



Legislation Details (With Text)

File #: 20-034 **Version:** 1 **Name:**

Type: Hillside **Status:** Passed

File created: 1/3/2020 **In control:** Hillside Building Committee

On agenda: 1/8/2020 **Final action:** 1/8/2020

Title: Combined Review for modifications to the residence at 6824 N Highlands Drive (APN 169-53-012)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application.pdf, 5. Notification Materials.pdf, 6. Plans (2020).pdf, 7. Plans (2016).pdf, 8. PH-12 LRV Value Letter.pdf

Date	Ver.	Action By	Action	Result
1/8/2020	1	Hillside Building Committee		

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: January 8th, 2020

Subject: Combined review for a modifications to a new single family residence at 6824 N Highlands Drive (APN 169-53-012).

Narrative: The proposed project will update hardscape, grading and drainage improvements, and exterior building finishes on previously approved 2016 Hillside building plans. The project has an original application date of May 17th, 2016 and will be reviewed under the 2014 revision to the Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.165 ac or 50,726 ft ²
2.	Area Under Roof	8,074 ft ²
3.	Floor Area Ratio	15.92%
4.	Building Site Slope	39.30%
5.	Allowable Disturbed Area	5,073 ft ² (10.00%)
6.	Previously Approved Net Disturbed	4,946 ft ² (9.75%)
7.	Proposed Net Disturbed Area	4,908 ft ² (9.68%)
8.	Maximum Building Height	24 ft - 0 in
9.	Overall Height	38 ft - 6 in
10.	Volume of Cut/Fill	2,530 yd ³
11.	Hillside Assurance	\$63,250

Background

The property is previously received the original Hillside approval in 2016 and is currently completing construction.

Building Construction

Wingwalls at the east and west side of the residence have increased in height by approximately 2 ft and shall be stucco finish instead of stone. A chimney that was not on the originally approved plans has been constructed. The structure shall remain below the 40' total height limit and 24' above natural grade limit according to drawing Sheets A201 and A202. Stone veneer has been changed to a lighter combination of stone with an LRV of 37.

New Storage

A gap between the mountain and the residence exists and is currently covered by a steel deck topped with gunite. The applicant has proposed the area as storage, which will count against the Floor Area Ratio (FAR) and will reduce the net disturbance of the lot.

Driveway

The driveway entry curve has an increased radius compared to the originally approved plan. The driveway retaining wall was extended to allow for an SRP transformer at the southeast portion of the property.

Lighting

No lighting changes have been proposed, however the areas with the gunite channel will not be vegetated.

Landscaping

No landscaping changes have been proposed.

Hardscaping

The pool deck has been changed to a silver travertine with an LRV of 35. Solstice Stone LLC has provided a certification letter.

Land Disturbance

The net land disturbance has been reduced by 38 ft² (4,946 ft² - 4,908 ft²) compared to the previously approved plans by including the gap between the mountain as storage. The site will remain below the allowable disturbed area of 5,072 ft².

Septic Leach Field

The septic leach field is located above the residence and is currently experiencing stabilization issues. The leach field is topped with a mix of fly ash and sand.

Grading and Drainage

The newly proposed grading plan essentially represents the current state of the site. Originally, the site was to be restored back against the outer retaining/stem walls, but a larger cut was required due to stabilization issues. Offsite runoff will still be redirected around the residence through the newly defined gunite channel.

Combined Plan Review

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

1. The applicant shall submit for revised building and grading permits. Failure to acquire a revised building and grading permits may delay the acquisition of a Certificate of Occupancy.
2. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
4. 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.

5. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

6. 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.

7. Exposed cuts and gunite channel should be treated with Eonite or similar to blend with the native surroundings.

8. Update drawing Sheet A203 to match chimney height on Sheets A201 and A202. Height certification will be required for the chimney.