



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
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Juan Gonzalez Jr., Hillside Associate Engineer

DATE: December 10, 2025

DEPARTMENT: Community Development Department

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AGENDA TITLE:
Combined Review
Home Remodel

Jacques LeBlanc AIA

4698 E Foothill Drive (APN 169-11-144).

HILL-25-25

RECOMMENDATION:

It is recommended that the Hillside Building Committee **approve** Case HILL-25-25, a request by Architect Jacques LeBlanc AIA on behalf of the property at 4698 E Foothill Drive, for a remodel and sport court.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

A remodel to an existing Single-Family Residence with minor modifications to the footprint of the home and changes to the roof form. A new sport court proposed in an area of driveway to be closed off in addition to a new pool and hardscape/ landscape.

Lot Data	
1. Area of Lot	1.44 ac or 62,590 SF
2. Area Under Roof	10,326 SF
3. Floor Area Ratio	16.5%
4. Building Site Slope	16.49%
5. Allowable Disturbed Area	17,068 SF (27.27%)
6. Existing Net Disturbed Area	29,309.5 SF (46.83%)
7. Proposed Net Disturbed Area	26,778.2 SF (42.78%)
8. Building Height	23' 1"

9. Overall Height	34' 4"
10. Volume of Cut/Fill	717 C.Y.
11. Hillside Assurance	\$29,400

Single Family Residence

Minor changes are proposed to the existing single-family residence with a net addition of approximately 32.1 SF. The home meets the provisions on height, setback, and other requirements of the Hillside Building Regulations for an R-43 Hillside lot.

Variance

N/A

Guesthouse and/or Accessory Structures

Façade and roof updates are proposed. Also, the project includes a prefabricated 10' tall 10' x 14' black trellis pergola and a sport court (with fencing described under Walls and Fences below). The guesthouse and sport court meet the provisions on height, setbacks, and other requirements of the Hillside Building Regulations for an R-43 Hillside lot.

Driveway

The driveway access to N 47th Street will be removed and the area adjacent to the right-of-way will be restored. The portion of the remaining driveway behind the home will be converted to a garden courtyard.

Pool

A new pool is proposed in the patio area adjacent to the existing pool. The pool complies with Town setbacks.

Solar

N/A

Walls and Fences

There is an existing solid wall surrounding the pool deck and yard area that is to remain as it is legal non-conforming. The applicant is proposing new retaining walls to create a courtyard garden area where the current driveway connects from the detached casita on the northeast near 47th Street to the garage area. Additional retaining walls are proposed for the sport court and to access the sport court. Three new planter walls are proposed in the current pool deck yard area. The new walls are a maximum height of approximately 7' 3" as specified on sheet C-2.

Building Materials

The proposed materials are stucco painted in Sherwin Williams Taupe tone (LRV 36). Chimneys and planters with a stone veneer in Tacoma beige sawn (LRV 34) and metal roof/ fascia in burnished slate. Black anodized windows and door frames and black garage doors. The sport court fencing and guardrails will be painted Sherwin Williams Urbane Bronze (LRV 8). All materials will have an LRV of 38 or less.

Hardscape Materials

Sidewalk and patio pavers in Monterrey tile Silver quartz (LRV 38). Driveway pavers in Belgard Holland Paver color Rio. Sport court color: Dunn Edwards Midnight Garden (LRV

14) and Out of bounds color: Dunn Edwards: Storm cloud (LRV 21). All materials will have an LRV of 38 or less.








Building Lighting

7 wall sconces are proposed with approximately 290 lumens.

26 downlights are proposed at 600 lumens. Lighting is compliant per code maximum 750 Lumens.

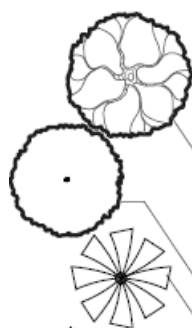
Landscape & Driveway Lighting

Lighting is compliant per code maximum allowed for uplighting is 150 lumens and all other landscape lighting maximum 250 lumens.

LOW-VOLTAGE LANDSCAPE LIGHTING LEGEND								
	Description	Manufacturer	Product	Color	Type	Filter	Lumens	Quantity
1		spot light	FX Luminaire QB-1	Bronze (FB)	LED	amber	37	10
		path light	FX Luminaire RP-32	Bronze (FB)	LED	amber	55	7
		wall light	FX Luminaire RH-ZDC	Bronze (FB)	LED	amber	98	24
		flood light	FX Luminaire PB-1	Bronze (FB)	LED	amber	67	2
		micro spot	FX Luminaire QZ-1	Bronze (FB)	LED	amber	62	23
		submersible	FX Luminaire LP-1	Brass	LED	amber	74	3
		wall light	FX Luminaire LF-1	Bronze (FB)	LED	amber	95	6









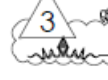









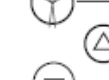
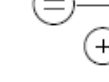


Landscaping

Per Article XXII. III. LAND DISTURBANCE STANDARDS. All disturbed land that is not otherwise used for approved development shall be restored to the Natural Grade and re-vegetated with plant material native to the hillside and pursuant to a landscape plan that is appropriate for the site and approved by the Hillside Building Committee or Town Manager or designee. This allows for non-native plants to be planted in outdoor areas that are considered *disturbed* and close to the home typically not as visible from off site of property. The applicant has provided 2 plant lists one for Private/ Semi-Private Zones and one for Restoration Zones.



