



Legislation Text

File #: 18-287, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: July 25, 2018

Subject: Concept review for a new single family residence at 4208 E. Lamar Rd. (APN 169-53-038).

Narrative: The Proposed Project will demolish the existing residential home constructed in 1977 to allow for the construction of a new single family residence, guest house and garage.

Description	Quantities
Area of Lot	1.13 AC or 49,231 Sq Ft
Area Under Roof	9,902 Sq Ft
Floor Area Ratio	20.11%
Building Site Slope	45.1%
Allowable Disturbed Area (%)	9.5%
Allowable Disturbed Area (Sq Ft)	4,677 Sq Ft
Existing Disturbed Area	32,756 Sq Ft (66.54%)
Proposed Disturbed Area (%)	61.95%
Proposed Disturbed Area (Sq Ft)	30,503 Sq Ft
Retention Area	To be determined
Volume of Cut/Fill	To be determined
Hillside Assurance	To be determined
Number of Retaining Walls	To be determined
Length of Retaining Walls	To be determined
Maximum Building Height	To be determined
Overall Height	To be determined

Background

The property contained a 4,046 ft.² residential property with a detached garage constructed in 1977. The property was issued a permit for an interior remodel but a stop work order was issued when the owner demolished the house down to the slab and began reframing a new house.

New Single-Family Residence

The proposed project will construct a new single story residence with approximately 6,100 ft.² of livable space, pool/patio area and detached garage. The current lot is 43,653 ft.² and the owner intends to acquire an additional 5,578 ft.² from the property to the west. This property is located in the Paradise Highlands II subdivision which is a private/gated subdivision.

Pool

A pool and water feature are proposed in the front of the property. More detailed information regarding the pool will be provided with the formal hillside review process and evaluated for code compliance. All pool barriers must maintain a minimum openness of 80%.

Grading & Drainage

There will be grading associated with construction of the property to retain the “pre vs. post” storm water volumes for the 100-year, 2-hour rainfall event. A series of storm drains will collect storm water runoff and direct it into underground storage tanks which will release the water at a rate of 1 CFS. The historical runoff will be maintained on the south side of the property and an 18” storm drain will run between the house and the garage to maintain the historical runoff from the hillside above.

Sewer

Sanitary sewer is not available in the area and the property will remain on a private septic system.

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 prior to the Formal Hillside Building Committee review meeting.

Property Acquisition

The applicant shall acquire the additional property shown on their plans prior to the Formal Hillside Building Committee Review Meeting.

Conservation Easements

If applicable, Hillside property owners are encouraged to record a “conservation easement area” to the Mummy Mountain Trust (which the Trust may or may not accept). A property owner may grant all or a portion of the undeveloped property as conservation easement area in order to preserve and protect the hillside environment. Physical development will be prohibited in the conservation easement area; however, the easement area can be used for “land use rights” (including, but not limited to, floor area ratio calculations, setback measurements, disturbance area, and other uses).

Conceptual Plan Review

The purpose of the conceptual 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. II. The following criteria are sections of the Hillside Building Code that govern the conceptual review:

- Section 2205.I. 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.I. 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 3 years 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").

D. Preliminary calculations on land disturbance and cut and fill methods.