

City Council
Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Design Review Board Staff Report

Meeting Date: November 4, 2020
Agenda Item: 6A
To: Design Review Board
From: Alan Montes, Associate Planner
Subject: Façade 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.

Please note: That several of the applications were submitted prior to the updated application form being published.

Project Description:

The Planning Department has received three Façade Improvement Program applications before the October 20th deadline and one after the deadline. Staff was able to review the late submission and include it on this Agenda. A brief description of each application has been provided below.

- Funk & Flash (2020-059), 200 South Main St. #110
The applicant (Zoe Kind) is requesting a Façade Improvement Rebate to install a 24.44 sq. ft. (13.33"x1.83") sign above their entry. The sign will be constructed of Polyurethane letters with stud mount backs. The existing vinyl sign will be removed. A separate administrative (staff) sign application will be required, prior to installation.

The project has been quoted at \$3,427.5 for the sign, including labor. The project will also require an administrative sign permit, which currently requires a fee of \$135. The total cost of this project is \$3562.50. The project qualifies for the full rebate of \$2,500.

- Bare Raydiance (2020-061), 6910 Weeks Way

The applicant (Allayna Fry) applied for a Façade Improvement Rebate in the previous fiscal and was approved. However, due to unanticipated challenges the project had experienced several delays and passed the expiration date. However, given that the overall project is still underway and that no rebate has been paid, staff encouraged the applicant to apply for a new application.

The improvements include refreshing the paint on the frontage, new signage and installing decorative bamboo along the roof. The applicant has received the necessary Sign and Design Review permits.

The improvements have been quoted at \$1,981 for the sign, \$241.55 for paint, \$3,500 for the bamboo materials and installation \$135 for the sign permit, and \$365 for the design review permit. The total cost of this project is \$6222.55. The project qualifies for the full rebate of \$2,500.

- HopMonk Tavern (2020-064), 230 Petaluma Ave.

The applicant (Bill DeCarli) is requesting a Façade Improvement Rebate to update the landscaping and to install new exterior solar lights on the site. The improvements will be focused on the south end of the property, visible to Petaluma Ave, and include replacing unhealthy plants/shrubs (no trees to be removed) and replacing the mulch and decorative black bark where needed. The project also includes adding eight (8) new solar accent lights (3000K) that will be focused on the existing trees and building façade.

The applicant has been quoted \$5,000 for the project. This quote is broken into two categories: 1) \$2,000 for material, including lights, plants, and replacement of black bark/ground cover; and 2) \$3,000 for labor, which includes removal of existing plants, replanting, light installation, pruning and waste disposal. The project qualifies for the full rebate of \$2,500.

- The Toyworks (2020-066), 6940 Sebastopol Ave.

The applicant/property owner (John Goehring) is requesting a Façade Improvement Rebate to install three 48' LED string lights (2200K) in the courtyard facing Weeks Way.

The applicant has been quoted \$2,500 for the project. This includes labor and the cost of the LED lights (\$80/each). The project qualifies for a rebate of \$1,875.

Analysis:

Should all the façade improvement program requests be approved the City would be allocating \$9,375 out of the \$20,000 fund. This would leave \$10,625 remaining in the fund for the rest of the fiscal year.

Recommendation:

Staff recommends that the Board review the applications, provide feedback and guidance to the applicants, and approve the projects for the Façade Improvement Program as the Board sees fit.

Attachments:

Funk & Flash (2020-059) Application

Weeks Way (2020-061) Application

HopMonk Tavern (2020-064) Application

The Toyworks (2020-066) Application

City of Sebastopol Façade Improvement Program

2020-
05A
File #

Funk & Flash



Planning Department
City Hall, 7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
707-823-1135 (Fax)
<http://ci.sebastopol.ca.us>
dmorrison@cityofsebastopol.org

Fiscal Year 2018-19



CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

APPLICATION

1. **Applicant Name:** Zoe Kind **Contact Person:** Zoe Kind
Phone # 7075634252 **Fax #** n/a **E-Mail:** zoe@funkandflash.com
Business Name: Funk & Flash LLC **DBA:** Funk & Flash
Web site: funkandflash.com
Property Address: 200 S. Main St. #110 Sebastopol, CA 95472
Mailing Address: Same as property **City:** _____ **Zip:** _____
Total Building Sq. Ft: _____ **Building Street Frontage:** South Main x Barnett
Parcel # _____

Are you: ☐ Owner/Occupant ☒ Tenant **Expiration of Lease:** 02/01/2022

Please check one: ☒ Proprietorship ☐ Partnership ☐ Corporation

2. **Type of Business or Businesses in Building:** Retail- Clothing Boutique

3. **Estimated Costs:** \$3,427.50

A. Please complete the project checklist with bid costs.

Category	Bid Costs
1. Painting	\$ _____
2. Signage	\$ <u>\$3,200</u>
3. Awnings	\$ _____
4. Landscaping and Irrigation	\$ _____
5. Exterior Lighting	\$ _____
6. City Permit Fees	\$ _____
7. Other (Attach separate complete list of all proposed	

Signage: \$2,600
Installation: \$600
Tax: \$227.50

Improvements and breakdown of bid costs)

\$ _____

Are City permits required for the improvement? ☐ Design Review approval
☐ Encroachment Permit ☐ Building Permit ☒ No permits required

If permits are required, please indicate status of applications or approvals:

Estimated Date of Façade Project Completion: August 2020

Total Estimated Costs \$ \$3,427.50

Project Description: Funk & Flash currently only has a small vinyl banner as a sign, this project is installing a large official sign made out of individual painted polyurethane letters that will be visible from the street and will greatly improve the look of the corner & building.

Participant Checklist

1. Please include the following materials:

- ☒ Copies of signed bids for all improvements
- ☐ Applicable, Architectural, Landscape, Sign, plans
- ☒ Awning design (if applicable)
- ☐ Color and material samples for paint, awnings, signs, etc.
- ☒ Copy of Sebastopol Business License
- ☐ Copies of any permits obtained

- 2. ☒ Application Form, signed and dated
- 3. ☒ Terms and Conditions Form, signed and dated
- 4. ☒ Maintenance Agreement Form, signed and dated
- 5. ☒ Indemnification Agreement Form, signed and dated

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

TERMS AND CONDITIONS

I. Purpose

To encourage rehabilitation of commercial business fronts in designated target areas through the improvement of new signage, painting, landscaping, new facades, and more.

II. Eligible Improvements

- Landscaping and irrigation
- Painting
- New signage and awnings
- Exterior lighting
- Parking lot improvements
- New Facades
- In addition, Planning, Building and Public Works permit fees are eligible (i.e. Design Review Board, Building and encroachment permit fees)

III. Program Benefits

Cash rebate for eligible improvements as follows:

Amount of Rebate

50%, not to exceed \$2,500

IV. Project Requirements

- ✓ Project location must be within the City of Sebastopol in a commercial or industrial zoning district.
- ✓ Building to be improved must be commercial or industrial in use, as determined by the Planning Department.
- ✓ Evidence of a current Sebastopol Business License is required.
- ✓ Evidence of property owner approval for the improvements shall be provided.
- ✓ Complete rebate application, including estimated costs, must be submitted and approved by the Planning Department *prior* to commencement of work.
- Evidence of any required Caltrans or City permits will be required for *all* applicable improvements *prior* to issuance of any rebate.
- All project improvements shall comply with current Sebastopol City codes and ordinances.
- All project costs must be documented and include invoice.
- Requests for reimbursements must be submitted to the City no later than June 1 of the same Fiscal Year that the project was approved, unless otherwise specified by the Planning Department.
- Contractors must be properly licensed.
- Applicant must provide evidence of liability and Workers Compensation Insurance.
- Contractor(s) and subcontractor(s) must comply with all laws and regulations pertaining to wages.

V. Exclusions

- Property with illegal sign(s). Applicant must remove illegal sign(s) prior to submitting application.
- Project improvements started prior to Planning Department written approval
- New construction projects
- Buildings termed as high or medium seismic risks or having other serious code violations with no plans to correct deficiencies within a reasonable time frame.
- Interior improvements
- Improvements not clearly visible from street frontage.
- Exterior improvements not approved by the Planning Department.
- Improvements without proper and clearly defined documentation. (i.e. City Permits)
- Trading one type of service/job for another, rather than paying to have the service/job performed (i.e. no “bartering”)
- Project costs paid for by CASH. (Must be paid for by check, credit card, or other approved, documented method)
- Seismic work
- Property improvements for a building sold within three (3) years.
- A property is not eligible for this program more than one (1) time.
- Owners of more than one eligible property in the City are not eligible for more than two (2) grants per Fiscal year.

VI. Application Approval Process

- The Planning Department shall review the complete application for approval.
- Applicants will receive written notice of approval, including any modifications, or denial of project within ten (10) working days of the Planning Department review meeting.
- The project may be denied without cause, due to such events as, lack of funds or a change in the scope or priority of the program or other program factors determined by the City Manager and/or the Planning Department. The City reserves the right to cancel the program at any time.

VII. Display of Rebate Program Sign

- Applicant *may be* required to display a Façade Improvement Rebate Program sign, from the date of rebate approval until the date of rebate funding.

VIII. Property Maintenance Agreement

- The applicant must sign and submit the “*Façade Improvement Rebate Program Property Maintenance Agreement*” which states that the property must remain in good and attractive condition for a minimum term of three (3) years. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement.

IX. Sale of Property within 3 years of Rebate Funding

- In the event the property is sold within three (3) years of the rebate funding, the building owner, whether they are the original applicant or not, agrees to repay the City a prorated amount equal to the proportion of the remaining three (3) years, rounded to the nearest year. Example, if the building is sold two (2) years after the rebate, the repayment amount would be 1/3 of the original rebate funding.

X. Accomplishment of Work

- The applicant agrees to all improvements specified in the application and the Planning


Department's recommendations and/or stipulations that work will conform to City standards. Under certain submittals applicant plans may be subject to design review or other requirements.

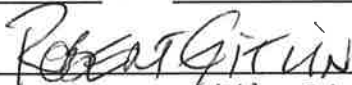
- Applicant shall carry out the design, construction, and operation of the Project in substantial conformity with all applicable laws, ordinances, statutes, codes, rules, regulations, orders, and decrees of the United States, the State of California, the County of Sonoma, the City, or any other political subdivision in which the property is located, and of any other political subdivision, City, or instrumentality exercising jurisdiction over the City, the Applicant or the Property, including all applicable federal, state, and local occupation, safety and health laws, rules, regulations and standards, applicable state and labor standards, prevailing wage requirements, the City zoning and development standards, City permits and approvals, building, plumbing, mechanical and electrical codes, as they apply to the Property and Project, and all other provisions of the City and its Municipal Code (as they apply to the Property and the Project), and all applicable disabled and handicap access requirements, including, without the limitation, the Americans With Disability Act, 42 U.S.C. § 12101 *et seq.*, Government Code § 4450 *et seq.*, and the Unruh Civil Rights Act, Civil Code § 51 *et seq.*
- Supporting documentation may include an architectural rendering (depending upon the extent of the proposed improvements), landscape and irrigation plans, sign plans, paint chips and types of materials to be used and color schemes.
- A deadline for the completion of all agreed-upon improvements will be determined at the Rebate Planning Department meeting and conveyed to the applicant in writing after application approval. If the improvements have not been completed by the deadline, the file may be closed, and the applicant may have to reapply for the program with written substantiation as to why they were unable to meet the deadline.
- Upon completion of all agreed upon improvements, applicant MUST submit copies of cancelled checks (both sides), paid invoices/receipts, permit copies, proper prevailing wage documentation and a description of completed work and costs involved.

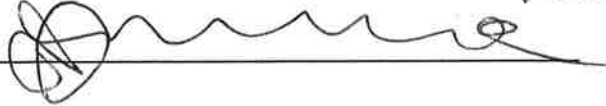
XI. Inspection of Project

- Before, during and after improvements are being made, the City of Sebastopol or its designee shall have the right to inspect all work authorized under this program. No rebate check shall be issued until all improvements have been completed to the satisfaction of the inspectors, and the appropriate documentation have been received, reviewed and processed accordingly.

Name of Applicant: Zoe Kind

Signature:  (Please Print) Date: 07/31/2020

Name of Building Owner If Different from Applicant: 

Signature:  (Please Print) Date: 8/1/20

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

PROPERTY MAINTENANCE AGREEMENT

The undersigned Zoe Kind ("Applicant") proposes to undertake certain building exterior renovation and/or landscaping improvement work on commercial or industrial property located at 200 S. Main St. #110 (Property Address) in the City of Sebastopol, California.


