



## City of Sebastopol Design Review Board Staff Report

Meeting Date: October 6th, 2021  
Agenda Item: 6A  
To: Design Review Board  
From: Jeffrey Setterlund, Contract 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.

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

### **Project Description:**

The Planning Department has received an additional two Façade Improvement Program applications. A brief description of each application has been provided below.

- (2021-047) – 132 North main Street.  
The applicant (Craig Goldstein) is requesting a Façade Improvement Rebate to apply exterior painting of the brick façade and window trim. Total square footage of exterior paint is anticipated to be approximately 1,000 square feet and requires an encroachment permit. The project has been quoted at \$4,830 for painting of exterior walls and window trim, including labor. The project qualifies for a rebate of \$2,500.
- (2021-025) – 6988 McKinley Street.  
The applicant (David Gambill) had received a Façade Improvement Rebate to install a new aluminum sign on the building facade, which will include the company name

“Sonoma Chocolatier”. The applicant was approved for the Façade Improvement Rebate in the previous fiscal year, and the sign is 22.5 sq. ft, and has been installed. However, the invoice required as part of the rebate was submitted after the expiration of the 2020-21 fiscal year, and the City does not allow for carry over of these funds. Therefore, staff is recommending that the DRB authorize use of the current fiscal year’s funds to support this previously approved project. The project total cost is \$1,772.65 for the painting and installation of the signage, and qualifies for a rebate of \$1,329.49.

**Analysis:**

Should all the façade improvement program requests be approved the City would be allocating \$3,829.49 out of the remaining \$20,000 fund. This would leave \$16,170.51 remaining in the fund for the rest of the fiscal year.

Should the Board approve applications the recipient will be provided signs advertising the FIP on their buildings.

**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:**

132 North Main Street (2021-047) Application  
6988 McKinley Street (2021-025) Application

CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

**APPLICATION FORM**

1. Applicant Name: James Wiggins Trust Contact Person: Craig Goldstein

Phone # 707-823-6475 E-Mail: Craig.Goldstein@sonic.net

Business Name: \_\_\_\_\_ DBA: \_\_\_\_\_

Web site: \_\_\_\_\_

Property Address: 132 North Main Street

Mailing Address: 132 North Main Street City: Sebastopol Zip: 95472

Total Building Sq. Ft: 1,500 Building Street Frontage: 20 feet Parcel # 004-243-009

Are you the:  Owner/Occupant  Tenant Expiration of Lease: \_\_\_\_\_

Please check one:  Proprietorship  Partnership  Corporation

2. Type of Business or Businesses in Building: Retail

3. Project Description: Paint Façade

**4. Estimated Costs:**

Category	Bid Costs
A. Painting	\$ <u>4830.<sup>00</sup></u>
B. Signage	\$ _____
C. Awnings	\$ _____
D. Landscaping and Irrigation	\$ _____
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 \$ 4830.<sup>00</sup>



CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

5. City permits required for the improvement:

- Design Review approval  
 Encroachment Permit  
 Building Permit  
 Other Permits \_\_\_\_\_  
 No permits required

If permits are required, please indicate status of applications or approvals: Approved  
encroachment permit as of 6/23

6. Estimated Date of Façade Project Completion: 8/15/21

**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 checked="" type="checkbox"/> Provided | <input type="checkbox"/> Not Applicable            |
| 5. Copy of Sebastopol Business License                        | <input checked="" type="checkbox"/> Provided |  |
| 6. Copies of any permits obtained                             | <input checked="" type="checkbox"/> Provided |  |
| 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: IMPROVEMENTS COMPLETED PRIOR TO APPROVAL ARE INELIGIBLE**

Name of Applicant: James Wiggins Trust

Signature: [Signature] Date: 19 January 2021

Name of Building Owner if different from Applicant:

\_\_\_\_\_  
(Print name) (Phone number) (Email address)

Property Owner signature: [Signature] Date: 19 January 2021

**craig.goldstein@sonic.net**

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**From:** Frank Wright <empirepainting@comcast.net>  
**Sent:** Thursday, July 1, 2021 12:52 PM  
**To:** craig.goldstein@sonic.net  
**Subject:** Exterior of Building

