. Projects expand to include retail, mixed-use, and industrial projects.

1993 - The Robert Richmond Company (RRC) is started by Mr. Richmond to expand his practice and combine his commercial experience with his love of residential architecture. The firm specializes in boutique hotels, resorts, and spa projects.

2003 - R²L Architects is established. Partners Randolph Rea, Robert Richmond, and Lauren Luker join together to lead the firm into the future.



THE PRINCIPALS

The principals at R²L Architects are a complementary mix of experience and expertise. Each individual brings unique qualities and talent to the group, creating a well-rounded base to lead the firm.

Randolph L. Rea, A.I.A.

An accomplished professional, Mr. Rea has extensive knowledge of building systems and code, as well as superior management and communication skills. With experience in commercial, residential, industrial, and healthcare projects, his proficiency in the overall process and ability to successfully direct the project team is a valuable resource.

After graduating from Cal Poly State University San Luis Obispo in 1973 with a Bachelor of Architecture, Mr. Rea worked for several prominent firms in the area before founding APS Architects, Inc. in 1987. His past affiliations have resulted in diverse project experience and helped build lasting relationships with other local professionals who respect his significant knowledge and abilities.

Licensed in California in 1978, Mr. Rea is also registered to practice architecture in Oregon, Washington, Utah, Nevada, Arizona, and Hawaii. He is a member of the American Institute of Architects (AIA) and is accredited by the National Council of Architectural Review Boards. He is a Past President of the local AIA chapter and currently serves on the AIACC Recognition Advisory Committee and the City of San Luis Obispo Board of Construction Appeals.

Robert Richmond, A.I.A.

With his exceptional design talent, Mr. Richmond is renowned for creating unique, outstanding projects. A California licensed architect, he is the recipient of more than 70 national, regional, and local awards for design excellence and has been published in numerous magazines and books.

While receiving his formal education at Cal Poly San Luis Obispo, Mr. Richmond was a founding partner of Richmond Rossi Montgomery (now RRM Design Group). During his 15 years there, Mr. Richmond served as Senior Vice President, Director of Architecture, and Chief Financial Officer, helping to build it into a 75 person multi-disciplined architecture, engineering, planning, and interior design firm. After selling his interest in RRM, Mr. Richmond focused his efforts on high-end residential projects as Bob Richmond Design. Later, to combine his commercial experience with his love of residential architecture, he started The Robert Richmond Company (RRC). This firm designed numerous boutique hotels, resorts, and spas throughout 11 western states.

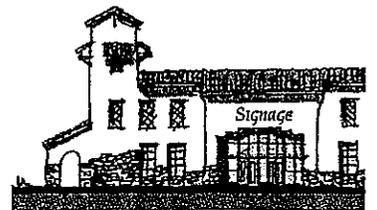
Mr. Richmond is an active member of numerous professional and civic organizations including the AIA. He is also a guest lecturer and design critic at the Cal Poly San Luis Obispo School of Architecture.

Lauren L. Luker, A.I.A.

With extensive experience in various architectural, planning, and interiors projects, Ms. Luker is familiar with many aspects of design practice. She is a creative problem solver and good listener who works closely with the client and project team to transform ideas into reality.

Ms. Luker's interest in architecture began early and she excelled in drafting and design classes. Her first job "on the boards" was with a distinguished firm where, at age 16, she worked on international projects including luxury resort hotels and housing. While earning her Bachelor of Architecture degree at Cal Poly San Luis Obispo, Ms. Luker continued to balance the theoretical aspects of design studies with the realities of practice by concurrently working for RRM Design Group on residential, commercial, office, and fire station projects.

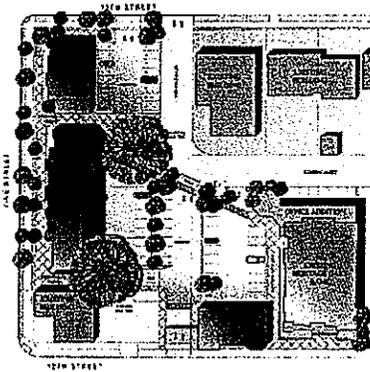
Following licensure in 1992, Ms. Luker joined APS Architects, working as a designer and project manager on affordable and senior housing, custom residence, office, and retail projects. As a principal at R²L Architects, she is also involved in marketing efforts and specification writing. Ms. Luker is accredited by the National Council of Architectural Review Boards, is a member of the AIA, and serves as Treasurer for the AIA Central Coast Chapter.



