

City of Sebastopol Design Review Board Staff Report

Meeting Date: 11/16/2022

Agenda Item: 7A

To: Design Review Board

From: John Jay, Associate Planner

Subject: Facade Improvement Program – Rebate Application Review

Introduction:

The Façade Improvement Program provides a rebate for expenses incurred on new exterior property improvements made to commercial or industrial buildings within the City of Sebastopol. The rebate can be applied to long term exterior improvements such as painting, new signage, awnings, landscaping, exterior lighting, and local permit fees.

The City has recently revised the Façade Improvement Program. The new revisions include the following:

- Increase the City contribution to 75% up to \$2,500 (previously 50% up to \$2500).
- Applications will be batched and reviewed and approved by the Design Review Board on a quarterly basis.
- Property owners and/or tenant spaces can apply every three fiscal years.
- Projects currently in process are eligible to apply for the rebate.
- If a property is sold the new property owner has the option to maintain the improvements and not repay the city a prorated amount.

At the beginning of the new fiscal year, the board has a fund of \$20,000 to allocate to Façade Improvement applications.

Project Description:

The applicant would like to improve the building by updating and replacing the 30-year-old front door.

The total cost of the project is estimated at \$5,911 as noted within the application. The Façade Improvement Program designates either 75% of the total cost and not to exceed \$2,500. As proposed 75% of the cost of the project would be \$3,750 thus qualifying for the maximum amount of \$2,500

Analysis:

Should the proposed façade improvement program request be approved the City would be allocating \$2,500 out of the remaining \$10,000 fund. This would leave \$7,500 remaining in the fund for the rest of the fiscal year.

Should the Board approve application the recipient will be provided signs advertising the FIP

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