TREE / PLANT LEGEND

PRIVATE & SEMI-PRIVATE ZONES ONLY

	Botanical Name	Common Name	Size	Quantity
	<i>Olneya tesota</i>	Ironwood Tree	36" Box	1
	<i>Olea europaea</i> 'Swan Hill'	Standard Fruitless Olive Tree	36" Box	7
	<i>Chamaeryops humilis</i>	Mediterranean Fan Palm	Transplant	1
	<i>Rosa species</i>	Standard Roses - Pink / Red	5 gallon	32
	<i>Eremophylla maculata</i>	Valentine Sage	5 gallon	7
	<i>Hibiscus rosa sinensis</i>	Red Hibiscus Flower	5 gallon	10
	<i>Salvia darcyi</i>	Red Salvia	5 gallon	21
	<i>Leucophyllum langmaniae</i>	Rio Bravo Sage	5 gallon	38
	<i>Tecomera capensis</i>	Cape Honeysuckle	5 gallon	41
	<i>Aloe ferox</i>	Tree Aloe	5 gallon	4
	<i>Muhlenbergia capillaris</i>	Regal Mist	5 gallon	18
	<i>Aloe striata</i>	Coral Aloe	5 gallon	20
	<i>Russelia equisetiformis</i>	Coral Fountain	5 gallon	35
	<i>Ficus pumila</i>	Creeping Fig	5 gallon	15
	<i>Bignonia capreolata</i>	Tangerine Crossvine	5 gallon	10
	<i>Rosa banksiae</i>	Lady Bank's Rose Vine	5 gallon	16
	<i>Lantana camara</i> x hybrid	Irene	5 gallon	16
	<i>Lantana camara</i> x hybrid	Pink Caprice	5 gallon	8
	<i>Lantana camara</i> x hybrid	Dallas Red	5 gallon	11
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	5 gallon	80
	Varies	Annual Flowers	flats / fill area	48 sf
	Varies	Desert Perennial Mix	1 gallon / 2' o.c.	32

PLANT LEGEND

RESTORATION ZONES

	Botanical Name	Common Name	Size	Quantity
	<i>Cercidium microphylla</i>	Foothill Palo Verde (multi)	15 gallon	4
	<i>Fouquiera splendens</i>	Ocotillo	Bareroot	4
	<i>Simmondsia chinensis</i>	Jojoba	5 gallon	23
	<i>Larrea tridentata</i>	Creosotebush	5 gallon	19
	<i>Justicia californica</i>	Chuparosa	5 gallon	16
	<i>Sphaeralcea ambigua</i>	Globe Mallow	5 gallon	6
	<i>Encelia farinosa</i>	Brittlebush	5 gallon	17
	<i>Ambrosia deltoidea</i>	Triangle Bursage	5 gallon	33
	<i>Baileya multiradiata</i>	Desert Marigold	5 gallon	9
	<i>Chrysactina mexicana</i>	Damianita Flower	5 gallon	7

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. The property is not within the vicinity of a Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

The pad slope of 16.49% allows for a disturbance of 17,068 SF (27.27%). The lot was developed in 1979 and has an existing legal non-conforming net disturbance of 29,309.5 SF (46.83%). The applicant is proposing a net disturbance of 26,778.2 SF (42.78%).

Grading and Drainage

A grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. The applicant is propose to mitigate for on-site retention with 12" and 18" catch basins, in connection with 4", 6", 8", and 12" pipes for conveyance, as well as surface basins for retention.

Sewer

The property is connected to sewer.

Fire Protection

Per the Fire Marshal, the site meets fire protection requirements.

Hillside Safety Improvement Plan

No Hillside Safety Improvement Plan is required for this project.

ANALYSIS:

The applicant has proposed a remodel to an existing Single-Family Residence with minor modifications to the footprint of the home and changes to the roof form. A new sport court proposed in an area of driveway to be closed off and a new pool and hardscape/landscape upgrades. These changes meet the requirements of Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

- 1.) All materials shall have an LRV of 38 or less.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is compliant 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, with stipulations, approved by the Hillside Building Committee.

ATTACHMENTS:

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