



October 31, 2023

To: Planning Commission

From: Planning Division

RE: Report of Administrative Review Land Use Applications

The following report represents administrative review applications processed by the Planning Division staff for the month of October 2023.

Applications Approved by the Planning Division

File No.	Name/Description	Site	Applicant
DR-006-23 Approved on 10/19/2023	Rauda Market Expansion Request for Development Review approval for the 897 square foot expansion of an existing market located on a site approximately 0.3 acres.	128 NE 28TH AVE; 1N232DD00200,	Greta Holmstrom Ardor Consulting, LLC 360-721-5745
MOD-015-23 Approved on 10/4/2023	Amberglen Alta 1 Cooley Request for Modification approval to modify a previously approved Development review (DR-051-21) for the construction of two multi-family residential buildings.	10005 NE ECKERT DR; 1N236AC00400,	John Treber SERA Architects 858-480-2900

If you have any questions regarding this report, please contact Chris Barry at 503-681-6179.

Key to Acronyms:

DR = Development Review

MOD = Modification

SUB = Subdivision

SNRP = Significant Natural Resource Plan

Hillsboro
 CITY OF HILLSBORO
 APPROVED FOR THE CITY OF HILLSBORO
 ARCHITECTURAL DESIGN REQUIREMENTS
 THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF HILLSBORO ARCHITECTURAL DESIGN REQUIREMENTS. APPROVAL OF THESE PLANS SHALL NOT BE INTERPRETED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON OR OF THE COMPLIANCE OF THESE PLANS WITH ANY OTHER CITY ORDINANCES. THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF HILLSBORO ARCHITECTURAL DESIGN REQUIREMENTS. APPROVAL OF THESE PLANS SHALL NOT BE INTERPRETED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON OR OF THE COMPLIANCE OF THESE PLANS WITH ANY OTHER CITY ORDINANCES.

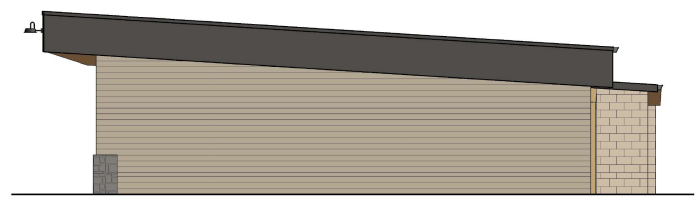
2023-08-27 221967 A-1
 DRAWN BY: FIG
 CHECKED BY: KV
 0' = 3"
 Line is 3 inches at full scale
 (if not 3 inches then scale accordingly)
 PREPARED FOR:

RAUDA MARKET NEW ADDITION

PAINTED CEMENTITIOUS SIDING
 PAINTED CMU BLOCK (EXSTG)
 PREFINISHED METAL
 CULTURED STONE VENEER
 GLAZING



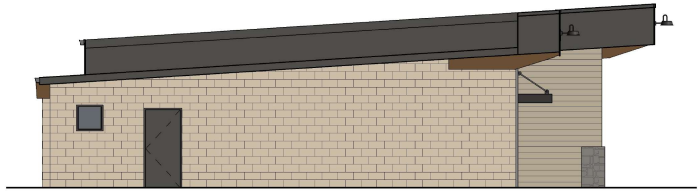
WEST ELEVATION
 3/16" = 1'-0"



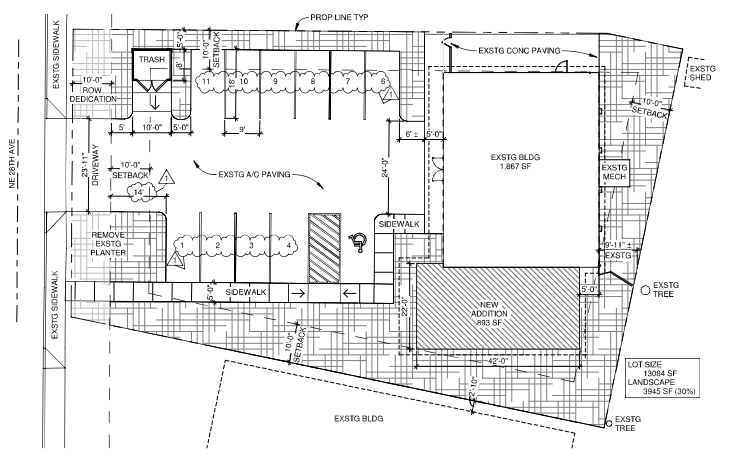
SOUTH ELEVATION
 3/16" = 1'-0"