This agreement is conditional upon Participant's receiving a Rebate from the City. By executing this agreement and accepting the Rebate from the City, the Participant promises to maintain the Property in good attractive condition for the term of this agreement, as specified below, as follows:

1. The appearance of the building exterior shall not be allowed to deteriorate due to such reasons as chipped or cracked paint.
2. Awnings shall be kept in good condition, safely secured, fully intact, clean and free from tears or tattered edges.
3. Landscaping on the grounds of the Property shall be kept in proper condition by watering and gardening work.
4. The Property shall be maintained in compliance with applicable building and zoning regulations of the City of Sebastopol.

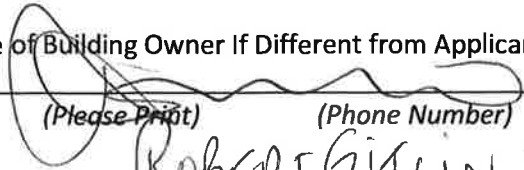
In the event the Participant fails to maintain the Property in good and attractive condition as stated above within a three (3) year period commencing on the date the rebate is paid, and further fails to correct such defective maintenance within 60 days after receiving notice from a representative of the City of Sebastopol to do so, the Participant agrees to repay the City a prorated amount of the Rebate, and the Participant shall be liable to the City for such amount. The prorated amount shall be equal to the remaining three (3) year period.

- This agreement shall be binding upon the owner/lessee and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement. In the event the property is sold within three (3) years of the improvements, the owner agrees to repay the rebate back to the City in the form of a prorated amount of the remaining three (3) year period and the owner shall be liable to the City for such amount.

Name of Applicant: Zoe Kind
(Please Print)

Signature:  Date: 07/31/2020

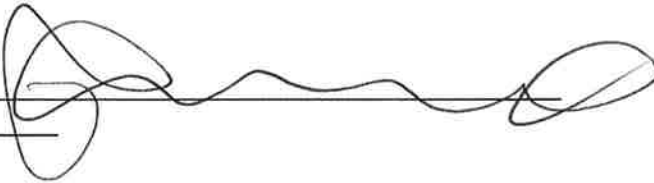
Name of Building Owner If Different from Applicant:

 robgitlin@hotmail.com
(Please Print) (Phone Number) (Email Address)

ROBERT GITLIN 707 671-4335

Property Owner signature: _____

Date: _____


8/1/20

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which may accompany it or otherwise arises out of or in connection with the City's action on this application.

This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.




07/31/2020

(Applicant Signature, Date)

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTE: DO NOT START ANY IMPROVEMENTS UNTIL APPROVAL

Name of Applicant: Zoe Kind
(Please Print)

Signature:  Date: 07/31/2020

Name of Building Owner if different from Applicant:

Robert Gitlin 707 671-4335 robgitline@hotmail.com
(Print name) (Phone number) (Email address)

Property Owner signature: 
Date: 8/1/20

FUNK & FLASH



**22"x160"x2" thick Signfoam / polyurethane letters
stud mount backs / installed on fascia**



CELEBRATING 35 YEARS 1984-2019

BOB'S SIGNS

HEALDSBURG INK & THREAD

EST. 1984 • LICN 7630660

309 West Matheson Street • Healdsburg CA 95448 • 707.433.2008

invoice #6952

7/31/2020

Prepared For:

Funk and Flash
Zoe
00 S Main St
Sebastopol, ca
95472

Phone: 707-563-4252

Fax:

Alt. Phone:

E-Mail:

Prepared By:

Bob Bjorkquist
Bob's Signs
309 W Matheson St
Healdsburg, CA 95448
USA

Phone: 7074332008

Fax:

Alt. Phone: 7076965687

E-Mail: bobssigns@comcast.net

Description:

dimensional letters

Estimated time for production: 21 working days

Quantity	Description	Each	Total	Taxable
1	2" thick signfoam letters Enamel painted with fade 22"x160"	2600.00	\$2,600.00	✓
1	installation of letters / reverse stud mound onto building facia	600.00	\$600.00	✓
		Subtotal	\$3,200.00	
		tax	\$227.50	
		installation / repai	\$0.00	
		Total	\$3,427.50	

Terms:

This estimate good for 30 days. 50% deposit due on signing, 50% due on delivery. Visa/MC accepted.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by

Date

Amt. Paid Today

THIS DOCUMENT HAS A TRUE WATERMARK AND VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES

BUSINESS LICENSE CERTIFICATE

Business No: **1989**

EXPIRATION

Business Class: **GENERAL LICENSE**

12/31/2020

OWNER(S) **ZOE KIND**

BUSINESS LOCATION **200 S MAIN ST STE 110
SEBASTOPOL, CA 95472-4299**

Disclaimer: The applicant/business owner is responsible for determining, obtaining and maintaining, if permit coverage is needed for SB205 compliance. Those needing permit coverage, the City of Sebastopol will issue a Provisional Business License pending confirmation of enrollment. The issuance of Business License Certificate does not constitute confirmation of proper NPDES permitting.

BUS NAME **FUNK & FLASH**

ATTN:

MAILING **200 S MAIN ST STE 110**

ADDRESS **SEBASTOPOL, CA 95472-4299**



POST IN CONSPICUOUS PLACE

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

Bare Raydiance Salon

CITY OF SEBASTOPOL FAÇADE IMPROVEMENT REBATE PROGRAM

APPLICATION

1. Applicant Name: BARE RAYDIANCE SALON Contact Person: ALLAYNA FRY
Phone # 829-3436 Fax # X E-Mail: bareRaydianceSalon@gmail.com
Business Name: BARE RAYDIANCE SALON DBA: Same
Web site: BareRaydiance.com
Property Address: 16910 WEEKS WAY
Mailing Address: 11 City: Seb. Zip: 95972
Total Building Sq. Ft: 1600 Building Street Frontage: WEEKS WAY
Parcel # _____

Are you: ☐ Owner/Occupant ☒ Tenant Expiration of Lease: 10/2023

Please check one: ☐ Proprietorship ☒ Partnership ☐ Corporation

2. Type of Business or Businesses in Building: TANNING + SKIN CARE
RED LIGHT THERAPY

3. Estimated Costs:

A. Please complete the project checklist with bid costs.

Category	Bid Costs
1. Painting	\$ <u>200.00</u>
2. Signage	\$ <u>1,900.00 2,200</u>
3. Awnings	\$ <u>300.00 See material</u>
4. Landscaping and Irrigation	\$ <u>N/A</u>
5. Exterior Lighting	\$ <u>500.00 N/A</u>
6. City Permit Fees	\$ <u>485.00 135.00 + 350.00</u> <u>Sign + Design</u>
7. Other (Attach separate complete list of all proposed	\$ <u>485.00</u> permit fees

Improvements and breakdown of bid costs)

Supplies/Material - 700
\$ labor - 1,900 ~

Are City permits required for the improvement? ☒ Design Review approval ?

☐ Encroachment Permit ☐ Building Permit ☐ No permits required

If permits are required, please indicate status of applications or approvals:

Submitted waiting for approval (sign)

Estimated Date of Façade Project Completion: 2/2020

Total Estimated Costs \$ 3,685.00 ?

Project Description: New front sign, fresh paint
front of business, decorative bamboo
along (front) roof, tightening
Bamboo - 4-6 inch cut in 1/2 attached to
wood frames w/ metal brackets. Fabricated
off site then installed

Participant Checklist

1. Please include the following materials:

☐ Copies of signed bids for all improvements

☒ Applicable, Architectural, Landscape, Sign, plans

☒ Awning design (if applicable)

☐ Color and material samples for paint, awnings, signs, etc.

☒ Copy of Sebastopol Business License

☐ Copies of any permits obtained

2. ☒ Application Form, signed and dated

3. ☒ Terms and Conditions Form, signed and dated

4. ☐ Maintenance Agreement Form, signed and dated

5. ☒ Indemnification Agreement Form, signed and dated

NOTE: DO NOT START ANY IMPROVEMENTS UNTIL APPROVAL

Name of Applicant: Allayna Fry
(Please Print)

Signature: [Signature] Date: 11/11/19

Name of Building Owner if different from Applicant:

Tombe Realty
(Print name) (Phone number) (Email address)

Property Owner signature: [Signature]
Date: 11-12-19



CITY OF SEBASTOPOL FAÇADE IMPROVEMENT REBATE PROGRAM

TERMS AND CONDITIONS

I. Purpose

To encourage rehabilitation of commercial business fronts in designated target areas through the improvement of new signage, painting, landscaping, new facades, and more.

II. Eligible Improvements

- Landscaping and irrigation
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- New Facades
- In addition, Planning, Building and Public Works permit fees are eligible (i.e. Design Review Board, Building and encroachment permit fees)

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Cash rebate for eligible improvements as follows:

Amount of Rebate

50%, not to exceed \$2,500

IV. Project Requirements

- Project location must be within the City of Sebastopol in a commercial or industrial zoning district.
- Building to be improved must be commercial or industrial in use, as determined by the Planning Department.
- Evidence of a current Sebastopol Business License is required.
- Evidence of property owner approval for the improvements shall be provided.
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- Project improvements started prior to Planning Department written approval
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- A property is not eligible for this program more than one (1) time.
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VI. Application Approval Process

- The Planning Department shall review the complete application for approval.
- Applicants will receive written notice of approval, including any modifications, or denial of project within ten (10) working days of the Planning Department review meeting.
- The project may be denied without cause, due to such events as, lack of funds or a change in the scope or priority of the program or other program factors determined by the City Manager and/or the Planning Department. The City reserves the right to cancel the program at any time.

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IX. Sale of Property within 3 years of Rebate Funding

- In the event the property is sold within three (3) years of the rebate funding, the building owner, whether they are the original applicant or not, agrees to repay the City a prorated amount equal to the proportion of the remaining three (3) years, rounded to the nearest year. Example, if the building is sold two (2) years after the rebate, the repayment amount would be 1/3 of the original rebate funding.

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- The applicant agrees to all improvements specified in the application and the Planning

Department's recommendations and/or stipulations that work will conform to City standards. Under certain submittals applicant plans may be subject to design review or other requirements.

- Applicant shall carry out the design, construction, and operation of the Project in substantial conformity with all applicable laws, ordinances, statutes, codes, rules, regulations, orders, and decrees of the United States, the State of California, the County of Sonoma, the City, or any other political subdivision in which the property is located, and of any other political subdivision, City, or instrumentality exercising jurisdiction over the City, the Applicant or the Property, including all applicable federal, state, and local occupation, safety and health laws, rules, regulations and standards, applicable state and labor standards, prevailing wage requirements, the City zoning and development standards, City permits and approvals, building, plumbing, mechanical and electrical codes, as they apply to the Property and Project, and all other provisions of the City and its Municipal Code (as they apply to the Property and the Project), and all applicable disabled and handicap access requirements, including, without the limitation, the Americans With Disability Act, 42 U.S.C. § 12101 *et seq.*, Government Code § 4450 *et seq.*, and the Unruh Civil Rights Act, Civil Code § 51 *et seq.*
- Supporting documentation may include an architectural rendering (depending upon the extent of the proposed improvements), landscape and irrigation plans, sign plans, paint chips and types of materials to be used and color schemes.
- A deadline for the completion of all agreed-upon improvements will be determined at the Rebate Planning Department meeting and conveyed to the applicant in writing after application approval. If the improvements have not been completed by the deadline, the file may be closed, and the applicant may have to reapply for the program with written substantiation as to why they were unable to meet the deadline.
- Upon completion of all agreed upon improvements, applicant MUST submit copies of cancelled checks (both sides), paid invoices/receipts, permit copies, proper prevailing wage documentation and a description of completed work and costs involved.

XI. Inspection of Project

- Before, during and after improvements are being made, the City of Sebastopol or its designee shall have the right to inspect all work authorized under this program. No rebate check shall be issued until all improvements have been completed to the satisfaction of the inspectors, and the appropriate documentation have been received, reviewed and processed accordingly.

Name of Applicant: Allayna Fry
(Please Print)
Signature: [Signature] Date: 11/11/19
Name of Building Owner If Different from Applicant: Tombe Realty
(Please Print)
Signature: [Signature] Date: 11-12-19

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

PROPERTY MAINTENANCE AGREEMENT

The undersigned ALLAYNA FRY ("Applicant") proposes to undertake certain building exterior renovation and/or landscaping improvement work on commercial or industrial property located at 6910 WEEKS WAY (Property Address) in the City of Sebastopol, California.