## Empire Painting Co.

Residen

tial - Commercial - Interior - Exterior  
Ph (707) 579-6035 - Fax (707) 591-9664 - Cell (707) 328-6117  
**Lic. # 638773**

**Frank Wright**  
2289 Fulton Road  
Santa Rosa, CA 95403  
[Empirepainting@comcast.net](mailto:Empirepainting@comcast.net)

### PROPOSAL

**James Wiggins**  
20 Mayfield place  
Sebastopol, CA  
EMAIL: [homegreenbuild@yahoo.com](mailto:homegreenbuild@yahoo.com)

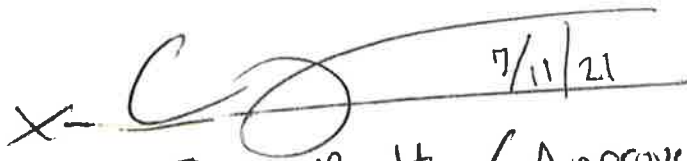
**RE: Paint Ext of Elevation of building**

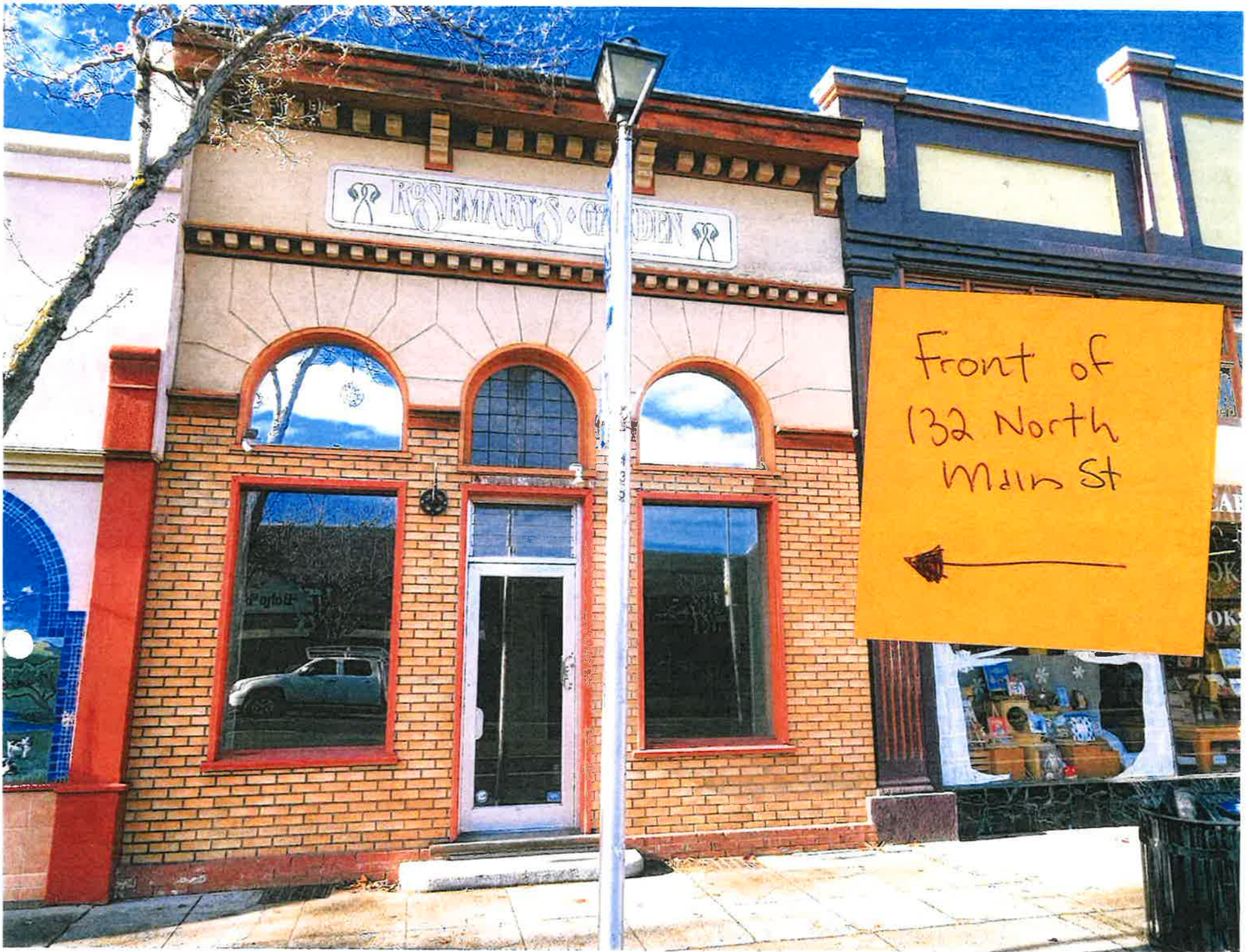
\_\_\_\_\_ Work to be  
performed

1. Paint front elevation of Exterior building.
2. High pressure wash, scrape all loose and flaking paint. Caulk around all windows, doors, corbels where needed. Oil prime all bare wood areas. Bricks to Whitewashed (no paint) Owner to supply color - We use Kelly Moore paints

