



Staff Report

CONSIDERATION OF RESOLUTION GRANTING A FAÇADE REBATE/REIMBURSEMENT REQUEST– 240 EL CAMINO REAL – APPLICATION NO. 2006-0052

Honorable Chair and Board Members:

Summary/Background

In July 2006, the applicant(s), Laurie & Keith Tinyo, received Administrative Design Review (ADR) approval for site plan and exterior elevation improvements for the subject property (Work Space Innovations); notice of that approval was sent to the Planning Commission and City Council. Construction was completed in March 2007. The applicant sought a companion Façade Improvement Program (FIP) Rebate from the Redevelopment Agency for the completed improvements. FIP guidelines (see attachment III) require Planning Commission review and approval of the Design Review element.

On May 15, 2007, by Resolution No. 2007-24, the Planning Commission confirmed the Administrative Design Review approval for the project/property; the design review was approved on the condition that landscaping is kept up to appropriate standards. Planning Commission confirmation of the ADR approval (see attached 5/15/07 Commission Resolution – Attachment II) for this project satisfies the FIP requirement and enables the applicant to move forward to the Redevelopment Agency to consider the rebate/reimbursement request.

The completed site improvements consist of the following:

1. Refinishing the wood building exterior with tan painted stucco (Kelly-Moore “Bamboo Shoot”).
2. Installing stacked stone veneer on portions of the building façade and on the patio enclosure wall. A stone cap treatment would be used at the top of the patio enclosure walls.
3. Installing a stained wood cornice element along the flat roofline.
4. Repaving the existing concrete patio with 12” x 12” slate tiles.
5. Upgrading the main entrance with a retrofitted disabled-access compliant automatic door and opener.
6. Installing new landscaping along the El Camino Real frontage (Proposed landscaping includes Lavender and New Zealand Flax). Existing landscaping along the Anita Drive frontage will remain.
7. Modifying the existing building sign on the El Camino Real elevation.

The recommended rebate/reimbursement in conjunction with the project would consist of the following: (1) \$3,000 façade rebate, and (2) reimbursement of \$9,427 for architectural, design review, and building permit fees - \$12,427 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 associated project) 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 unencumbered 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 240 El Camino Real (WorkSpace Innovations).

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 240 El Camino Real (WorkSpace Innovations)
- II. May 15, 2007 Planning Commission Staff Report & Adopted Resolution
- III. FIP Program Rules

Respectfully submitted,

Carlos de Melo
Community Development Director

Jack Crist
Executive Director

Staff Contact:

Carlos de Melo, Community Development Director
(650) 595-7440
cdemelo@belmont.gov

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 240 EL CAMINO REAL (APPL. NO. #PA2006-0052)**

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

WHEREAS, the owner(s) of 240 El Camino Real, Laurie & Keith Tinyo, applied for a facade improvement rebate; and,

WHEREAS, the Planning Commission confirmed Administrative Design Review (ADR) approval for the completed façade improvements for the property, and 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/property at 240 El Camino Real; and,

NOW, THEREFORE BE IT RESOLVED that the Redevelopment Agency of the City of Belmont hereby approves a rebate/reimbursement not to exceed \$12,427 for façade improvements and associated architectural, design review, and building permit fees to Laurie and Keith Tinyo, property owner(s) of 240 El Camino Real, 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