



Legislation Text

File #: 22-252, **Version:** 1

To: Hillside Building Committee

From: Lisa Collins; Community Development Director Paul Mood; Town Engineer Hugo Vasquez; Hillside Development Administrator Jose Mendez; Hillside Development Planner

Date: August 10th, 2022

Subject: Concept review for a new single family residence at 4275 E Keim Drive (APN 169-22-044).

Narrative: The project proposes to construct a new single family residence with a pool. The new project has an application date of March 30th, 2021.

Lot Data		
1.	Area of Lot	1.285 ac or 55,995 ft ²
2.	Area Under Roof	9,507 ft ²
3.	Floor Area Ratio	16.98%
4.	Building Site Slope	18.00%
5.	Allowable Disturbed Area	13,696 ft ² (24.46%)
6.	Existing Gross Disturbed Area	2,612 ft ² (4.66%)
7.	Proposed Net Disturbed Area	13,618 ft ² (24.32%)
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 is currently vacant with natural desert vegetation, There is an existing asphalt driveway constructed within an ingress/egress easement on the west side of the property. The ingress/egress easement allows the property to the south to access through the driveway.

Variance

Not applicable.

Single Family Residence

The project shall construct a new single family residence with an approximate total of 7,000 ft² of livable area.

Guesthouse

Not applicable.

Driveway

A new driveway is proposed to enter on the northeast side of the property to allow access to the new residence. The existing asphalt driveway within the ingress/egress easement shall be resurfaced with decomposed granite to allow for a partial credit on disturbances.

Pool

A negative edge pool is proposed south of the residence. The pool equipment is shown to be located on the west side of the residence. A cartridge filter is specified so there will be no backwash piping.

Materials

Proposed material details have been provided with this conceptual review. All proposed exterior materials shall be required blend in with the native surroundings and have a Light Reflectance Value (LRV) no greater than 38%.

Landscaping

No proposed landscape materials have been provided for the conceptual review. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas.

Lighting

A preliminary lighting plan has been provided for the conceptual review. All light sources shall be fully shielded and shall have a maximum color temperature of 3000K.

Land Disturbance

A gross disturbed area of 4.66% (2,612 ft²) currently exists on the lot due to the ingress/egress driveway. The building pad slope of 18.00% allows a disturbance of 24.46% (13,696 ft²) the lot. The applicant has proposed a net disturbed area of approximately 24.32% (13,618 ft²), which is less than the allowable disturbance.

Grading and Drainage

A preliminary 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. A storm drain system and underground storage system and drywell has been proposed to capture storm water runoff. Historical storm water flows across the property will also be maintained. The storm water sheet flow crossing Keim Drive is captured and routed around the residence and is released to maintain historic flows.

Sewer

No public sewer exists in the vicinity of the property and therefore the applicant is proposing the use of a septic system.

Hillside Safety Improvement Plan

The Applicant has submitted 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.