



Legislation Text

File #: 17-429, **Version:** 1

TO: Hillside Building Committee

DATE: December 13, 2017

FROM: George Burton, Planner

SUBJECT: **Combined Review for Mulzet Residence - 5218 E. Arroyo Road. Application for flagpole.**

The owner of the property located at 5218 E. Arroyo Road submitted an application to install a flagpole. The house received administrative approval (with staff and the Hillside Chair) for a remodel in May of 2017. However, due to the potential visual impact, the flagpole is subject to full Hillside Committee review.

Flag Pole

The applicant is proposing to place a new flagpole on the west side of the property. The flag pole is 24' tall (measured above natural grade) is setback 30' from the west/side property line and setback 96' from the south/front property line, and will be placed in existing disturbed area. The flag pole will have a medium bronze finish (with a light reflective value of 18%) and will not be illuminated. The flag pole is compliant with the code; which requires a maximum allowable light reflective value (LRV) of 38% and a maximum height of 30' or the height of the house, whichever is less.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	1.14 acres or 49,539 Sq Ft
Area Under Roof	9,153 Sq Ft
Floor Area Ratio	18.4%
Building Site Slope	Existing
Allowable Disturbed Area (%)	Existing
Allowable Disturbed Area (Sq Ft)	Existing
Existing Disturbed Area (Sq Ft)	Existing
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	Existing
Length of Retaining Walls	Existing
Maximum Building Height	Existing
Overall Height	Existing

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the north side of Arroyo Road and shall be managed and enforced by the construction manager. No construction materials will be allowed to be stored on the Town's right-of-way.
2. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
3. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

CC: David Dick, Applicant