



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: June 11th, 2025

DEPARTMENT: Community Development Department
Jose Mendez, (480) 348-3519

AGENDA TITLE:
Combined Review
Remodel addition
Thomas Pansing Architect,
8201 N 54th Street (APN 168-75-022)
HILL-25-11

RECOMMENDATION:
It is recommended that the Hillside Building Committee **approve** Case HILL-25-11, a request by Thomas Pansing Architect, at 8201 N 54th Street for a remodel and addition.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is for a remodel and addition of approximately 1,893 square feet (SF) to the existing single-family home.

Lot Data	
1. Area of Lot	.998 ac or 43,499 SF
2. Footprint	6,274 SF (existing)
	8,167 SF (Proposed)
3. Floor Area Ratio	8,668 SF (19.9%)
4. Building Site Slope	24.9%
5. Allowable Disturbed Area	5,711 SF (13.13%)
6. Existing Gross Disturbed Area	21,152 SF (48.6%)
7. Existing Net Disturbed Area	14,877 SF (34.20%)
8. Proposed Net Disturbed Area	12,989 SF (29.86%)
9. Maximum Building Height	23' 1"
10. Overall Height	33' 10"

9. Volume of Cut/Fill TBD	55 CY
10. Hillside Assurance	\$5,880

Single Family Residence

The existing single-family residence has approximately 5,120 SF with a detached garage of 1,154. The patio enclosure encompasses approximately 677 SF within the existing covered patio towards the front of the home. The additions to the back of the home include 469 SF new bedroom addition between the garage and the home and a new 642 SF recreation room. The infill portions that are not under roof total approximately 655 SF.

Variance

N/A

Guesthouse and/or Accessory Structures

N/A

Driveway

N/A

Pool

N/A

Walls and Fences

N/A

Building Materials




Materials to match the existing home. Blended colors Turmeric (LRV 26.2) and Cambridge Riverbed (LRV 19.24). Roof coated Brown Owl (LRV 33) and window frames dark bronze. All materials shall have an LRV of 38 or less.

Hardscape Materials

Driveway to be replaced from concrete to pavers.

Building Lighting

The applicant is proposing the following building mounted lights:

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
WALL SCONCE	W110	8	BLK	325	3000k
WALL SCONCE	W116	5	BLK	330	3000k
RECESSED CAN DOWNLIGHT		13	BLK (TRIM)	325	2700-5k (adjustable)
DECORATIVE PENDANT @ ENTRY		3	BLK/GOLD	300	3000k
WALL LIGHTS @ DECK		11	BLK (TRIM)	200	3000k

Landscape & Driveway Lighting

16 path lights 151 lumens.

7 up lights 151 lumens.

Landscaping

The applicant is proposing the following:

3 red bougainvillea
2 red bird of paradise
1 Peruvian apple cactus
2 hedgehog cactus
8 Turpentine bush
8 Moroccan mound
3 Fish hook barrel cactus
4 Ficus tree
1 Indian fig cactus
7 pygmy date palm
92 rosemary
1 saguaro (5-arms)
3 cape honeysuckle
3 Arizona yellow bells

Land Disturbance

A building pad slope of 24.9% allows a disturbance of 5,711 SF (13.13%). There is an existing Net Disturbance of 14,877 SF (34.20%). The applicant has proposed a new Net Disturbance of 12,989 SF (29.86%).

Grading and Drainage

There are no proposed changes to the grading and drainage. All historic flows to remain and undisturbed per Article XXII of the Hillside Ordinance.

Sewer

N/A

Fire Protection

Meets fire protection requirements.

Hillside Safety Improvement Plan

N/A

ANALYSIS:

The applicant has proposed a patio enclosure and addition that meets the requirements of the Town Code, and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall be in compliance with the Standard Approval Information.
2. Applicant to provide updated landscape plan with native desert compliant plants to be reviewed by staff and HBC Chair.
3. Applicant to provide decorative pendant lights to be reviewed by staff and Chair.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application

is in compliance with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Notification Materials
- F. Standard Approval Information