This agreement is conditional upon Participant's receiving a Rebate from the City. By executing this agreement and accepting the Rebate from the City, the Participant promises to maintain the Property in good attractive condition for the term of this agreement, as specified below, as follows:

1. The appearance of the building exterior shall not be allowed to deteriorate due to such reasons as chipped or cracked paint.
2. Awnings shall be kept in good condition, safely secured, fully intact, clean and free from tears or tattered edges.
3. Landscaping on the grounds of the Property shall be kept in proper condition by watering and gardening work.
4. The Property shall be maintained in compliance with applicable building and zoning regulations of the City of Sebastopol.

In the event the Participant fails to maintain the Property in good and attractive condition as stated above within a three (3) year period commencing on the date the rebate is paid, and further fails to correct such defective maintenance within 60 days after receiving notice from a representative of the City of Sebastopol to do so, the Participant agrees to repay the City a prorated amount of the Rebate, and the Participant shall be liable to the City for such amount. The prorated amount shall be equal to the remaining three (3) year period.

- This agreement shall be binding upon the owner/lessee and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement. In the event the property is sold within three (3) years of the improvements, the owner agrees to repay the rebate back to the City in the form of a prorated amount of the remaining three (3) year period and the owner shall be liable to the City for such amount.

Name of Applicant: ALLAYNA FRY
(Please Print)

Signature: [Signature] Date: 11/11/19

Name of Building Owner If Different from Applicant:
Tombe Realty 707-823-6475 Tombe@gte.net
(Please Print) (Phone Number) (Email Address)



Quote
Date 5/1/2020
Invoice # 0

Sign Making since 1981

Ron Blair Signs
1382 Gravenstein Hwy South
Sebastopol California 95472
Phone 707-824-1845
Fax 707-823-8070
Taken By Ron Blair

TO Job Name: BARE
RAYDIANCE

Qty	Item #	Description	Unit Price	Discount	Line total
1	1	Plywood Backer Sign 29" x 120" (or 24 square feet) Raised Lettering (painted Duranodic Bronze) 3/8" painted acrylic lettering Mounted with studs to flush with plywood backer	\$1,060.50		\$1,060.50
1	2	Install above sign lettering	\$100.00		\$100.00
1	6	Sale Tax Sebastopol Job Name: BARE RAYDIANCE	TBD		TBD
Total Discount					
			Subtotal		\$1,160.50
			8.25% Sales Tax		Not included
			Total		



ESTIMATE

Crow's Foot Construction

DATE: JAN,13,2020

Crowsfootconstruct@gmail.com
(720) 212-3255

TO Bare Radiance



CONTRACTOR:	JOB	PAYMENT TERMS	DUE DATE
Shannon Fry		Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Order all materials and finalize details on aesthetics		\$1,000.00
	Identify and ensure hardware to be used to secure panels is within building code		\$200.00
	Build bamboo panels off site		\$1400.00
	Install panels as shown in drawings by Sandal Hastings		\$900.00
	Painting/finishing not included		



SUBTOTAL	
SALES TAX	
TOTAL	\$3,500.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____



660 Gravenstein Hwy N., Sebastopol, CA 95472
Phone: (707)823-7688 Fax: (707)823-0238

3 gal Clarke + Kensington Ext Flat @ 42.99
3 1/2 pts ACE Metallic Gold @ 11.99
1 gal 1.2.3 Primer 26.99
2 Purdy 3" XL Swan brush 25.99
1 Roll Exterior Painters Tape 14.99
2 Roller Covers @ 6.49
2 Paint Trays @ 1.99

Bare Raydiance SALON

**Facade Improvement Program
6910 Weeks Way
Sebastopol, CA 95472**

Accomplishment of work

- ❖ New paint: Hand railing, geometric shapes and cement awning
- ❖ New sign: Raised letter sign with painted backing

Unfortunately due to repairs needed on the existing roof, I was unable to install the bamboo panels. However I plan on resubmitting my application for another Facade Grant and look forward to finishing the proposed design plan.

Sign total cost: \$1,981.18

Paint & painting material cost: \$241.55

Permit Fees: \$500.00

Total Facade Project cost: \$2,715.92

~Allayna Fry

Owner





RECEIPT

FINANCE OFFICE
CITY OF SEBASTOPOL

Date 07/16/20

Name _____

Address _____

CASH	CHECK #	TOTAL
	\$ 365.00	\$ 365.00

For: _____

Acct. # _____ Amt. _____

Acct. # _____ Amt. _____

Acct. # _____ Amt. _____

TOTAL \$ _____

Rec'd. By _____

CITY OF SEBASTOPOL
7120 BODEGA AVE
SEBASTOPOL, CA 95472

01/09/2020 15:17:02

MID: XXXXXXXXXX184 TID: XXXXX503

DEBIT CARD

DEBIT SALE

Card # XXXXXXXXXXXX1177
Network: MASTERCARD
Chip Card: BOW DEBIT CARD
AID: A0000000042203
ATC: 0011
TC: 8556A820F1B1C4AF
SEQ #: 6
Batch #: 366
INVOICE 6
Approval Code: 171701
Entry Method: Chip Read
Mode: Issuer - PIN Bypassed
Tax Amount: \$0.00

SALE AMOUNT \$365.00

I agree to pay above total amount
according to card issuer agreement.
(Merchant agreement if Credit Voucher)

x.
ALLAYNA M FRY

MERCHANT COPY

Sign permit
Fee
11/7/19
\$135.00

Ron Blair Signs


1382 Gravenstein Hwy S
Sebastopol, CA 95472

Invoice

Date	Invoice #
6/26/2020	12818

Bill To
Bare Raydiance Tanning Salon

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			6/26/2020			
Quantity	Item Code	Description	Price Each	Amount		
1	Signs, Various	Acrylic Lettering (custom font) 3/8" from Gemini, mounting pattern and shipping	1,784.00	1,784.00T		
1	Shop Rate	Shop Rate: includes mounting acrylic lettering (stud mounting) and cutting board, round ends (29" round) and route edge to round profile	50.00	50.00		
		Sales Tax for Sonoma County	8.25%	147.18		
			<div>RECEIVED OCT 06 2020 BY: </div>			
			Total	\$1,981.18		



HSC adapter



More saving.
More doing.™

SANTA ROSA, CA 95403 (707)544-2130
NOW HIRING APPLY AT HOMEDEPOT.COM

1379 00061 90698 06/02/20 07:14 PM
SALE SELF CHECKOUT

008359105551 DTADAPTHO <A> 6.25
DUAL THREAD FOR HOSE OR MALE ADAPTER

SUBTOTAL 6.25
SALES TAX 0.56
TOTAL \$6.81

XXXXXXXXXXXXX7934 DEBIT

USD\$ 6.81

AUTH CODE 260660
Chip Read
AID A0000000980840

Verified By PIN
US DEBIT



1379 61 90698 06/02/2020 6346

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 180 11/29/2020

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 183064 181746
PASSWORD: 20302 181685

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

WWW.SEBASTOPOLHARDWARE.COM
7 - 7 (MON - SAT) & 8 - 6 (SUN)
06/07/20 4:41PM TCC 577 SALE

1168640 3 EA \$11.99 EA
FINISH METALIC COPR1/2PT \$35.97

SUB-TOTAL:\$ 35.97 TAX:\$ 3.24
TOTAL:\$ 39.21
BC AMT:\$ 39.21

BK CARD#: XXXXXXXXXXXX7934
MID:*****9885 TID:***2851
AUTH: 064718 AMT:\$ 39.21
Host reference #:085093 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06010A03600000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC :0008
AC : 2DABAC5D2DDEBD8D
TxnID/ValCode: 001169

Bank card USD\$ 39.21



==> JRNL#X85093
CUST NO:*5

<<==

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)

05/31/20 4:19PM LK 569 SALE

1433010	1	EA	\$10.99	EA
PAINT THINNER QT CARB			\$10.99	
1401322	1	EA	\$8.99	EA
ROLLER 4.5" JUMBO WD 1/4"			\$8.99	
1495035	1	EA	\$8.99	EA
ROLLER 4.5" JUMBO WD 3/8PK2			\$8.99	
10111	3	EA	.99	EA
PAINT BRSH FOAM 2" JEN			\$2.97	

SUB-TOTAL: \$ 31.94 TAX: \$ 2.87
TOTAL: \$ 34.81
BC AMT: \$ 34.81

K CARD#: XXXXXXXXXXXXX7900
ID: *****9885 TID: ***2851
UTH: 062434 AMT: \$ 34.81
Host reference #: 811384 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA EXPR: XXXX
ID: A0000000031010
TVR: 8080008000
ID: 06010A03608000
TSI: 6800
ARC: 00
MODE: Issuer
CVM: Name: VISA DEBIT
ATC: 0025
AC: 8A4C3568B2583456
TxnID/ValCode: 995148

Bank card USD\$ 34.81



>> JRNL#I11384 <<==
CUST NO:*5

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

THANK YOU

Sebastopol Hardware
(707) 823-7688

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)

05/31/20 2:24 PM KE 577 SALE

168699	1	EA	\$11.99	EA
FINISH METALIC COPRI/2PT			\$11.99	
7088	1	EA	\$2.99	EA
1/8" 211 OVER 2PK			\$2.99	
IRAL SE			\$2.99	
TOTAL			27.22	

WORK: VISA
VISA
ID: A0000000031010
TVR: 8080008000
ID: 06010A03608000
TSI: 6800
ARC: 00
MODE: Issuer
CVM: Name: VISA DEBIT
ATC: 0025
AC: 8A4C3568B2583456
TxnID/ValCode: 995148

Bank card USD\$ 34.81

Chip Read
CARD TYPE: VISA EXPR: XXXX
ID: A0000000031010
TVR: 8080008000
ID: 06010A03608000
TSI: 6800
ARC: 00
MODE: Issuer
CVM: Name: VISA DEBIT
ATC: 0025
AC: 8A4C3568B2583456
TxnID/ValCode: 995148

Bank card USD\$ 34.81

Chip Read
CARD TYPE: VISA EXPR: XXXX
ID: A0000000031010
TVR: 8080008000
ID: 06010A03608000
TSI: 6800
ARC: 00
MODE: Issuer
CVM: Name: VISA DEBIT
ATC: 0025
AC: 8A4C3568B2583456
TxnID/ValCode: 995148

Bank card USD\$ 34.81

THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)
05/31/20 4:24PM TCC 577 SALE

1168640	1	EA	\$11.99	EA
FINISH METALIC COPRI/2PT			\$11.99	
SUB-TOTAL: \$	11.99	TAX: \$	1.08	
TOTAL: \$	13.07			
BC AMT: \$	13.07			

BK CARD#: XXXXXXXXXXXXX7900
ID: *****9885 TID: ***2851
AUTH: 062938 AMT: \$ 13.07
Host reference #: 811399 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA EXPR: XXXX
ID: A0000000031010
TVR: 8080008000
ID: 06010A03608000
TSI: 6800
ARC: 00
MODE: Issuer
CVM: Name: VISA DEBIT
ATC: 0025
AC: 8A4C3568B2583456
TxnID/ValCode: 995156

Bank card USD\$ 13.07



>>> JRNL#I11399 <<==
CUST NO:*5

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy



P. O. BOX 529
HEARN AVENUE & DOWD DRIVE
SANTA ROSA, CA 95402-0529

TELEPHONE (707) 576-3333
FAX (707) 523-0350

MEAD CLARK

LUMBER COMPANY, INC.
BUILDING MATERIALS ★ HOME IMPROVEMENT

TYPE OF TRANSACTION

CASH SALE 1

STORE NAME

SANTA ROSA

SOLD TO:

ALLANYA FRY
484-9611



SHIP TO: (same as sold to unless noted below)

CUSTOMER CODE CASHWC		TRANSACTION NO. 1469250		TRANSACTION DATE 052720		STORE NO. 1		SALES NO. 0		TAKEN BY 7		SHIP DATE 011401		05/28/20	
STANDARD ORDER NO. 3132986		PURCHASE ORDER NO. CL 223969		TIME 14:04		APPLY TO NUMBER 0		SALESPERSON ANDY LEVINE							
ITEM NO.	QTY ORDERED	QTY SHIPPED	DESCRIPTION				UNITS	DISC	PRICE	UNIT	EXTENSION				
SOP	1	40	40	CALL ALLANYA WHEN IN 484-9611 SPECIAL ORDER PLYWOOD 3/4 X 4 X 10 MDO 1 SIDED, 1 SHEET NO RETURNS ON SPECIAL ORDER ITEMS Total Ship Units: 40.000 MBFT				40.000		2.920	\$	116.80			

Card: 128.48 Type: VISA

Nbr: XXXXXXXXXXXXX7900

Name: allanya fry

RECEIVED BY:

DATE:

GROSS SALE

116.80

DISCOUNT

TAX%

9.000

TAX AMOUNT

11.68

TOTAL AMOUNT

128.48

LPA :

1.17

Page #:

1

Terms: Purchaser agrees to be bound by all the terms and conditions located at "http://www.meadclark.com/tos" or ask for a copy of our terms.
Terms may be modified from time to time.

THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

Remade out front

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)
2/20 5:50PM JG 577 SALE

3	1	EA	\$8.99	EA
1 SPRYR SYSTEM 60Z \$8.99				
5	1	EA	\$7.99	EA
ER WHT DOVE 9"X3/8" \$7.99				
5	1	EA	\$7.99	EA
YR POWER UNIT PREVAL \$7.99				
540	1	EA	\$11.99	EA
3H METALIC COPR1/2PT \$11.99				

TOTAL:\$ 35.96 TAX:\$ 3.33
TOTAL:\$ 40.29
BC AMT:\$ 40.29

ARD#: XXXXXXXXXXXX7900
*****9885 TID:***2851
: 075535 AMT:\$ 40.29
reference #:314150 Bat#

Authorizing Network: VISA

Read
TYPE:VISA EXPR: XXXX
: A0000000031010
: 8080008000
: 06010A03608000
: 6800
: 00
: Issuer

: VISA DEBIT
: 0027
: 2473B1EAF036E476
D/ValCode: 995833

: card USD\$ 40.29

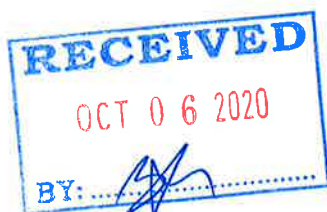


> JRNL#I14150 <<==
CUST NO:*5

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

t: CASH CUSTOMER

Customer Copy



THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

Remade out front

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)
05/16/20 2:34PM JG 577 SALE

1205343	1	EA	\$26.99	EA
VARNSH SMI-GLS MANOWARQT \$26.99				
ECOFEE<=QT	1	EA	.35	EA *
QUART OR LESS PAINT ECO FEE \$0.35				
13415	1	EA	\$4.49	EA
ROLLER FRAME 4" 4 WIRE \$4.49				
140617	1	EA	\$2.99	EA
4" 209 COVER MOHAIR \$2.99				
140621	2	EA	\$1.79	EA
7" GREEN TRAY #16 \$3.58				

SUB-TOTAL:\$ 33.40 TAX:\$ 3.46
TOTAL:\$ 41.86
BC AMT:\$ 41.86

BK CARD#: XXXXXXXXXXXX7900
MID:*****9885 TID:***2851
AUTH: 043943 AMT:\$ 41.86
Host reference #:791516 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06010A03608000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC : 0022
AC : C72337BD86375354
TxnID/ValCode: 982114

Bank card USD\$ 41.86



>>> JRNL#H91516 <<==
CUST NO:*5

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER

Customer Copy

THANK YOU FOR SHOPPING AT
Sebastopol Hardware
(707) 823-7688

WWW.SEBASTOPOLHARDWARE.COM

7 - 7 (MON - SAT) & 8 - 6 (SUN)
2/20/20 1:50PM JH 577 SALE

37027	1	EA	\$17.99	EA
TMR QT WHITE METAL \$17.99				
OFFEQT	1	EA	.35	EA *
ART OR LESS PAINT ECO FEE \$0.35				
60010	1	EA	\$11.99	EA
NISH METALIC COPR1/2PT \$11.99				
172	1	EA	\$4.79	EA
RE BRUSH #1 \$4.79				

B-TOTAL: 31.12 TAX:\$ 3.16
TOTAL:\$ 38.28
BC AMT:\$ 38.28

CARD#: XXXXXXXXXXXX7900
*****9885 TID:***2851
MID: 035501 AMT:\$ 38.28
Host reference #:758203 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
: A0000000031010
: 8080008000
: 06010A03608000
: 6800
: 00
: Issuer
: VISA DEBIT
: 0020
: B9445184F53D2F3
D/ValCode: 960534

Bank card USD\$ 38.28



> JRNL#H58203 <<==
CUST NO:*5

THANK YOU BARE RAYDIENCE SALON
FOR YOUR PATRONAGE

t: CASH CUSTOMER

Customer Copy

Paint for Hand for painting out front

City Council

Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director

Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol
Planning Department

April 16, 2020

Allayna Fry
Bare Radiance Salon
6910 Weeks Way

**Re: Approval of Design Review Application for Façade Improvements
6910 Weeks Way; File: 2020-003**

Dear Applicant Name:

The Design Review Board approved your Design Review application (2020-003) at their April 15, 2020 meeting, requesting approval of façade modifications at 6910 Weeks Way. This approval is in accordance with the findings and subject to the conditions contained in this letter.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Design Review Board has the right to file an appeal within 7 calendar days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol, California no later than 5:00 P.M. on Wednesday, April 22, 2020.

Please feel free to contact me if you have any questions at 707-823-6167, or via email at amontes@cityofsebastopol.org.

Sincerely,

Alan Montes
Associate Planner

cc:

Property Representative – Tombe Realty, 127 N. Main St., Sebastopol, CA 95472
Building Department
Fire Department
Public Works
Planning Department

DESIGN REVIEW: 2020-003
Façade Update
6910 Weeks Way

Final Findings of Approval:

1. That the proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which exempts exterior alterations involving negligible or no expansion of existing use, as the project proposes cosmetic exterior improvements with no additions the project is exempt from CEQA.
2. That the proposed project is consistent with the General Plan's land use Designation in that the proposal does not modify the land use and the project is consistent with Community Design policy CD1-13, which encourages the enhancement and beautification of all areas of the community. The project will enhance the aesthetics of the existing building.
3. That the project is consistent with the Zoning Ordinance, in that the project complies with the height requirement of the Downtown Core zoning district.
4. That the proposed project is consistent with Section 17.450.030.B of the Zoning Ordinance in that: 1) The project is compatible with the Downtown in that there is an eclectic mixture of buildings and is consistent with the general character of Sebastopol; 2) The design of the project provides an appropriate transition and relationship to the area in that the project will not expand beyond the existing footprint and will enhance the existing façade; 3) The project will not impair the desirability of investment or occupation in the neighborhood as the proposal is conditioned to require that the building and improvements are maintained in good condition; 4) The design as conditioned is internally consistent and harmonious; and 5) The proposed project is also compatible with the neighborhood and greater Sebastopol in that it enhances and maintains an existing structure.

Final Conditions of Approval:

Planning Department

1. Approval is granted for the installation of the decorative bamboo panels as described in Revised Scheme 3 (attached) of the application materials date-stamped March 17, 2020 except as modified by the conditions of approval, and is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Design Review Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

4. This approval does not include any new signs or new lighting. Any new signs or lighting are subject to the approval of the Design Review Board or City staff, as appropriate.
5. The bamboo panels along the roof shall be placed behind the parapet wall.
6. The bamboo panels shall be stained and sealed prior to installation.
7. The panels shall be resealed every two years to maintain the quality of the materials and design.
8. The business owner shall be responsible for removing any graffiti on the building within 48 hours.

Building and Safety Department

9. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
10. The project shall comply with the 2019 California Building Code (CBC).
11. The proposed building decorations must be structurally secured to the building in compliance with ASCE 7, section 13.5.3, for exterior non-structural architectural components.
12. Materials must comply with the requirement for the type of construction of the existing building.

Public Works

13. Any and all work within the right of way during installation will need a City issued encroachment permit.

BARE RAYDIANCE SALON

6910 WEEKS WAY ~ SEBASTOPOL, CA 95472

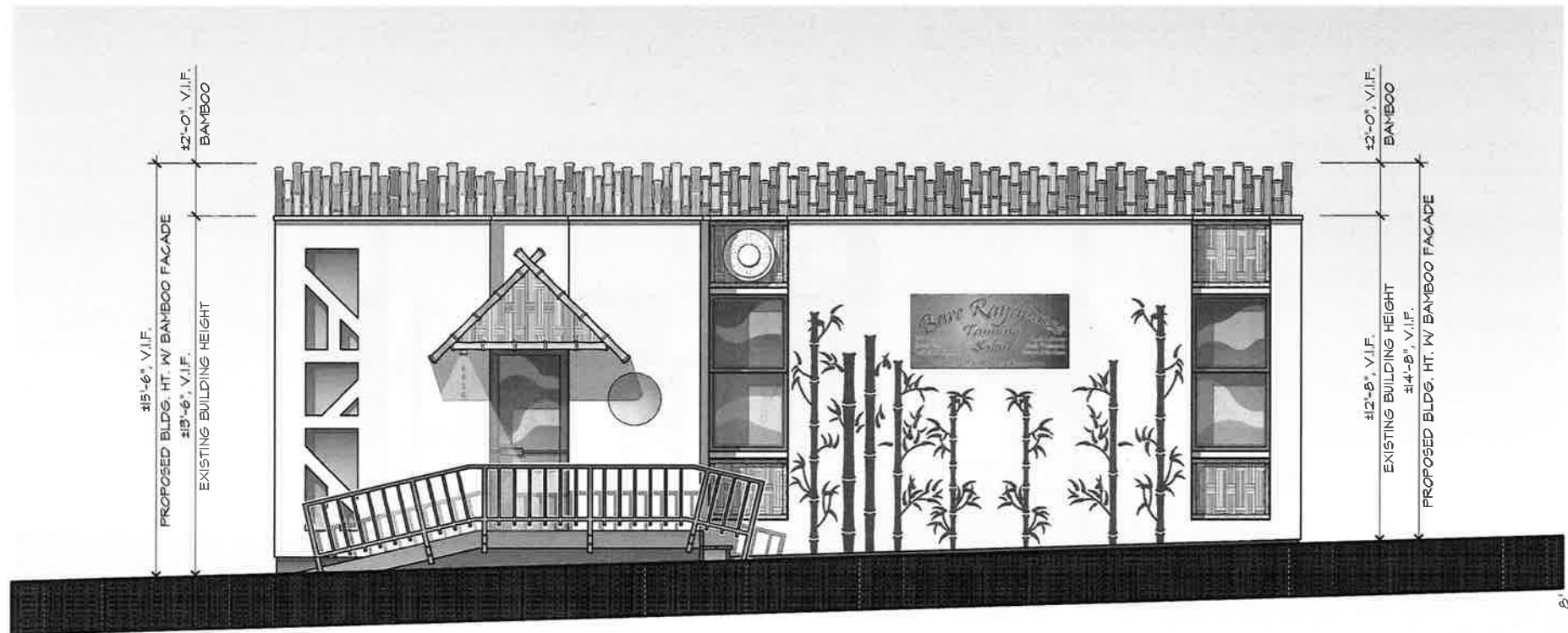


±12'-8", V.I.F.
EXISTING BUILDING HEIGHT

[illegible]

SCALE: $1/4'' = 1'-0''$

BARE RAYDIANCE SALON
6910 WEEKS WAY ~ SEBASTOPOL, CA 95472



NOTE:
PROPOSED FACADE IMPROVEMENTS ARE ONLY AT
THE NORTH ELEVATION FACING THE TOWN SQUARE.
NO MODIFICATIONS &/or IMPROVEMENTS ARE
PROPOSED AT THE EXISTING EAST AND WEST
ELEVATIONS.