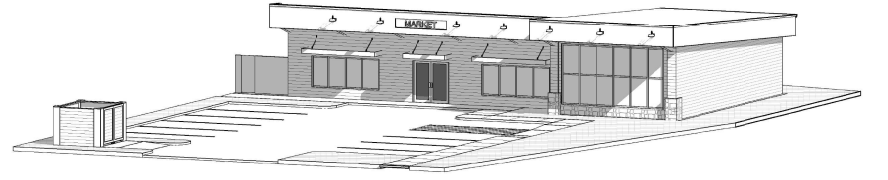
EAST ELEVATION
 3/16" = 1'-0"



NORTH ELEVATION
 3/16" = 1'-0"



SITE PLAN
 1/16" = 1'-0"



BLDG CODE DATA

PROJECT DESCRIPTION:
 New addition for existing M occupancy Type VB building.

APPLICABLE CODES:
 2019 Oregon Structural Specialty Code
 2019 Oregon Mechanical Specialty Code
 2021 Oregon Energy Efficiency Specialty Code
 2021 Oregon Electrical Specialty Code
 2021 Oregon Plumbing Specialty Code

OCCUPANCY CLASSIFICATIONS:
 M Mercantile

CONSTRUCTION TYPE: VB

FULLY SPRINKLERED: Not sprinklered

BLDG AREA:
 Total Bldg Area: 2,764 sf
 Existing: 1,867 sf
 New Addition: 897 sf
 Total: 2,764 sf

BLDG HEIGHT:
 Exstg: 12 feet (1-story)
 Proposed: 15 feet (1.5-story)

BLDG & OCCUPANCY SEPARATIONS:
 M & S-1 together non-separated, S-1 as accessory occupancy. Most restrictive occupancy applies within each occupancy area.

PROPERTY:
 Project Address: 128 NE 28th Ave
 Hillsboro, OR 97124
 Tax Map & Lot: IN23020200
 Lot Size: 0.3 acres
 Zone: C-N

ZONING DATA

ZONING:
 Zone: C-N Mixed Use
 Overlay: None

SETBACKS: (feet) (Provided (feet):)
 FRONT: 0 / 7.5
 "R" SIDE: 10 / 10
 "C" SIDE: 10 / 10
 REAR: 10 / 10

PARKING:
 Req'd per City Min: 11 min
 Provided: 11 total
 Standards: 10
 ADA Van Accessible: 1
 ADA Standard: 10
 Total: 11

RELATED LAND USE DECISIONS:
 08-066-33

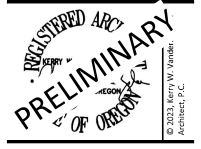


VICINITY MAP

IGNACIO RAUDA
 3728 NW 2nd Ave, Hillsboro, OR 97124

PROJECT NAME & ADDRESS:
RAUDA MARKET

NEW ADDITION
 128 NE 28th Ave
 Hillsboro, OR, 97124



**KERRY W. VANDERZANDEN
 ARCHITECT, P.C.**
 13981 NW MAIN STREET
 BANKS, OREGON 97106
 (503) 324-0533 / (503) 324-0883 FAX

REVISIONS:

No.	Date	Description
1	2023-08-07	DR COMMENTS

PROJECT NUMBER: 221967
 DATE: 2023-06-27

PRELIMINARY

COVER SHEET

SHEET NUMBER:
A-1

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 8/10/2023 8:48:50 AM



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

1415 BAY AVENUE
SEASIDE, OR 97138



GENERAL NOTES - SITE PLAN

A. SITE PLAN KEYED NOTES APPLY TO ALL SHEET SERIES. ALL KEYED NOTES MAY NOT OCCUR ON THE SHEET AND SHOULD APPLY TO ANY OTHER SHEETS & SCHEMATIC NOTES.
 B. ALL FINISHES SHOWN ARE BASED ON ACTUAL FLOOR LEVELS. SEE CIVIL DRAWINGS.
 C. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK BY INFORMATION.
 D. NOTES TO THE RIGHT OF THIS SHEET OR INFORMATION ONLY. REFER TO SEPARATE RIGHT OF WAY INFORMATION DRAWINGS FOR INFORMATION.
 E. REFERENCE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE.