**This Bid DOES NOT include Encroachment Permits from the City:**

**TOTAL Price: \$ 4,830.00**


X-  7/11/21  
Tombe Realty / Approved  
1



ROSEMARY'S GARDEN

Front of  
132 North  
Main St

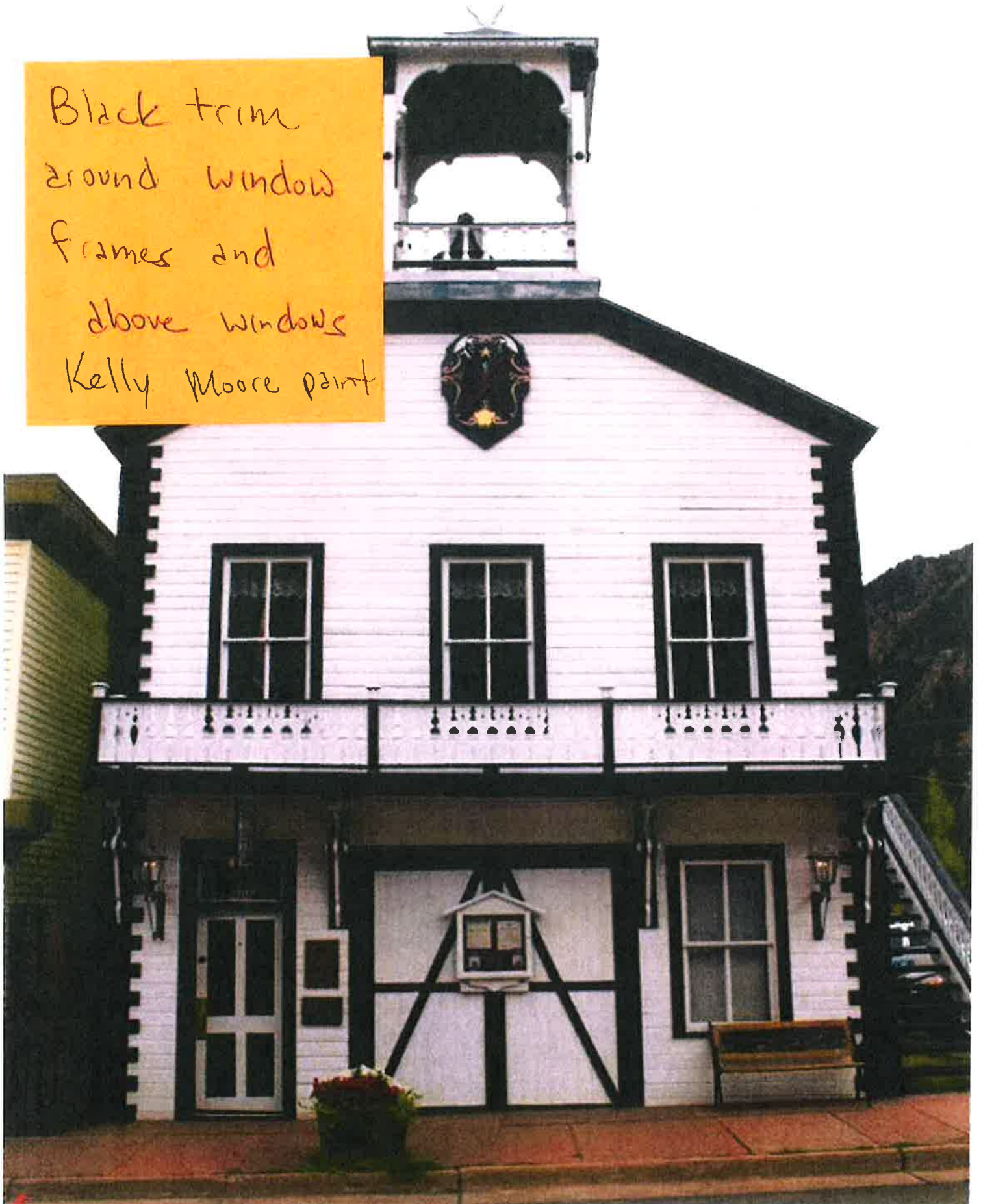


A close-up photograph of a brick wall with a white wash finish. The bricks are arranged in a standard running bond pattern. The mortar joints are dark, and the white wash paint is applied to the faces of the bricks, creating a textured, slightly uneven appearance. An orange sticky note is attached to the right side of the wall.

White wash  
brick facade

Kelly Moore  
paint

Black trim  
around window  
frames and  
above windows  
Kelly Moore paint







**CITY OF SEBASTOPOL**

Engineering Division

714 Johnson Street

Sebastopol, CA 95472

Phone (707) 823-2151

Fax (707) 823-4721

E-mail: [ramirez@cityofsebastopol.org](mailto:ramirez@cityofsebastopol.org)

**ENCROACHMENT PERMIT APPLICATION**

The undersigned hereby applies for permission to excavate, construct and/or otherwise encroach on City of Sebastopol right-of-way by performing the following work. Applicant agrees to perform all work in accordance with City of Sebastopol standards, rules and regulations as outlined in the general conditions attached hereto or any other special conditions required by the city in granting this permit. All contractors and sub-contractors who will perform work on project must