



HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB)

Purpose: The purpose of review by the Historical Architectural Review Board (HARB) is to consider the appropriateness, in a Historical Overlay District or on historic sites, of exterior architectural features of additions or new structures, and the design of signs, landscaping and other exterior features, in accordance with standards adopted by the City Council.

Application Meeting: Historical Architectural Review Board applications shall be submitted by appointment. Call a Principal Planner or Senior Planner directly or call the Planning Division at 510-494-4440 to schedule.

Code Reference: Fremont Municipal Code Chapter 18.135 ([HOD] Historical Overlay District), Chapter 18.175 (Historical Resources); Development Policy for Preservation of Primary Historical Resources.

I understand that my plan review may be delayed if required materials are missing from the submittal package.

Project Applicant

Date

Submittal Requirements:

NOTE:

- Indicates an item which is always required.
- Indicates an item which may be required, depending on the project. The staff person who provides you this sheet will check (✓) the box if the item is required for your application.

- 1. A completed application form including:

Part I: Project information and the current property owner(s) signature authorizing the project proposal.

Part II Reimbursement Agreement with signature of the billing party acknowledging responsibility for charges.

Part III: A list of all consultants proposed to be involved with the project, or a statement that none are proposed to be involved.

Part IV: A statement signed by the applicant indicating whether the project site is found on the Hazardous Waste and Substances Sites List pursuant to California Government Code Section 65962.5.

Part V: Affordable Housing Plan Proposal for all residential projects resulting in two or more net new units or lots.

Part VI: Development Statistics

■ 2. Plans including the following items:

■ a. Vicinity map showing a one-half mile radius of the site.

■ b. Accurately dimensioned site plan showing:

(1) Property lines.

(2) Location, configuration and setbacks of all existing and proposed buildings and intended uses for the buildings and site, including occupancy classification and type of construction as defined in the Building Code.

(3) Parking, vehicle circulation areas and driveways.

(4) Pedestrian ways and recreation areas, existing and proposed.

(5) Grading, if a grading plan is required for the project.

(6) Development Reserve Boundary, Toe-of-the-Hill and Ridgeline, where applicable.

(7) Fencing.

(8) Easements on the property.

(9) All fire hydrants within 600 feet of the project site.

(10) All land uses surrounding the project site.

■ c. Floor plans, indicating all intended uses of each area.

■ d. Elevations showing:

- (1) Each side of all proposed buildings and/or existing buildings, and/or the sides proposed to be modified.
 - (2) Materials and colors to be used on each elevation.
- e. Landscape Concept Plans, new or modified, showing:
- (1) Location, spacing, size, quantities, and botanical designations of all existing and proposed on-site, and required right-of-way trees.
 - (2) Shrub, groundcover, turf grass, and ornamental grass massing with botanical designations provided in list form and grouped by type, symbol, and water use.
 - (3) Concept sections and elevation drawings of all landscape architectural features such as walls, fences, lighting, paving types (and patterns), arbors, benches, fountains and other like features showing scale, form, materials, and colors.
 - (4) Existing trees proposed for preservation.
 - (5) Refer to the City's Landscape Development Requirements and Policies online at www.fremont.gov.
- f. Tree Survey Plan showing the following:
- (1) Existing and proposed site features, including but not limited to buildings, walls, paving, grading, etc.
 - (2) Tree(s) trunk six-inch DBH (trunk diameter at 4.5-feet above ground level) and larger located on plan by a licensed surveyor, and with accurate canopy outline.
 - (3) Trees labeled by number and tagged on-site per ISA standards.
 - (4) Summary table identifying botanical designation, DBH, and elevation of tree at ground level.
- NOTE: Additional analysis by a certified arborist may be required pending review of tree survey and other required project plans. If no trees exist on site, provide a statement by the civil engineer or surveyor indicating this, as an alternative to the required tree survey.
- g. Two copies of a current preliminary title report for projects that involve construction of a new building or expansion of an existing building footprint

and/or new site improvements such as landscaping, special paving, utilities and accessory structures.

- 3. Signage plans including the following:
 - a. Vicinity map showing a one-half mile radius of the site, if architectural plans with a vicinity map are not included.
 - b. Site plan showing the location of all buildings, the proposed location of signs on buildings, the location of all freestanding signs (including landscaped planters, if any), and the signs' setback from nearby property lines.
 - c. Building elevations, showing the location of signs on the buildings.
 - d. Sign detail, including color, the material, method of illumination and method of attachment.
- 4. The number of plans required to be submitted with the application are:
 - a. Seven (7) sets of full-sized plans (collated and folded to a size NO LARGER THAN 8" x 13").
 - b. Three (3) sets of the plans reduced to 11" x 17", collated and folded to 8-1/2" x 11".

NOTE: Full-sized plans and sepias submitted should be no larger than 30" x 42".

If the project requires multiple application types, only submit the quantity of plans required by the type requesting the greatest number of sets.

- 5. Seven copies of a design concept statement that defines how the project complements the historic fabric of the community and the historic character of the project site.
- 6. Photographic Survey: Photographs of (1) the project site and (2) all adjacent areas as seen from the site, mounted on a site plan on a foamcore or similar rigid cardboard backing.
- 7. A material and color sample board with an overall size no larger than 11" x 17". The sample board shall include exterior finish material and colors for all visible surfaces including ground paving, walls, roofs, glazing systems, etc. The manufacturer's or supplier's names along with the color code and model numbers for each material or color shall be included on the material and color board. Any additional information needed to clearly identify the specific materials proposed to be used shall also be included. Both finish and color shall be labeled and keyed to the elevations.
- 8. Colored exterior elevations (to be used as an exhibit for HARB presentation): One copy of all elevations necessary to explain the project, rendered in colors that accurately reflect the finish material colors.

