

TOWN OF HILLSBOROUGH

SAN MATEO COUNTY

Planning Office
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1600 Floribunda Avenue
Hillsborough
California 94010

Administrative Review of Architecture and Design Review Board Applications

July 2010

What types of architectural projects qualify for Administrative Review?

Planning staff may review and administratively approve, on behalf of the Architecture and Design Review Board, some minor projects, which are:

- *Consistent with the Town's Zoning Ordinance;*
- *Consistent with the Town's Design Guidelines; and,*
- *Of minimal potential negative impact to the neighborhood.*

Projects including additions at the second or third floor; result in a net increase of more than 500 sq. ft. of enclosed floor area; removal of trees 12" or greater in diameter; and/or re-roofing with a product which is not pre-approved, typically do **NOT** qualify for staff administrative approval and must be approved in a public hearing by the ADRB.

Public Notification:

Projects reviewed administratively require public notification to all adjacent property owners (as provided by the Building and Planning Department), which are those properties contiguous to the subject property (including properties separated by public rights-of-way)*. Public notices provided by the Building and Planning Department must be mailed by the applicant fifteen days **prior to** application submission. A standard public notice, which must be completed with proposal details, has been attached in addition to the Affidavit of Mailing, both of which must be submitted with the application as proof of completed public notification. Please also be certain to include the address labels used. Please contact Nancy Aknin for public notice labels for properties adjacent to your project site. She can be reached via email at naknin@hillsborough.net or (650) 375-7411.

** Please note that if your project is determined (by the Planning Director) to have little or no negative visual effect, the public notice requirement may be waived, according to HMC Section 2.12.070(A)(2).*

Requirements for Consideration for an Administrative Approval:

It will be important to review the Town's Development Standards, Design Guidelines and ADRB Application in the design development and plan preparation processes. Please include the following items in your administrative review submittal:

1. Completed "General Data" sheets and Authorization sheet with the owner's original signature, which are attached. Please refer to the Town's Development Standards for detailed explanations of "F.A.R.", "Structural Coverage", etc. and how they are calculated.

2. Traverse closure calculations or (only if the lot is perfectly rectilinear) an architect's verification of lot size must be attached to the "General Data" sheets. This is required for each application.
3. One set of clear, dimensioned plans drawn to scale on standard 24" x 36" sheets with sufficient detail to fully document the project in relation to the existing house. Refer to the Completeness Checklist within the ADRB Application Packet for detailed instructions on plan preparation.

All plans must:

- Include a location map (see attached example);
 - Show the location of the project (with dimension lines) relative to **accurate** property lines and easements;
 - Show the project in relation to the existing floor plan and elevations;
 - Specify materials, trims and colors and include cut sheets for light fixtures, skylights or any other features attached.
 - Include graphic interior garage dimensions, the parking strip along the street, trees (if any) near the proposed work;
4. Color photos of the site, the view from the street, the area of the proposed project, each elevation of the existing house, etc. When proposing an addition, the photos must be of a high quality and must demonstrate sufficient detail to show how the proposed addition (including finishes, trims, etc.) relates to the existing structure. Colors should be as true as possible, especially when proposed colors are "to match existing." A photo key on a reduced site plan is helpful. Polaroid photos may not be used.
 5. The \$322 filing fee. An additional fee will be charged, to cover Town costs, if additional staff time or plan revisions are required.
 6. Completed Public Notification Packet including: Affidavit of Mailing, Public Notice and Notification Labels.
 7. Electronic files of application materials and drawings.

Remember: The ADRB Application Packet contains detailed instructions for plan preparation. The information needed for project review may vary, depending on the nature of the project. The architect/applicant should try to determine (or call the Planning staff at 375-7411 to discuss) what information may be important for the review.

Landscape Plans: For projects which include landscaping, see the handout on Administrative Review for landscaping for additional information.

When the application is complete, drop them off at the Planning Office or call 375-7411 to schedule an appointment to meet with a Planner. **Please understand that approval cannot be made without the required information.** Unless the application includes landscaping (which must be forwarded to the Town's part-time consulting Landscape Architect), the results of the review can usually be expected within two to four weeks. If the design or the application cannot be approved, one revised application can be made. If it still cannot be approved on behalf of the Board, or if there is evidence of concern in the neighborhood, the project will require a full application for consideration by the Architecture and Design Review Board.

Attachments: Authorization Form, General Data Sheets, Location Map, Folding Diagram & Public Notice Procedures

Administrative Review of Architectural Projects Application Form

(Please Type or Print Legibly)

Address of Site: _____

Authorization of property owner(s): In signing this application, I/we, as property owner(s) have full legal capacity to, and hereby do, authorize the filing of this application. I/we understand that conditions of approval are binding. I/we agree to be bound by those conditions, subject only to the right to object at the hearing or during the appeal period.

Please circle: Mr. and Mrs. / Mr. / Mrs. / Ms. / Dr.