possess all applicable licenses, must comply with all City Insurance requirements and must pay the applicable encroachment permit fees prior to approval of this permit. No work may occur in advance of approval of the encroachment permit.

PROJECT DESCRIPTION  
STREET ADDRESS: 132 North Main Street Sebastopol

PORTION OF RIGHT OF WAY: Sidewalk

DESCRIPTION OF WORK TO BE PERFORMED:  
Provide a complete description and attach additional sheets, plans or sketches as necessary.

Paint brick facade and window trim.

ESTIMATED START OF WORK DATE: \_\_\_\_\_

**CONTRACTOR (APPLICANT)**

BUSINESS NAME: Empire Painting Co CONTACT NAME: Frank Wright

STREET ADDRESS: 2289 Fulton Rd CONTRACTOR'S LIC. #: 638773

CITY, STATE, ZIP: Santa Rosa CA 95403 PHONE NUMBER: 707-328-6117

FAX NUMBER: 707-571-8107 E-MAIL ADDRESS: empirepaintingecomdst.net

SIGNATURE: \_\_\_\_\_ DATE: 3/5/21

NOTE: LIST ANY ADDITIONAL CONTRACTORS OR SUBCONTRACTORS WHO WILL BE WORKING UNDER THIS PERMIT ON PAGE 2.

**WORK BEING PERFORMED FOR (PROPERTY OWNER OR AGENT, IF OTHER THAN APPLICANT)**

BUSINESS NAME: James Wiggins CONTACT NAME: James Wiggins

STREET ADDRESS: 20 Mayfield Place

CITY, STATE, ZIP: Moraga CA 94556 PHONE NUMBER: 707-953-6748

FAX NUMBER: \_\_\_\_\_ E-MAIL ADDRESS: homegreenbuild@yahoo.com

SIGNATURE: James Wiggins DATE: 3/5/2021

NOTE: A BUILDING PERMIT MAY BE REQUIRED. CONTACT THE BUILDING DEPARTMENT AT (707) 823-8597.

