



Legislation Text

File #: 17-225, **Version:** 1

TO: Hillside Building Committee

DATE: June 14, 2017

FROM: George Burton, Planner

SUBJECT: Combined Review for Lyon Residence - 6210 E Hummingbird Lane (APN: 169-49-026).
Application for a pool, deck, and pathway.

The owner of the property located at 6210 E Hummingbird Lane submitted an application for a new pool, deck, and pathway.

Site Improvements

- *Pool.* A new pool and deck will be placed at the northwest part of the property. The pool is a negative edge pool, is 68' long and 15' wide, and will meet the setback requirements. The code requires a minimum setback of 40' from the front property line and a 20' setback from the side and rear property lines. The pool retaining wall is 8' tall and will have a stucco and paint finish. The wall will be painted a dark beige color that has an LRV of 37%.
- *Pool Barrier.* A metal fin barrier will be placed around the pool area. The barrier is 92% open (80% minimum openness per code) and will be painted a dark brown color (with a light reflective value of 7%) to match the metal accents on the house.
- *Pool Deck.* The pool deck retaining wall is approximately 7' tall and will have stucco and paint finish. The wall will be painted a dark beige color that has an LRV of 37%. The deck will also be surfaced with a dark beige colored concrete that has an LRV of 32%. The maximum allowable LRV is 38%.

The pool equipment will be fully enclosed and placed below the deck. A cable rail guard will be placed around the deck for fall protection. The guard is 86% open (80% minimum openness per code) and will be painted a dark brown color (with an LRV of 7%) to match the metal accents on the house.

- *Hardscape and Landscape.* A decomposed granite pathway (with boulder steps) will be placed along the west side of the house. The pathway will extend from the existing driveway down to the new pool. The decomposed granite is a brown color with an LRV of 36%. Also, a mixture of native plants and trees will be placed around the pool and pathway area. The trees and plants include Palo Brea, Mesquite, brittle bush, chuparosa, and desert marigold.

New landscape lighting and path lights will also be placed around the areas of improvements. 6 step lights, 15 path lights, and 5 up-lights will be placed around the new pool area. The new lighting will be

located in the disturbed area and are compliant with the code. The up-lights have an output of 123 lumens (with a maximum allowable output of 150 lumens), while the step lights and path lights have an output of 50 lumens and 39 lumens respectively (with a maximum allowable output of 250 lumens per code).

- *Retention and Septic.* Two retention areas will be placed between the new pool deck and the house. These basins will retain the pre vs. post retention of the new improvements. Also, the septic leach field will be located on the north side of the pool. This area will be restored back to a natural state (with native plants and restored back to the natural grade).
- *Disturbance.* The subject property is 1.07 acres in size and has a building site slope of 24.6%. According to the plans, the existing disturbance is 3,398 square feet, the allowable disturbed area is 6,328 square feet, and the proposed disturbance is 5,805 square feet.

The table below lists the pertinent development information:

Description	Quantities
Area of Lot	1.07 acres or 46,880 Sq. Ft.
Area Under Roof	7,306 Sq. Ft.
Proposed Floor Area Ratio	15.6%
Building Site Slope	24.6%
Allowable Disturbed Area	6,328 Sq. Ft. (13.5%)
Existing Disturbed Area	3,398 Sq. Ft. (7.2%)
Proposed Disturbed Area	5,805 Sq. Ft. (12.4%)
Percentage of Disturbed Area Used	91.7%
Volume of Cut/Fill	133 CY
Hillside Assurance	\$3,325.00
Number of Retaining Walls	17 total (9 new and 8 existing)
Length of all Retaining Walls	137 lineal feet
Maximum Building Height	Existing
Overall Height	38'5"
On-Site Retention	45 c.f.

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. Due to safety issued created by the narrowness of the street, there shall be no parking on Hummingbird Lane. No construction materials will be allowed to be stored on the Town's right-of-way;
2. Prior to issuance of a building permit, the applicant shall submit a hillside assurance in the amount of \$3,325.00;
3. 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;

4. 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.
5. 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.

CC: Justin Ferrick, Applicant