Name(s): _____

Signature(s): _____

Mailing Address: _____
(Street or P.O. Box)

(City, State and Zip Code)

Phone Number(s): _____ Fax: _____

Project Designer/Contractor: _____

Mailing Address: _____
(Street or P.O. Box)

(City, State and Zip Code) **BUSINESS LICENSE #:** _____

Phone Number(s): _____ Fax: _____

Email Address: _____

Who will complete the mailing of public notices? _____

Phone Number(s): _____ Fax: _____

Email Address: _____

Please check here if you would like to receive your public notification packet via email:
(over)

General Data

Project Address: _____

Assessor's Parcel Number: _____

Lot Size: _____ sq. ft. Net Lot Size (if applicable): _____ sq. ft.
"Traverse Closure Calculations" or the architect's verification **must be** attached. If the site includes an access easement (for right-of-way or driveway access to another lot), also provide "Traverse Closure Calculations" for the **net lot size**, which is the lot size to be used in calculating the FAR and lot coverage.

Project Description: _____

The project includes (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> The teardown of an existing house and/or other structures | <input type="checkbox"/> A driveway cut in a location where there currently is not one |
| <input type="checkbox"/> Installing entirely new roofing material | <input type="checkbox"/> A Second Unit – an independent living unit |
| <input type="checkbox"/> New floor area at the second or third story | <input type="checkbox"/> Retaining walls higher than 4.5 feet |
| <input type="checkbox"/> The removal of trees (trunk diameter 12" or greater) | <input type="checkbox"/> Replacing (same shape/size/location) existing windows |
| <input type="checkbox"/> Fencing, gate(s), pilasters along the street | <input type="checkbox"/> Grading in excess of 1,500 cubic yards |
| <input type="checkbox"/> The installation of new landscaping | <input type="checkbox"/> Detached accessory structure(s) |

Roof Material (manufacturer, style, color): _____

Exterior Materials: _____

Date of original construction: _____ **Original Architect:** _____

Distance from main house (new/existing portion) to property lines at the closest points:

Front: _____ Back: _____

Left Side: _____ Right Side: _____

Building Height (in feet), at highest point, from:

Existing grade _____ New/final grade _____

Total number of bedrooms (or rooms which meet the definition of bedroom): _____

Number of on-site parking spaces provided: In garages _____; Other, "open" parking spaces which are indicated (with dimensions) on the plans (not including those in the required back-up space behind garage doors) _____. ("Tandem" spaces are not counted.)

Preliminary grading calculations: _____ c.y. cut; _____ c.y. fill.

LOT COVERAGE Calculations This is the “footprint” – See the Development Standards:
 You may attach additional pages, if necessary.

	Structure	Hardscape*	Landscape	Total
Existing sq. ft.				
To be removed sq. ft.				
To be added sq. ft.				
TOTAL sq. ft.				**
% of total lot				100%

Total allowable: _____ (to be completed by staff)

*Hardscape is impervious surface such as driveways, parking spaces, roofed porches, entries, lanais, porticos, swimming pools, courts, patios, decks, walkways, steps, solar panels, gazebos, pergolas, etc. See the Development Standards for information.

**This is the lot size, or the net lot size, from previous page.

FRONTYARD HARDSCAPE Calculations Required *only* for proposals involving work within the front yard setback area, which is usually the front 25 or 30 feet of the lot:

	Square Feet	% of Setback Area	% Allowed
Hardscape			40% maximum
Landscape			60% minimum
TOTAL			100%

FLOOR AREA (F.A.R.) Calculations Include all enclosed floor space, including garages; see the Development Standards for specifics as F.A.R. calculations for some areas such as those with low sloping ceilings, high ceilings, or basements may not be calculated at 100%. Additional columns may be added for accessory buildings, etc., if necessary:

FAR	Basement	First Floor	Second Floor	Total
Existing sq. ft.				
To be removed sq. ft.				
To be added sq. ft.				
TOTAL sq. ft.				

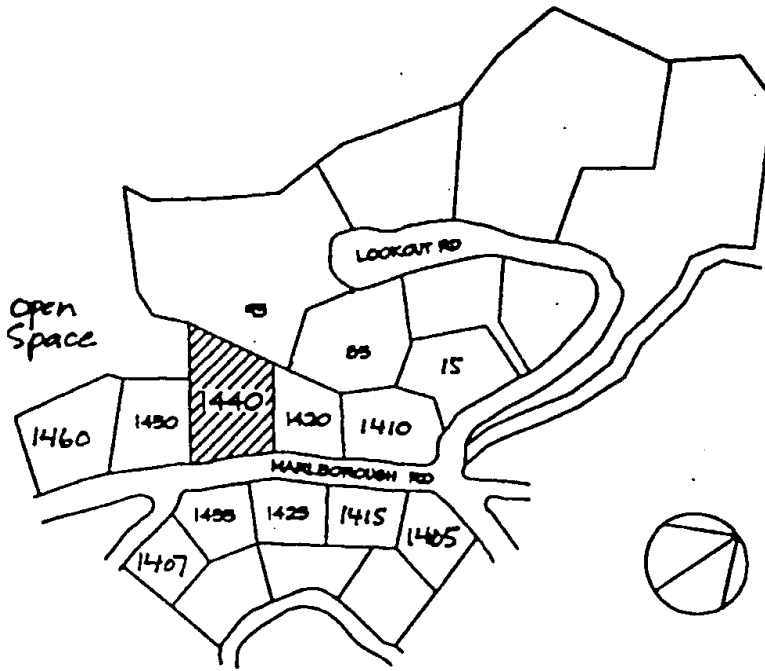
Total (proposed) floor area = _____ % F.A.R. (based on lot size, or net lot size, if applicable)