**FOR OFFICE USE ONLY**

City Business License (Expires): 6/30/22

Insurance Submittals Approved: 6/22/21 Insurance Expirations: 1/17/22 CGL 3/6/22 AUTO 4/1/22 W/C

Permit Fee: \$325

Inspection Deposit: N/A Paid Date: 3/17/21 Receipt #: 100111

State Encroachment Permit #: SEBEP# 2021-03 Approved: 6/23/21 Expires: 12/23/21

Engineering Job File #: N/A

APPROVED: \_\_\_\_\_ DATE: 6-23-21

Permit expires 6 months from date of approval, or on expiration of insurance, whichever occurs first.

ENCROACHMENT PERMIT NUMBER **2021-03**

**Reyna Ramirez**

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**From:** 'Frank Wright' <empirepainting@comcast.net>  
**Sent:** Tuesday, June 22, 2021 3:46 PM  
**To:** Reyna Ramirez  
**Subject:** Re: Encroachment Permit Application - 132 N. Main St.

Hi

We are not planning to close the sidewalk as we are working from ladders with a spotter. We will use 1 man, and orange cones for markers. We will NOT be power washing.

The painting will only take one day. The spotter will allow people to walk by. The small amount of ladder work will be done early in the morning (around 5/5:30am) and should be completed no later than 7:30am. This is a very small around. The building front we are working with is only about 15ft wide. We are going to "brush & roll" the area only. No spraying will be done.

Frank

On 06/22/2021 3:34 PM Reyna Ramirez <rramirez@cityofsebastopol.org> wrote:

Frank,

Please provide a sketch showing how you will be blocking off or closing sidewalk.

*Thank you,*

**Reyna Ramirez**

**Management Analyst**

**City of Sebastopol | 714 Johnson St. | Sebastopol, CA 95472**

**Public Works Department | Engineering Division**

707-823-5331 | 707-823-4721 Fax

**Office Hours: Monday – Thursday 7:00 a.m. – 5:30 p.m.**

**CLOSED MONDAY, JULY 5, 2021**



# TOMBE REALTY

CHRISTOPHER D. PELLASCINI, *BROKER*  
RICHARD L. PELLASCINI, *BROKER*



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127 NORTH MAIN STREET • SEBASTOPOL, CALIFORNIA 95472 • (707) 823-6475 • Fax (707) 823-6551 • tombe@gte.net

## Authorization Letter/Encroachment Permit Application

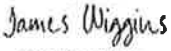
March 8<sup>th</sup> 2021

Re: 132 North Main Street Sebastopol CA 95472

To Whom It May Concern,

I am authorization Craig Goldstein, Tombe Realty (Property Manager) to complete encroachment permit process on my behalf for 132 North Main Street Sebastopol.

Thank you,

DocuSigned by:  
  
James Wiggins

Owner



# 698 McKinley St (renewal)

CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

## APPLICATION FORM

1. Applicant Name: David Gambill Contact Person: David Gambill

Phone # 707-829-1181 E-Mail: info@sonomachocolatiers.com

Business Name: Sonoma Chocolatiers DBA: \_\_\_\_\_

Web site: www.sonomachocolatiers.com

Property Address: 6988 McKinley St

Mailing Address: 6988 McKinley St City: Sebastopol Zip: 95472

Total Building Sq. Ft: 1100 Building Street Frontage: \_\_\_\_\_ Parcel # \_\_\_\_\_

Are you the:  Owner/Occupant  Tenant Expiration of Lease: month-to-month

Please check one:  Proprietorship  Partnership  Corporation

2. Type of Business or Businesses in Building: Chocolatier & tea shop

3. Project Description: sign for the building facade

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 4. Estimated Costs:

<u>Category</u>	<u>Bid Costs</u>
A. Painting	<u>\$ <del>500.00</del> 317.15</u>
B. Signage	<u>\$ 655.50</u>
C. Awnings	<u>\$ _____</u>
D. Landscaping and Irrigation	<u>\$ _____</u>
E. Exterior Lighting	<u>\$ _____</u>
F. City Permit Fees	<u>\$ _____</u>
G. Other (Attach separate complete list of all proposed improvements and breakdown of bid costs)	<u>\$ 800 (labor to install sign and paint)</u>

Total Estimated Cost \$ 1772.65



CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

5. City permits required for the improvement:

- Design Review approval
- Encroachment Permit
- Building Permit
- Other Permits \_\_\_\_\_
- No permits required

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

This proposal is the only application needed, I believe.

6. Estimated Date of Façade Project Completion: May 31, 2021

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 checked="" type="checkbox"/> Provided | <input type="checkbox"/> Not Applicable            |
| 5. Copy of Sebastopol Business License                        | <input checked="" type="checkbox"/> Provided |  |
| 6. Copies of any permits obtained                             | <input checked="" type="checkbox"/> Provided |  |
| 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: IMPROVEMENTS COMPLETED PRIOR TO APPROVAL ARE INELIGIBLE**

Name of Applicant: David Gambill

Signature: DT Gambill Date: 4-20-2021

Name of Building Owner if different from Applicant:

Friend-Schiller/Bruce Friend 925-941-0077 friendac@aol.com  
(Print name) (Phone number) (Email address)

Property Owner signature: [Signature] Date: 4/21/21



## **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 receiving the rebate.
- Project improvements that are started, but not completed.
- 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)



CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

- 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 and/or an individual tenant space is not eligible for this program more than once in a three-year (3) period.
- 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 either to maintain the approved improvements or 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; alternatively, if the improvements remain in effect for a three-year period, then repayment is not required.

**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,





ANNUAL IMPROVEMENT REBATE PROGRAM

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**

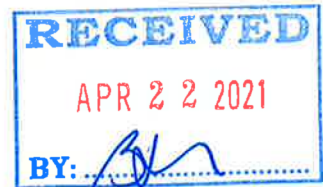
Before, during and after improvements are being made, the City of Sebastopol or its designee shall have the right to inspect all work authorized under this program. No rebate check shall be issued until all improvements have been completed to the satisfaction of the inspectors, and the appropriate documentation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

Name of Applicant: Sonoma Chocolatiers; David Gambill

Signature: *DT Gambill* (Please Print) Date: 4-20-2021

Name of Building Owner If Different from Applicant: Bruce Friend

Signature: *[Signature]* (Please Print) Date: 4/21/21



CITY OF SEBASTOPOL  
FAÇADE IMPROVEMENT REBATE PROGRAM

**PROPERTY MAINTENANCE AGREEMENT**

The undersigned Sonoma Chocolatiers, Inc. ("Applicant") proposes to undertake certain building exterior renovation and/or landscaping improvement work on commercial or industrial property located at 6988 McKinley St. (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.

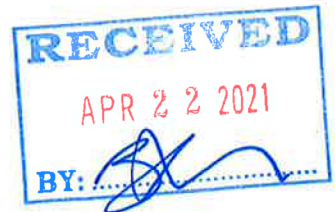
Name of Applicant: Sonoma Chocolatiers; David Gambill  
(Please Print)

Signature: DT Gambill Date: 4-20-2021

Name of Building Owner If Different from Applicant:

Bruce Friend (925) 389 1230 (C) friend@c@an.c  
(Please Print) (Phone Number) (Email Address)

Property Owner signature: [Signature] Date: 4/21/21



# Quote

Date 4/20/2021  
Invoice # 0

Sign Making since 1981

Ron Blair Signs  
1382 Gravenstein Hwy South  
Sebastopol, California 95472  
Phone 707-824-1845

TO Sonoma Chocolatiers  
Sebastopol CA

Qty	Item #	Description	Unit Price	Discount	Line total
1	1	Aluminum Sign 30" x 108" x 1/8" With Vinyl Graphics, Maroon, Orange and white as in logo drawing	\$600		\$600
1	3	Sale Tax Sonoma County	55.50		55.50
			Total Discount		
				Subtotal	
				8.25% Sales Tax	\$55.50
				Total	\$655.50