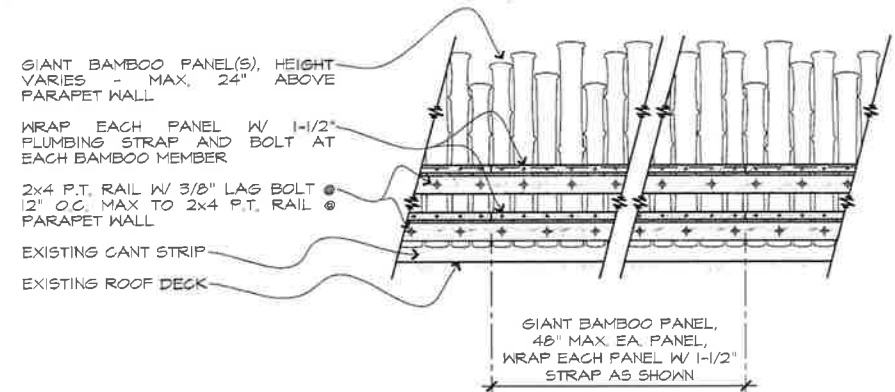
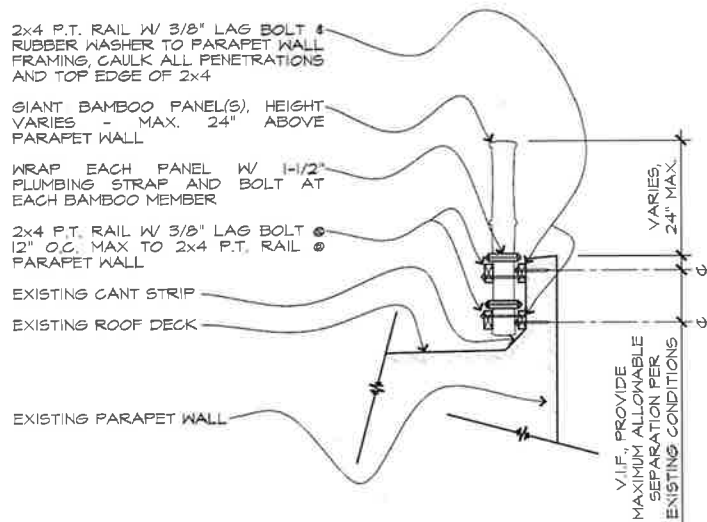
PROPOSED EXTERIOR ELEVATION ~ SCHEME 3

SCALE: 1/4" = 1'-0"



BARE RAYDIANCE SALON

6910 WEEKS WAY ~ SEBASTOPOL, CA 95472



SCHEME 3 DETAILS

SCALE: 1/2" = 1'-0"



City Council

Mayor Patrick Slayter
Vice Mayor Una Glass
Michael Carnacchi
Sarah Glade Gurney
Neysa Hinton



Planning Director

Kari Svanstrom

Associate Planner

Alan Montes

Senior Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Department

April 14, 2020

Allayna Fry
Bare Raydiance Salon
6910 Weeks Way

Re: Sign Review Application

Dear Allayna Fry:

This letter serves as the Sebastopol Planning Department's approval of your application for Administrative Sign Review (2019-104) for installation of signs at Bare Raydiance Salon, located at 6910 Weeks Way in Sebastopol, California. The application involves the installation and legalization of the following signs:

- Installation of one non-illuminated wall sign, to be located on the front elevation, facing Weeks Way. The sign measures 120" x 29", for a total sign area of 24.16 sq. ft. The new sign will be constructed from wood and will read "Bare Raydiance Salon". The copy of the sign will be dimensioned acrylic raised letters with an aluminum black/brushed finish.
- Legalization of the existing non-illuminated circular sign located on the front elevation adjacent to the entry. The circular sign has a diameter of 27.5" and based on the City's standards has a total sign area of 5.25 sq. ft. The sign is constructed of acrylic. The copy of the sign will read "Bare Raydiance Tanning Salon" and lists the provided services, including; UV Tanning, Red Light Therapy, Spray tanning, Teeth Whitening, and Skin Care.

The applicant will remove the existing signs identified as Signs B and D identified on the site plan and written description.

Zoning Ordinance Chapter 17.120: 'Sign Regulations' establishes standards for signs installed on all property within Sebastopol City limits. This letter contains an analysis of the application to ensure compliance with the Sign Ordinance.

Zoning Ordinance Section 17.120.020(A)(3)(b) authorizes the Planning Director or his or her designee to approve nonilluminated signs of 25 square feet or less, which do not require an exception to any provision of this chapter. As the two signs are less than 25 sq. ft. individually (24.16 sq. ft. and 5.25 sq. ft.) and combined are less than the maximum sign sq. ft. of 47.5 sq. ft. and are not illuminated the signs are compliant with the sign standards.

This approval is not effective until the Appeal Period has officially expired. Anyone dissatisfied with the decision of the Planning Department has the right to file an appeal within seven (7) days of the decision. This requires the submittal of a completed City Appeal Form, written statement, and payment of the applicable fee delivered to the Planning Department at 7120 Bodega Avenue, Sebastopol no later than 5:00 P.M. on Tuesday, April 21, 2020.

If you have any questions please feel free to contact me at AMontes@cityofsebastopol.org or (707)823-6167.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan Montes", with a long horizontal flourish extending to the right.

Alan Montes, Associate Planner

cc:

Property Owner: Tombe Realty, 127 N. Main St., Sebastopol, CA 95472
Building Department
Fire Department
City Manager's Office
Planning Department

**SIGN PERMIT: 2019-104
6910 WEEKS WAY
INSTALLATION OF TWO WALL MOUNTED SIGNS**

FINDINGS FOR APPROVAL

1. That the project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15311, Class 11, in that it involves the installation of two wall mounted sign.
2. That the project is consistent with the applicable provisions of the Sign Ordinance (17.120.020) which allows Administrative Approval for Nonilluminated signs of 25 square feet or less, which do not require an exception to any provision of this chapter. The proposed signage is consistent with all regulations in the Sign Ordinance.
3. That the design of the signage is compatible with the neighborhood and the general visual character of Sebastopol in that sign is consistent in design and color to other wall signs found throughout Sebastopol.
4. That the design of the signs provides appropriate transitions and relationships to adjacent properties and the public right of way in that the sign will be mounted directly on the building façade and will not inhibit pedestrian or vehicular traffic on adjacent walkway or roadways.
5. That the project will not impair the desirability of investment or occupation in the neighborhood in that it involves the installation of two wall signs which are consistent with the City's Sign Ordinance.
6. That the design is internally consistent and harmonious in that the wall mounted signs will have consistent and harmonious style, color and theme to other surrounding businesses and Sebastopol's Downtown Core.

CONDITIONS OF APPROVAL

1. This Sign Permit is valid for a period of three (3) years. However, the applicant may request one one-year extension of this approval from the Planning Director, pursuant to Zoning Ordinance Section 17.450.050. If the installation of signs does not occur within the designated time frame, the approval will be considered null and void with no further action will be required on the part of the City.
2. The existing non-approved signs shall be removed upon the installation of the approved signs.
3. Upon the installation of the approved signs please contact the Planning Department at (707)823-6167 or myself directly at Amontes@cityofsebastopol.org to verify the removal of the nonpermitted signs.
4. Sign installation shall be consistent with the application materials date-stamped November 5, 2019. No other signs regulated by the Sign Ordinance shall be installed, modified or displayed without prior written approval by the Planning Department.
5. An Encroachment Permit may be required prior to the sign installation. Please contact the Engineering Department at (707) 823-2151, prior to installation, if work will be performed or materials placed in the public right-of-way.

City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

T 707-823-6167 / www.ci.sebastopol.ca.us

6. A Building Permit is required for the installation of most signs. Please contact the Building and Safety Department for Building Permit application information at (707) 823-8597.

120 in

Bare Radiance
SALON

29 in



HopMonk Tavern

File #
2020-064

City of Sebastopol Façade Improvement Program



*Planning Department
City Hall, 7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
<http://ci.sebastopol.ca.us>*

*Fiscal Year 2020-21
City of Sebastopol
Planning Department*



CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

APPLICATION FORM

1. Applicant Name: Hop Monk Tavern Contact Person: Bill DeCarli

Phone # 707 521-8046 E-Mail: bill@hopmonk.com

Business Name: Hop Monk Tavern DBA: Hop Monk Tavern

Web site: hopmonk.com

Property Address: 230 Petaluma Ave

Mailing Address: 230 Petaluma Ave City: Sebastopol Zip: 95472

Total Building Sq. Ft: 5056 Building Street Frontage: _____ Parcel # 004-071-017

Are you the: ☐ Owner/Occupant ☒ Tenant Expiration of Lease: 20/29

Please check one: ☐ Proprietorship ☐ Partnership ☒ Corporation

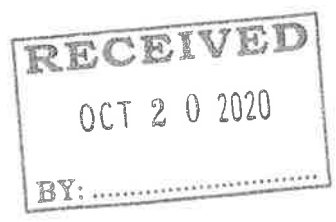
2. Type of Business or Businesses in Building: Restaurant

3. Project Description: Landscape / Exterior Lighting
improvements (Solar)

4. Estimated Costs:

Category	Bid Costs
A. Painting	\$ _____
B. Signage	\$ _____
C. Awnings	\$ _____
D. Landscaping and Irrigation	\$ <u>5000.00</u>
E. Exterior Lighting	\$ _____
F. City Permit Fees	\$ _____
G. Other (Attach separate complete list of all proposed improvements and breakdown of bid costs)	\$ _____

Total Estimated Cost \$ 5,180⁰⁰



CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

5. City permits required for the improvement:

☐ Design Review approval ☐ Encroachment Permit ☐ Building Permit ☒ No permits required

If permits are required, please indicate status of applications or approvals: _____

6. Estimated Date of Façade Project Completion: _____

Prior to submitting please verify that the following items have been filled out and provided:

- | | | |
|---|--|--|
| 1. Copies of signed bids for all improvements | <input checked="" type="checkbox"/> Provided | |
| 2. Applicable, Architectural, Landscape, Sign, plans | <input checked="" type="checkbox"/> Provided | |
| 3. Awning design (if applicable) | <input type="checkbox"/> Provided | <input checked="" type="checkbox"/> Not Applicable |
| 4. Color and material samples for paint, awnings, signs, etc. | <input type="checkbox"/> Provided | <input checked="" type="checkbox"/> Not Applicable |
| 5. Copy of Sebastopol Business License | <input checked="" type="checkbox"/> Provided | |
| 6. Copies of any permits obtained | <input type="checkbox"/> Provided | N/A? |
| 7. Application Form, signed and dated | <input checked="" type="checkbox"/> Provided | |
| 8. Terms and Conditions Form, signed and dated | <input checked="" type="checkbox"/> Provided | |
| 9. Maintenance Agreement Form, signed and dated | <input checked="" type="checkbox"/> Provided | |
| 10. Indemnification Agreement Form, signed and dated | <input checked="" type="checkbox"/> Provided | |

NOTE: DO NOT START ANY IMPROVEMENTS UNTIL APPROVAL

Name of Applicant: Hyatt Mark Tavean

Signature: [Signature] Date: 10/19/20

Name of Building Owner if different from Applicant:

Tamara Martin 707-477-3185 tammy@ramengineer.net
(Print name) (Phone number) (Email address)

Property Owner signature: [Signature] Date: 10/20/20

TERMS AND CONDITIONS

I. Purpose

To encourage rehabilitation of commercial business fronts in designated target areas through the improvement of new signage, painting, landscaping, new facades, and more.

II. Eligible Improvements

- Landscaping and irrigation
- Painting
- New signage and awnings
- Exterior lighting
- Parking lot improvements
- New Facades
- In addition, Planning, Building and Public Works permit fees are eligible (i.e. Design Review Board, Building and encroachment permit fees)

III. Program Benefit

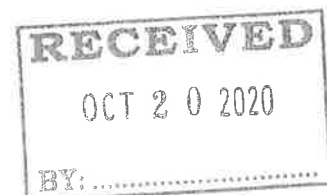
Cash rebate for 75% of the work, not to exceed \$2,500 for eligible improvements.

IV. Project Requirements

- Project location must be within the City of Sebastopol in a commercial or industrial zoning district.
- Building to be improved must be commercial or industrial in use, as determined by the Planning Department.
- Evidence of a current Sebastopol Business License is required.
- Evidence of property owner approval for the improvements shall be provided.
- Complete rebate application, including estimated costs, must be submitted and approved by the Planning Department *prior* to commencement of work.
- Evidence of any required Caltrans or City permits will be required for *all* applicable improvements *prior* to issuance of any rebate.
- All project improvements shall comply with current Sebastopol City codes and ordinances.
- All project costs must be documented and include invoice.
- Requests for reimbursements must be submitted to the City no later than June 1 of the same Fiscal Year that the project was approved, unless otherwise specified by the Planning Department.
- Contractors must be properly licensed.
- Applicant must provide evidence of liability and Workers Compensation Insurance.
- Contractor(s) and subcontractor(s) must comply with all laws and regulations pertaining to wages.

