



C o u n t y o f S a n L u i s O b i s p o

GENERAL SERVICES AGENCY

Janette D. Pell, Director

Helen McCann, Department Administrator

REQUEST FOR PROPOSAL PS-#1097

Real Estate Broker Services to List and Market for Sale County-Owned Property at 549 10th Street, Paso Robles, CA, Former Paso Robles Court Facility

QUESTIONS AND ANSWERS

Note: Unless otherwise indicated, answers are provided by Linda Van Fleet, Associate Real Property Agent for the County of San Luis Obispo. Her contact number is (805) 781-4688.

Question: In the above referenced RFP, Proposal Format Item #3 Firm Qualifications, states "broker and agents assigned to this project must be members of the Scenic Coast Association of Realtors." We are a commercial brokerage in the City of SLO and members of the San Luis Obispo Association of Realtors. Are we not able to submit a proposal?

Answer: It was my mistake to have listed the Scenic Coast Association of Realtors. It was intended to state the Paso Robles Association of Realtors. Your firm may submit a proposal even if you are not a member of the Paso Robles Association of Realtors. Membership in the Paso Robles Association will more closely conform to the RFP and may score higher in that category of the evaluation.

Question: Are you considering only Brokers who have vast commercial / investment property experience or are you also considering listing with a Broker who does residential only?

Answer: The Request for Proposal requires that the "Broker must have at least five (5) years experience in marketing commercial real estate."

Question: Was this RFP sent to all Brokers in Paso Robles, the whole county, or all agents?

Answer: The RFP was sent initially to 11 brokers with offices located in Paso Robles. The County will also be advertising the RFP in the Tribune as well as posting it on our public website.

Question: As a part of my service to my clients we prefer to sit and meet with them regarding their expectations and needs for each transaction. Would you be willing to meet with us to discuss these items?

Answer: We will initially be meeting interested brokers at the Pre-Inspection date to be held at the property September 8, 2010 from 2:00 to 4:00 PM. As a part of the selection process, the County reserves the right to interview applicants, and we may elect to do so.

Question from Linda Van Fleet to the City of Paso Robles: Can you please confirm for me that continued use as office space will still qualify as legal non-conforming use?

Answer from Susan DeCarli of the City of Paso Robles: This property is a bit of an oddity in terms of the historic use, zoning, existing buildings, and future uses anticipated. I apologize for confusion. It's been a little difficult to understand from our position as well. I conferred with Darren and our Community Development Director, Ron Whisenand, and here is our determination. I also discussed the structures again with planning and building staff.

The land use designation is Public Facilities and the zoning is R4 Multi-Family Residential. Public facility offices are permitted with a Conditional Use Permit in the R4 zone. (Although we don't have record of a CUP approved for the site, and no building permits either - neither of which the County was required to do.)

General offices are not permitted in R4. However, if the public office use had been continuous, then it's not a huge leap to consider a different type of office use in "substantial conformance" with the previous office use. However, in this case the buildings have not been used for over 6 months, therefore, any office use is technically "abandoned", and the legally established non-conforming status is no longer in effect. I'm not sure I had thought about the abandoned issue when we spoke in person.

A new public facilities office use could be re-established with a CUP. If a general office use was pursued, the owner would need to rezone and re-designate the property with an appropriate commercial zone to allow office uses.

If someone wanted to develop the property today with the current zoning, it could be developed with residential uses.

However, the city is in the process of preparing a specific plan (Uptown/Town Center Specific Plan). This plan intends to designate the property "T4-Flex", which will allow for office, retail and residential - quite a bit of flexibility. The city is processing the EIR for the plan right now, and anticipates the project and EIR being adopted within 4 - 6 months. Therefore, in the near future many more land uses could be established on the property which would probably be beneficial to the property value.

Regarding the buildings, they would need to be inspected by the city to determine if the modular buildings comply with all applicable city and state building codes. The modular buildings are non-conforming structures in our zoning ordinance, and would likely need to be removed. I'm also not sure they comply with property setbacks.

If the county was in a position to hold off of the sale for 6 months, the future uses allowed would be expanded. I would be happy to discuss this property with the appraiser.

Question from Linda Van Fleet to the City of Paso Robles: Is there any possibility for continued office use of the main building, possibly through a temporary use permit, until the zoning change to T-4 Flex is complete? I understand that the modulators would likely need to be removed.

Answer from Susan DeCarli of the City of Paso Robles: The City understands the County's dilemma and interest in trying to market the property with the most potential use possible. The Temporary Use Permit process and requirements are part of the city's regulations, and can be applied for. That is about as much as the City can suggest. Again, the range of uses will likely be broadened when the specific plan is adopted.