# Beacon Services Inc

605A Avalon Avenue, Santa Rosa, CA 95407  
707-756-2526  
CA License 605152

## Estimate 2021-1

Date: April 23, 2021  
Name: Sonoma Chocolatiers  
Address: 6988 McKinley Street, Sebastopol CA 95472  
Job Address: Same  
Telephone: 707-829-1181  
Estimator: James Kernohan

Description: Beacons Services Inc will provide labor and material to complete the following:

1. Paint the exterior of the store entry. Color to be chosen by owner.
2. Install new sign on upper portion of building above entry. Sign provided by owner.


Notes: All work performed by Beacon Services Inc is guaranteed for a period of five (5) year against defects in workmanship.

Building permits are the responsibility of the owner unless otherwise stated above.

Bid is good for 30 days.

Contract Price: \$800  
Due on Completion

Beacon Services Inc

  
Authorized Signature      4-26-21  
Date

  
Owner Signature      4-26-21  
Date



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M

Sonoma Paint Center 3  
6731 Sebastopol Ave.  
Suite 130  
Sebastopol CA 95472  
Phone: (707) 823-6434 Fax: (707) 823-1822

**Order**

Number	Date	Page
W0049328	4/20/2021	1

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**CASH**  
Cash Customer  
  
Thank You!

Phone	Fax	Clerk	Terms	PO Number	Required	Delivery
		JAMES	Cash On Delivery			Pick Up

Item Number	Description	List	Quantity	U/M	Tax	Unit Price	Extension
N4011X01	Regal Select Prem Ext LI Pstl	63.99	2.00	EGAL	Y	63.99	127.98
06341X01	Aura Ext Low Lustre-Bse 1	79.99	2.00	EGAL	Y	79.99	159.98
RECEIPT NEEDED FOR REFUND WITHIN 30 DAYS RESTOCKING CHARGES MAY APPLY. CUSTOM COLORS NON-RETURNABLE						<b>SubTotal</b>	<b>\$287.96</b>
						Taxable Eco Fees	\$3.00
						Sales Tax	\$26.19
						<b>Total</b>	<b>\$317.15</b>
						<b>Balance Due</b>	<b>\$317.15</b>



W0049328

Signature : \_\_\_\_\_

Print Name : \_\_\_\_\_



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### BUSINESS LICENSE CERTIFICATE

**EXPIRATION**  
12/31/2021

**Business No:** 1429

**Business Class:** GENERAL LICENSE

**OWNER(S):** DAVID GAMBILL

**BUSINESS LOCATION:** 6988 MCKINLEY AVE  
SEBASTOPOL, CA 95472-3420

Disclaimer: The applicant/owner is responsible for obtaining, obtaining and maintaining. Eminent domain is needed for all 2021 licenses. The applicant/owner must obtain a Professional Business License pending confirmation of ownership. The holder of a Business License Certificate shall not be liable for any other 2021 pending.

**BUS NAME:** SONOMA CHOCOLATIERS

**ATTN:**

**MAILING ADDRESS:** 6988 MCKINLEY AVE  
SEBASTOPOL, CA 95472-3420



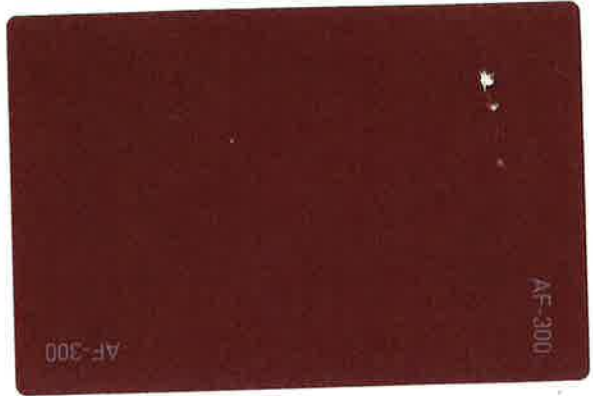
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