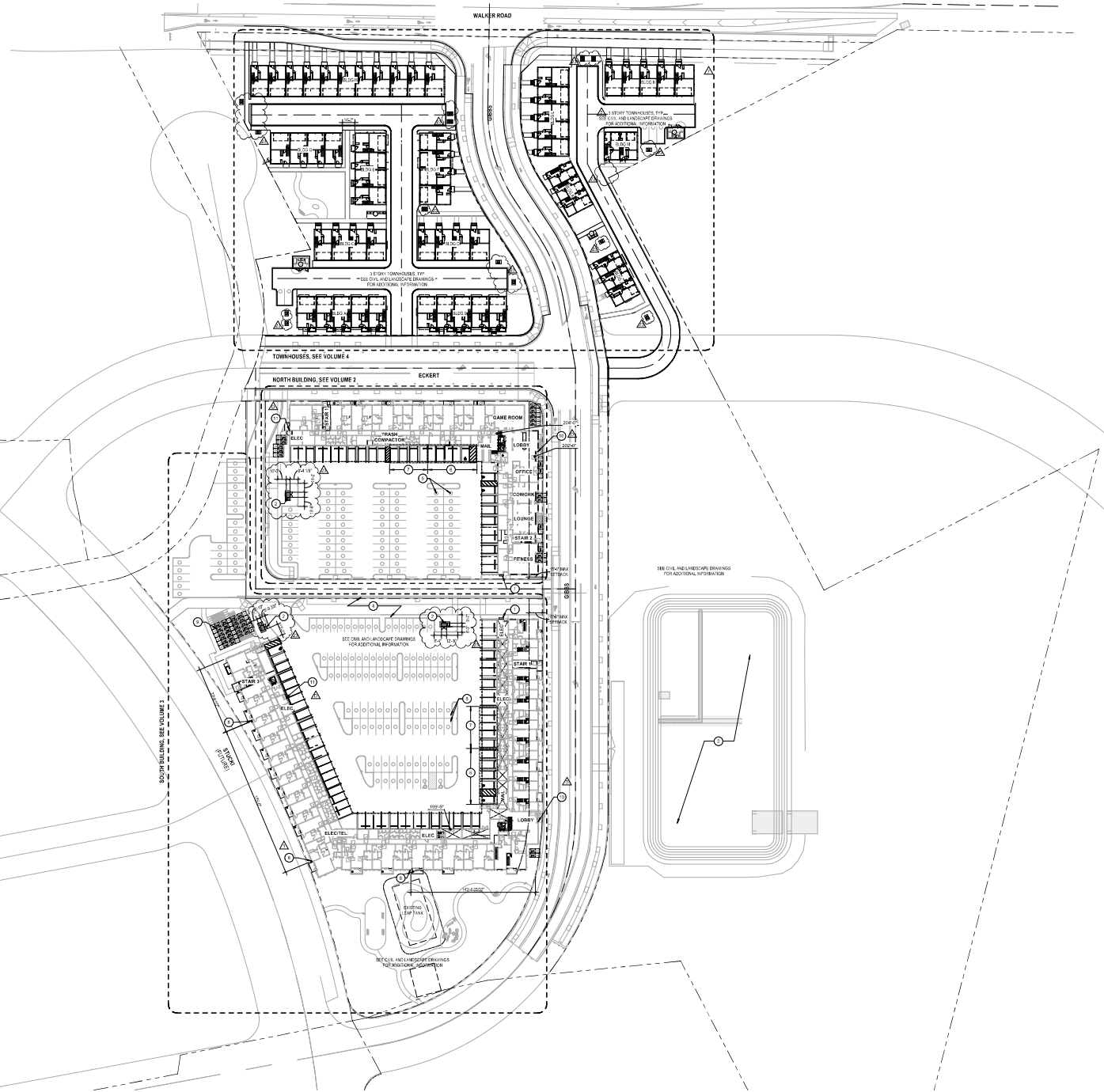
KEYED NOTES - SITE PLAN

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
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 9. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 10. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
 11. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND - SITE PLAN

- TOURNAMEST ELECTRICAL TRANSFORMER ABOVE GROUND. SEE ELECTRICAL DRAWING FOR CLEARANCES AND ELEVATIONS OF LANDSCAPED SCREENING.
- TOURNAMEST ELECTRICAL TRANSFORMER - BELOW GROUND. SEE ELECTRICAL DRAWING.

NORTH AND SOUTH APARTMENT BUILDING ELECTRICAL TRANSFORMERS ABOVE GROUND. SEE ELECTRICAL DRAWING FOR CLEARANCES AND ELEVATIONS OF LANDSCAPED SCREENING.



1 SITE PLAN
1" = 40'-0"