V. Exclusions

- Property with illegal sign(s). Applicant must remove illegal sign(s) prior to submitting application.
- Project improvements started prior to Planning Department written approval.
- New construction projects.
- Buildings termed as high or medium seismic risks or having other serious code violations with no plans to correct deficiencies within a reasonable time frame.
- Interior improvements
- Improvements not clearly visible from street frontage.
- Exterior improvements not approved by the Planning Department.



CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

- Improvements without proper and clearly defined documentation. (i.e. City Permits)
- Trading one type of service/job for another, rather than paying to have the service/job performed (i.e. no "bartering")
- Project costs paid for by CASH. (Must be paid for by check, credit card, or other approved, documented method)
- Seismic work
- Property improvements for a building sold within three (3) years.
- A property is not eligible for this program more than one (1) time.
- Owners of more than one (1) eligible property in the City are not eligible for more than two (2) grants per Fiscal year.

VI. Application Approval Process

- The Planning Department shall receive, review, and batch applications to be reviewed and acted on by the Design Review Board.
- The Design Review Board will review and approve all applications at quarterly meetings. It is anticipated that the Board will hear the applications at their November 4, 2020, February 3, 2021, and May 5, 2021 meetings.
- Applications are required to be submitted a minimum of two (2) weeks before the scheduled meeting in order to be placed on the agenda.
- The project may be denied without cause, due to such events as, lack of funds or a change in the scope or priority of the program or other program factors determined by the Planning Department, City Manager, or Design Review Board.
- The City reserves the right to cancel the program at any time.

VII. Display of Rebate Program Sign

Applicant *may* be required to display a Façade Improvement Rebate Program sign, from the date of rebate approval until the date of rebate funding.

VIII. Property Maintenance Agreement

The applicant must sign and submit the "*Façade Improvement Rebate Program Property Maintenance Agreement*" which states that the property must remain in good and attractive condition for a minimum term of three (3) years. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement.

IX. Sale of Property within 3 years of Rebate Funding

In the event the property is sold within three (3) years of the rebate funding, the building owner, whether they are the original applicant or not, agrees to repay the City a prorated amount equal to the proportion of the remaining three (3) years, rounded to the nearest year. Example, if the building is sold two (2) years after the rebate, the repayment amount would be 1/3 of the original rebate funding.

X. Accomplishment of Work

The applicant agrees to all improvements specified in the application and the Planning Department's recommendations and/or stipulations that work will conform to City standards. Under certain submittals applicant plans may be subject to design review or other requirements.

Applicant shall carry out the design, construction, and operation of the Project in substantial conformity with all applicable laws, ordinances, statutes, codes, rules, regulations, orders, and decrees of the United States, the State of California, the County of Sonoma, the City, or any other political subdivision in which the property is located, and of any other political subdivision, City, or instrumentality exercising jurisdiction over the City, the Applicant or the Property, including all applicable federal, state, and local occupation, safety and health laws, rules, regulations and standards, applicable state and labor standards, prevailing wage requirements, the City zoning and development standards, City permits and approvals, building, plumbing, mechanical and electrical codes, as they apply to the Property and Project, and all

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

PROPERTY MAINTENANCE AGREEMENT

The undersigned Bill DeCarli ("Applicant") proposes to undertake certain building exterior renovation and/or landscaping improvement work on commercial or industrial property located at 230 Paloma Ave (Property Address) in the City of Sebastopol, California.

This agreement is conditional upon Participant's receiving a Rebate from the City. By executing this agreement and accepting the Rebate from the City, the Participant promises to maintain the Property in good attractive condition for the term of this agreement, as specified below, as follows:

1. The appearance of the building exterior shall not be allowed to deteriorate due to such reasons as chipped or cracked paint.
2. Awnings shall be kept in good condition, safely secured, fully intact, clean and free from tears or tattered edges.
3. Landscaping on the grounds of the Property shall be kept in proper condition by watering and gardening work.
4. The Property shall be maintained in compliance with applicable building and zoning regulations of the City of Sebastopol.

In the event the Participant fails to maintain the Property in good and attractive condition as stated above within a three (3) year period commencing on the date the rebate is paid, and further fails to correct such defective maintenance within 60 days after receiving notice from a representative of the City of Sebastopol to do so, the Participant agrees to repay the City a prorated amount of the Rebate, and the Participant shall be liable to the City for such amount. The prorated amount shall be equal to the remaining three (3) year period.

This agreement shall be binding upon the owner/lessee and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement. In the event the property is sold within three (3) years of the improvements, the owner agrees to repay the rebate back to the City in the form of a prorated amount of the remaining three (3) year period and the owner shall be liable to the City for such amount.

Name of Applicant: Bill DeCarli
(Please Print)

Signature: [Signature] Date: 10/23/20

Name of Building Owner If Different from Applicant:

Tamara Martin 707-477-3185 tammym@ramengineering.net
(Please Print) (Phone Number) (Email Address)

Property Owner signature: [Signature] Date: 10/23/20

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

other provisions of the City and its Municipal Code (as they apply to the Property and the Project), and all applicable disabled and handicap access requirements, including, without the limitation, the Americans With Disability Act, 42 U.S.C. § 12101 *et seq.*, Government Code § 4450 *et seq.*, and the Unruh Civil Rights Act, Civil Code § 51 *et seq.*

Supporting documentation may include an architectural rendering (depending upon the extent of the proposed improvements), landscape and irrigation plans, sign plans, paint chips and types of materials to be used and color schemes.

A deadline for the completion of all agreed-upon improvements will be determined at the Rebate Planning Department meeting and conveyed to the applicant in writing after application approval. If the improvements have not been completed by the deadline, the file may be closed, and the applicant may have to reapply for the program with written substantiation as to why they were unable to meet the deadline.

Upon completion of all agreed upon improvements, applicant MUST submit copies of cancelled checks (both sides), paid invoices/receipts, permit copies, proper prevailing wage documentation and a description of completed work and costs involved.

XI. Inspection of Project

Before, during and after improvements are being made, the City of Sebastopol or its designee shall have the right to inspect all work authorized under this program. No rebate check shall be issued until all improvements have been completed to the satisfaction of the inspectors, and the appropriate documentation have been received, reviewed and processed accordingly.

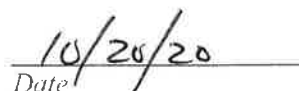
Name of Applicant: HopMark Javan
(Please Print)
Signature: [Signature] Date: 10/20/20
Name of Building Owner If Different from Applicant: Tamara Martin
(Please Print)
Signature: [Signature] Date: 10/20/20

INDEMNIFICATION AGREEMENT

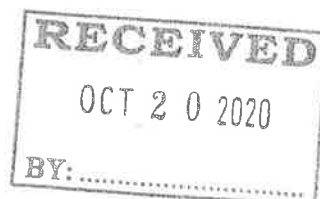
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which may accompany it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.


Applicant Signature


Date

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



Façade Improvement Program

Location: HopMonk Tavern, 230 Petaluma Ave.

*The work will be in the south facing portion of the building facing the parking lot and the landscaping that runs adjacent to sidewalk on Petaluma Ave.

*There will be no removal or new trees planted.

*Removal of unhealthy plants/ shrubs/ Rosemary.

*Replant select plants.

*Remove and replace mulch and decorative black bark where needed.

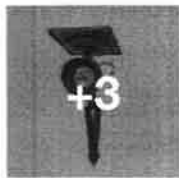
*Prune up existing trees to make the building more visible.

*Add 8 new solar accent lights to existing trees and façade of the building.



100%

Camera: 162 m 38°24'04"N 122°49'17"W 23 m



Progressive Solar Powered Integrated LED Warm-White LED Accent Spotlight

by **GAMA SONIC** >


♡ 64

★★★★★ (20) [Write a Review](#) [Questions & Answers](#)

SPECIAL BUY **\$84⁹⁹** ~~\$99.99~~
Save \$15.00 (15%)

 **Save up to \$100^o** on your qualifying purchase.
Apply for a Home Depot Consumer Card

How to Get It

 Ship to Store Pickup Nov 2 - Nov 4 FREE	 Ship to Home Get it by Tue, Nov 3 FREE	 Scheduled Delivery Not available for this item
--	---	---



Lumens

100

[See Similar Items](#)

Voltage (v)

3.2v

[See Similar Items](#)

Outdoor Lighting Features

Adjustable Lamp HeadDusk to DawnRust Resistant[Show More](#)

Power Type

Solar

[See Similar Items](#)

Height (in.)

15 in

[See Similar Items](#)

Dimensions

Product Depth (in.)

7 in

Product Height (in.)

15 in

Product Length (in.)

5 in

Product Width (in.)

5 in

Details

Actual Color Temperature (K)

3000

Color Rendering Index (CRI)

80

Color Temperature

Warm White

Exterior Lighting Product Type

Spotlights

Fixture Color/Finish

Black

Fixture Material

Cast Aluminum

Fixture Material

Aluminum

Glass/Lens Type

Clear

Included

Hardware Included

Included

Hardware Included

IP Rating

65

Landscape Lighting Application

Spot Lighting

Lens Material

Glass

Light Bulb Type Included

Integrated LED

Lumens

100

Mounting Location

Ground

Number of Bulbs Required

0

Number of Housings Included

1

Outdoor Lighting Features

Adjustable Lamp Head,Dusk to Dawn,Rust Resistant,Water Resistant,Weather Resistant

Pack Size

1

Power Type

Solar

Product Weight (lb.)

2.6 lb

Returnable

180-Day

Style

Modern

UL Listing

N-No UL Code Rating

Voltage (v)

3.2v

Watt Equivalence

13

Warranty / Certifications**Certifications and Listings**

No Certifications or Listings

Manufacturer Warranty

Two-year limited warranty if purchased after January 1, 2015 (one-year limited warranty if purchased earlier). For product support, including warranty claims, call Gama Sonic USA customer support by phone at 1-800-835-4113 from 9 a.m. to 5 p.m. Eastern time or by e-mail at support@gamasonic.com.

How can we improve our product information? Provide feedback.

Product Overview

The Gama Sonic Progressive GS-103-WW Solar Garden and Landscape LED Spotlight with a warm-white LED is ideal for illuminating shrubs, plants, signs, or architectural features of your home. Installation is as simple as placing the stake into the ground and comes with a detachable solar panel that can be placed up to 6-feet away. Standing 15 in. tall, the solar spotlight is made from heavy-duty cast aluminum with a powder-coated black finish and comes with two mounting stakes: one for the light and one for the solar panel if detached. The solar panel can be placed up to 8 ft. from the spotlight to allow for installation under a tree or bush and still receive a full charge. At dusk, the solar spotlight will automatically turn on and provide a brightness of 100 lumens in a warm white (3000K) color temperature for up to 6 hours. No wiring is needed. Just place this solar light in a spot with ample direct sunshine and let the sun do the rest.

- California residents
see Prop 65 WARNINGS
- Easy Solar DIY Solution: This solar spotlight comes with all the necessary hardware needed for mounting the unit anywhere where ample sunshine is available
- Fully Solar Powered: Integrated with a powerful 2W solar panel, just place the solar spotlight at your desired location, and let the sun do the rest
- Automatically Operated: At dusk, the solar spotlights warm-white LEDs will turn on at a brightness of 100 lumens on a full solar charge
- No Electrical Wiring: No electrical wiring is required for installation, making this outdoor solar landscaping light the perfect lighting solution for brightening up your shrubs, plants, signs, or architectural features of your home. Just stake the light into the ground and let the sun do the rest
- Built to Last: This solar light is constructed with a weather resistant and rust resistant, cast aluminum, making it a durable and reliable asset to your home. The integrated lithium ion battery pack is crafted to last for about 3 years, or roughly 1,000 charges
- Mounting Options: The Progressive comes with two mounting stakes – one for the light and one for the solar panel if detached. It also included an optional base for placing the light on flat surfaces
- Specs: Measures 15 in. H x 7 in. L x 5 in. W this Gama Sonic solar powered garden light features a weather resistant, rust-resistant cast aluminum frame and a durable plastic frame for the solar panel
- [Click here to learn more about Eco Options and Energy Efficiency](#)
- [Click here for more information on Electronic Recycling Programs](#)

BUSINESS LICENSE CERTIFICATE

Business No: **668**

EXPIRATION

12/31/2021

KEEP FOR YOUR RECORDS
BUSINESS TAX RECEIPT

LICENSE NUMBER

668

DATE ISSUE

10/28/2020

Business Class: **GENERAL LICENSE**

OWNER(S) **HOPMONK TAVERN SEB LLC**

BUSINESS **268 PETALUMA AVE**

LOCATION **SEBASTOPOL, CA 95472-4222**

Disclaimer: The applicant/business owner is responsible for determining, obtaining and maintaining, if permit coverage is needed for SB205 compliance. Those needing permit coverage, the City of Sebastopol will issue a Provisional Business License pending confirmation of enrollment. The issuance of Business License Certificate does not constitute confirmation of proper NPDES permitting.

