



## Legislation Details (With Text)

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**File created:** 2/6/2020      **In control:** Hillside Building Committee  
**On agenda:** 2/12/2020      **Final action:** 2/12/2020  
**Title:** Concept review for a new single family residence at 4250 E Keim Drive (APN 169-22-057)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application.pdf, 5. Notification Materials.pdf, 6. Narrative.pdf, 7. Plans.pdf

Date	Ver.	Action By	Action	Result
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2/12/2020      1      Hillside Building Committee

**To:** Hillside Building Committee

**From:** Hugo Vasquez; Hillside Development Administrator

**Date:** February 12<sup>th</sup>, 2020

**Subject:** Concept review for a new single family residence at 4250 E Keim Drive (APN 169-22-057)

**Narrative:** The proposed project shall construct a new single family residence. The new project has an application date of December 4<sup>th</sup>, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.142 ac or 49,750 ft <sup>2</sup>
2.	Area Under Roof	5,283 ft <sup>2</sup>
3.	Floor Area Ratio	10.62%
4.	Building Site Slope	15.20%
5.	Allowable Disturbed Area	16,609 ft <sup>2</sup> (33.38%)
6.	Existing Net Disturbed Area	18,829 ft <sup>2</sup> (37.85%)
7.	Proposed Net Disturbed Area	11,877 ft <sup>2</sup> (23.87%)
8.	Maximum Building Height	26 ft - 0 in
9.	Overall Height	40 ft - 0 in
10.	Volume of Cut/Fill	1,500 yd <sup>3</sup>
11.	Hillside Assurance	\$51,520

### Background

The property contains an abandoned building pad and retaining walls.

#### **Remodel**

The proposed project shall construct a new single-story residence with approximately 5,000 ft<sup>2</sup> of livable area.

#### **Pool**

A new pool and patio are proposed north of the residence.

#### **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 gross disturbed area of 37.85% (18,829 ft<sup>2</sup>) currently exists on the lot and the building pad slope of 15.20% allows a disturbance of 33.38% (16,609 ft<sup>2</sup>) the lot. The applicant has proposed a net disturbed area of approximately 23.87% (11,877 ft<sup>2</sup>).

#### **Grading and Drainage**

A 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 not located near the property.

#### **Hillside Safety Improvement Plan**

The Applicant 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.