



# CITY OF HERCULES

## BASIC APPLICATION FOR DEVELOPMENT REVIEW

111 Civic Drive, Hercules, CA 94547  
Phone: 510-799-8200 Fax: 510-799-8249  
[www.ci.hercules.ca.us](http://www.ci.hercules.ca.us)

A completed Basic Application for Development Review is required for all City of Hercules Zoning and Subdivision Permit applications. This application requests general information about your project and submittal requirements. Supplemental information, statements and/or forms may be required for your specific project as determined by staff.

### 1. TYPE OF APPLICATION

- |   |  |
|---|--|
| <input type="checkbox"/> Conditional Use Permit   | <input checked="" type="checkbox"/> Lot Merger/Lot Line Adjustment         |
| <input checked="" type="checkbox"/> Variance      | <input type="checkbox"/> Tentative Parcel Map (1 – 4 lots)                 |
| <input checked="" type="checkbox"/> Design Review | <input checked="" type="checkbox"/> Tentative Tract Map (5 or more lots)   |
| <input type="checkbox"/> General Plan Amendment   | <input type="checkbox"/> Conceptual/Initial/Final Planned Development Plan |
| <input type="checkbox"/> Zoning Amendment         |  |
| <input type="checkbox"/> Other _____              |  |

### 2. GENERAL DATA REQUIRED

A. PROPERTY ADDRESS OR LOCATION: 215 Skelly

B. APPLICANT NAME ERC SC, LLC

APPLICANT ADDRESS/ZIP 3000 Executive Parkway, Suite 100, San Ramon, CA 94583

PHONE 925-332-6737 FAX \_\_\_\_\_ EMAIL awfoster@drhorton.com

C. DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.) Tentative map application including design review, 3 variance requests (1. lot area, 2. lot width, and 3. corner side yard setbacks) to create 40 single-family lots and residences on a 7.44 acre property located at 215 Skelly.

D. ASSESSOR'S PARCEL NUMBER: 404-020-012

E. SITE AREA (ACRES/SQ.FT.) 7.44 acres / 324,000 sf

F. GENERAL PLAN LAND USE AND ZONING CLASSIFICATION: Residential Single Family Low Density (RS-L)  
(TO BE CONFIRMED BY STAFF)

G. EXISTING USE OF PROPERTY: Residential Single Family Low Density (RS-L)

H. DESCRIPTION OF SURROUNDING USES: The site is bounded by single-family homes to the north and east; two single family lots and Pinole Creek to the west; railroad tracks to the south.

### 3. SUPPLEMENTAL PROJECT & LOT INFORMATION

AREA CALCULATIONS	Existing (E)	New (N)	Total	% Change (N/E)
<b>Footprint Area</b>	Proposal would subdivide 7.44 acres of existing single-family land to create 40			
<b>Floor Area – Residential</b>	new residential lots. Please see Phase 1 report for list of existing structures and site plan for details on proposed structures. Project includes a new stormwater			
<b>Floor Area – Garage</b>	management plan and bioretention area.			
<b>Floor Area - Accessory Structure(s)</b>				

#### Residential Paving & Landscape Requirements (per Municipal Code Sec. 13-30.750)

	Total Area	Existing Landscape	Existing Hardscape (driveways, paths, patios, etc.)	Proposed Landscape	Proposed Hardscape (driveways, paths, patios, etc.)
<b>Front Yard</b>					
<b>Side/Back Yard</b>					
<b>House/Garage</b>					
<b>Total</b>	324,000 sf			193,000 sf	131,000 sf

ZONING COMPLIANCE	Required	Existing	Proposed *
<b>Total Lot Area (in square feet)</b>			
<b>Front Yard Setback</b>	20' Minimum		20'
<b>Side Yard Setback</b>	5' Minimum		5'
<b>Rear Yard Setback</b>	15' Minimum		15'
<b>Maximum Building Height</b>			25'-9"
<b>Parking Spaces</b>			
<b>Open Space</b>			
*See Sheet C1.1 for details			

## 4. SUBMITTAL REQUIREMENTS: WHAT TO SUBMIT

The following information and drawings must be included in the submittal package for your application. Planning staff reserves the right to require additional plans as needed for certain development proposals. **\*See Section 5 for details.**

Required Submitted

✓	<input checked="" type="checkbox"/>	Basic Application For Development Review	This application and all information required in the Submitted column.
✓	<input checked="" type="checkbox"/>	Supporting Statements and Required Findings	Justification statement describing how the proposal adheres to the applicable criteria and required findings.
✓	<input checked="" type="checkbox"/>	Site Plan* <a href="#">Sheet C1.1</a>	Submit seven (7) folded sets of full-size plans AND one (1) 11" x 17" reduction for all applications.
✓	<input checked="" type="checkbox"/>	Building Floor Plans, Elevations and Cross Sections*	Include the number of plans, and elevation drawings for review. Please also submit one (1) reduced to 11" x 17". <a href="#">Physical copies to be provided once requested by City.</a>
✓	<input type="checkbox"/>	Envelopes for Mailing Notice Information <a href="#">To be provided if requested by City. City has indicated it will create &amp; generate envelopes for notices.</a>	<b>LEGAL-SIZE</b> (9½ x 4) envelopes <u>with mailing information for property owners</u> within 300 feet of the location of the proposed project. Envelopes must have prepaid postage. <b>Date stamped envelopes are not allowed.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Survey <a href="#">C2.0</a>	Required for all new construction projects.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Title Report not more than 60 days old <a href="#">See Skysite shared file folder</a>	Legal lot description, easements, deed restrictions, and all conditions, covenants and restrictions are required for all lot line adjustments.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape/Irrigation Plan* <a href="#">L1.2 - L7.1</a>	Required for all new construction projects.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grading Plan and Calculations*	Required if the project proposes any site grading.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Materials and Color Board <a href="#">See Skysite shared file folder</a>	Samples of colors and materials.
✓	<input checked="" type="checkbox"/>	Filing Fees \$ _____	Applicable fee, which covers: 1) public notification; 2) environmental review and determination; and 3) a recommendation to the Planning Commission or Community Development Director. Fee is payable by check made out to the "City of Hercules" or credit card.