BUS NAME **HOPMONK TAVERN**

ATTN:

MAILING **268 PETALUMA AVE**

ADDRESS **SEBASTOPOL, CA 95472-4222**



POST IN CONSPICUOUS PLACE

1. License must comply with City zoning requirements.
2. This license is issued without verification that the license is subject to or exempt from licensing by the State of California.

**CITY OF
SEBASTOPOL**

Nick Gomez Landscaping

460 El Dorado Dr, Sonoma Ca. 95476
Phone 707-486-8239
Email

HopMonk Tavern
230 Petaluma Ave
Sebastopol, Ca. 95472
707-829-7300
Customer ID No.

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Materials		
	Solar Exterior/Accent Lighting, New Plants, Replacement of Black Bark/ Ground Covering		\$2,000.00
	Labor		
	Removal of existing plants, Replanting, Light Installation, Pruning, Waste Disposal		\$3000.00
SUBTOTAL			\$5000.00
SALES TAX			\$180.00
TOTAL			\$5,180.00

To accept this quotation, sign here and return:

Nieder Goms



The Toyworks

City of Sebastopol
Façade Improvement Program

#2020-66



Planning Department
City Hall, 7120 Bodega Avenue
Sebastopol, CA 95472
707-823-6167
<http://ci.sebastopol.ca.us>
AMontes@cityofsebastopol.org

©
5:30 pm

Fiscal Year 2020-21
City of Sebastopol
Planning Department

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

APPLICATION FORM

1. Applicant Name: THE Toyworks Contact Person: JON GOEHRING

Phone # 707-829-2003 E-Mail: thetoyworks@gmail.com

Business Name: THE Toyworks DBA: Spirals Inc.

Web site: sonomatoyworks.com

Property Address: 6940 Sebastopol Ave

Mailing Address: / City: Sebastopol Zip: 95472

Total Building Sq. Ft: ~3400 Building Street Frontage: _____ Parcel # _____

Are you the: ☒ Owner/Occupant ☐ Tenant Expiration of Lease: _____

Please check one: ☐ Proprietorship ☐ Partnership ☒ Corporation

2. Type of Business or Businesses in Building: Toy store

3. Project Description: Exterior lighting improvements

4. Estimated Costs:

Category	Bid Costs
A. Painting	\$ _____
B. Signage	\$ _____
C. Awnings	\$ _____
D. Landscaping and Irrigation	\$ _____
E. Exterior Lighting	\$ <u>2500.00</u>
F. City Permit Fees	\$ _____
G. Other (Attach separate complete list of all proposed improvements and breakdown of bid costs)	\$ _____
Total Estimated Cost \$ <u>2500.00</u>	

CITY OF SEBASTOPOL
FAÇADE IMPROVEMENT REBATE PROGRAM

5. City permits required for the improvement:

☐ Design Review approval ☐ Encroachment Permit ☐ Building Permit ☒ No permits required

If permits are required, please indicate status of applications or approvals: _____

6. Estimated Date of Façade Project Completion: NOV. 15, 2020

Prior to submitting please verify that the following items have been filled out and provided:

- | | | |
|---|--|--|
| 1. Copies of signed bids for all improvements | <input checked="" type="checkbox"/> Provided | |
| 2. Applicable, Architectural, Landscape, Sign, plans | <input type="checkbox"/> Provided | |
| 3. Awning design (if applicable) | <input type="checkbox"/> Provided | <input checked="" type="checkbox"/> Not Applicable |
| 4. Color and material samples for paint, awnings, signs, etc. | <input type="checkbox"/> Provided | <input checked="" type="checkbox"/> Not Applicable |
| 5. Copy of Sebastopol Business License | <input type="checkbox"/> Provided | |
| 6. Copies of any permits obtained | <input type="checkbox"/> Provided | |
| 7. Application Form, signed and dated | <input type="checkbox"/> Provided | |
| 8. Terms and Conditions Form, signed and dated | <input type="checkbox"/> Provided | |
| 9. Maintenance Agreement Form, signed and dated | <input type="checkbox"/> Provided | |
| 10. Indemnification Agreement Form, signed and dated | <input type="checkbox"/> Provided | |

NOTE: DO NOT START ANY IMPROVEMENTS UNTIL APPROVAL

Name of Applicant: THE TOYWORKS JAN GOEHRING

Signature: [Signature] Date: 10/28/2020

Name of Building Owner if different from Applicant: _____

(Print name)

(Phone number)

(Email address)

Property Owner signature: _____ Date: _____

TERMS AND CONDITIONS

I. Purpose

To encourage rehabilitation of commercial business fronts in designated target areas through the improvement of new signage, painting, landscaping, new facades, and more.

II. Eligible Improvements

- Landscaping and irrigation
- Painting
- New signage and awnings
- Exterior lighting
- Parking lot improvements
- New Facades
- In addition, Planning, Building and Public Works permit fees are eligible (i.e. Design Review Board, Building and encroachment permit fees)

III. Program Benefit

Cash rebate for 75% of the work, not to exceed \$2,500 for eligible improvements.

IV. Project Requirements

- Project location must be within the City of Sebastopol in a commercial or industrial zoning district.
- Building to be improved must be commercial or industrial in use, as determined by the Planning Department.
- Evidence of a current Sebastopol Business License is required.
- Evidence of property owner approval for the improvements shall be provided.
- Complete rebate application, including estimated costs, must be submitted and approved by the Planning Department *prior* to commencement of work.
- Evidence of any required Caltrans or City permits will be required for *all* applicable improvements *prior* to issuance of any rebate.
- All project improvements shall comply with current Sebastopol City codes and ordinances.
- All project costs must be documented and include invoice.
- Requests for reimbursements must be submitted to the City no later than June 1 of the same Fiscal Year that the project was approved, unless otherwise specified by the Planning Department.
- Contractors must be properly licensed.
- Applicant must provide evidence of liability and Workers Compensation Insurance.
- Contractor(s) and subcontractor(s) must comply with all laws and regulations pertaining to wages.

V. Exclusions

- Property with illegal sign(s). Applicant must remove illegal sign(s) prior to submitting application.
- Project improvements started prior to Planning Department written approval.
- New construction projects.
- Buildings termed as high or medium seismic risks or having other serious code violations with no plans to correct deficiencies within a reasonable time frame.
- Interior improvements
- Improvements not clearly visible from street frontage.
- Exterior improvements not approved by the Planning Department.

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- Improvements without proper and clearly defined documentation. (i.e. City Permits)
- Trading one type of service/job for another, rather than paying to have the service/job performed (i.e. no “bartering”)
- Project costs paid for by CASH. (Must be paid for by check, credit card, or other approved, documented method)
- Seismic work
- Property improvements for a building sold within three (3) years.
- A property is not eligible for this program more than one (1) time.
- Owners of more than one (1) eligible property in the City are not eligible for more than two (2) grants per Fiscal year.

VI. Application Approval Process

- The Planning Department shall receive, review, and batch applications to be reviewed and acted on by the Design Review Board.
- The Design Review Board will review and approve all applications at quarterly meetings. It is anticipated that the Board will hear the applications at their November 4, 2020, February 3, 2021, and May 5, 2021 meetings.
- Applications are required to be submitted a minimum of two (2) weeks before the scheduled meeting in order to be placed on the agenda.
- The project may be denied without cause, due to such events as, lack of funds or a change in the scope or priority of the program or other program factors determined by the Planning Department, City Manager, or Design Review Board.
- The City reserves the right to cancel the program at any time.

VII. Display of Rebate Program Sign

Applicant *may be* required to display a Façade Improvement Rebate Program sign, from the date of rebate approval until the date of rebate funding.

VIII. Property Maintenance Agreement

The applicant must sign and submit the “*Façade Improvement Rebate Program Property Maintenance Agreement*” which states that the property must remain in good and attractive condition for a minimum term of three (3) years. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement.

IX. Sale of Property within 3 years of Rebate Funding

In the event the property is sold within three (3) years of the rebate funding, the building owner, whether they are the original applicant or not, agrees to repay the City a prorated amount equal to the proportion of the remaining three (3) years, rounded to the nearest year. Example, if the building is sold two (2) years after the rebate, the repayment amount would be 1/3 of the original rebate funding.

X. Accomplishment of Work

The applicant agrees to all improvements specified in the application and the Planning Department’s recommendations and/or stipulations that work will conform to City standards. Under certain submittals applicant plans may be subject to design review or other requirements.

Applicant shall carry out the design, construction, and operation of the Project in substantial conformity with all applicable laws, ordinances, statutes, codes, rules, regulations, orders, and decrees of the United States, the State of California, the County of Sonoma, the City, or any other political subdivision in which the property is located, and of any other political subdivision, City, or instrumentality exercising jurisdiction over the City, the Applicant or the Property, including all applicable federal, state, and local occupation, safety and health laws, rules, regulations and standards, applicable state and labor standards, prevailing wage requirements, the City zoning and development standards, City permits and approvals, building, plumbing, mechanical and electrical codes, as they apply to the Property and Project, and all

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other provisions of the City and its Municipal Code (as they apply to the Property and the Project), and all applicable disabled and handicap access requirements, including, without the limitation, the Americans With Disability Act, 42 U.S.C. § 12101 *et seq.*, Government Code § 4450 *et seq.*, and the Unruh Civil Rights Act, Civil Code § 51 *et seq.*


Supporting documentation may include an architectural rendering (depending upon the extent of the proposed improvements), landscape and irrigation plans, sign plans, paint chips and types of materials to be used and color schemes.

A deadline for the completion of all agreed-upon improvements will be determined at the Rebate Planning Department meeting and conveyed to the applicant in writing after application approval. If the improvements have not been completed by the deadline, the file may be closed, and the applicant may have to reapply for the program with written substantiation as to why they were unable to meet the deadline.

Upon completion of all agreed upon improvements, applicant MUST submit copies of cancelled checks (both sides), paid invoices/receipts, permit copies, proper prevailing wage documentation and a description of completed work and costs involved.

XI. Inspection of Project

Before, during and after improvements are being made, the City of Sebastopol or its designee shall have the right to inspect all work authorized under this program. No rebate check shall be issued until all improvements have been completed to the satisfaction of the inspectors, and the appropriate documentation have been received, reviewed and processed accordingly.

Name of Applicant: JON GOETHRING
(Please Print)
Signature:  Date: 10/28/2020
Name of Building Owner If Different from Applicant: _____
(Please Print)
Signature: _____ Date: _____

PROPERTY MAINTENANCE AGREEMENT

The undersigned Jon Goehring ("Applicant") proposes to undertake certain building exterior renovation and/or landscaping improvement work on commercial or industrial property located at 6940 Sebastopol Ave. (Property Address) in the City of Sebastopol, California.

This agreement is conditional upon Participant's receiving a Rebate from the City. By executing this agreement and accepting the Rebate from the City, the Participant promises to maintain the Property in good attractive condition for the term of this agreement, as specified below, as follows:

1. The appearance of the building exterior shall not be allowed to deteriorate due to such reasons as chipped or cracked paint.
2. Awnings shall be kept in good condition, safely secured, fully intact, clean and free from tears or tattered edges.
3. Landscaping on the grounds of the Property shall be kept in proper condition by watering and gardening work.
4. The Property shall be maintained in compliance with applicable building and zoning regulations of the City of Sebastopol.

In the event the Participant fails to maintain the Property in good and attractive condition as stated above within a three (3) year period commencing on the date the rebate is paid, and further fails to correct such defective maintenance within 60 days after receiving notice from a representative of the City of Sebastopol to do so, the Participant agrees to repay the City a prorated amount of the Rebate, and the Participant shall be liable to the City for such amount. The prorated amount shall be equal to the remaining three (3) year period.