SQUARE FOOTAGE Calculations This is the actual house/structure size –. count all enclosed floor space, including garages, basements, attics, etc., at 100% (do not use FAR calculations):

Square Footage	Basement	First Floor	Second Floor	Total
Existing sq. ft.				
To be removed sq. ft.				
To be added sq. ft.				
TOTAL sq. ft.				

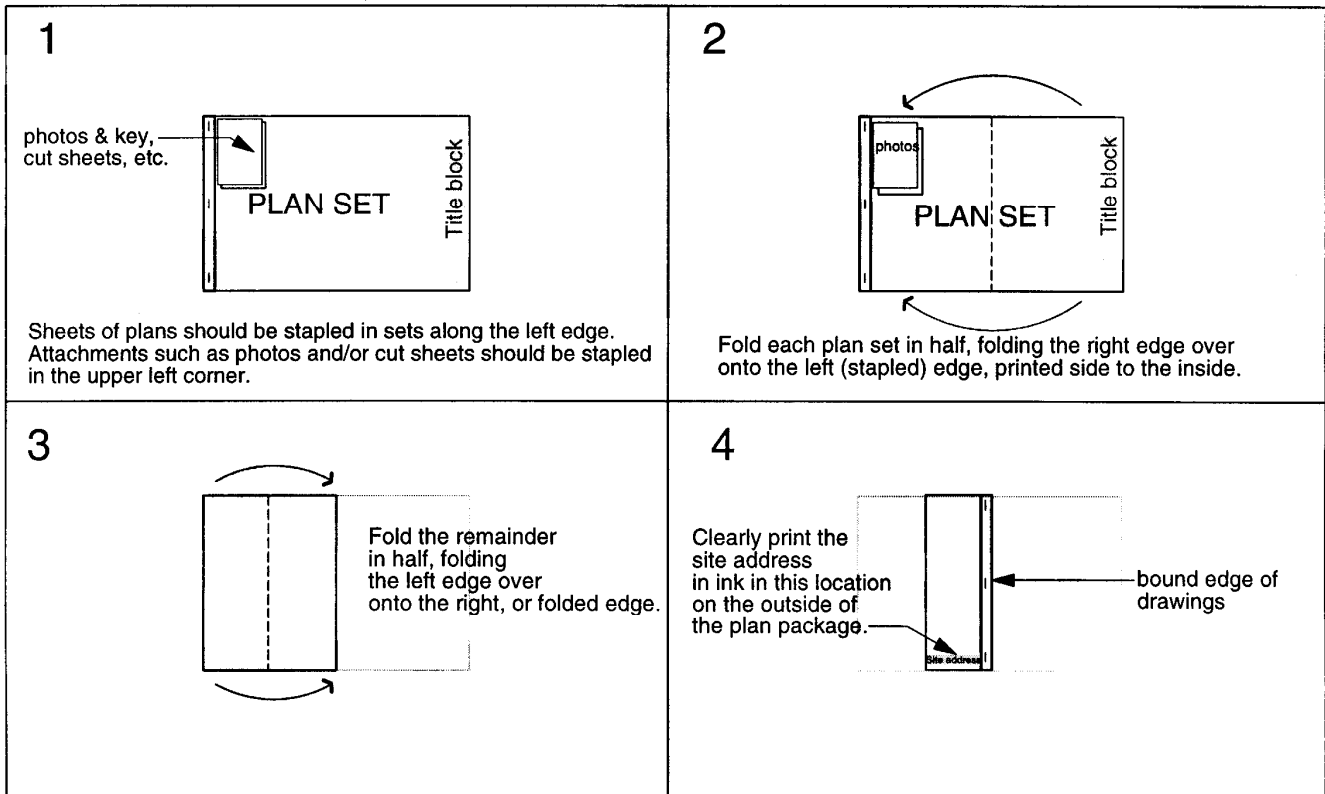
Staff Use Only

Total allowable FAR: _____ sq. ft. Notes:



Location Map

This is an example of a location map which must be on the first page of each plan set. Show the project site relative to nearby properties and streets. Include the addresses of all adjacent (including to the back and across the street) properties. If a pre-printed map is used, be sure that the entire street name is included for all adjacent streets. The location map should be oriented on the page in the same manner as the project site plan.



Plan Folding Instructions

For reduced plans:

1. Staple photos, cut sheets and other attachments in the upper left corner.
2. Fold the plan sets in half, either way, depending on the orientation
3. Clearly print the site address on the outside, as in Step #4, above.
4. Plan sets should open like a book, from right to left.