



Legislation Details (With Text)

File #: 22-251 **Version:** 1 **Name:**
Type: Hillside **Status:** Agenda Ready
File created: 8/5/2022 **In control:** Hillside Building Committee
On agenda: 8/10/2022 **Final action:** 8/10/2022
Title: Concept review for a new single family residence at 5204 E San Juan Avenue (APN 172-47-032).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Hillside Map.pdf, 2. Vicinity Map.pdf, 3. Aerial.pdf, 4. Application, 5. Notification Materials.pdf, 6. Narrative.pdf, 7. Report, 8. Plans.pdf, 9. Variance Approval.pdf

Date	Ver.	Action By	Action	Result
8/10/2022	1	Hillside Building Committee		

To: Hillside Building Committee

From: Lisa Collins; Community Development Director Paul Mood; Town Engineer Hugo Vasquez; Hillside Development Administrator Jose Mendez; Hillside Development Planner

Date: August 10th, 2022

Subject: Concept review for a new single family residence at 5204 E San Juan Avenue (APN 172-47-032).

Narrative: The project proposes to construct a new single family residence with a pool. The new project has an application date of November 21th, 2021.

Lot Data		
1.	Area of Lot	1.084 ac or 47,205 ft ²
2.	Area Under Roof	7,650 ft ²
3.	Floor Area Ratio	16.21%
4.	Building Site Slope	23.00%
5.	Allowable Disturbed Area	7,156 ft ² (15.16%)
6.	Existing Net Disturbed Area	19,634 ft ² (41.59%)
7.	Proposed Net Disturbed Area	5,520 ft ² (11.69%)
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 currently contains an existing residence constructed in 1956. This residence is proposed to be demolished to allow for construction of the new home.

Variance

The property has received a variance (Case No. BA-18-02) to allow a single-family residence to encroach into the northern setback. The variance approval was granted on June 6th, 2018.

Single Family Residence

The project shall construct a new single family residence with an approximate total of 5,800 ft² of livable area.

Guesthouse

Not applicable.

Driveway

A new paver driveway will be constructed within the same area as the existing driveway and will enter from N 52nd Place.

Pool

A negative edge pool and spa is proposed on the west side of the residence.

Materials

Proposed material details have not been provided with this conceptual review. 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

Proposed landscape details have not been provided with this conceptual review. All proposed landscaping shall comply with hillside regulations, including the use of native plants in all undisturbed areas.

Land Disturbance

A net disturbed area of 41.59% (19,634 ft²) currently exists on the lot and the building pad slope of 23.00% allows a disturbance of 15.16% (7,156 ft²) the lot. The applicant has proposed a net disturbed area of approximately 11.69% (5,520 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 storm drain system and underground retention system has been proposed to capture storm water runoff. The underground storage pipe shall have a maximum 1 CFS flow rate when draining. Historical storm water flows across the property will also be maintained and new storm drains properly sized to convey offsite flows will be provided at the driveway and on the west side of the property. The previous property owner installed a rock berm along San Juan Ave without Town approval. Historic drainage locations were restored but the remainder of the rock berm shall be removed. Roadway improvements along the property frontage will also be required to the extent possible.

Sewer

No public sewer exists in the vicinity of the property and therefore the applicant is proposing the use of a septic system.

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 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.

The boulder survey identified two boulders that need to be secured before any work is to take place on the property.

Town staff will recommend that a boulder mitigation plan be submitted prior to or in concurrence with a demolition permit.

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.