## 5. DETAILED INFORMATION FOR SUBMITTAL REQUIREMENTS

Plans submitted for review shall include the following details, as applicable. Planning staff reserves the right to require additional information plans as needed.

### ALL PLANS

- Fold plans to 9" x 12" maximum size. Plans must be on sheets no greater than 24" x 36".
- Include north arrow, date prepared and scale. Acceptable scales are: 1" = 10', 1" = 20', 1/4" = 1', 1/8" = 1". Other scales may be appropriate, but should be discussed with Planning staff before filing.
- Name and phone number of person preparing the plan. Stamp and "wet signature" of licensed architect, landscape architect and/or civil engineer required on final plans as appropriate or required.

**FLOOR PLAN** (if applicable): Show all existing and proposed construction and/or alterations, fully dimensioned and prepared to appropriate scale.

A1.1, 2.1, 3.1

### SITE PLAN (required): Include

- C1.1  Summary Table showing:
- Square footage of the lot
  - Square footage of the existing and proposed structures
  - Lot coverage
  - Lot slope indicated by contours at regular intervals, or site survey if required
- C1.1  Location of proposed development. Illustrate the property lines.
- C1.1, 2.0  Location and dimensions of all existing and proposed buildings
- C1.1  Dimensions of required and proposed front, side and rear yards
- C1.1, 2.0  Location and dimensions of existing and proposed driveways, garages, carports, parking spaces and maneuvering aisles
- C1.1  Location and dimension of existing and proposed private and public open space
- C2.0, 2.1  Location of all existing trees, and indication of any trees to be removed
- L2.1  Location of existing and proposed height of walls and fences, indicating top and bottom wall and fence elevations with spot elevations or contours shown at regular intervals
- C1.1  Building footprints and approximate height of structures on adjacent lots
- C1.1  Location of drainage ways, creeks or wetlands
- C6.0  Vicinity map indicating site in relationship to major streets

Sheet No.

**GRADING PLAN** (if required): Show existing and proposed grading plan and/or map showing regular interval existing and proposed contours of new construction and/or alterations or additions on sloped property. Also show cut and fill amounts in cubic yards. Developers are required to submit an Erosion Control Plan/Storm Water Pollution Prevention Plan (**SWPP**) if grading activity is anticipated between October 15 to April 1 of each year.

C3.0

**ELEVATIONS** ( if applicable): Show all structure elevations fully dimensioned and prepared to appropriate scale:

- A1.3-1.6  Existing and proposed new construction and/or alterations, including all mechanical, duct work, utility boxes (front, side and rear). All elevations of each building to be constructed.
- Details for fascia trim, windows, doors, trim, sills, railing and fencing and final height of building.

**(CONTINUED ) 5. DETAILED INFORMATION FOR SUBMITTAL REQUIREMENTS**

**LANDSCAPE AND IRRIGATION PLAN** (if required): All landscape design shall be prepared per Stormwater C.3 Guidebook. Development shall show Post Construction Best Management Practices (BMPs). Copies of the Stormwater C.3 Guidebook is available in the Engineering Division.

L1.2,  
L2.2-  
7.1 Development shall show planting areas and proposed plant palette. Indicates type, size and location of new landscaping to be installed and any existing landscaping that is to be removed. Include landscape lighting locations and cutsheet/details of the type of lighting fixtures.

**EXTERIOR LIGHTING PLAN** (if applicable): Show location and type of lighting fixtures proposed, including manufacturer's sheet and details.

C4.0

**ROOF PLAN** (if applicable): Show direction of slope and location of mechanical equipment ducts and vents.

A1.2, 2.2, 3.2 : No mechanical equipment ducts and visually significant vents on roof

**6. PROPERTY OWNER TO COMPLETE THIS SECTION**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ FAX No. \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

*I authorize the applicant to submit the application on my behalf* \_\_\_\_\_  
(To be completed if Applicant is not the Property Owner) *Signature of Property Owner*

**7. APPLICANT CERTIFICATIONS**

I understand that submission of this application does not constitute approval for any administrative review, conditional use, variance, map approval or exception for any other City regulations, which are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property.

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Community Development Director. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission.

I certify that statements made to me about the time it takes to review and process this application are general. The City has attempted to request everything necessary for an accurate and complete review of your proposal; however, after the City has taken in your application and reviewed it further, it may be necessary to request additional information and clarification.

\_\_\_\_\_  
**Signature of Owner or Authorized Agent**

\_\_\_\_\_  
**Date**

## **8. OFFICE USE**

<b>Application Taken in by:</b>	<b>Project Discussed at Counter with:</b>	<b>Related Files:</b>	<b>Date:</b>
<b>CEQA Status:</b> <input type="checkbox"/> Exempt <input type="checkbox"/> Initial Study <input type="checkbox"/> Env. Impact Report			
<b>Applicable CEQA Section:</b> _____			
<b>300 Foot Public Notification:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Review Body:</b>	
<b>Public Hearing:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Community Development Staff	
<b>Subject to Appeal Process:</b>		<input type="checkbox"/> Community Development Director	
<input type="checkbox"/> Yes		<input type="checkbox"/> Planning Commission	
<input type="checkbox"/> Appeal to Planning Commission		<input type="checkbox"/> City Council	
<input type="checkbox"/> Appeal to City Council		<input type="checkbox"/> Other _____	