- 9. One copy of sign detail rendered in color.
- 10. Optional Drawings: The applicant may provide any other drawings such as site or building sections, perspectives, axonometrics, sketches, diagrams or photographs of models, that the applicant or his/her agent deems necessary or desirable to describe the project. These items shall be drawn to scale.

Incomplete Applications: An application is considered to be incomplete if any of the items checked on this information sheet have not been included. Processing of the application will be delayed until the submittal is determined to be complete.

Hearing Notification: The City will notify all property owners, as well as business and residential tenants within the appropriate radius from your project, depending upon requirements. Most projects require a 300-foot radius, while some require a 1,000 foot radius based on the sensitivity of your project and the level of community input anticipated or required. Minor projects such as minor exterior alterations or expansions less than 25 percent of the existing floor area require notification of properties adjacent to, and across the street from your project.

As with all other project costs, you will be billed for the staff time to research, create and label the required postcards. Note that if the public hearing is delayed for a significant enough period of time after notices for your project have already been mailed, you will be charged to resend another batch of postcards.

Schedule Time Line: When a HARB application is filed, the project will be scheduled for a HARB hearing and is generally acted on within five weeks. HARB hearings are held on the first Thursday of each month. Should the proposed project also require Environmental Impact Assessment, the application must be filed six weeks prior to the hearing date.

Approximately one week after the application is filed, a letter will be sent to the applicant and the applicant's agent, if any, confirming the HARB hearing date and giving the name of your staff planner. All communications about your application should be with your staff planner.

You or a project representative must attend the HARB hearing.

Any change to a building, its form, colors or materials that noticeably modifies a proposal previously approved by HARB will need to be reviewed by HARB.

Appeals of HARB Action: Appeals of HARB action are considered by the City Council except as otherwise provided in FMC Section 18.175.180. Appeals to the City Council must be submitted in writing to the City Clerk within 10 calendar days of the Planning Commission action. Please consult the Appeal Application available at www.fremont.gov/permit for further details.

Fees: An initial deposit is due at the time of application submittal. Please view the Planning Application, found at www.fremont.gov/permit, for the current deposit amounts. The actual charge will be based on staff time required to process the application. Progress billings will be invoiced during the review of the project if charges exceed the minimum deposit. A refund will be invoiced at the completion of the project review if excess funds have been paid.

Requirements described on this sheet are subject to change. If you need additional information or clarification to prepare your submittal please contact the staff person who furnished you this sheet for further assistance.

Information sheet furnished by: _____ Phone: (510) 494- _____

for proposal: _____

_____ Date: _____



Affordable Housing Plan Proposal

Applicability: Residential projects containing two or more net new living units or residential lots, or a combination of living units and residential lots, are required to provide the affordable housing per Fremont Municipal Code Chapter 18.155, Affordable Housing. Compliance with the affordable housing ordinance can be achieved through the basic requirement or, if approved, use of an alternative to the basic requirement. Below, identify how the residential project proposes to comply with the affordable housing ordinance by placing a “✓” in the appropriate section.

Basic Requirement: The affordable housing obligation is achieved differently for for-sale and rental residential projects, as described below:

_____ *For-sale projects:* For projects deemed complete by December 31, 2014, at least 15% of all living units in any for-sale residential project shall be made available at affordable cost to moderate income households. Effective January 1, 2015, the project’s affordable requirement increases to 20% of all living units. (FMC §18.155.030(a)(1))

_____ *Rental projects:* Rental projects not receiving any City assistance comply with the affordable housing obligation through payment of the affordable housing impact fee. (FMC §18.155.030(b)(1))

Alternatives to Basic Requirement: If one of the allowed alternatives to the basic requirement is proposed, identify the alternative below and describe how the project would comply with the specific FMC requirements for alternatives (FMC §18.185.080(a) through §18.185.080(f)).

_____ *Provision of rental units:* Where ownership affordable units are required to comply with the basic requirement, the applicant may construct rental units affordable to moderate, low, and very low income households at rents prescribed in FMC §18.185.080(a)(1). (FMC §18.185.080(a))

_____ *Off-site construction:* The applicant may propose to construct affordable units on another site. (FMC §18.185.080(b))

_____ *Property dedication:* The applicant may propose to dedicate, without cost to the City, property within or contiguous to the residential project sufficient to accommodate at least the required number of affordable units for the residential project. (FMC §18.185.080(c))

_____ *Purchase of existing market-rate units:* The applicant may propose to purchase existing market-rate units not subject to any affordability covenants and convert them to affordable housing, or to purchase affordability covenants for existing market-rate units, to provide the required affordable housing. (FMC §18.185.080(d))

_____ *Preservation of affordable units at risk of loss:* The applicant may propose to preserve existing affordable units at risk of loss to provide the required affordable housing. (FMC §18.185.080(e))

_____ *In-lieu fee payment:* The applicant may pay a fee in-lieu of construction of affordable units on site. (FMC §18.185.080(f))

