



Action Report

File #: 17-432

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: December 13, 2017

Subject: Concept review for a new single family residence at 5315 E. Solano Drive (APN: 172-47-086).
Application to construct a new single family home, pool and retaining walls.

Narrative: The Proposed Project will demolish the existing residential home constructed in 1958 to allow for the construction of a new single family residence and pool.

Description	Quantities
Area of Lot	2.36 AC or 102,627 Sq Ft
Area Under Roof	17,411 Sq Ft
Floor Area Ratio	16.96%
Building Site Slope	1.7%
Allowable Disturbed Area (%)	60%
Allowable Disturbed Area (Sq Ft)	61,576 Sq Ft
Existing Disturbed Area	95, 479 Sq Ft (93%)
Proposed Disturbed Area (%)	79.6%
Proposed Disturbed Area (Sq Ft)	81,742 Sq Ft
Retention Area	To be determined
Volume of Cut/Fill	To be determined
Hillside Assurance	To be determined
Number of Retaining Walls	8
Length of Retaining Walls	229 Ft
Maximum Building Height	20' - 0"
Overall Height	34' - 4"

Background

The property currently contains a 5,400 ft.² residential property with access onto both E. Solano Dr. and E. San

Miguel Ave. The home was constructed in 1958 and approximately 93% of the lot has been previously disturbed.

New Single Family Residence

The new home will face E. San Miguel and will meet all setback requirements. The property is 2.36 acres in size and has a disturbed area slope of 1.7%. The proposed home will have a floor area of approximately 17,411 square feet with a portion of the residence being on a lower level. The exact amount of proposed floor area will be identified in the formal hillside submittal. According to the plans, the property has a disturbed area slope of 1.7 % and an allowable disturbed area of 61,576 ft.². The proposed disturbance is 81,742 ft.². Prior construction has disturbed approximately 95,979 ft.². The applicant has stated that they intend to revegetate and regrade portions of the previously disturbed areas to make it blend in with the natural desert surroundings. Access to the property will be from E. San Miguel Ave.

Retaining Walls

Various retaining walls will be placed around the property. Many of the retaining walls will be used to support the driveway, which has a minimum width of 12' and a maximum slope of 20%.

Pool

A pool and lawn area will be placed at the rear of the property facing E. Solano Dr. and will meet all setbacks. More detailed information regarding the pool will be provided with the formal hillside review process and evaluated for code compliance. All pool barriers must maintain a minimum openness of 80%.

Grading & Drainage

There will be grading associated with construction of the property to retain the “pre vs. post” storm water volumes for the 100 year, 2 hour rainfall event. The proposed storm water retention has not been completed but will need to be finalized by formal hillside review.

Sewer

The property is currently on a septic system. While the property is not required to install a sanitary sewer due to the length and cost of the installation per Town Code, the applicant has stated that they desire to run a sanitary sewer in E. Solano Dr. from 54th Street to a point along the property frontage where they can connect to the sewer.

Conceptual Plan Review

The purpose of the conceptual review meeting is to discuss, review, and give suggestions and guidance to the applicant. A detailed set of plans will be submitted for formal review in accordance with Section 2206.II. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. Concept Plan Review Meeting:

The Applicant, along with their architect and engineer shall submit a completed application and the required fees, to the Town Engineer, at the time they request a concept plan review meeting (pre-hillside meeting) with the Hillside Building Committee. The purpose of this meeting is to discuss, review, and give suggestions and guidance to the Applicant regarding the proposed development including: the location of the building pad and accessory uses; how these relate to Significant Natural Features; the preservation of existing vegetation; grading concepts and their adaptation to the natural hillside topography; and how the requirements pursuant to these hillside regulations and

purpose statement will guide the proposed Development.

▪ Section 2206.I. Concept Plan Review Meeting.

The applicant shall submit the following:

A. Seven (7) copies of a preliminary site plan that includes, but is not limited to, the building footprint, driveway, swimming pool, and accessory use locations along with topographic information for the lot.

B. A 3-dimensional representation of the general massing of all proposed structures (e.g. a mass model, a 3-D rendering or a computer generated model in relation to topography - not a detail model).

C. A recent aerial photo of the site (less than 3 years old), with topography, lot lines, and the building footprint superimposed on it, and identification of significant natural features as well as adjacent lots and structures within 100 feet of the perimeter of the subject property (min. 24”X 36”).

D. Preliminary calculations on land disturbance and cut and fill methods.