



Legislation Details (With Text)

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Title: Concept review for a new single family residence at 7070 N 59th Place (APN 169-55-017)
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
7/8/2020	1	Hillside Building Committee	No Reportable Action	

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: July 8th, 2020

Subject: Concept review for a new single family residence at 7070 N 59th Place (APN 169-55-017)

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of May 26th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	0.987 ac or 42,987 ft ²
2.	Area Under Roof	10,643 ft ²
3.	Floor Area Ratio	24.76%
4.	Building Site Slope	14.00%
5.	Allowable Disturbed Area	16,425 ft ² (38.21%)
6.	Existing Net Disturbed Area	24,978 ft ² (58.11%)
7.	Proposed Net Disturbed Area	17,022 ft ² (39.60%)
8.	Maximum Building Height	15 ft - 0 in
9.	Overall Height	33 ft - 0 in
10.	Volume of Cut/Fill	3,860 yd ³
11.	Hillside Assurance	\$129,990

Background

The property contains an empty lot, as the residence was recently demolished.

Single Family Residence

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

Pool

A new pool with negative edge is proposed south 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 58.11% (24,978 ft²) currently exists on the lot and the building pad slope of 14.00% allows a disturbance of 38.21% (16,425 ft²) the lot. The applicant has proposed a net disturbed area of approximately 39.60% (17,022 ft²), which is less than the existing disturbance.

Grading and Drainage

A preliminary 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 located near the property on E Glenn Drive, however a force main would be required as it is located uphill.

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.