



Legislation Text

File #: 17-062, **Version:** 1

TO: Hillside Building Committee

DATE: March 8, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Peoples Residence - 8229 N 54th Street (APN: 168-65-030). Application for a drainage swale, solar panels, spa, and site restoration.

The owner of the property located at 8229 N 54th Street submitted an application for a drainage swale, roof mounted solar panels, a spa, and site restoration.

History/Background

The Town received a complaint regarding the addition a swale and fence on the subject property. Staff visited the site and informed the contractor that the improvements require hillside approval and permits. The applicant removed the fence and submitted a hillside application for the drainage swale, roof mounted solar panels, spa, and site restoration.

The Hillside Committee discussed this application at the January 11th meeting. During the meeting, the Committee expressed the following concerns:

- The pink rock in the drainage swale does not blend in with the hillside.
- The fabric screen around the solar panels is a maintenance issue and a permanent screen is preferable.
- The existing trench above the house should be restored.

Also, a neighboring property owner expressed concern that the berm associated with the drainage swale washes out their driveway. The Committee continued the application to the March 8th meeting to allow the applicant to addresses these concerns. A copy of the January 11, 2017 meeting minutes is enclosed for reference.

Drainage Swale

The applicant is proposing to widen the drainage swale located along the east side of the house. The swale was widened to accommodate erosion protection with the placement of a calico rock rip-rap. Due to the Committee's concern about the color of the rip-rap, the applicant removed the pink colored rock from the drainage swale. Also, according to the drainage report, the widened drainage swale will accommodate the 100 year peak storm flows and will not adversely impact or increase flooding hazards.

Retain Wall and Screen Wall

A new stone retaining wall will be placed behind the house to prevent erosion. The retaining wall is "L" shaped, 5' tall, and has a total length of 17'. Also, a new screen wall will be placed around the existing air conditioning units. The screen wall is 30' long, 5' tall, and will have a stucco and paint finish to match the house.

Solar Panels

The applicant modified the solar panels. The original proposal was to add 5 roof mounted solar arrays screened with black fabric. The applicant is now proposing to add 6 roof mounted solar arrays that will be screened by brown colored corrugated metal panels. The metal screens will have an LRV of 11%. Also, a portion of the existing roof will screen the arrays along the southeast side. The solar panel equipment will be screened by an existing wall located at the northwest side of the house (next to the existing pool).

Spa

The existing spa was constructed without hillside approval or permit. The spa was constructed sometime in 2014. As a result, the applicant is including the spa in this application request. The spa is located in front of the house and is setback approximately 110' from the front property line and approximately 40' from the east side property line. The spa is a negative edge spa with a 5' tall retaining wall. The spa wall is finished with a bluish grey tile (with a light reflective value of 23.5%) and has a beige colored tile deck (with a light reflective value of 37.5%). The maximum allowable LRV is 38%

Site Improvements

A pathway area was created in front of the house. These pathways did not receive hillside approval and count as disturbed area. As a result, the applicant is proposing to restore these areas back to a natural state and will revegetate them with native plants. The plant palette includes brittle bush, globe mallow, hop bush, and chuparosa. The spa equipment will be screened by an existing wall located at the northwest side of the house (next to the existing pool).

Existing Trench above House

During the January 11th meeting, the Committee expressed that the trench located above the house should be restored back to a natural state. However, the applicant is proposing to keep this trench since it directs water away from the house and onto the property owner's driveway.

Disturbance

The subject property is 1.0 acres in size and has a building site slope of 20.51%. According to the plans, the existing disturbance is 21,652 square feet, the allowable disturbed area is 8,266 square feet, and the proposed disturbance is 8,082 square feet.

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	1.0 acres or 43,598 Sq. Ft.
Area Under Roof	Existing
Proposed Floor Area Ratio	Existing
Building Site Slope	20.51%
Allowable Disturbed Area	8,266 Sq. Ft. (18.96%)
Existing Disturbed Area	21,652 Sq. Ft. (49.7%)
Proposed Disturbed Area	8,082 Sq. Ft. (18.97%)

Volume of Cut/Fill	85 CY
Hillside Assurance	\$2,125.00
Number of Retaining Walls	1 (New)
Length of all Retaining Walls	260
Maximum Building Height	24 feet 0 inches
Overall Height	36 feet 1 inch

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

1. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the south side of Royal Palm Road. No construction materials will be allowed to be stored on the Town's right-of-way;
2. 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;
3. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved individual site analysis plan.
4. 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.
5. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$2,125.00.

CC: Robert Orlando, Applicant