



Legislation Details (With Text)

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Title: Concept review for a new single family residence at 5340 E San Miguel Avenue (APN 172-47-085).

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. Report.pdf, 8. Plans.pdf

Date	Ver.	Action By	Action	Result
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9/8/2021 1 Hillside Building Committee

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 8th, 2021

Subject: Concept review for a new single family residence at 5340 E San Miguel Avenue (APN 172-47-085).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of May 24th, 2021 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.146 ac or 49,929 ft ²
2.	Area Under Roof	10,925 ft ²
3.	Floor Area Ratio	21.88%
4.	Building Site Slope	13.00%
5.	Allowable Disturbed Area	21,375 ft ² (42.81%)
6.	Existing Net Disturbed Area	0 ft ² (0.00%)
7.	Proposed Net Disturbed Area	14,395 ft ² (28.83%)
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 is currently in an undisturbed state.

Single Family Residence

The project shall construct a new single family residence with an approximate total of 7,500 ft² of livable area.

Guesthouse

An attached guest suite has been proposed in the west portion of the residence.

Driveway

A new driveway has been proposed entering from E San Miguel Avenue.

Pool

A pool is proposed west of the master suite. The pool equipment locations have not been determined at this time.

Materials

No proposed material details have been provided at this point. All proposed exterior materials shall be required blend in with the native surroundings and have a Light Reflectance Value (LRV) no greater than 38%.

Landscaping

No proposed landscaping details have been provided at this point. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas.

Land Disturbance

No disturbance currently exists on the lot and the building pad slope of 13.00% allows a disturbance of 42.81% (21,375 ft²) of the lot. The applicant has proposed a net disturbed area of approximately 28.83% (14,395 ft²), which is less than the allowable disturbance.

Grading and Drainage

A preliminary grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event. A retention basin has been proposed south the driveway. The applicant will need to ensure that the retention basin drains within a 36-hour period, as required by the Storm Drainage Design Manual. Storm water flows that currently cross the property will keep the same entry and exit points.

Sewer

Public sewer is located on N 54th Street. A septic system has been proposed but the applicant will need to determine if a public sewer will need to be extended to the property per the Town's requirements.

Hillside Safety Improvement Plan

The Applicant has 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 Safety Improvement Plan is currently under review by Town staff and no public comments have been received at this point.

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.