Heritage Oaks Bank

Paso Robles, California (R2L)

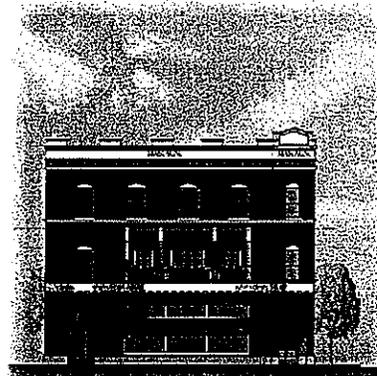
A new commercial complex is planned for this half city block in a historic Victorian area of downtown. It provides 20,000 sq.ft. (3700 sq.m.) of office space and involves remodel and expansion of a major bank on the site. The design is meant to complement and enhance the surrounding historic neighborhood while infusing new life into the area.



Mastagni Buildings

Paso Robles, California (R2L)

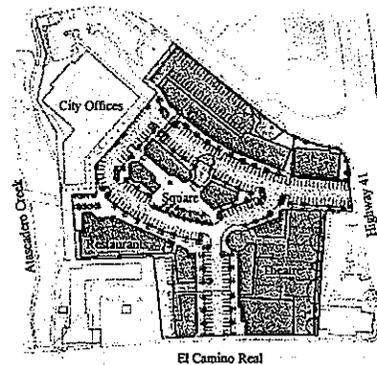
These two buildings replace historic structures destroyed by the San Simeon earthquake in December 2003. The design replicates the original 1890's style, incorporating modern construction methods and materials. Overlooking the city's central park, these new buildings will house retail, restaurant, and professional offices in approximately 37,000 sq.ft. (3440 sq.m.) of total area.



Colony Square Mixed Use

Atascadero, California (R2L)

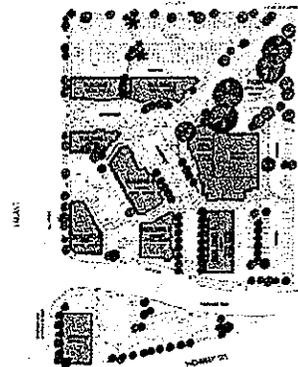
A key project in the rebirth of downtown Atascadero, this mixed-use development contains a 10-screen stadium seating theater, shops, restaurants, offices, and live-work residences. The site will be connected to the historic downtown with a new pedestrian bridge over Atascadero Creek. A new creek walk, sidewalks, and town square will be lined with outdoor cafe seating and landscaping to create a lively atmosphere.



Nipomo Commons Mixed Use

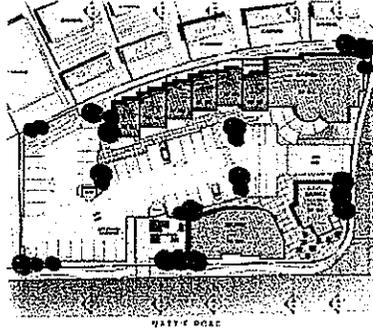
Nipomo, California (R2L)

This mixed-use development captures attention as a hub of retail, entertainment, and housing in downtown Nipomo. Encompassing over 50,000 sq.ft. (4650 sq.m.), features include a 10,000 sq.ft. (930 sq.m.) common park, 51 residential units, and underground parking. The mainstreet concept recalls turn of the century architecture.



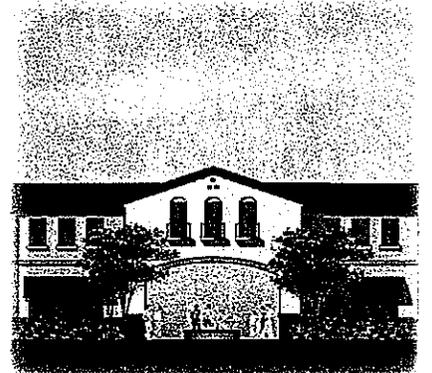
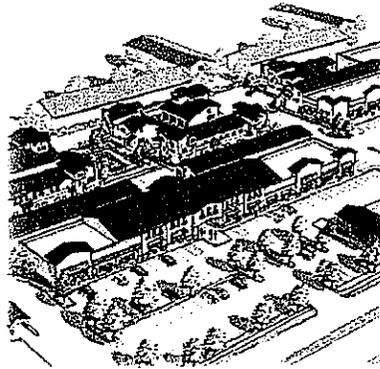
Mattie Road Mixed Use
Pismo Beach, California (R2L)

On a challenging site overlooking the ocean with many constraints and restrictions, this project is a small village-style complex of office, retail and residential uses. At just over one acre, the development includes 10,000 sq.ft. (3,530 sq.m.) of commercial space and 7 dwelling units, while respecting height, noise and view corridor requirements.



