



Staff Report

CONSIDERATION OF RESOLUTION GRANTING A FAÇADE REBATE/REIMBURSEMENT REQUEST– 968 RALSTON AVENUE – APPLICATION NO. 2006-0003

Honorable Chair and Board Members:

Summary/Background

In February 2006, the applicant, Vincenzo Cucco, received Administrative Design Review (ADR) approval for exterior façade improvements for the subject tenant space (Divino's Restaurant) located at 968 Ralston Avenue. A notice of that approval was provided to the Planning Commission and City Council; construction was completed in summer 2006. In April 2007, the applicant submitted a Design Review request to construct a new fabric awning along the entire building façade that would be used to identify three tenants (the current restaurant, Belmont Village Gallery, and a Chiropractic office).

In conjunction with these two projects, the applicant is seeking a Façade Improvement Program (FIP) Rebate from the Redevelopment Agency for both the completed and proposed improvements. FIP guidelines (see attachment III) require Planning Commission review and approval of the Design Review entitlements.

On June 5, 2007, by Resolution No. 2007-27, the Planning Commission confirmed the Administrative Design Review (ADR) approval for the completed exterior façade improvements, and approved the current Design Review request for the three-tenant awning. The Commission had previously reviewed the request at their May 15, 2007 meeting, and continued the item to the 6/5/07 meeting to address clarifications to the Design Review resolution. Planning Commission approval of both projects (see attached 6/5/07 Commission Resolution – Attachment II) satisfies the FIP requirement and enables the applicant to move forward to the Redevelopment Agency to consider the associated rebate/reimbursement request.

The completed exterior façade improvements (from the February 2006 approval) consisted of the following:

1. Utilizing the existing window opening to remove the existing brick wainscoting and expanding the windows to eight inches from finish grade and framing the windows with thick wood casings stained in a mahogany finish.
2. Replacement of the front door with a new wood-framed door with a clear glass panel insert.
3. Repainting of the facade to *Benjamin Moore* "Richmond Bisque". The color of the existing roof shingles and existing fascia board remained the same.

4. Exterior columns were veneered with furring strips in a trellis pattern and bougainvillea was planted to crawl up the columns from planters.

The plans submitted for Design Review in April 2007 included the following additional façade modification:

5. Removal of three aluminum can signs and replacement with a burgundy colored fabric awning for three tenants within the building (*Divino's*, *Belmont Village Gallery*, and *ASC Wellness*).

The recommended rebate/reimbursement in conjunction with the project would consist of the following: (1) \$6,238 façade/awning rebates, and (2) reimbursement of \$4,987 for architectural, design review, and building permit fees - \$11,225 total. This amount represents the maximum permitted under the current FIP rules. It should be noted that staff will be presenting revised FIP rules/guidelines to the RDA (tentatively scheduled for August 2007).

General Plan/Vision Statement

The FIP request (and completion of the two associated projects) furthers the City's General Plan Goal/Vision Statement as follows:

General Plan Goal 1015.4

"To maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas."

Vision Statement

"Thriving Economy - Our economy prospers with a mix of attractive, successful businesses that fit with our community."

Fiscal Impact

The City has budgeted \$150,000.00 in RDA Capital Improvements account number 351-4610-9527 for purposes of funding Façade Improvement Program grants. There are sufficient funds in this account to fund the current FIP rebate/reimbursement request.

Public Contact

1. The agenda was posted as required by the California Government Code. The applicant has received a copy of this report.

Recommendation

Staff recommends the Redevelopment Agency take the following action:

1. Adopt a Resolution Granting the Façade Improvement Program Rebate/Reimbursement request for 968 Ralston Avenue (*Divino's Restaurant*, *Belmont Village Gallery*, and *ASC Wellness*).

Alternatives

1. Disapprove the Façade Improvement Program Rebate/Reimbursement request.
2. Provide alternative direction to staff.

Attachments

- I. Resolution Granting Façade Improvement Program Rebate/Reimbursement request for 968 Ralston Avenue (Divino's Restaurant, Belmont Village Gallery, and ASC Wellness)
- II. May 15, 2007 & June 5, 2007 Planning Commission Staff Reports & Adopted Resolution
- III. FIP Program Rules

Respectfully submitted,

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Executive Director

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PLEASE NOTE: Attachment II can be viewed at the City's Website under the Planning Commission Staff Reports Link (by meeting date). Attachment III is not included as part of this document - please contact the City Clerk at (650) 595-7413 for more information on viewing this attachment.

REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
APPROVING A FACADE IMPROVEMENT REBATE/REIMBURSEMENT OF THE
ARCHITECTURAL, DESIGN REVIEW, AND BUILDING PERMIT FEES
FOR 968 RALSTON AVENUE (APPL. NO. #PA2006-0003)**

WHEREAS, the Redevelopment Agency established a facade rebate program and administrative rules; and,

WHEREAS, Vincenzo Cucco, tenant of 968 Ralston Avenue (Divino’s Restaurant), applied for a facade improvement rebate; and,

WHEREAS, on June 5, 2007 the Planning Commission confirmed Administrative Design Review (ADR) approval for the completed façade improvements for the property, and approved a Design Review for a new three-tenant awning for the property. The applicant has met the requirements of the facade rebate program; and,

WHEREAS, a public meeting was duly noticed, held on June 12, 2007, and closed; and,

WHEREAS, on June 12, 2007, the Agency reviewed a rebate/reimbursement request for the subject project(s)/property at 968 Ralston Avenue; and,

NOW, THEREFORE BE IT RESOLVED that the Redevelopment Agency of the City of Belmont hereby approves a rebate/reimbursement not to exceed \$11,225 for façade/awning improvements and associated architectural, design review, and building permit fees to Vincenzo Cucco, property tenant of 968 Ralston Avenue, and directs the Agency Executive Director to execute such facade rebate/reimbursement.

* * * * *

I hereby certify that the foregoing resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on June 12, 2007 by the following vote:

AYES, DIRECTORS: _____
NOES, DIRECTORS: _____
ABSTAIN, DIRECTORS: _____
ABSENT, DIRECTORS: _____
RECUSED, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency