



Legislation Details (With Text)

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Title: Concept review for a major remodel at 4343 E Keim Drive (APN 169-22-047A).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application.pdf, 5. Narrative.pdf, 6. Notification Materials.pdf, 7. Plans.pdf

Date	Ver.	Action By	Action	Result
8/12/2020	1	Hillside Building Committee	Received and Filed	

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: August 12th, 2020

Subject: Concept review for a major remodel at 4343 E Keim Drive (APN 169-22-047A).

Narrative: The proposed project shall remodel an existing residence with an existing guesthouse. The new project has an application date of July 7th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.915 ac or 39,877 ft ²
2.	Area Under Roof	5,739 ft ²
3.	Floor Area Ratio	14.39%
4.	Building Site Slope	6.00%
5.	Allowable Disturbed Area	23,926 ft ² (60.00%)
6.	Existing Gross Disturbed Area	31,233 ft ² (78.32%)
7.	Proposed Net Disturbed Area	13,985 ft ² (35.07%)
8.	Maximum Building Height	To Be Determined
9.	Overall Height	To Be Determined
10.	Volume of Cut/Fill	To Be Determined
11.	Hillside Assurance	To Be Determined

Background

The property contains an existing residence, guesthouse, and pool. The residence was originally constructed in 1961 and the guesthouse was completed in 2012.

Single Family Residence

The new project shall remodel the existing residence with approximately 4,500 ft² of livable area. The property shall receive a new roof, extensions to the master suite, patio, dining area and garage, and a complete interior remodel.

Guesthouse

A trellis and patio shall be added south of the guesthouse. No additional changes are proposed at this point.

Driveway

A decorative paver driveway has been proposed in place of existing asphalt driveway. The western entrance will be eliminated and shall be restored.

Pool

A new pool has been proposed in the same location as the existing pool.

Materials

No proposed material details have been provided at this point.

Landscaping

Landscaping details have been provided for the Concept Review meeting. The applicant has proposed keeping the existing palms on the property.

Land Disturbance

A gross disturbed area of 78.32% (31,233 ft²) currently exists on the lot and the building pad slope of 6.00% allows a disturbance of 60.00% (23,926 ft²) the lot. The applicant has proposed a net disturbed area of approximately 35.07% (13,985 ft²), which is less than the allowable disturbance.

Grading and Drainage

A preliminary grading and drainage plan has been provided for the proposed construction of the property in order to properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event.

Sewer

Public sewer is located north of the property along N 44th Street and east along E Valley Vista Lane. The applicant is currently investigating the costs and feasibility to extend.

Hillside Safety Improvement Plan

The Applicant shall submit a Hillside Safety Improvement Plan in accordance with the Hillside Safety Improvement Measures and Process Manual per Section 5-10-9 of the Town Code.

The Hillside Building Committee Formal Review Meeting shall not be scheduled until the Town Engineer and/or Technical Advisory Board are satisfied with the Applicant's Registered Professional Engineer sealed reports comprising the Safety Improvement Plan and the Formal Hillside Plans. The Safety Improvement Plan shall remain the responsibility of the Applicant and have the seal of the Applicant's Engineer who shall be liable for any failures.

Conceptual Plan Review

The purpose of the Conceptual Plan 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.I. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- **Section 2205.III - 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.II - 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 1 year 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"), and the location of the driveway access in relation to the nearest roadway.
- D. Preliminary calculations on land disturbance and cut and fill methods.