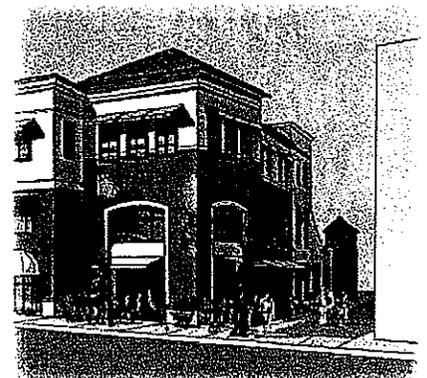
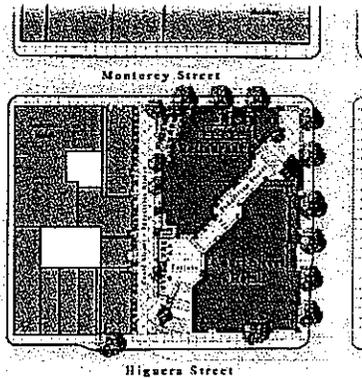
Fargo Crossing
Hanford, California (R2L)

Fargo Crossing is a mixed-use environment that combines 47,900 sq.ft (4450 sq.m.) of retail space with 8,000 sq.ft. (740 sq.m.) of office space in central Hanford. With a drug store, shops, restaurants, quick food establishments, and a gas station, the development provides needed services for the adjoining residential neighborhoods. There are also 80 apartment units, all incorporating a Mediterranean theme.



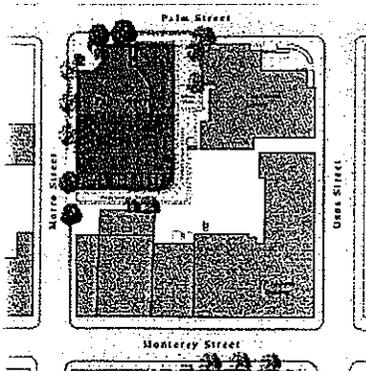
Court Street Mixed Use Project
San Luis Obispo, California (APS)

Envisioned by the same developer of the Downtown Center, this former city-owned surface parking lot will soon be transformed into a three-story complex with almost 40,000 sq.ft. (3700 sq.m.) of retail, 19,300 sq.ft. (1800 sq.m.) of office and 5,800 sq.ft. (540 sq.m.) of restaurant. Designed to complement adjacent historical structures, the project was meant to attract major retailers to the downtown. The project is currently under construction.



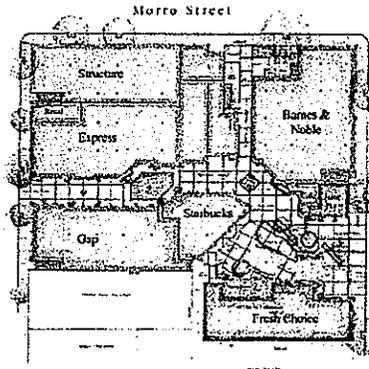
Palm Morro Garage and Offices
San Luis Obispo, California (APS-Watry)

This private property, across from City Hall, was traded with the city to enable development of the Court Street project. The six-story structure will house 242 parking spaces to help replace those lost on the Court Street site. The building also includes over 20,200 sq.ft. (1900 sq.m.) of new city offices.



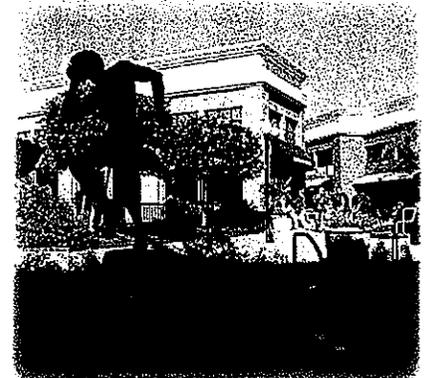
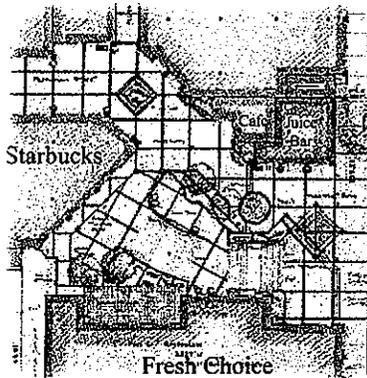
Downtown Center
San Luis Obispo, California (APS)

The Downtown Center is a retail complex located in the heart of the city. The 90,000 sq.ft. (8360 sq.m.) project consists of major national retailers, restaurants, and a seven screen movie theater. With its plazas and pedestrian "streets," the Downtown Center has proved to be a popular, vibrant gathering place. After completion, the project won a prestigious Design Award from the International Council of Shopping Centers.