This agreement shall be binding upon the owner/lessee and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the owner/lessee to inform subsequent owner(s)/lessee(s) of the provisions of this agreement. In the event the property is sold within three (3) years of the improvements, the owner agrees to repay the rebate back to the City in the form of a prorated amount of the remaining three (3) year period and the owner shall be liable to the City for such amount.

Name of Applicant: JON GOEHRING

(Please Print)

Signature:  Date: 10/29/2020

Name of Building Owner If Different from Applicant:

(Please Print) (Phone Number) (Email Address)

Property Owner signature: _____ Date: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which may accompany it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.


Applicant Signature

10/28/2020
Date

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Alan Montes

From: The Toyworks <thetoyworks@gmail.com>
Sent: Thursday, October 29, 2020 3:22 PM
To: Alan Montes
Subject: Re: Facade Improvement Program

Alan,

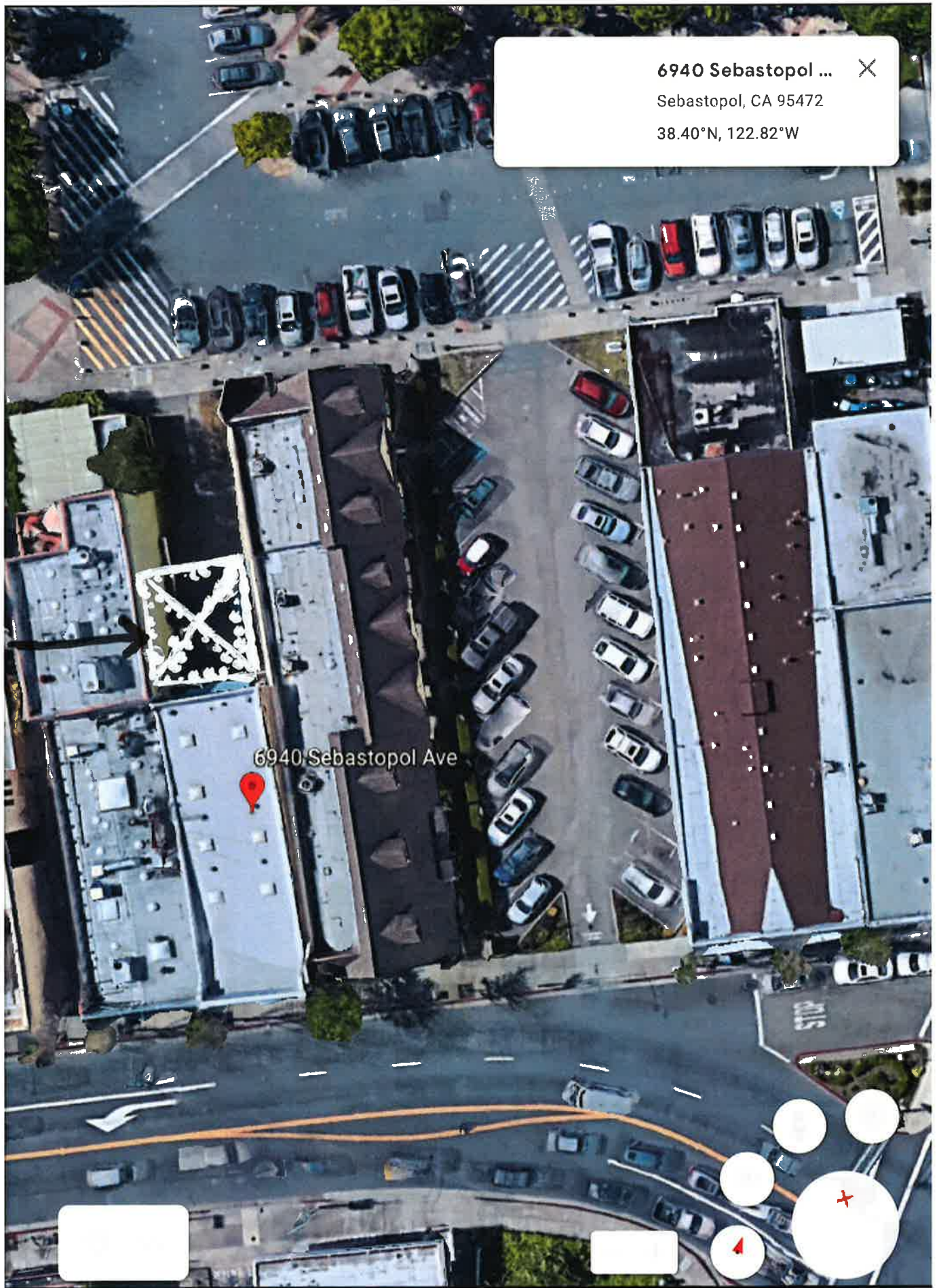
I have attached an image of the the Costco Lights I am using for this project.

The project itself, is an effort to both beautify our back courtyard space and make suitable for a safe, suitable space for our business and for other potential businesses(i.e. restaurants) to rent and operate in an open-air space, and in accordance with current Covid guidelines. We see this as the first step in that process. Creating a destination for both our local community and visitors alike, adding tremendous value to the downtown Plaza.

Thank you,

Jon

TOYWORKS STRING LIGHTS PROPOSAL



6940 Sebastopol ... X
Sebastopol, CA 95472
38.40°N, 122.82°W

PROPOSAL



5334 Sebastopol Road
P.O. Box 120

Santa Rosa, CA 95407
Sebastopol, CA 95473

Tel: (707) 545-4755
Tel: (707) 823-2129
Fax: (707) 579-1757

License No. 315543

NO. **8934**

PROPOSAL SUBMITTED TO The Toyworks		PHONE 829-2003	DATE October 28, 2020
STREET ADDRESS		JOB NAME String Lights	
CITY Sebastopol	STATE CA	JOB LOCATION (IF DIFFERENT)	
ATTENTION	EMAIL	FAX	CELL

We hereby submit specifications and estimate for:

We propose to supply and install 3 - 48' LED String Lights suspended by Aircraft Cable in a boxed X configuration in the courtyard. This would include the supply and install of conduit, wire and a Astronomical Time Clock for switching from an existing lighting circuit.

Price excludes overtime hours, permits and fees.

Our proposed LED Lightstrings are valued at \$80.00 each if you would like us to delete ours for you to supply us with your strings.

We Propose - Hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Twenty Five Hundred & NO/100

dollars: **\$2,500.00**

PAYMENT TO BE MADE AS FOLLOWS:

At completion of project.

Terms: Net 30 Days

A Service Charge of 18% per anum will be charged on all past due accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alternation or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Denny Markey

Note: This proposal maybe withdrawn by us if not accepted within 30 days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE

SIGNATURE

Delivery ZIP Code: **95101** [Change](#)
[Lists](#) | [Reorder](#)

[Home](#) / [Home Improvement](#) / [Lighting & Light Bulbs](#) / [Outdoor Lighting](#) / [Electric Lighting](#)



Feit Electric 48' LED Filament String Light Set

Item 1493862

Online Price **\$109.99**
Less **-\$20.00**
Your Price \$89.99

Shipping & Handling Included*

\$10 - \$30 OFF

Manufacturer's savings is valid 10/28/20 through 11/22/20. While supplies last. Limit 5 per member. [Terms & Conditions](#)

Features:

- Indoor or Outdoor Use, Suitable for Wet Locations
- Includes 24 Screw Base LED Bulbs Plus 2 Spares (Per Pack)
- Decorative Filament LED Bulbs 2200K, Shatter Resistant Bulbs
- Heavy-Duty 16/3 Cord, 24 Sockets 2 ft. Apart (Per Pack), Connect Up to 45 Sets 2160ft

Color : Black

Black

Quantity : 2 Pack(s)

2 Pack(s) 3 Pack(s)

-

1

+

Add to Cart

≡

Add to List

Standard shipping via UPS Ground is included in the quoted price.

☐ Compare Product

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Specifications

Shipping & Returns

Reviews

Product Details

Item may be available in your local warehouse for a lower, non-delivered price.

- FEIT 48' LED Filament String Lights (per pack)

Features

- Indoor or Outdoor Use
- Suitable for wet locations
- Includes 24 screw base LED bulbs plus 2 spares (per pack)
- Decorative filament LED bulbs 2200K
- Shatter resistant bulbs
- Heavy-Duty 16/3 Cord
- 24 Sockets 2ft apart (per pack)
- Connect up to 45 sets 2160ft
- Energy saving 1 watt LED bulbs

Specifications

- Actual Wattage: 1W Bulb / 24W
- Input line voltage: 120
- Color: 2200K
- Life Hours: 15,000
- Cord Type: 16/3 SJTW
- Length: 48 ft. (14.6M) (per pack)
- Bulb Spacing: 2 ft. (0.6M)
- Sockets per string light: 24 (per pack)
- Socket Size: E26
- Bulb Type Included: S14/B22/PC/24

This Feit Electric string lights saves energy and the environment. It is UL wet location approved and is designed for indoor and outdoor use. Each set (pack) consists of a 48ft cord, 24 sockets spaced 2ft apart and 24 LED filament shatter resistant bulbs (2 extra). Sockets are designed to create a waterproof seal around bulb bases. Use a set individually or connect up to 45 sets. Sockets hang approximately 4 inches from the cord and are also compatible with incandescent, CFL or LED bulbs. These are ideal for patios, porches, walkways, restaurants and anywhere decorative and accent light is desired.

[View More](#)

Specifications

Brand Feit Electric

10/29/2020

Feit Electric 48' LED Filament String Light Set

Bulb Type LED
Quantity 1 Pack(s)

Shipping & Returns

Standard shipping is via UPS Ground.

Express shipping is via UPS

Please choose your shipping method at checkout.

An additional Shipping and Handling fee will apply to express shipments. This fee will be quoted at checkout.

*Delivery is available to Alaska, Hawaii and Puerto Rico. An additional Shipping and Handling fee will apply to shipments going to Alaska, Hawaii or Puerto Rico. This fee will be quoted at checkout. Additional transit time may be required.

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Member Only Item

\$50 OFF
ecobee Whole Home Security
Bundle

★★★★★ (0)



\$119.99

\$30 OFF
Ring Video Doorbell 2 With
Chime

★★★★★ (10792)



\$8.99

\$3 OFF
Duracell Lithium 2032 Coin
Batteries, 12-count

★★★★★ (54)



2-Day Delivery
\$17.99

Duracell CopperTop AA Alkaline
Batteries - 40 count

May be available in-warehouse at a
lower non-delivered price

★★★★★ (1575)



2-Day Delivery
\$17.99

Duracell AAA Alkaline Batteries,
32-count

May be available in-warehouse at a
lower non-delivered price

★★★★★ (485)

Similar Products



Starting at
\$39.99

Feit LED Coach Outdoor Lantern

★★★★★ (355)



\$49.99

VOLT Wire Hub Kit

★★★★★ (6)



\$34.99

LED Outdoor Coach Light by Altair
Lighting

★★★★★ (1313)



\$39.99

VOLT Single Spot Light

★★★★★ (216)



Starting at
\$59.99

Atom Smart LED Color String
Lights

THIS DOCUMENT HAS A TRUE WATERMARK AND VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES

BUSINESS LICENSE CERTIFICATE

Business No: **2127**

Business Class: **GENERAL LICENSE**

OWNER(S) **MARILYN OR JOHN GOEHRING**

BUSINESS **6940 SEBASTOPOL AVE**

LOCATION **SEBASTOPOL, CA 95472-3411**

Disclaimer: The applicant/business owner is responsible for determining, obtaining and maintaining, if permit coverage is needed for SBQOS compliance. Those needing permit coverage, the City of Sebastopol will issue a Provisional Business License pending confirmation of enrollment. The issuance of Business License Certificate does not constitute confirmation of proper NPDES permitting.

BUS NAME **SPIRALS**

ATTN:

MAILING **6940 SEBASTOPOL AVE**

ADDRESS **SEBASTOPOL, CA 95472-3411**

EXPIRATION

12/31/2020



POST IN CONSPICUOUS PLACE

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

KEEP FOR YOUR RECORDS
BUSINESS TAX RECEIPT

LICENSE NUMBER

2127

DATE ISSUE

03/19/2020

1. License must comply with City zoning requirements.
2. This license is issued without verification that the license is subject to or exempt from licensing by the State of California.

**CITY OF
SEBASTOPOL**