



Legislation Text

File #: 21-011, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: January 13th, 2021

Subject: Concept Review for a major remodel and addition at 7404 N Las Brisas Lane (APN 169-06-090).

Narrative: The proposed project shall remodel and add to the existing single family residence. The new project has an application date of November 10th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.276 ac or 55,568 ft ²
2.	Area Under Roof	13,469 ft ²
3.	Floor Area Ratio	24.24%
4.	Building Site Slope	16.96%
5.	Allowable Disturbed Area	15,225 ft ² (27.40%)
6.	Existing Net Disturbed Area	19,579 ft ² (35.23%)
7.	Proposed Net Disturbed Area	18,263 ft ² (32.87%)
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 single family residence constructed in 1988.

Single Family Residence

The new project shall remodel and add to the existing single family residence with an approximate total of 9,500 ft² of livable area.

Guesthouse

No guesthouse is proposed.

Driveway

The existing driveway shall remain in place.

Pool

No changes to the existing pool are proposed.

Materials

No proposed material details have been provided at this point.

Landscaping

No proposed landscaping details have been provided at this point.

Land Disturbance

A net disturbed area of 35.23% (19,579 ft²) currently exists on the lot and the building pad slope of 16.96% allows a disturbance of 27.40% (15,225 ft²) the lot. The applicant has proposed a net disturbed area of approximately 32.87% (18,263 ft²), which is less than the existing net disturbance.

Grading and Drainage

The grading and drainage plan from the original construction has been provided. The proposed construction of the property shall be required properly retain the "pre vs post" storm water volumes for the 100-year, 2-hour rainfall event. The applicant will need to verify that the existing drainage design meets current regulations.

Sewer

A public sewer connection appears to be in place.

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.