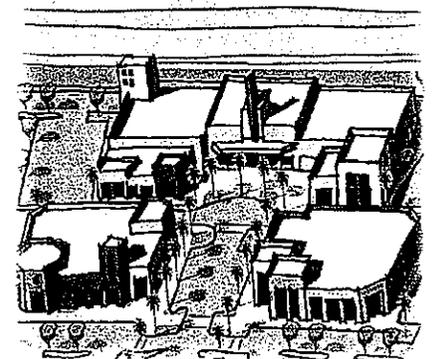
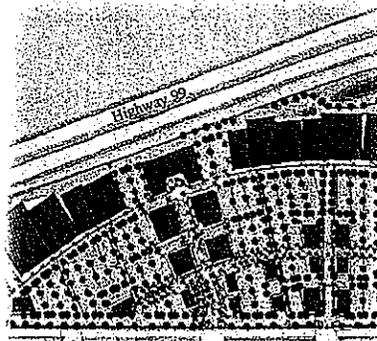
Downtown Centre Cinemas
San Luis Obispo, California (APS)

A popular seven screen motion picture theatre complex located in the Downtown Centre, the project occupies 30,000sq.ft. (2790 sq.m.) of basement area accessed by a grand outdoor stairway where a projection booth shows film clips to waiting moviegoers in the plaza. The scope of work included design of the facility and interiors and working with various acoustical, film, and auditorium consultants on the complex structure and systems.



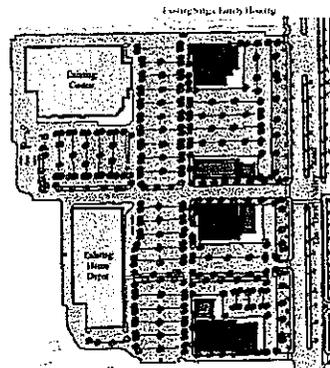
Delano Vineyard Plaza
Delano, California (R2L)

This project is envisioned as a major shopping and entertainment center. The centerpiece of the development, which contains over 500,000 sq.ft. of retail space, is a 10-screen multiplex theater that anchors a main street lined with restaurants and shops. Extending from this area is a promenade lined with retailers. The distinctive architecture of this project has a clean, bold, modern feel characterized by strong colors and dynamic building forms.



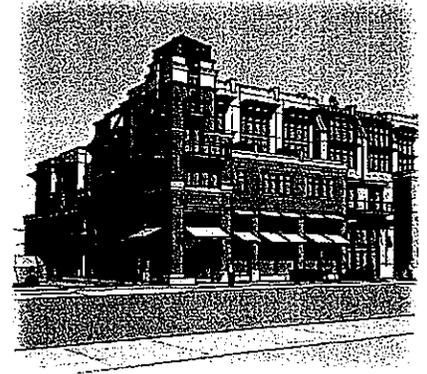
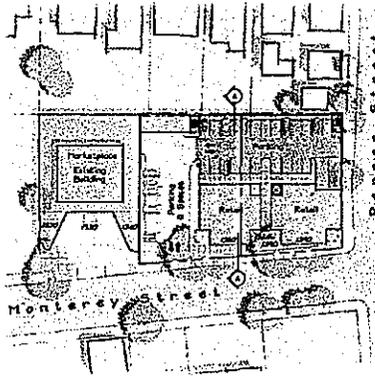
Irish Hills Plaza
San Luis Obispo, California (R2L)

Irish Hills Plaza is a 140,000 sq.ft. big-box store retail center located on Los Osos Valley Road in San Luis Obispo. It is part of an existing big-box area of development that includes stores such as Home Depot and Costco.



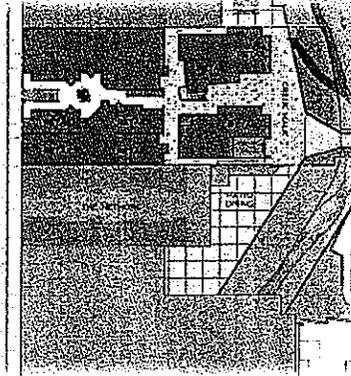
Monterey Street Lofts
San Luis Obispo, California (R2L)

Located on Monterey Street in downtown San Luis Obispo, this mixed use building consists of 24 residential lofts, office space, commercial space, and underground parking. Designed to complement this part of town, it has both a pedestrian and visual link between the downtown core and the upper Monterey Street hotel district. Design cues are taken from the adjacent railroad bridge and nearby old town residential neighborhoods.



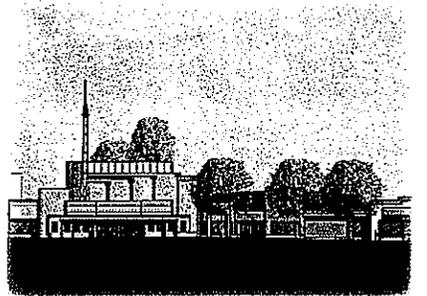
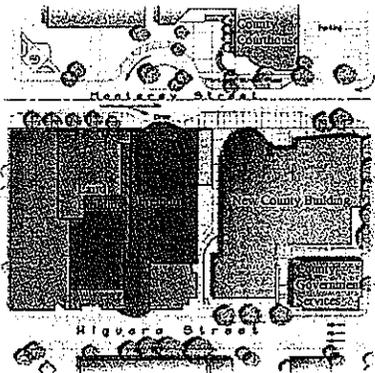
Warden Building
San Luis Obispo, California (R2L)

This is a multi-phased project involving a seismic upgrade to a historic mixed-use building in the heart of downtown. Work includes restoration of the front elevation to its original 1890's facade. A pedestrian link lined with shops will connect Higuera Street with the creek and Mission Plaza. The upper floor will continue to house residential and office tenants.



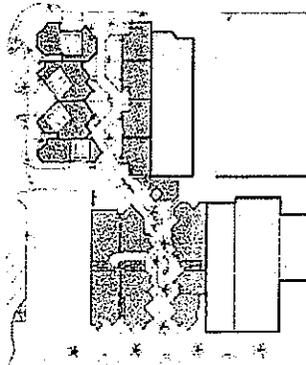
Fremont Square
San Luis Obispo, California (R2L)

This is an important project in the continued renewal of downtown San Luis Obispo. An additional screen with stadium seating is proposed in the historic Fremont Theater. Work includes a new entry, marquee, and restaurant at the rear of the theater. These elements will tie into the new cafeteria, plaza and pedestrian walk in the new County Government Center building.



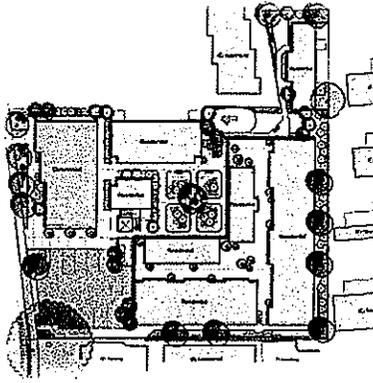
Front Street Mixed Use Development
Avila Beach, California (R2L)

Located in the heart of Avila Beach, this three level, 38,000 sq.ft. (3,530 sq.m.) project, contains beach rentals, retail shops, restaurants, and parking. The shops and residences are grouped around a central pedestrian street connecting the Avila Pier with an existing surface parking area at the rear of the site. This link is designed to compliment the retail shops and residences above with a series of landscaped courtyards, plazas, and water features.



3085 South Higuera
San Luis Obispo, California (R2L)

Targeted for low-income residents and those with special needs, this mixed-use infill project is located on slightly less than one acre. It includes approximately 6,000 sf of commercial and community space along street frontage, with 30 apartments surrounding an open courtyard behind. Some units are above an open parking deck, which provides raised terraces overlooking the courtyard.



Copeland's Sports Superstore
Thousand Oaks, California (APS)

This existing 27,000 sq.ft. two-story structure required extensive remodeling to accommodate golf, outdoor, athletic, fitness, bike, surf & ski departments. Demolition, fire sprinkler, electrical, and mechanical work were done plus interior improvements and fixture layouts. Exterior upgrades were also required by the landlord. This project mandated close coordination with city agencies and the landlord including extensive design review approvals.



Copeland's Sports Superstore
Portland, Oregon (APS)

This retail store is one in a series of expansions for the San Luis Obispo based sporting goods retailer. The two-story 33,000 sq.ft. store is located on the lower levels of a new high-rise structure in the heart of downtown. Work involved turning the empty shell into retail space for Copeland's "Super Store" format. Improvements included finishes, fixturation, and signage. This is one of almost 50 stores in the successful chain.



Camino Real Fashion Outlet
Atascadero, California (APS)

APS was selected as the local architectural contact and tenant coordinator for this project designed by an architect in Southern California. Tasks included coordination with national retailers, as well as review and/or preparation of construction documents for tenant spaces, permit processing, leasing exhibits, and construction assistance.

